Historic Property Report for the Longfellow Building and Annex at 3715 Oakes Avenue in Everett, Washington

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Tierra Archaeological Report No. 2016-062
February 20, 2017

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CULTURAL RESOURCES REPORT COVER SHEET

Author: Sarah M.H. Steinkraus, Reviewed by Meghan Bayer

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Replace a draft? ☐ Yes ☒ No

Satisfy a DAHP Archaeological Excavation Permit requirement? ☐ Yes # ☒ No

Were Human Remains Found? ☐ Yes DAHP Case # ☒ No

DAHP Archaeological Site #:

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- Submission of PDFs is required.
- Please be sure that any PDF submitted to DAHP has its cover sheet, figures, graphics, appendices, attachments, correspondence, etc., compiled into one single PDF file.
- Please check that the PDF displays correctly when opened.

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INTRODUCTION

Tierra Right of Way Services, Ltd. (Tierra), was contracted by Brent Planning Solutions, LLC (Brent), to conduct a historic property report and evaluation for the Longfellow Elementary Building (the Longfellow Building) and the Longfellow Elementary Annex (the Annex) at 3715 Oakes Avenue in Everett, Washington (the subject property/project). The property is located in Section 29, Township 29 North, Range 5 East, Willamette Meridian (WM), on Tax Parcel No. 29052900300100 in the City of Everett, Snohomish County, Washington (Figure 1). The property is owned by the Everett Public School District (the School District), and this evaluation has been requested as part of the requirements to acquire permits for the demolition of both structures. The evaluation of the Longfellow Building and Annex consisted of archival and documentary review (using the Everett Public Library, the Washington State Department of Archaeology and Historic Preservation's [DAHP's] online Washington Information System for Architectural and Archaeological Records Data [WISAARD], and other sources) and consultation with the School District and the Everett Historical Commission. Historical Property Inventory (HPI) forms have been submitted to the DAHP (Property Nos. 18394 and 706250) under DAHP Project No. 2016-06-04578.

The Longfellow Building was constructed in 1911 and was historically known as the Longfellow Elementary School (Figure 2). In 1956, the Longfellow Building was updated, and the Annex was built. In 1971, both buildings were converted to office space for the School District, and changes were made to both structures (particularly the partitioning of the larger classroom, lunchroom, and gymnasium areas into smaller office spaces). In 2013, the School District offices were moved, and both buildings were vacated. The buildings are used for storage and for nondestructive police-training exercises (Chuck Booth, personal communication 2016).

The remainder of the parcel has been capped in asphalt and is used for bus parking by the School District and as additional parking for the adjacent athletics building and Memorial Stadium. The buildings are slated for demolition because of the need for major seismic, interior, exterior, mechanical, electrical, Americans with Disabilities Act, and life-safety upgrades in order to bring the property up to current codes. These upgrades are estimated to cost approximately $7.8 million (Winters 2015). The School District attempted to sell or lease the property previously, but these attempts were unsuccessful. Both buildings are now slated for demolition in order to increase available parking.

According to the DAHP's WISAARD, the Longfellow Building was documented on a HPI form in 1986 during the Everett Resource Survey (DWH 1986). No eligibility or other recommendations were made at that time. However, the City of Everett uses the 1986 survey for the location of historical buildings significant to the history of Everett for planning purposes.

METHODS

Tierra Project Archaeologist Sarah M. H. Steinkraus examined tax assessor records, online sources, resources located at the Everett Public Library, and documents provided by the client, the School District, and the Everett Historical Commission to determine when the subject property was built and to obtain other information regarding the construction of the property. To complete the historical context, secondary sources on the history of the project area were consulted, including

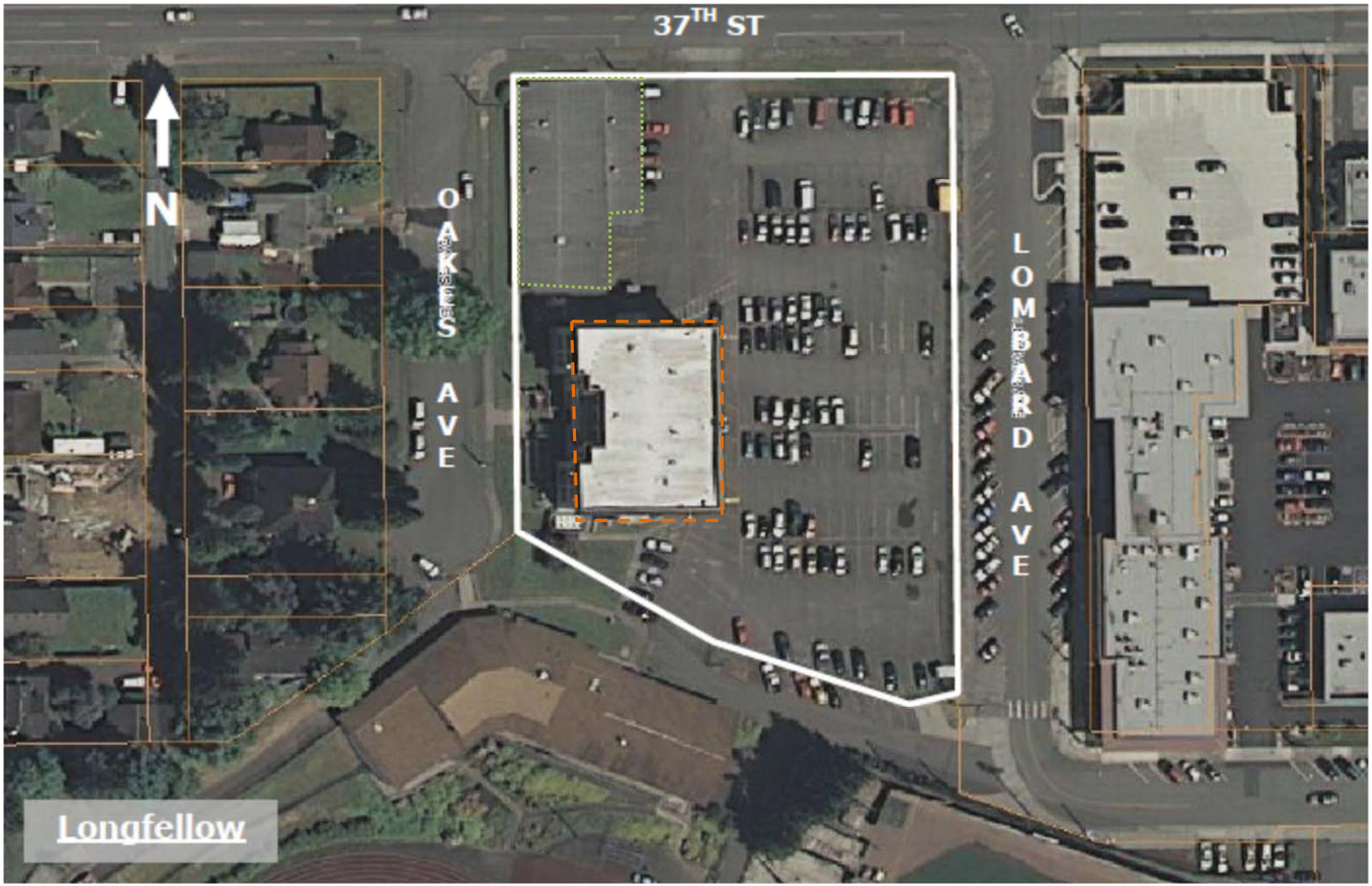

Figure 1. Map showing the subject property (white boundary line), the Longfellow Building (orange dashed line), and the Annex (green dotted line).

Figure 2. Early photo of the Longfellow Elementary School (note smoke from chimney in the rear of the building from the coal-burning furnace) (O'Donnell 1992).

historical maps and plan drawings. Oral information was obtained from Chuck Booth, Facilities and Planning Coordinator for the School District. Eligibility recommendations were made using the criteria for listing properties in the National Register of Historic Places (NRHP), Washington Heritage Register (WHR), and Everett Register of Historic Places (ERHP). Photographs were taken of the interior and exterior of the subject properties by Tierra Project Manager Jennifer Hushour and Project Archaeologist Sarah Steinkraus on June 27, 2016. This report and the accompanying HPI forms were reviewed by Meghan Bayer, MCRP, Tierra's Architectural Historian; Ms. Bayer meets the Secretary of Interior's Standards for Architectural Historians.

HISTORIC CONTEXT

The landscape surrounding the project area has been radically transformed from its natural state. Within the past 150 years, the area has been old-growth forest, timberland, and urban land. This rapid change of land use is typical of the western expansion movement in the United States and illustrates the drastic rate of shifting priorities. These abrupt transformations to the landscape necessitated adaptation in surrounding cultural groups.

Historic Period

Everett is located on Port Gardner Peninsula, a point of land bounded by the Snohomish River to the east and north and Port Gardner Bay to the west. The first interaction between Native Americans and Europeans/Euroamericans in this region was in 1792, when the Snohomish Tribes met Captain George Vancouver during his exploration of Puget Sound (Tulalip Tribes 2014).

Captain Vancouver landed on the beach south of the village of Hebolb and claimed the Puget Sound for King George III of England. Captain Vancouver did not note the Snohomish River in 1792. It was first recorded by the Hudson's Bay Company in 1824 under the name of "Sinnahamis." The Charles Wilkes expedition (sponsored by the U.S. Government from 1798 to 1877) charted the Snohomish River as "Tuxpam" in 1841. The name "Snohomish River" was first used in 1854 during the U.S. Coastal Survey (Riddle 2006).

In 1853, several Euroamericans staked claims along Tulalip Bay. Many of the new inhabitants started a short-lived, water-powered sawmill called the Tulalip Mill Company. After the signing of the Treaty of Point Elliott in 1855, Tulalip Bay became part of the Tulalip Reservation. Fort Ebey (a cedar-log building) was established on a small island at the head of Ebey Slough near the outlet of Snohomish River in 1855. The fort was abandoned in 1856 (Riddle 2006).

Following the arrival of non-Native settlers in the Pacific Northwest by the mid-1850s, many Native American village/habitation sites were subsequently homesteaded or platted as towns; most areas that were previously inhabited by Native Americans were generally as desirable to non-Native settlers as they were to the area's original inhabitants. This was especially true for locations near water, at river confluences, or along traditionally utilized travel corridors/trails, many of which saw continued use into the Historic period, if not the modern era.

Snohomish County was originally part of Island County. In 1861, Snohomish County was formed by the territorial legislature. The first County seat was Mukilteo, but it was moved to Snohomish six months later. After the formation of the new County, settlements began at modern-day Lowell, Monroe, Stanwood, and Edmonds. Settlers were drawn to the fertile soil and easy access to water in these areas. Extensive logging and mining activity took place throughout the region from the mid-1800s to the present, and the construction and expansion of transportation corridors associated with railroads and roadways had a profound effect on the landscape in this area (Riddle 2006).

History of Everett

After the dissolution of the Tulalip Mill Company in 1854, groups of white men from Port Gamble, Port Ludlow, Utsaladdy, and other Puget Sound lumber towns gradually began logging the heavily forested Port Gardner Peninsula. They set up small logging camps throughout the area. Settlement of what is now the City of Everett started gaining steam in 1863, when a store was built. In 1883, the U.S. government began removing snags and other impediments from the rivers, increasing transportation and improving logistics for logging in the area. In the late 1800s, it was announced that the Great Northern Railway would pass through the Cascade Mountains to Puget Sound. Everett was thought by many to be the eventual terminus of the rail line (Oakley 2005). This brought major east coast investors to the tiny town. In 1890, the population of Port Gardner Peninsula was only a few dozen, but it grew to several thousand inhabitants only a few years later (Downtown Everett 2016; Oakley 2005).

Everett has always been associated with industry and was once called the "City of Smokestacks." This began when Tacoma lumberman and land speculator Henry Hewitt, Jr., spearheaded the Everett Land Company, a group that included Charles L. Colby (a business associate of John D. Rockefeller and president of the American Steel Barge Company), Colgate Hoyt (director of the Great Northern Railroad), and several local investors. This group would fund and build a steel barge works, nail factory, smelter, and paper mill. Hewitt Avenue, a 2.4-km-long (1.5-mile-long), 30.5-m-

wide (100-foot-wide) swath, was cut from the bay to the river. The town was platted in 1891 and named after Charles Colby's son, Everett (Oakley 2005).

