

# WASHINGTON HERITAGE REGISTER

## A) Identification

Property Name: **W. A. Anderson (Bothell Junior High and Anderson)**

Address: 18603 Bothell Way NE

City: Bothell

County King

## B) Site Access (describe site access, restrictions, etc.)

W. A. Anderson fronts on SR 527, there are no restrictions to viewing all four sides of the structure.

## C) Property owner(s), Address and Zip

Name: Northshore School District #417

Address: 3330 Monte Villa Parkway

City: Bothell

State: WA

Zip: 98021

## D) Legal boundary description and boundary justification

Tax No./Parcel: 0626059052

Boundary Justification: THAT PORTION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ SECTION OF SECTION 6 AND THE NORTHEAST ¼ OF THE NORTHEAST ¼ SOUTH OF SECTION 7, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 6: THENCE N 88-53-19 WEST, A DISTANCE OF 681.54 FEET ALONG THE SOUTH LINE OF THE SAID SOUTHEAST ¼ SOUTHEAST ¼ OF SECTION 6 TO THE TRUE POINT OF BEGINNING: THENCE SOUTH 02-48-15 WEST, A DISTANCE OF 207.43 FEET; THENCE NORTH 88 54 19

WEST, A DISTANCE OF 380.17 FEET TO THE WESTERLY MARGIN OF STREET AS RECORDED IN KING COUNTY AUDITORS FILE NO. 4156459; THENCE N 024815 EAST, A DISTANCE OF 207.43 FEET ALONG THE SAID WESTERLY MARGIN OF SAID STREET TO A POINT ON THE SAID SOUTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  SE  $\frac{1}{4}$  OF SECTION 6; THENCE NORTH 88 54 19 WEST, A DISTANCE OF 251.35 FEET ALONG SAID SOUTH LINE OF SE  $\frac{1}{4}$  SOUTHEAST  $\frac{1}{4}$  OF SECTION 6, BEING THE SOUTHERLY MARGIN OF THORSK STREET AND THE NORTHERLY LIMITS OF BANNISTER ADDITION TO THE TOWN OF BOTHELL AS RECORDED IN VOLUME 51 OF PLATS, PAGE 69 IN KING COUNTY, WASHINGTON TO THE SW CORNER SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  OF SECTION 6; THENCE N 004702 EAST, A DISTANCE OF 810.83 FEET ALONG THE WEST LINE OF SAID SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  OF SECTION 6 AND THE EASTERLY LIMITS OF OLIN ACRES, DIVISION NO. 1, AS RECORDED IN VOLUME 35 OF PLATS, PAGE 8 IN KING COUNTY, WASHINGTON TO A POINT ON THE SOUTHERLY MARGIN OF NORTHEAST 188TH STREET; THENCE SOUTH 88 38 49 EAST, A DISTANCE OF 844.04 FEET ALONG THE SOUTHERLY MARGIN OF SAID NE 188TH STREET. THENCE SOUTH 00 47 02 WEST, A DISTANCE OF 145.01 FEET; THENCE SOUTH 883849 EAST, A DISTANCE OF 209.59 FEET TO A POINT ON THE WESTERLY MARGIN OF THE BOTHELL-EVERETT HIGHWAY; THENCE CONTINUING ALONG SAID WESTERLY MARGIN SOUTH 33 22 05 EAST, A DISTANCE OF 23.77 FEET TO A POINT OF CURVE; DISTANCE OF 127.70 FEET TO THE END OF CURVE; THENCE SOUTH 04 50 25 EAST, A DISTANCE OF 496.44 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 543.14 FEET AN ARC DISTANCE OF 63.51 FEET TO THE END OF THE CURVE; THENCE SOUTH 01 51 35 WEST, A DISTANCE OF 365.69 FEET ALONG SAID WESTERLY MARGIN OF THE BOTHELL-EVERETT HIGHWAY TO A POINT ON THE NORTHERLY MARGIN OF FIR STREET; THENCE NORTH 88 54 19 WEST, A DISTANCE OF 486.81 FEET ALONG SAID NORTHERLY MARGIN OF FIR STREET TO A POINT ON THE EASTERLY MARGIN OF GLENWOOD AVENUE; THENCE NORTH 02 48 15 EAST, A DISTANCE OF 440.19 FEET ALONG SAID-EASTERLY MARGIN OF GLENWOOD AVENUE TO A POINT ON SAID SOUTH LINE OF SOUTHEAST  $\frac{1}{4}$ , SOUTHEAST  $\frac{1}{4}$  OF SECTION 6; THENCE NORTH 88 54 19 WEST, A DISTANCE OF 50.02 FEET