By 1892, the group had built a wharf, sternwheel steamer dock, warehouse, a number of shops, and a three-story brick hotel (the Monte Cristo). The town included schools, churches, theaters, frame houses, streetcar service, electricity, telephones, and streetlights. The town resembled a small city, albeit with stumps. Everett was incorporated in 1893, right before the Silver Panic caused a national depression that severely rocked Everett's economy and diminished the holdings of east coast investors until 1899, when Rockefeller's Everett Land Company transferred all of its holdings to James J. Hill's Everett Improvement Company and growth in the town continued (Oakley 2005).

The city experienced a boom in 1907, when huge timber orders were received following the San Francisco earthquake and fire. Despite its own fire in 1909, the population of Everett reached 25,000 in 1911, triple what the population was in 1900. In 1911, Everett was the home of a total of 95 manufacturing plants, including 11 lumber mills, 16 wooden shingle mills, and 17 mills that produced both lumber and shingles. The industrial nature of the city made Everett one of the most unionized cities in the United States, boasting 25 unions in the early 1900s. Most of the work done in Everett was dangerous; in 1909, 35 of the 224 people who died that year (15 percent) were killed in mills while working (Oakley 2005). Lumber continued to be the City's major industry through World War I, but following the war, the industry ebbed, creating economic downtimes for the area.

In 1936, Everett diversified with the creation of Paine Field, a military base during World War II and the Korean War. In the 1960s, Boeing, Inc., built a facility north of the airfield for production of their 747 jetliner (Oakley 2005). A large naval shipyard was built along Everett Bay during World War II, bringing more than 6,000 employees to Everett. Parts were constructed for the Boeing airplanes that were used in the war. The manufacture of airplane parts was the beginning of one of Everett's dominant industries (Downtown Everett 2016).

In 1953, the Washington State Legislature approved the Tacoma-Seattle-Everett "toll superhighway," increasing freedom of movement between the three cities and around the Puget Sound. In 1956, the Washington State Supreme Court declared the toll on the road unconstitutional. Funding of the road, however, was solved the same year due to the enactment of the Federal-Aid Highway Act, and plans for the superhighway proceeded. Construction of the 31.7-km (19.7-mile) segment of Interstate 5 (I-5) running from the southern boundary of Everett to the northern boundary of Seattle began early in 1963 and was completed in February of 1965 (Dougherty 2008). The completion of I-5 ushered in the commuter age, and the population of Everett grew to more than 50,000 people in the mid-1960s (Downtown Everett 2016).

1900–1915: Everett and the Public School System

Between 1900 and 1915, Everett experienced phenomenal growth. This physical and economic growth, and the individuals who moved to the area, made this time period one of the most highly formative periods in Everett's history (Dilgard et al. 1996). This period of history saw the beginning of public service facilities such as schools and libraries (Dilgard et al. 1996; O'Donnell 1992). In this decade, the School District grew not only in a physical sense: a formal salary was adopted for teachers, the curriculum was expanded, the Parent Teacher Association was started, and a truancy officer was elected to curb absenteeism (O'Donnell 1992).

With the sale of the Everett Land Company's holdings to James J. Hill's Everett Improvement Company in 1899, the City of Everett saw almost immediate changes. Mills were built along the shorelines of the entire peninsula, each with its own smokestack. This enhanced the industrial feel of the city, for which Everett is known. In 1900, school enrollment reached 2,057 students. The increase in children prompted the construction of several temporary structures to be used as schools, including a two-room wooden school on 37th Street and Oakes Avenue built in 1901 (possibly where the Annex is currently located). Prior to this, many schools were located in rented rooms in buildings throughout town. By 1902, Everett was a First-Class School District (meaning that it has over 10,000 inhabitants in its district) (O'Donnell 1992).

A strong sense of community began to emerge individually and collectively during this period. This sense of community was heavily tied to the arrival of the wave of immigrants at the turn-of-the-century. Immigrants to Everett were primarily Canadian, German, and Scandinavian in origin. These groups built churches, homes, and businesses. They established fraternal organizations and labor unions that would dramatically shape the history of Everett (Dilgard et al. 1996). One of these Canadian immigrants, Robert B. McAdam, would later build the Longfellow Elementary School as the general contractor.

Throughout this time period, small, temporary buildings were added to school grounds as the number of students increased. In 1908, Washington Elementary School was opened (the largest grade school to date) in order to keep up with rising class sizes. The Longfellow School was the next elementary school to be completed (in 1911); the 12-room building replaced the 2-room wooden schoolhouse at 37th Street and Oakes Avenue (O'Donnell 1992).

In 1911, when the Longfellow Elementary School (the Longfellow Building) was built, it was the southernmost school in the School District (O'Donnell 1992). Immediately following the opening of the Longfellow Elementary School in 1912, the School District expanded south into Pinehurst and Beverley Park, approximately 3.2 km (2.0 miles) south of the Longfellow School. Meanwhile, schools throughout the School District continued to be built and expanded to keep up with the growing needs of the community (O'Donnell 1992).

Programs were expanded to include night classes for adults and classes for children with special needs. Norwegian language classes were offered by request of the local Norwegian population, and playgrounds with supervisors were open for after-school use by students. The School District has a long history of pride in its sports facilities. The first such facility was constructed in 1912 at the old fairgrounds at 25th Street and Rainier Avenue (O'Donnell 1992).

Throughout Everett's history, many beautiful schools have been constructed. The earliest schools were the Broadway School (built in 1891), Old Monroe School (built in 1893), Old Jefferson School (built in 1894), Lowell School (built in 1893), and Old Lincoln School (opened in 1899). The Old Everett High School (built in 1901), Old Jackson School (built in 1902), and Old Garfield School (built in 1903) all had classical revival designs similar to those seen in the Longfellow School building. Only three examples of Everett's early school system are still in existence: the Washington School, a brick building constructed in 1908 that was renovated and turned into a retirement home in 1988; the Smelter School, a wood building constructed in 1892 that is now part of an apartment building; and the Longfellow Building (O'Donnell 1992).

FINDINGS

Property Description and History

The property on which the Longfellow School buildings sit was purchased by the School District for $4,100 in 1902 (Snohomish County Auditor 1902). The subject properties have since had an educational function. The historic names for the buildings were Longfellow Elementary and the Longfellow Elementary Annex. The buildings are located on 0.95 ha (2.34 acres) of land bounded by Oakes Avenue on the west, Lombard Avenue on the east, 37th Street on the north, and 38th Street on the south. The Longfellow Building was originally constructed as an elementary school in 1911. The Annex was originally constructed as a gym, lunchroom, and kitchen to supplement the existing school building in 1956 (Chuck Booth, personal communication 2016). Both buildings operated as school buildings until 1971, when they were converted into office spaces for the School District. The buildings now serve as storage and a field-training location for local police agencies (Chuck Booth, personal communication 2016).

Longfellow Building Description

The Longfellow Building was constructed as a grade school in 1911 by the School District. It is a three-story, detached single building with a shallow "U"-shaped or modified rectangular plan that includes a full daylight basement (Figures 3–5).

The Longfellow Building is located at 3715 Oakes Avenue. It is situated at the end of a dead-end street on the southwest corner of a 0.95-ha (2.34-acre) parcel comprising one city block. It is a 25,171-square-foot building with an approximately 8,500-square-foot footprint. The building is at-grade, and its primary façade faces west toward Oakes Avenue, a north–south-running residential street with modest single-family homes. The building is set back approximately 40 feet from the sidewalk.

The Longfellow Building is surrounded by an asphalt parking lot on the south and east. Residential city blocks are located to the west and north of the building. The School District's athletic building and Memorial Stadium is located approximately 60 feet to the south, disrupting the grid system of the city blocks and creating a dead end on Oakes Avenue just southwest of the building.

The three-story Longfellow Building was constructed by local Everett General Contractor Robert B. McAdam (Graphiq 2016; O'Donnell 1992) and designed by Architect Wesley W. Hastings (O'Donnell 1992) in a subdued example of the Classical Revival movement.

The principal façade is simple, with symmetrically placed windows, a smooth stucco/cement buff-colored finish, and a pronounced yet subdued three-part entablature with a decorative cornice. The frieze is decorated with vertical banding. The building has a flat roof with a plain parapet visible above the cornice. The original roofline also had simple, single-scrolled brackets placed in pairs or alone at intervals along the frieze. Their connection points are still readily visible on the building façade (Figures 6 and 7). The building has a pier and spandrel design, which gives the impression of a series of engaged columns, particularly along the western façade.

Figure 3. Historic photo of the Longfellow Building facing southeast. Note the windows on the north wall and the scrolled brackets on the frieze (Washington Trust 2016).

Figure 4. Photo of the Longfellow Building taken on June 27, 2016, facing southeast.

Figure 5. Photo of the Longfellow Building facing east (Washington Trust 2016).

Figure 6. Close up of the entablature with the location of two missing brackets visible (see red box).

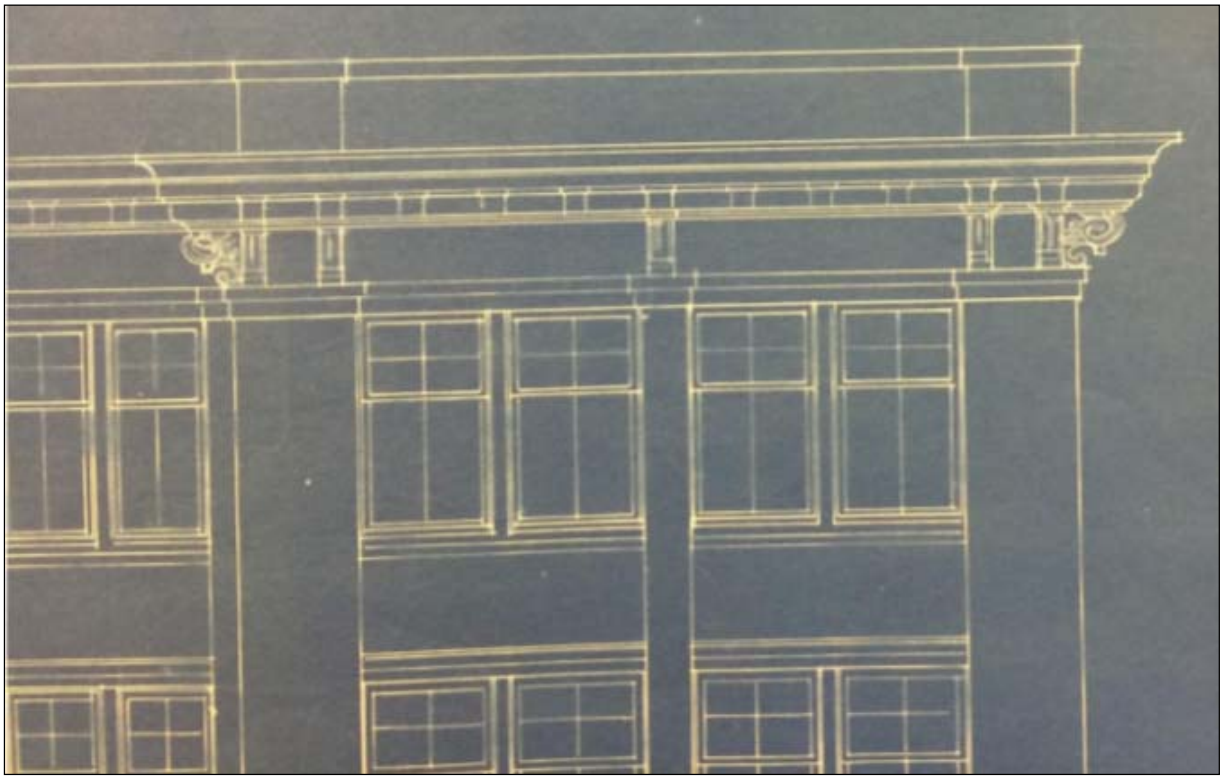

Figure 7. Original architectural drawing showing entablature (Hastings 1911).

A short flight of cement stairs leads to the main entryway, which is located in the center of the primary façade within a one-story, three-bayed porch with flat arches and rounded interior corners. The original building had a first-floor stairway with railing that was replaced with a larger ramp/stairs combination in the 1970s in order to comply with building codes. The design of this newer ramp and stairs is harmonious in terms of scale, materials, and finishes and does not detract from the building's original façade. The ramp itself is not attached to the building (Figure 8). The added staircase meets the primary façade in the same location as the original stairs; if they were removed, the recreation of the original stairs would not be difficult (see Figure 2 2). The entranceway consists of nonoriginal, double metal rectangular doors within the original doorway opening, which is surrounded by the original wood-framed rectangular transom (original glass) and sidelights
(Figure 9).

With the exception of the removal of the brackets along the frieze, replacement of the original stairway with the ramp/stairs combination, and the replacement of the original doors within the original openings, the primary façade looks much the same as it did in 1911 when the school was constructed.

Figure 8. Photo of the ramp taken from the main entryway of the Longfellow Building facing southwest.

Figure 9. Interior of the main entrance to the Longfellow Building, facing west.

All but two of the existing windows in the Longfellow Building are the original, wood-frame, double-hung 4/2 sash windows. The original west-side windows into the daylight basement are 2/2. Two of the original wood-framed windows in the northern portion of the basement have been replaced with vinyl on the primary façade (Figure 10). The replacements are plain, 1/1 double-hung windows with vinyl frames.

On the north and south walls, all but one bank of the original windows on each side of the building have been filled and covered with stucco. One bank of windows on the east façade of the building has also been filled (Figure 11 and Figure 12). On the interior of these filled windows, vertical wooden planking was added along the walls in the 1970s (Figure 13). The exterior locations of the original windows are now covered with smooth stucco flush with the original exterior wall surface. The original windows were inset from the exterior wall surface by several inches. The plans for the 1970s renovation specify "close window openings, cedar panel wall." There is no mention of removing the windows. The original windows may still be present within the walls of the building and merely covered over on the interior and exterior.

Two additional exterior staircases are located on the north and south ends of the building. Both consist of one stairway with a solid railing starting at the ground level on the eastern side of the building mounting up to the basement. These staircases are located beneath another staircase with a solid railing starting from the western side of the building (a higher grade than the eastern side) and mounting up to the first floor (Figure 14; see Figure 12). The eastern façade also includes a centrally located outside single chimney, which is attached to the boiler room in the basement.

Figure 10. Photo of one of two replaced windows, facing east.

Figure 11. Photo of the east side of the Longfellow Building, facing west. Notice one bank of windows has been covered or removed on the third floor.

Figure 12. South side of the Longfellow Building showing the locations of the original windows and the side stairwell; photo facing north.

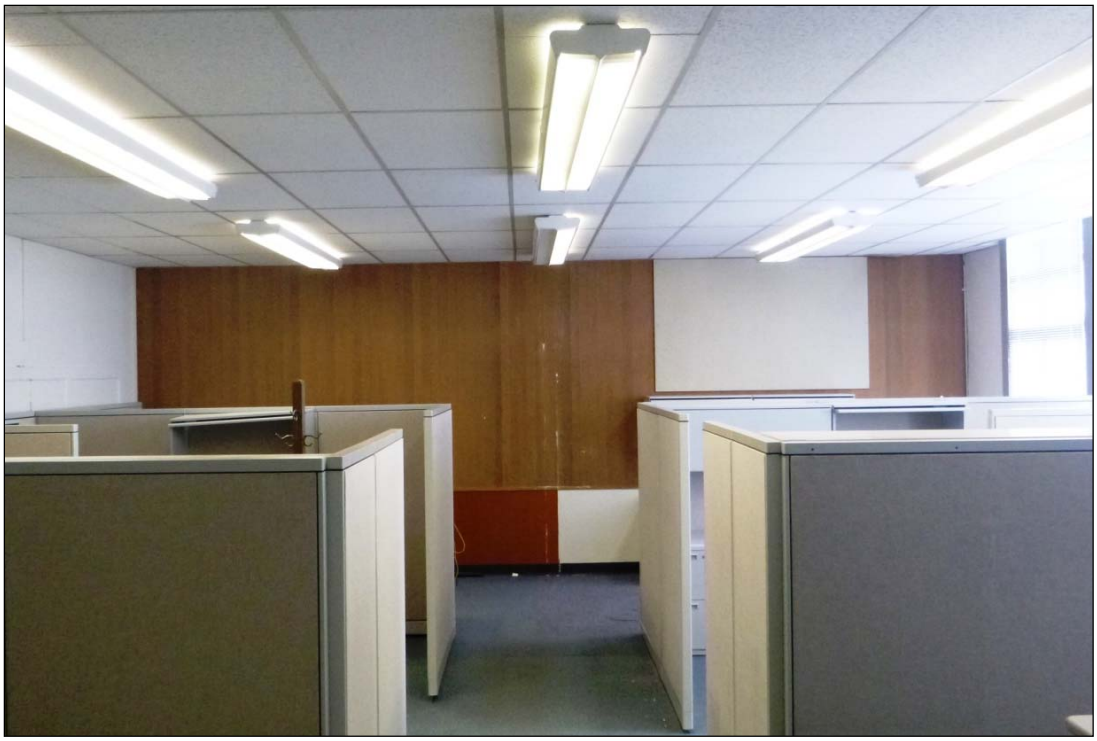

Figure 13. Photo of the interior of the north wall showing vertical wooden slats where windows once were; photo facing north.

Figure 14. South side of the Longfellow Building showing a close-up of the side stairwell; photo facing northwest.

The building has a poured concrete foundation and a daylight basement that faces east. The building (including the porch) has stucco cladding.

There have been significant changes to the interior. Plan maps showing planned and executed updates from 1956 and 1971 are located in Appendix A. Many of the changes noted in the 1956 plans do not appear to have been made (such as closing off the porch of the main entrance for use as a nurse's office or the repositioning of several of the stairways). During the 1970s, the original large classroom areas were partitioned into smaller office spaces using drywall construction, drop ceilings and newly installed carpet. The windows on the north and south exterior walls were also covered with vertical wooden slats on the interior (see Figure 13). Portions of the original chair rail and crown molding are present throughout the building on the original walls. Single three-to-five panel doors are located throughout the building, some with original or early hardware. These doors all appear to be from the first half of the twentieth century. There are also a large number of 1970s-era doors and hardware, especially in those areas with 1970s-era constructed drywall offices.

Doors and windows are trimmed simply, with flat, 2–4-inch-wide wooden trim boards. The original external windows have a piece of scrolled trim underneath each window (Figure 15). There are six interior stairways, all constructed of concrete, with simple curved reliefs and corners creating a decorative effect (Figure 16). All of the stairs are equipped with sturdy wooden handrails, most with simple decorative ends (Figure 17). All of these are two-run, dog-leg style staircases, four of which are located symmetrically on either side of the main entryway, creating the feel of a restrained grand staircase.

Figure 15. Original Bank of windows on the first floor, facing southwest. Note interior trim.

Figure 16. South stairwell from basement to first floor, facing southwest.

Figure 17. Wooden banister on north stairwell going from basement and first floor, facing northwest.

The updates and changes made to the building began in 1956, during the building of the Annex (Everett School District 1956), but primarily seem to have been made in the 1970s, when the building was converted into offices (Chuck Booth, personal communication 2016). Despite the partitioning of the building into office spaces, the original floor plan (four large school rooms per floor) is still easily discernible, and the majority of the hallways remain unchanged.

Overall the building is very well designed and executed. All of the elements are utilitarian and intended for the hard-use of a school while still retaining a decorative and restrained grand feeling using primarily simple curves and windows.

Longfellow Elementary Annex Description

The Annex is located on the northwest corner of the city block, approximately 17 feet north of the Longfellow Building. The parcel on which the Annex is located sits on a hill above the Broadway commercial corridor, which is located one block to the east, and I-5 is located less than three blocks away on the other side of Broadway. It is a single-story, 7,029-square-foot detached building that was constructed in 1956 (Figure 18). The Annex has a modified rectangle plan. It is constructed of masonry block and precast concrete panels with a poured concrete foundation. When originally constructed, the building was integrated into the neighborhood, surrounded by city blocks on a grid with single-family homes and set amongst the residences of the children who attended school here. Today, this land use pattern remains. The architect is Harry E. Botesch of Everett, who drew plans to update the Longfellow Building in 1956. Harry Botesch was a well-known architect and a prominent member of the Everett community. He and his architectural firm worked on many of the schools and public buildings in the area (Blake 2010; Everett Herald 2001). However, the builder is unknown.

Figure 18. Annex overview, facing northwest.

The principal façade faces east toward the asphalt parking lot and the Longfellow Building. The Annex has multiple rooflines. West to east, these include a flat roof with a plain parapet, a low gable, and a shed-style roof, half of which creates a covered outdoor area, all on separate planes (Figure 19 and Figure 20). All of these are at different heights, the highest being to the west. Between the low gable and the shed-style roof is a bank of low clerestory windows face east. The verges of the roofline are plain and projecting. The eaves are projecting with exposed rafters (Figure 21) (McKee 1970; OAHP 1977).

The Annex has five doors: the main entryway of metal double doors, three single metal doors (one with a lockable metal screen door on the interior (Figure 22), and a metal loading-bay door (Figure 23). The main door has a flat structural shape with a plain trim surround and is located on the east side of the building in the center of the main façade. It is, however, built into a short wall that faces south into the open area that is created by the overhanging roof (McKee 1970; OAHP 1977).

Windows are rectangular, double-hung 1/1 sash windows with textured or architectural glass in the bottom half and security glass with a diamond wire pattern on the top half. The windows are framed with plain wood trim (Figure 24) (McKee 1970; OAHP 1977). One or two windows may have had the textured glass panels replaced, but it is almost undetectable aside from variances in the pattern of the texture.

Figure 19. North side of the Annex. Note multiple rooflines; photo facing southwest.

Figure 20. South side of the Annex (note the multiple rooflines.); photo facing north.

Figure 21. Eaves on the east side of the building with exposed rafters, facing north.

Figure 22. Interior locking screen door in what was the kitchen of the Annex; photo facing southeast.

Figure 23. Main entrance to the Annex; photo facing north.

Figure 24. Annex windows, facing west.

The Annex originally had four rooms, not including restrooms. These included a kitchen, lunchroom, raised stage with partition that opened into the lunchroom, and a gym. These larger rooms have now been partitioned into office spaces (Chuck Booth, personal communication 2016).

Architects and Contractors

The architect for the Longfellow Building was Wesley W. Hastings. Mr. Hastings was born in 1881 in Canada and grew up in San Jose, California. He was primarily a California architect who practiced in Seattle, Tacoma, and Everett during the early twentieth century after moving to Everett ca. 1910. He was living in various cities in California at the time of the 1910, 1920, and 1930 census. While in the Seattle area (1910–1920), Hastings worked for the Seattle Building Company as a draftsman. Mr. Hastings retired in Everett sometime after 1930. He died in 1939 and is buried in the Evergreen Cemetery in Everett (Bowman 2015; Graphiq 2016; Michael Houser, personal communication 2016).

Robert B. McAdam was the contractor who built the Longfellow Building. McAdam was a local general contractor, also of Canadian origin, who lived in Everett with his wife and children (Graphiq 2016).

Harry Botesch was the architect for the Annex. Mr. Botesch was a notable Everett architect who worked on many local schools and public buildings and was a well-known community member (Blake 2010; Everett Herald 2001).

Notable Students of the Longfellow School

Henry M. "Scoop" Jackson

Henry "Scoop" Jackson was a Washington State Representative and Senator who has been called one of the most successful and powerful statesmen in the history of Washington State (Oldham 2015; U.S. Congress 2016). He was born in his parents' house at 3602 Oakes Avenue in Everett on May 31, 1912 (one year after the construction of the Longfellow Building), just one block north of the subject property. The Senator lived in that house (when not in Washington D.C.) for most of his life.

Senator Jackson attended public schools, starting his educational career at Longfellow Elementary School (the Longfellow Building). He later graduated from Stanford University and completed law school at the University of Washington in 1935. After passing the bar, he became a lawyer in Everett and was the Snohomish County prosecuting attorney from 1938 to 1940. At the age of 28, Jackson was elected as a Washington State Congressman (one of the youngest Congressman in history) and retained this position from 1941 to 1953. In 1953, he became a Washington State Senator, which he remained until his death on September 1, 1983. The Senator died in his hometown of Everett and is buried there (U.S. Congress 2016).