ALONG SOUTH LINE OF SOUTHEAST ¼, SOUTHEAST ¼  
OF SECTION 6 TO THE TRUE POINT OF BEGINNING.  
EXCEPT RIGHTS OF WAY FOR STREET 50.00 FEET IN  
WIDTH ALONG THE NORTH AND SOUTH CENTERLINE  
OF SOUTHEAST ¼., SOUTHEAST ¼ AS RECORDED  
UNDER AUDITOR'S FILE NO. 3104732 AND 30.00 FEET IN  
WIDTH ALONG THE SOUTHERN MARGIN OF THE WEST  
½ OF SOUTHEAST ¼, SOUTHEAST ¼.

LOT 1 OF BANNISTER ADDITION TO THE TOWN OF  
BOTHELL, AS PER PLAT RECORDED IN VOLUME 51 OF  
PLATS, ON PAGE 69, RECORDS OF KING COUNTY.  
SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND  
RESERVATIONS OF RECORD, IF ANY;  
TOGETHER WITH LOT 2 OF SAID BANNISTER ADDITION,  
SUBJECT TO EASMENT FOR SLOPES, CUTS, AND FILLS  
FOR STREETS AS DISCLOSED IN PLAT OF SAID  
ADDITION;  
TOGETHER WITH LOT 3 OF SAID BANNISTER ADDITION,  
SUBJECT TO EASMENT FOR SLOPES, CUTS, AND FILLS  
FOR STREETS AS DISCLOSED IN PLAT OF SAID  
ADDITION;  
TOGETHER WITH LOT 4 AND 5 OF SAID BANNISTER  
ADDITION, SUBJECT TO EASMENT FOR SLOPES, CUTS,  
AND FILLS FOR STREETS AS DISCLOSED IN PLAT OF  
SAID ADDITION;  
TOGETHER WITH LOT 6 OF SAID BANNISTER ADDITION;  
TOGETHER WITH LOT 7 AND 8 OF SAID BANNISTER  
ADDITION;  
TOGETHER WITH LOT 9 OF SAID BANNISTER ADDITION;  
TOGETHER WITH LOT 10 OF SAID BANNISTER  
ADDITION;

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**FORM PREPARED BY**

Name: Pat Pierce  
Address: 10001 NE 190th  
City / State / Zip: Bothell, WA 98011 Phone: 425-483-6236

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## E) Category of Property (Choose One)

- building     structure (irrigation system, bridge, etc.)     district  
 object (statue, grave marker, vessel, etc.)     cemetery/burial site  
 historic site (site of an important event)     archaeological site  
 traditional cultural property (spiritual or creation site, etc.)  
 cultural landscape (habitation, agricultural, industrial, recreational, etc.)

## F) Area of Significance – Check as many as apply

- The property belongs to the early settlement, commercial development, or original native occupation of a community or region.
- The property is directly connected to a movement, organization, institution, religion, or club which served as a focal point for a community or group.
- The property is directly connected to specific activities or events which had a lasting impact on the community or region.
- The property is associated with legends, spiritual or religious practices, or life ways which are uniquely related to a piece of land or to a natural feature.
- The property displays strong patterns of land use or alterations of the environment which occurred during the historic period (cultivation, landscaping, industry, mining, irrigation, recreation).
- The property is directly associated with an individual who made an important contribution to a community or to a group of people.
- The property has strong artistic, architectural or engineering qualities, or displays unusual materials or craftwork belonging to a historic era.
- The property was designed or built by an influential architect, or reflects the work of an important artisan.
- Archaeological investigation of the property has or will increase our understanding of past cultures or life ways.

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## G) Property Description

The W. A. Anderson school building (Anderson) is currently owned by the Northshore School District and sits on the southeast corner of a 16.53-acre parcel that has never been subdivided. The parcel, in addition to Anderson and its support buildings, houses the district bus repair shop, several storage buildings, an administrative annex, Pop Keeney football field, a community pool, parking lots and a skate board park (which was once Anderson's tennis court). It is one of five other contiguous parcels that the school district owns in downtown Bothell.