Jackson was incredibly popular with Washingtonians. He never lost a race in Washington State, often winning by record margins (Oldham 2015). Senator Jackson was a leading candidate for John F. Kennedy's vice presidential choice in 1960. He ran for president twice; once in 1972 and once in 1976 (Shribman 1983 and Oldham 2015). Senator Jackson also managed the bills that created the States of Alaska and Hawaii (Oldham 2015).

Jackson was a major supporter of environmental preservation, using his political abilities to guide landmark environmental legislation that expanded national parks and wilderness areas throughout the country (including the creation of the Redwood National Park in California and the North Cascades National Park in Washington); he also sponsored a law that converted surplus military bases into parks. Jackson's more notable accomplishments include the passage of the National Environmental Policy Act (NEPA) in 1969 and what would become the National Historic Preservation Act (NHPA) of 1966.

> "[Jackson] was a student of history and felt that the study of history was critical to making intelligent policy decisions. The Jackson School of International Studies and the Jackson Foundation are dedicated to the study of the history, politics and economics of the world." (Ravetz 1998; p. 16)

His belief in the importance of knowledge and historical insight regarding policy directed Senator Jackson's political career, which in turn had a major effect on U.S. law and policy. This belief and love of learning began and was fostered at Longfellow Elementary School.

Stan Boreson

Stan Boreson is an internationally known entertainer and Pacific Northwest icon who specializes in Scandinavian humor and humorous Scandinavian-themed songs, which he accompanies with his accordion. Boreson is well known for his 16 albums, regular performances on Seattle's first television station (which evolved into his 1950s Seattle children's television show "King's

Klubhouse"), a radio presence on "A Prairie Home Companion," and in-demand live performances all over the world. Stan Boreson once performed by direct request for King Olav of Norway and was later awarded with the St. Olav Medal of Honor (an honor just below knighthood) by King Harald V of Norway (Blecha 2008; Boreson 1997).

Stan Boreson was born in Everett in 1925. He lived on Rockefeller Avenue, about five blocks north of the Longfellow Building, and attended Longfellow Elementary School in the 1930s. It was actually while he was attending Longfellow Elementary School that he became interested in music. In his last year at the school, he began taking accordion lessons. During high school, Boreson performed his first Scandinavian-themed musical number at a talent show. As of 2016, he is still performing (Blecha 2008; Boreson 1997).

Historic Registers

Tierra evaluated the Longfellow Building and Annex, located on Parcel No. 29052900300100, at 3715 Oakes Avenue in Everett, Washington, for potential listing in the NRHP, WHR, and/or ERHP. This property was previously inventoried as part of the Everett Resource Survey conducted in 1985–1986 (DWH 1986). No formal evaluations of this property were previously made.

National Register of Historic Places

In order to list a property on the NRHP, the property must be at least 50 years old and possess integrity of location, design, setting, materials, workmanship, feeling, and association. The property must also meet at least one of the following criteria:

A. Property is associated with events that have made a significant contribution to the broad patterns of our history; or
B. Property is associated with the lives of persons significant in our past; or
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; or
D. Property has yielded, or is likely to yield, information important in prehistory or history (National Park Service 2004).

Washington Heritage Register

In order to list a property on the WHR, it must meet the following criteria:

- A building, site, structure, or object must be at least 50 years old. If newer, the resource should have documented exceptional significance.
- The resource should have a high-to-medium level of integrity (i.e., it should retain important character-defining features from its historic period of construction).
- The resource should have documented historical significance at the local, State, or Federal level (DAHP 2016).

Everett Register of Historic Places

In order to list a property on the ERHP, the property must be at least 50 years old; be significant to Everett's history, architecture, or cultural heritage; and retain sufficient historic character to reflect the history of the community (City of Everett 2016).

In addition, the property must meet at least one of the following:

- The property must be associated with events that have made a significant contribution to the broad patterns of national, State, or local history.
- The property must be an outstanding work of a designer, builder, or architect.
- The property must exemplify or reflect elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.
- The property must be associated with the lives of persons significant to national, State, or local history (City of Everett 2016).

EVALUATION AND STATEMENT OF SIGNIFICANCE FOR THE LONGFELLOW BUILDING

The following section will address whether the subject property meets the criteria of National, State, and local historical registers.

National Register of Historic Places

"In order to list a property on the NRHP, the property must be at least 50 years old."

This property was built in 1911 and is currently 105 years old.

"In order to list a property on the NRHP the property must possess integrity of location, design, setting, materials, workmanship, feeling, and association."

The Longfellow Building retains most of its integrity. It is located at its original construction site and remains relatively unchanged on the exterior in terms of massing, fenestration, surface materials, and ornamental detailing. Exterior materials and workmanship are primarily original, and the building conveys an historic sense of early 1900s schoolhouse design. Although it no longer used as a school, this historic use is still legible when viewed from the exterior.

The setting of the building is relatively unchanged along the western façade, where the building is faced by residential houses. To the north, there is little change aside from the inclusion of the Annex, which was built in 1956. To the east, what was a fairly large playground and school-related landscape has been capped in asphalt for use as school bus parking. To the south, the primary change to the landscape since the beginning of the twentieth century is Memorial Stadium, which was built in 1947 on lands donated to the School District by the Elks Club (Everett Public Schools 2015). This land was previously a large plot owned by the Everett Development Company. The land on which the Longfellow Elementary School sits was originally part of this large land holding until the Everett Development Company sold it to the School District in 1902 (Snohomish County Auditor 1902). The remainder of the land appears to have remained undeveloped until it was donated for the construction of the stadium. Overall, there has been little change to the setting of the building since the mid-twentieth century.

Despite renovations and updates to the building in 1956 and the 1970s, the structure still appears to possess the overall integrity of the original materials and workmanship, as seen in the original windows, façade, and overall architecture of the building. The ramp that was added in the 1970s does not detract from the original character of the building.

"In order to be eligible for the NRHP, the property must also meet at least one of the following criteria."

Criterion A

"Property is associated with events that have made a significant contribution to the broad patterns of our history."

From 1900 through 1915, Everett went through one of its most formative periods, a time of urban and industrial growth that shaped the history of the City and its community. This was also a time in which the School District experienced great expansions and improvements. Over a dozen schools were built within the School District prior to 1915, but only three of these buildings, including the Longfellow Building, remain today. Longfellow Elementary School was built as a direct result of the population boom at the turn of the century in order to alleviate the pressure that the sudden increase in Everett's workforce had put on the City's school system.

The Longfellow Building is eligible for the NRHP under Criterion A.

Criterion B

"Property is associated with the lives of persons significant in our past."

This property is associated with Senator Henry M. "Scoop" Jackson, one of the most influential politicians in Washington State history, and Stan Boreson, an internationally acclaimed Pacific Northwest entertainer who specializes in Scandinavian humor. Both of these individuals attended elementary school in this building.

Senator Jackson never lost a race in Washington State and is well known for his focus on increasing military funding, environmental protection, and historic preservation. Both the NHPA and NEPA were introduced and enacted under Senator Jackson. The Senator was born and lived the majority of his life in a house a block away from the Longfellow Building. His belief in the importance of study and education in decision may have been kindled in this building.

Stan Boreson is well known for his 16 albums, regular performances on Seattle's first television station (which evolved into his incredibly popular 1950s Seattle children's television show), radio presence on "A Prairie Home Companion," and in-demand live performances all over the world. Stan Boreson performed by direct request for King Olav of Norway and was later awarded the St. Olav Medal of Honor (an honor just below knighthood) by King Harald V of Norway (Blecha 2008; Boreson 1997). Mr. Boreson attended Longfellow Elementary School in the 1930s. While at Longfellow, he became interested in music, and in his last year at the school he began taking lessons in accordion, the instrument that would be a crucial element to his future career (Blecha 2008; Boreson 1997).

Although these individuals are notable, they attended Longfellow Elementary School prior to their becoming prominent historical figures. The Longfellow Building is not recommended eligible for the NRHP under Criterion B.

Criterion 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."

The Longfellow Building is a subdued example of the Classical Revival movement (smooth stucco/cement finish, symmetrically placed windows, decorative cornice that is part of the pronounced but subdued entablature). The Longfellow Building is an excellent example of an early twentieth-century school. The Longfellow Building was designed by architect Wesley W. Hastings, a notable west coast architect.

The Longfellow Building is eligible for the NRHP under Criterion C as it embodies the distinctive characteristics of an early twentieth-century school and is the work of a master.

Criterion D

"Property has yielded, or is likely to yield, information important in prehistory or history."

The land on which this property sits is currently capped in asphalt but prior to that it was used as a school yard since at least 1911 if not earlier. It is likely that artifacts associated with historical children's activities and educational activities would be located in these areas. The property may yield archeological artifacts pertaining to childhood and education in the past however, the building itself is not likely to yield additional data after this documentation.

The Longfellow Building is not eligible for the NRHP under Criterion D.

Washington Heritage Register

In order to list a property on the WHR it must meet the following criteria (DAHP 2016).

"A building, site, structure, or object must be at least 50 years old. If newer, the resource should have documented exceptional significance."

This building is over 50 years old. It was built in 1911.

"*The resource should have a high to medium level of integrity, i.e., it should retain important character-defining features from its historic period of construction.*"

The Longfellow Building retains most of its integrity. It is located at its original construction site and remains relatively unchanged on the exterior in terms of massing, fenestration, surface materials, and ornamental detailing. Exterior materials and workmanship are primarily original, and the building conveys a historic sense of early 1900s schoolhouse design. Although it no longer used as a school, this historic use is still legible when viewed from the exterior.

Despite renovations and updates to the building in 1956 and the 1970s, the overall structure still appears to possess the overall integrity of the original materials and workmanship, as seen in the original windows, façade, and overall architecture of the building. The ramp that was added in the 1970s does not detract from the original character of the building.

Important character-defining features of the Longfellow Building include symmetry of façade, original windows in the primary and the east façade, simple architectural ornamentation, and a three-bay entryway.

"The resource should have documented historical significance at the local, State, or Federal level."

From 1900 through 1915, Everett went through one of its most formative periods, a time of urban and industrial growth that shaped the history of the city and its community. This was also a time in which the School District experienced great expansions and improvements. Over a dozen schools were built within the Everett School District prior to 1915, but only three of these buildings, including the Longfellow Building, remain today. Longfellow Elementary School was built as a direct result of the population boom at the turn of the century in order to alleviate the pressure that the sudden increase in Everett's workforce had put on the City's school system.

The Longfellow Building is also associated with Senator Henry M. "Scoop" Jackson, one of the most influential politicians in Washington State history, and Stan Boreson, an internationally acclaimed Pacific Northwest entertainer who specializes in Scandinavian humor. Both of these individuals attended elementary school in this building.

The Longfellow Building is an excellent example of an early twentieth-century school, and it was designed by notable west coast architect Wesley W. Hastings.

This building was previously documented in the Everett Resource Survey in 1986 as a building with historical significance to the Everett community. Everett community members are still voicing their interest in the building, as evidenced by the School District's community survey regarding the future of the Longfellow Building and multiple newspaper articles regarding the future of the building (Johnson 2014).

The Longfellow Building is eligible for the WHR.

Everett Register of Historic Places

"In order to list a property on the ERHP the property must be at least 50 years old; significant to Everett's history, architecture, or cultural heritage; and retain sufficient historic character to reflect the history of the community."

The Longfellow Building is over 50 years old. It was built in 1911.

From 1900 through 1915, Everett went through one of its most formative periods, a time of urban and industrial growth that shaped the history of the City and its community. This was also a time in which the School District experienced great expansions and improvements.

Over a dozen schools were built within the School District prior to 1915, but only three of these buildings, including the Longfellow Building, remain today. Longfellow Elementary School was built as a direct result of the population boom at the turn of the century in order to alleviate the pressure that the sudden increase in Everett's workforce had put on the City's school system.

This property was the first of Everett's grade schools to not be named after a president (O'Donnell 1992). It is also associated with Senator Henry M. "Scoop" Jackson, one of the most influential politicians in Washington State history, and Stan Boreson, an internationally acclaimed Pacific Northwest entertainer who specializes in Scandinavian humor. Both of these individuals are Everett natives, and both attended elementary school in the Longfellow Building.

The Longfellow Building is an excellent example of an early twentieth-century school. It was designed by notable west coast architect and Everett resident Wesley W. Hastings, who is buried in

Everett's Evergreen Cemetery (Bowman 2015; Michael Houser, personal communication 2016). The Longfellow Building was built by local General Contractor Robert McAdam, who lived in Everett with his wife and children (Graphiq 2016).

This building was previously documented in the Everett Resource Survey in 1986 as a building with historical significance to the Everett community. Everett community members are still voicing their interest in the building, as evidenced by the School District's community survey regarding the future of the Longfellow Building and multiple newspaper articles regarding the future of the building (Johnson 2014).

The Longfellow Building retains most of its integrity. It is located at its original construction site and remains relatively unchanged on the exterior in terms of massing, fenestration, surface materials, and ornamental detailing. Exterior materials and workmanship are primarily original, and the building conveys a historic sense of early 1900s schoolhouse design. Although it no longer used as a school, this historic use is still legible when viewed from the exterior.

Despite renovations and updates to the building in 1956 and the 1970s, the structure in general still appears to possess the overall integrity of the original materials and workmanship, as seen in the original windows, façade, and overall architecture of the building. The ramp that was added in the 1970s does not detract from the original character of the building.

In order to be eligible for the ERHP, the property must meet at least one of the following:

"The property must be associated with events that have made a significant contribution to the broad patterns of national, State, or local history."

From 1900 through 1915, Everett went through one of its most formative periods, a time of urban and industrial growth that shaped the history of the City and its community. This was also a time in which the School District experienced great expansion and improvements.

Over a dozen schools were built within the School District prior to 1915, but only three of these buildings, including the Longfellow Building, remain today. Longfellow Elementary School was built as a direct result of the population boom at the turn of the- century in order to alleviate the pressure that the sudden increase in Everett's workforce had put on the City's school system.

"The property must be an outstanding work of a designer, builder, or architect."

This building is a testament to the abilities of notable west coast architect and Everett resident Wesley W. Hastings and local General Contractor Robert McAdam.

"The property must exemplify or reflect elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history."

The Longfellow Building is a subdued example of the Classical Revival movement (smooth stucco/cement finish, symmetrically placed windows, decorative cornice that is part of the pronounced but subdued entablature). The Longfellow Building is an excellent example of an early twentieth-century school. The building was an elementary school from 1911 until 1971, shaping the lives of the children of Everett and the local community for 60 years.

"The property must be associated with the lives of persons significant to national, State, or local history."

This property is associated with Senator Henry M. "Scoop" Jackson, one of the most influential politicians in Washington State history, and Stan Boreson, an internationally acclaimed Pacific Northwest entertainer who was the star of one of Seattle's first children's television shows. Both of these individuals are celebrated Everett natives, and both attended elementary school in the Longfellow Building.

The Longfellow Building is eligible for the ERHP.

EVALUATION AND STATEMENT OF SIGNIFICANCE FOR THE ANNEX

The following section will address whether the subject property meets the criteria of National, State, and local historical registers.

National Register of Historic Places

"In order to list a property on the NRHP, the property must be at least 50 years old."

This property is over 50 years old. It was built in 1956.

"In order to list a property on the NRHP the property must possess integrity of location, design, setting, materials, workmanship, feeling, and association."

The Annex retains most of its integrity. It is located at its original construction site and remains relatively unchanged on the exterior in terms of massing, fenestration, surface materials, and ornamental detailing. Exterior materials and workmanship are primarily original, and the building's mid-century design is easily noted.

The setting of the Annex is relatively unchanged to the north, west, and south, where the building is faced by residential houses, the Longfellow Building, and Memorial Stadium. To the east, what was a fairly large playground and school-related landscape has been capped with asphalt for use as bus parking. Overall, there has been little change to the setting of the building since the mid-twentieth century.

Despite renovations and updates to the building in the 1970s, the structure in general still appears to possess the overall integrity of the original materials and workmanship, as seen in the original windows, façade, and overall architecture of the building. The ramp that was added in the 1970s does not detract from the original character of the building.

"In order to be eligible for the NRHP, the property must also meet at least one of the following criteria."

Criterion A

"Property is associated with events that have made a significant contribution to the broad patterns of our history."

This property is not associated with any broad historical events. The Annex is not eligible for the NRHP under Criterion A.

Criterion B

"Property is associated with the lives of persons significant in our past."

This property does not appear to be associated with any significant person. The two historical figures associated with the Longfellow Building attended Longfellow Elementary School prior to the construction of the Annex in 1956. The Annex is not eligible for the NRHP under Criterion B.

Criterion 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."

This building was designed by Harry Botesch, a notable Everett Architect, but is very utilitarian in design and not an outstanding work. The Annex is not eligible for the NRHP under Criterion C.

Criterion D

"Property has yielded, or is likely to yield, information important in prehistory or history."

The property on which this building is located has been used as a schoolyard since 1911. The property may yield archeological artifacts pertaining to childhood and education in the past. However, the building itself is not likely to yield additional data after this documentation. The Annex is not eligible for the NRHP under Criterion D.

Washington Heritage Register

In order to list a property on the WHR it must meet the following criteria (DAHP 2016).

"A building, site, structure, or object must be at least 50 years old. If newer, the resource should have documented exceptional significance."

This property is over 50 years old. It was built in 1956.

"The resource should have a high to medium level of integrity, i.e., it should retain important character-defining features from its historic period of construction."

The Annex retains most of its integrity. It is located at its original construction site and remains relatively unchanged on the exterior in terms of massing, fenestration, surface materials, and ornamental detailing. Exterior materials and workmanship are primarily original, and the building's mid-century design is easily noted.

The setting of the Annex is relatively unchanged to the north, west, and south where the building is faced by residential houses, the Longfellow Building, and Memorial Stadium. To the east, what was a fairly large playground and school-related landscape has been capped in asphalt for use as bus parking. Overall there has been little change to the setting of the building since the mid-twentieth century.

Despite renovations and updates to the building in the 1970s, the structure in general still appears to possess the overall integrity of the original materials and workmanship, as seen in the original

windows, façade, and overall architecture of the building. The ramp that was added in the 1970s does not detract from the original character of the building.

"The resource should have documented historical significance at the local, State, or Federal level."

This building does not appear to have documented historical significance at a local, State, or Federal level.

The Annex is not eligible for the WHR.

Everett Register of Historic Places

"In order to list a property on the ERHP the property must be at least 50 years old; the property must be significant to Everett's history, architecture, or cultural heritage; and retain sufficient historic character to reflect the history of the community."

This property is over 50 years old. It was built in 1956. This building does not appear to be significant to Everett's history, architecture, or cultural heritage. The Annex retains most of its integrity. It is located at its original construction site and remains relatively unchanged on the exterior in terms of massing, fenestration, surface materials, and ornamental detailing. Exterior materials and workmanship are primarily original, and the building's mid-century design is easily noted.

The setting of the Annex is relatively unchanged to the north, west, and south, where the building is faced by residential houses, the Longfellow Building, and Memorial Stadium. To the east, what was a fairly large playground and school-related landscape has been capped in asphalt for use as bus parking. Overall, there has been little change to the setting of the building since the mid-twentieth century.

Despite renovations and updates to the building in the 1970s, the structure in general still appears to possess the overall integrity of the original materials and workmanship, as seen in the original windows, façade, and overall architecture of the building. The ramp that was added in the 1970s does not detract from the original character of the building.

In order to be eligible for the ERHP, the property must meet at least one of the following:

"The property must be associated with events that have made a significant contribution to the broad patterns of national, State, or local history."

This building is not associated with any significant broad patterns.

"The property must be an outstanding work of a designer, builder, or architect."

This building was designed by Harry Botesch, a notable Everett Architect, but is very utilitarian in design and not an outstanding work.

"The property must exemplify or reflect elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history."

The Annex has no distinctive architectural style. The building was used as a supplemental building for Longfellow Elementary School from 1956 until 1971. It was in use by the local community for 15 years prior to its conversion to office space for the School District.

"The property must be associated with the lives of persons significant to national, State, or local history."

This property does not appear to be associated with any significant person other than its architect. The two historical figures associated with the Longfellow Building attended Longfellow Elementary School prior to the construction of the Annex in 1956.

The Annex is not eligible for the ERHP.

RESULTS AND RECOMMENDATIONS

Tierra was contracted by Brent to conduct a historic property report and evaluation for the Longfellow Building and the Annex at 3715 Oakes Avenue in Everett, Washington (the subject property/project). The property is located in Section 29, Township 29 North, Range 5 East, WM, on Tax Parcel No. 29052900300100, in the City of Everett, Snohomish County, Washington. The property is owned by the School District, and this evaluation was requested as part of the permit acquisition process for the demolition of both structures. The evaluation of the Longfellow Building and Annex consisted of archival and documentary review (using the Everett Public Library, the DAHP's WISAARD, and other sources) and consultation with the School District and the Everett Historical Commission. The Longfellow Building and Annex have been used for educational purposes since their construction in 1911 and 1956, respectively.

Longfellow Building

Tierra recommends that the **Longfellow Building is eligible for the NRHP** under Criteria A and C. We also recommend that it **is eligible for the WHR, and also for the ERHP**.

As outlined in the NHPA, historic properties listed in or eligible for listing in the NRHP should be considered for protection from destruction or impairment (36 CFR 60.2). Private entities which own NRHP-, WHR-, and ERHP-listed buildings are eligible for certain tax incentives and have access to grants that may assist in the protection and revitalization of their historic properties. Preservation options include adaptive reuse or alterations that, if conducted, should comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

If the building is unable to be preserved, mitigation is recommended. As stated in the DAHP's Mitigation Standards (2016), mitigation is used to moderate adverse effects by, at the very least, providing documentation of the property before it is lost or significantly altered. Typical mitigation measures include:

- Limiting the magnitude of the undertaking.
- Modifying the undertaking through redesign, reorientation of construction on the project site, or other similar changes.
- Repair, rehabilitation, or restoration of an affected historic property (as opposed, for instance, to demolition).
- Preservation and maintenance operations for involved historic properties.

- Documentation (drawings, photographs, histories) of buildings or structures that must be destroyed or substantially altered.
- Relocation of historic properties.
- Salvage of archaeological or architectural information and materials such as windows, interior doors, hardware, hand railings, or building materials such as molding.
- Interpretation of the property via historical markers, plaques, publications, etc.

Additional mitigation measures may include public participation activities, off-site mitigation for another historic resource, or non–site-specific mitigation.

Annex

Tierra recommends that the **Annex is not eligible for the NRHP**, **the WHR**, **or the ERHP**.

It is possible that archaeological materials, particularly historic objects or features associated with childhood and education, could be located during any ground-disturbing activities on this property. In the event that archaeological materials are encountered during any ground disturbance on the property, an archaeologist should immediately be notified and work halted in the vicinity of the find until the materials can be inspected and assessed. At that time, the appropriate persons are to be notified of the exact nature and extent of the resource so that measures can be taken to secure it.

In the event of inadvertently discovered human remains or indeterminate bones, pursuant to Revised Code of Washington 68.50.645, all work must stop immediately and law enforcement should be contacted. Any remains should be covered and secured against further disturbance, and communication should be established with local police, the DAHP, and any concerned Tribal agencies.

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City of Everett
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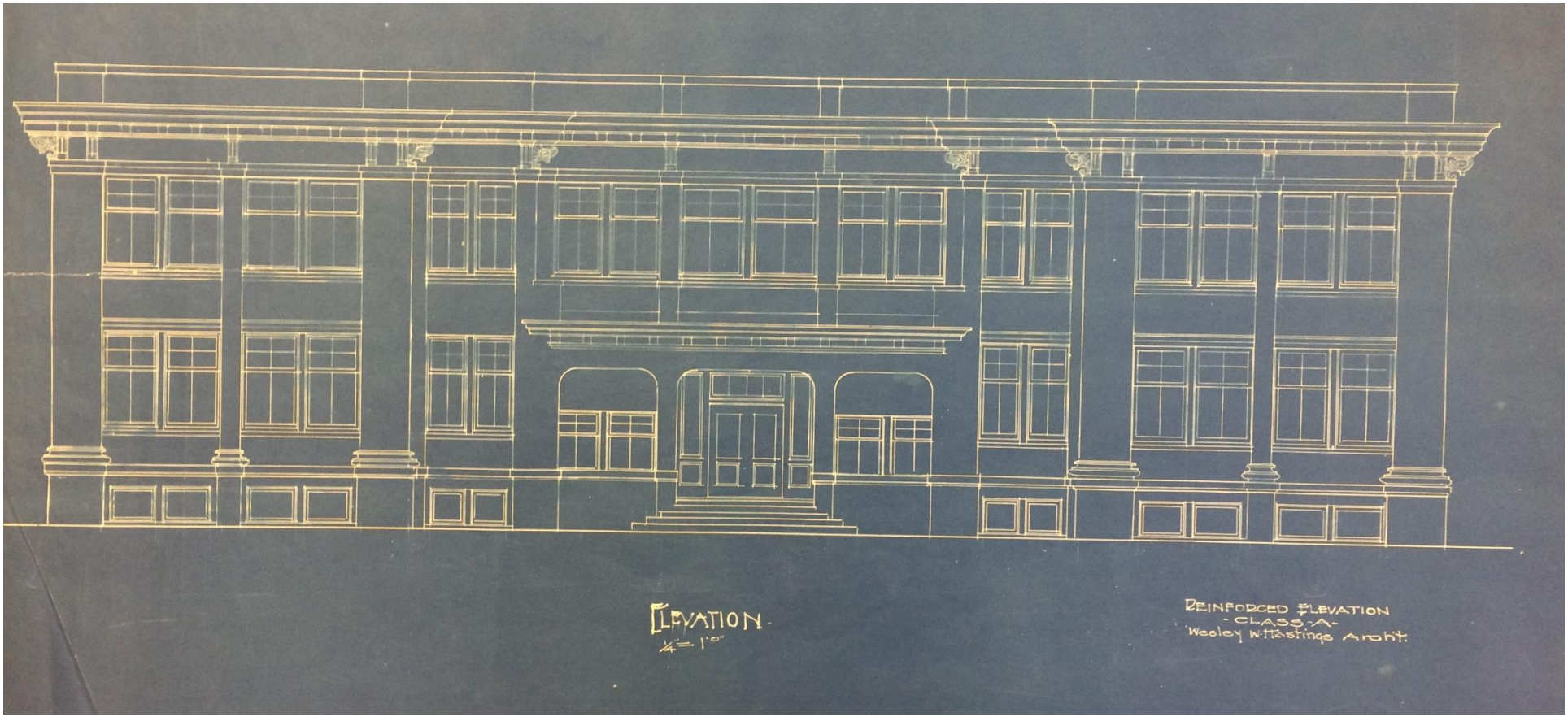
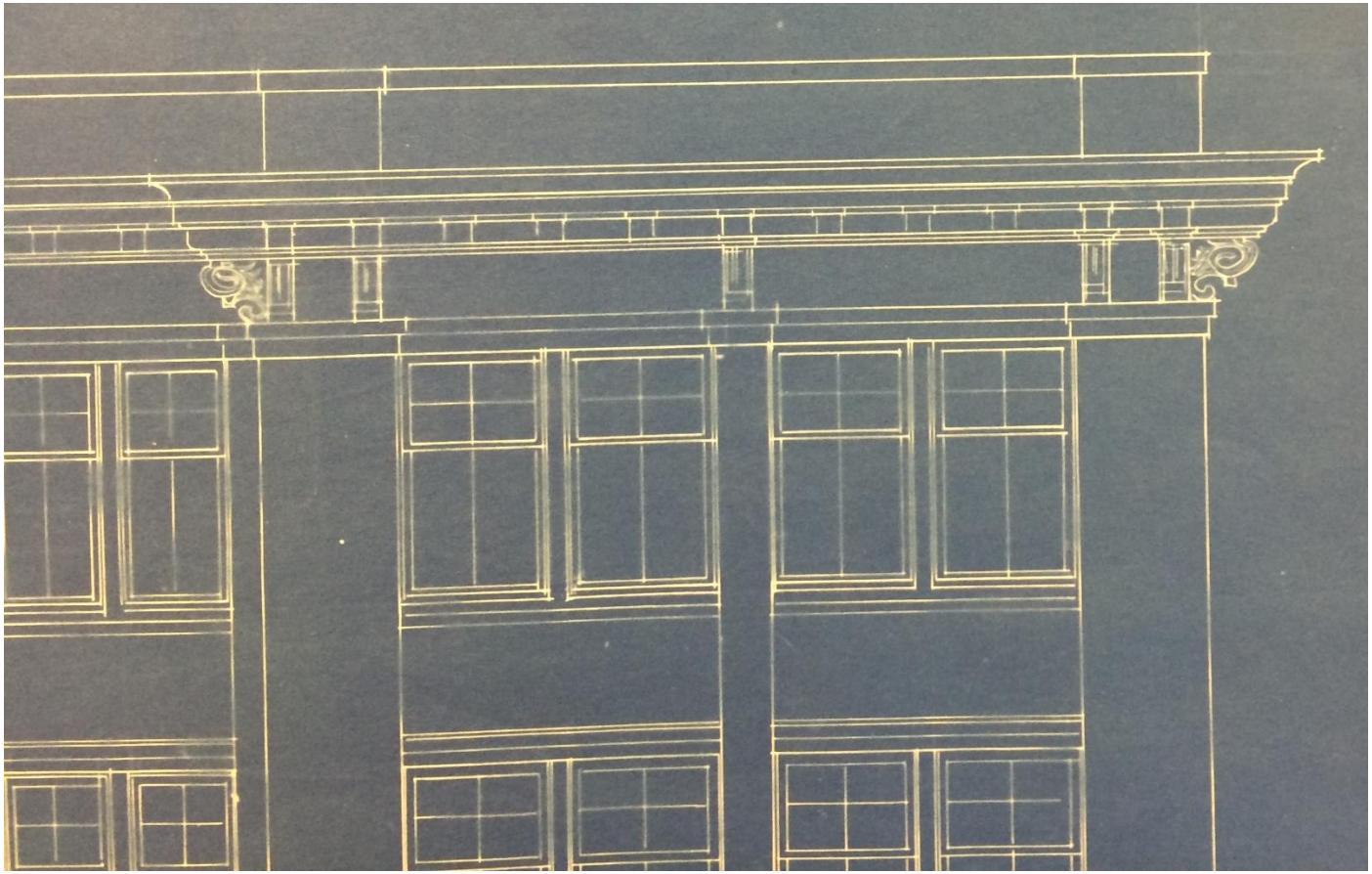
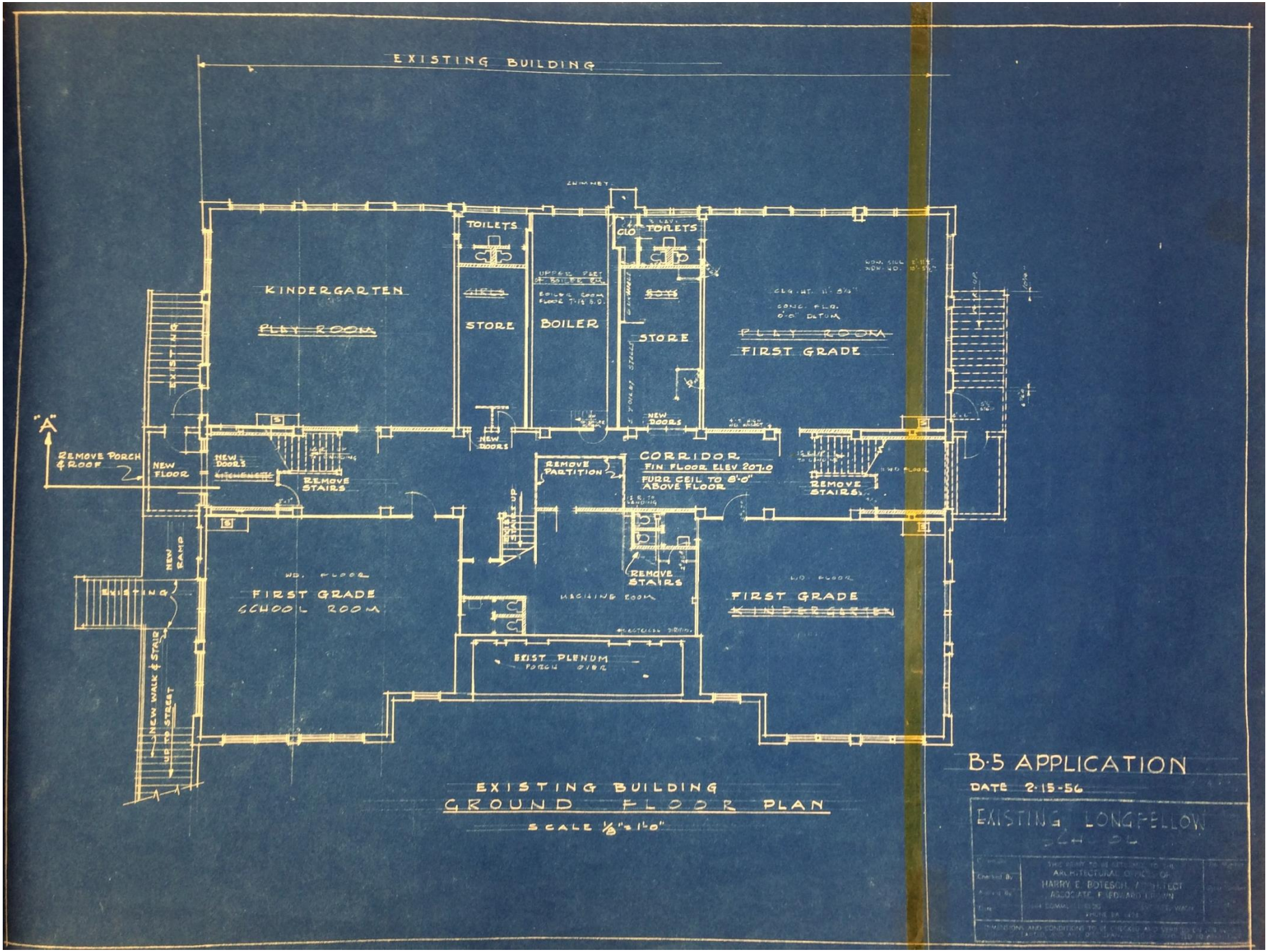
APPENDIX A. HISTORIC PLAN MAPS OF THE LONGFELLOW BUILDING



ELEVATION
1/4" = 1'-0"

REINFORCED ELEVATION
-CLASS-A-
Wesley W. Hastings Archt.



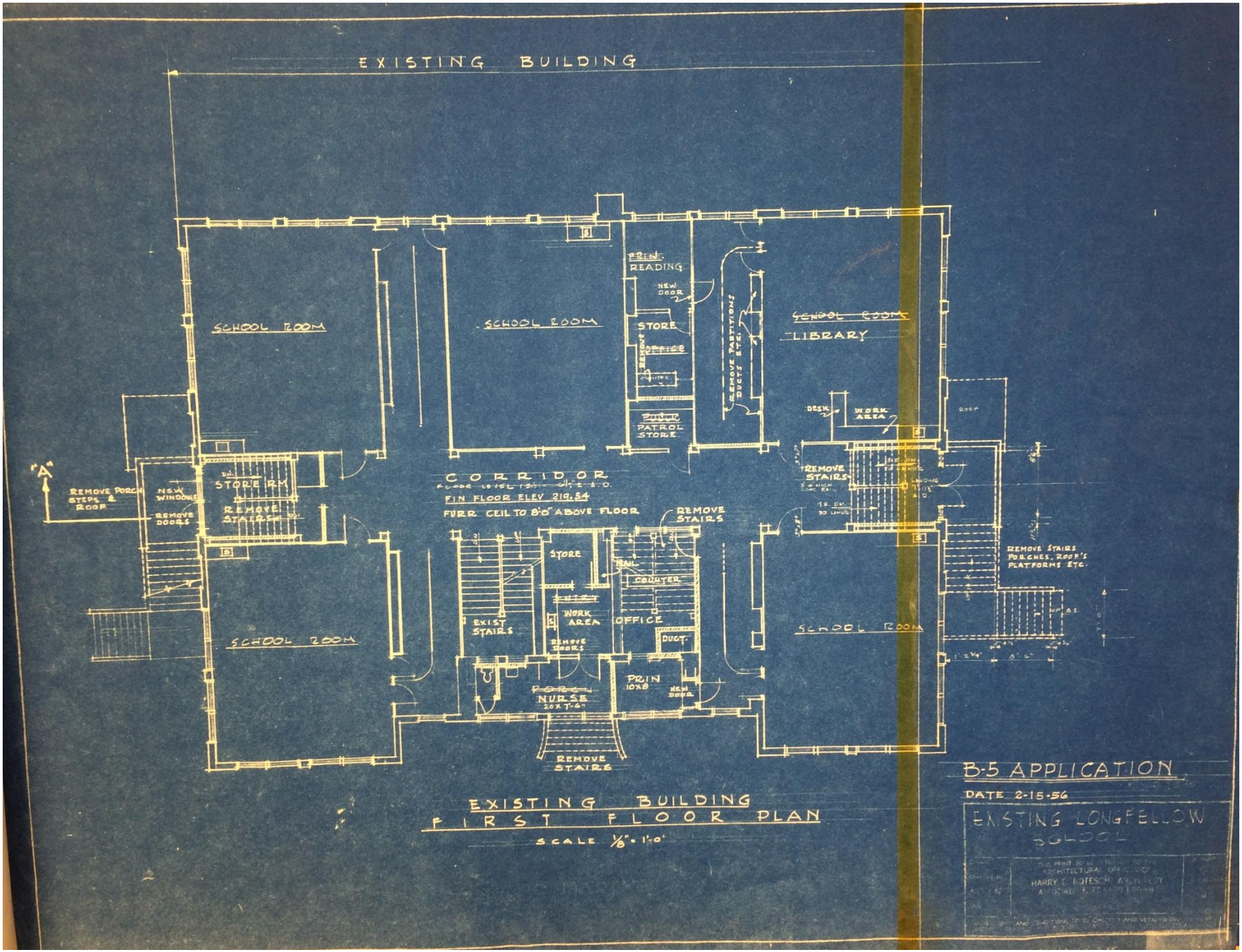


EXISTING BUILDING
GROUND FLOOR PLAN
SCALE 1/8"=1'-0"

B-5 APPLICATION
DATE 2-15-56

EXISTING LONGFELLOW SCHOOL

ARCHITECTURAL OFFICE OF
HARRY E. BOTESCH, ARCHITECT
ASSOCIATE EDWARD LEVIN



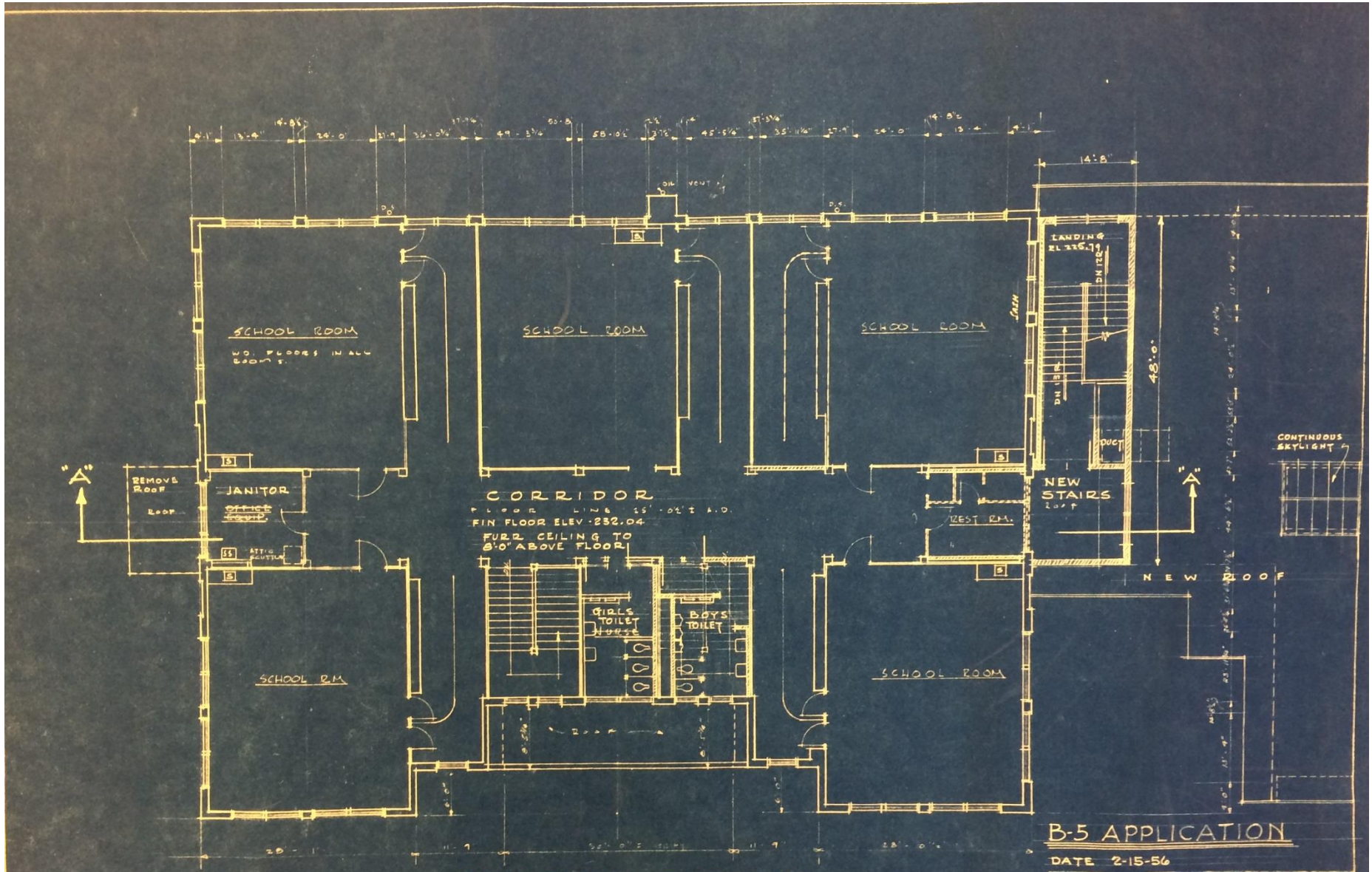
EXISTING BUILDING
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

B-5 APPLICATION

DATE 2-15-56

EXISTING LONGFELLOW SCHOOL

THIS PRINT TO BE RETURNED TO THE ARCHITECTURAL OFFICE OF
HARRY E. BOTESCH, ARCHITECT
ASSOCIATED ARCHITECTS
AND CONDITIONS TO BE CHECKED AND VERIFIED



EXISTING BUILDING
SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

B-5 APPLICATION

DATE 2-15-56

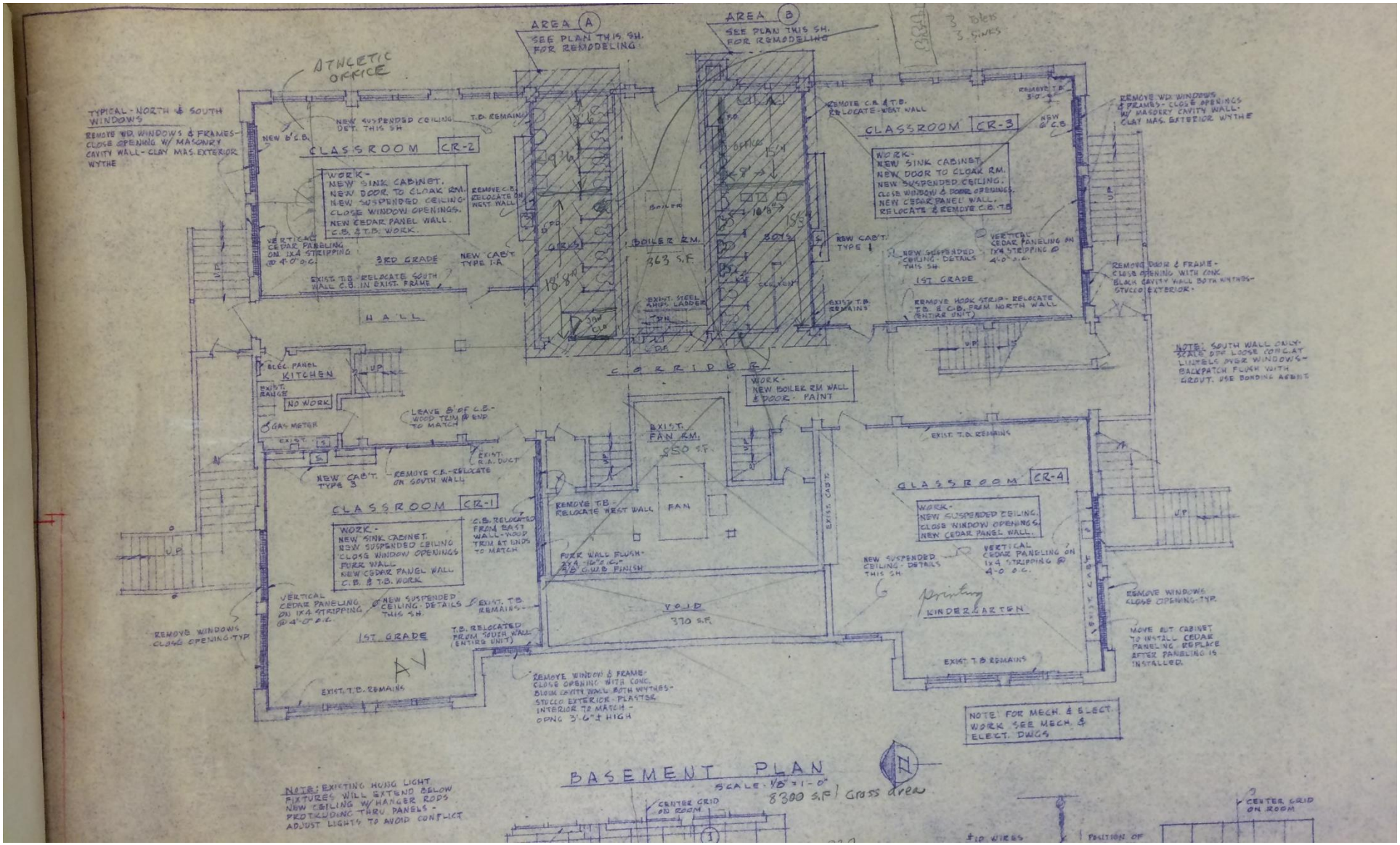
ALTERATIONS & ADDITIONS
LONGFELLO ELEMENTARY SCHOOL
EVERETT SCHOOL DISTRICT NO 2
SNOHOMISH COUNTY - EVERETT WASH

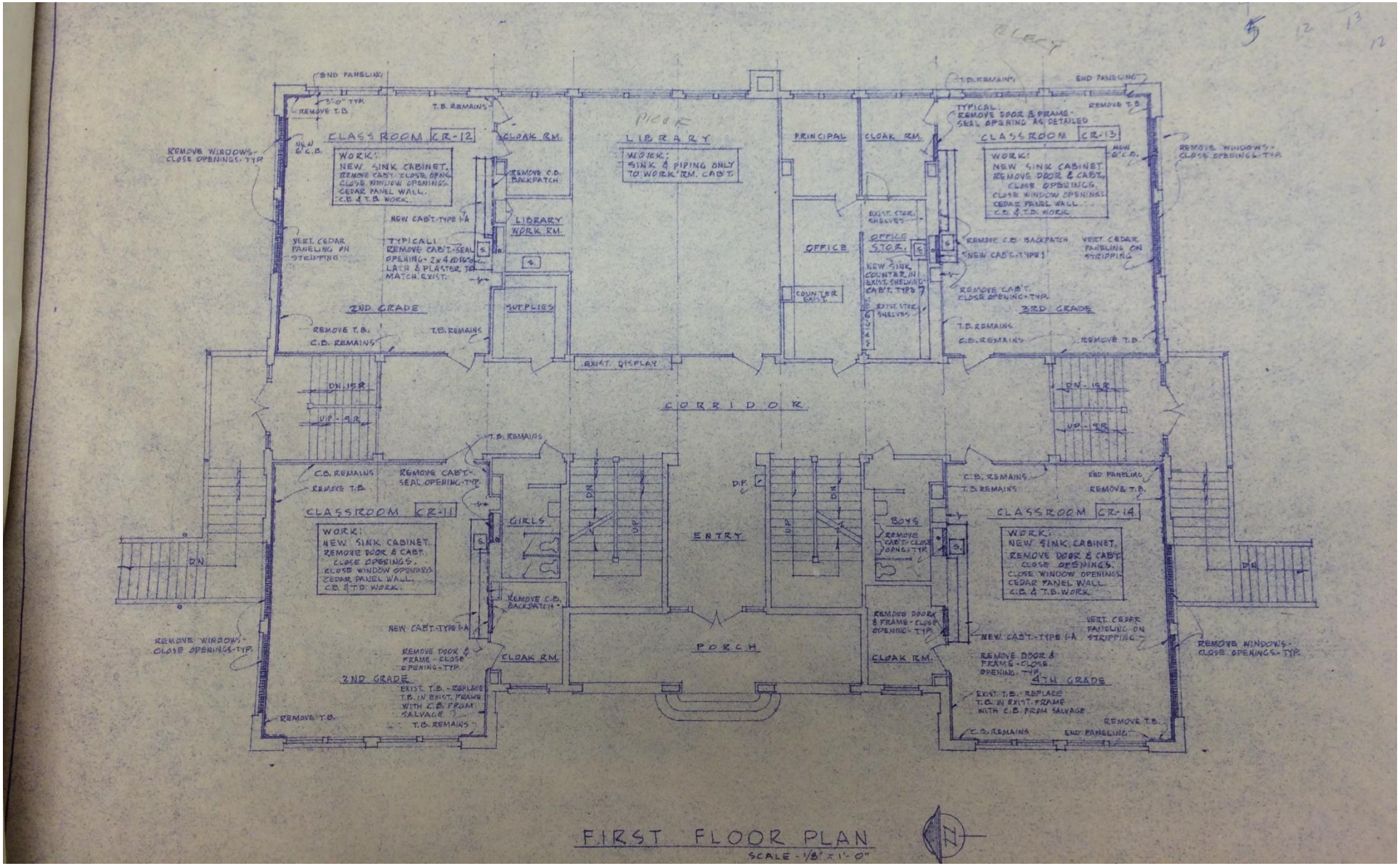
Drawn By
Checked By
Approved By
Date

PRINTS TO BE RETURNED TO THE ARCHITECTURAL OFFICES OF
HARRY E. BOTESCH, ARCHITECT
ASSOCIATE F. EDWARD HROAN
14 LOMBARD ST. EVERETT, WASH.
PHONE EA 1404

Sheet Number

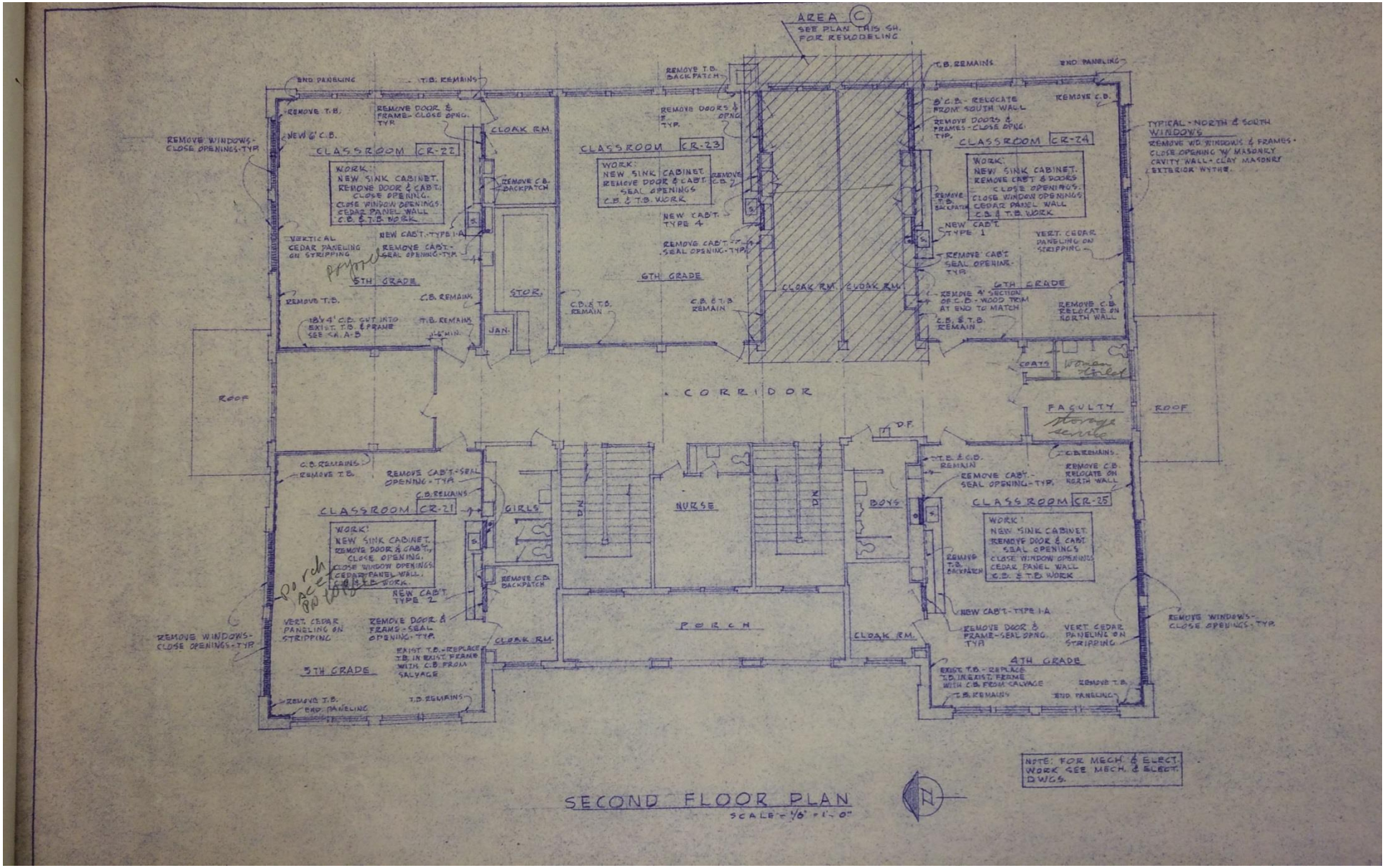
DRAWINGS AND SPECIFICATIONS TO BE CHECKED AND VERIFIED ON THE JOB BY CONTRACTOR AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT


AREA A
SEE PLAN THIS SH. FOR REMODELING
AREA B
SEE PLAN THIS SH. FOR REMODELING
ATHLETIC OFFICE
TYPICAL - NORTH & SOUTH WINDOWS
REMOVE WD. WINDOWS & FRAMES - CLOSE OPENING W/ MASONRY CAVITY WALL - CLAY MAS. EXTERIOR WYTHE
NEW SUSPENDED CEILING DET. THIS SH
T.D. REMAINS
NEW 8' C.B.
CLASSROOM CR-2
WORK - NEW SINK CABINET. NEW DOOR TO CLOAK RM. NEW SUSPENDED CEILING. CLOSE WINDOW OPENINGS. NEW CEDAR PANEL WALL. C.B. & T.B. WORK.
REMOVE C.B. RELOCATE ON WEST WALL
VERTICAL CEDAR PANELING ON 1X4 STRIPPING @ 4'-0" O.C.
3RD GRADE
NEW CAB'T TYPE 1-A
EXIST. T.B. RELOCATE SOUTH WALL C.B. IN EXIST. FRAME
HALL
BOILER RM.
363 S.F.
BOILER
EXIST. STEEL AMP. LADDER
EXIST. T.B. REMAINS
REMOVE T.B. & C.B. RELOCATE - WEST WALL
CLASSROOM CR-3
WORK - NEW SINK CABINET. NEW DOOR TO CLOAK RM. NEW SUSPENDED CEILING. CLOSE WINDOW & DOOR OPENINGS. NEW CEDAR PANEL WALL. RELOCATE & REMOVE C.B. T.B.
NEW CAB'T TYPE 1
NEW SUSPENDED CEILING - DETAILS THIS SH
VERTICAL CEDAR PANELING ON 1X4 STRIPPING @ 4'-0" O.C.
1ST GRADE
REMOVE HOOK STRIP - RELOCATE T.B. & C.B. FROM NORTH WALL (ENTIRE UNIT)
REMOVE WD WINDOWS & FRAMES - CLOSE OPENINGS W/ MASONRY CAVITY WALL - CLAY MAS. EXTERIOR WYTHE
REMOVE DOOR & FRAME - CLOSE OPENING WITH CONC. BLOCK CAVITY WALL BOTH WYTHES - STUCCO EXTERIOR.
NOTE: SOUTH WALL ONLY. SCALE OFF LOOSE CONC. AT LINTELS OVER WINDOWS - BACKPATCH FLUSH WITH GROUT. USE BONDING AGENT
CORRIDOR
WORK - NEW BOILER RM WALL & DOOR - PAINT
ELEC. PANEL
KITCHEN
EXIST. RANGE
NO WORK
GAS METER
LEAVE 8" OF C.B. - WOOD TRIM @ END TO MATCH
EXIST. R.A. DUCT
NEW CAB'T TYPE 3
REMOVE C.B. - RELOCATE ON SOUTH WALL
EXIST. FAN RM.
250 S.F.
FAN
REMOVE T.B. RELOCATE WEST WALL
FURR WALL FLUSH - 2X4 16" O.C. - 5/8 G.W.B FINISH
EXIST. T.B. REMAINS
CLASSROOM CR-4
WORK - NEW SUSPENDED CEILING. CLOSE WINDOW OPENINGS. NEW CEDAR PANEL WALL.
NEW SUSPENDED CEILING - DETAILS THIS SH
VERTICAL CEDAR PANELING ON 1X4 STRIPPING @ 4'-0" O.C.
KINDERGARTEN
CLASSROOM CR-1
WORK - NEW SINK CABINET. NEW SUSPENDED CEILING. CLOSE WINDOW OPENINGS. FURR WALL. NEW CEDAR PANEL WALL. C.B. & T.B. WORK.
C.B. RELOCATED FROM EAST WALL - WOOD TRIM AT ENDS TO MATCH
VERTICAL CEDAR PANELING ON 1X4 STRIPPING @ 4'-0" O.C.
NEW SUSPENDED CEILING DETAILS THIS SH.
EXIST. T.B. REMAINS
T.B. RELOCATED FROM SOUTH WALL (ENTIRE UNIT)
1ST GRADE
EXIST. T.B. REMAINS
VOID
370 S.F.
REMOVE WINDOW & FRAME - CLOSE OPENING WITH CONC. BLOCK CAVITY WALL BOTH WYTHES - STUCCO EXTERIOR - PLASTER INTERIOR TO MATCH - OPNG 3'-6" ± HIGH
REMOVE WINDOWS CLOSE OPENING TYP.
REMOVE WINDOWS CLOSE OPENING TYP.
MOVE BUT CABINET TO INSTALL CEDAR PANELING. REPLACE AFTER PANELING IS INSTALLED.
NOTE: FOR MECH. & ELECT. WORK SEE MECH. & ELECT. DWGS
NOTE: EXISTING HUNG LIGHT FIXTURES WILL EXTEND BELOW NEW CEILING W/ HANGER RODS - PENETRATING THRU PANELS - ADJUST LIGHTS TO AVOID CONFLICT
BASEMENT PLAN
SCALE: 1/8" = 1'-0"
8300 S.F. Gross area
CENTER GRID ON ROOM
CENTER GRID ON ROOM
#10 WIRES
POSITION OF



FIRST FLOOR PLAN

SCALE - 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE - 1/8" = 1'-0"