Support buildings adjacent to Anderson include a gymnasium, a shop / home economics building and a building that houses a music room, kitchen and multipurpose room. These support buildings were constructed in 1959 and, along with Anderson, form a courtyard that is extensively planted. An adjoining but separate parcel to the south of Anderson contains the Ricketts Building, a former elementary school that was built in 1949. The two buildings are connected by a covered walkway that was installed in 1959.

When Anderson was first constructed, it sat perpendicular to the former Bothell High School, which was torn down in 1961. The original name of the Anderson building was Bothell Junior High School. Near the two schools were wetlands and a small stream, Horse Creek. The school district had the creek dammed to form a small pond to aid in fire suppression.

Over the years Anderson has served as a junior high school, overflow building, special education center, an alternative high school and has also housed administrative support offices. The main function of the building has always been that of a school, and that remains true today. The school district is planning on selling the contiguous properties, with the exception of Pop Kenney Field, in the near future. The school will be vacated, probably at the end of the 2007 school year.

W. A. Anderson is a 34,086 square foot three story school building. The style is a mix of Georgian and Zigzag Moderne. Brick coursing is symmetrically stepped in the three projecting bays at three sections in the front façade. The roof is flat and was originally covered with tar and gravel; it currently is covered by a membrane.

When built in 1931, Anderson had only two bays and contained 19 rooms. The floors

were maple on the first and second stories and cement in the basement. The plumbing included 42 fixtures (one hot water tank, 17 toilets, 11 basins, one sink, seven urinals and five drinking fountains). The ceiling height in the basement was 10 feet, 14 feet for the first floor and 12 feet for the second floor.

The street and rear façades have generous double hung fenestration on all three levels. While the windows and use of brick reflect overall the Georgian Revival style widely used for schools in the United States in the decades of the 1910-1930's, the façade detailing reflects the motifs of the widely popular Art Deco movement.

The North façade reflects the mixed Georgian and Art Deco styles with the addition of a change in the brick pattern that provides two large square single course outlined frames that break up the façade massing on either side of the stairwell windows. The soldier course frame consists of two types of rug bricks. One is rough with brown tones, and one is smoother with orange tones. The first rows within the squares are a course of common bond and the next course is of modified Flemish headers and the following course stacked. Then there are five courses of common bond followed by the repeated Flemish header and stacked courses until it reaches the top course of soldiers. The squares are framed with horizontal soldier courses. The bricks of the soldier course frame are joined with the two other brick colors used throughout the building. This decoration may have been present on the south end of the building, but was lost when a Works Progress Administration (WPA) addition was added.

The front façade contains three Zigzag Moderne pyramidal stepped bay projections with eight vertical elements and a large center block. These are symmetrically arranged on the façade. The center bay contains the entrance, with windows in the pyramidal bays on either side. The bays contain flat concrete spandrels with two chevron bands. The concrete base of the daylight basement, where exposed, has been plastered over. The building has a simple entablature with a simple architrave wrapping around the building three feet below the cornice.

In 1941, a third bay was added to the south end of the building as a WPA project. The added bay reflects the style and materials of the original building. The addition contained six classrooms as well as other support rooms, including a small bathroom in the basement.

Part of the 1959 addition of the three buildings at the rear of Anderson included a covered walkway. The walkway starts at the north entry door of Anderson, loops around the courtyard in front of the three added buildings, continues around the west corner of the gym, goes up to the east entry of Anderson and then around the south end of Anderson to the south entry door. The walkway continues from there to the north entrance of the Ricketts Building. The transom windows of the north, west and south entry doors of Anderson were removed at that time. It also appears that metal entry doors may have been installed at that time, as they are not listed on the 1991 plans for replacement.

In 1991, Northshore School District undertook a comprehensive restoration of Anderson that included ADA accessibility improvements, fire-code upgrades (including a sprinkler system), energy systems upgrades and seismic retrofit. This extensive remodel to the interior provided a necessary upgrade to 60-year old building systems. The ADA and seismic improvements, in particular, were required and mandated by Federal and State codes for all education buildings in public use.

To facilitate these upgrades, all building systems were updated in tandem with the extensive requirements of the seismic upgrade. The original plaster and lath walls in the hallways did not provide for the necessary shear required for the seismic considerations of this region. These replacements provided an additional means for updating the fire safety requirements for this building by allowing for the corridors to be fully fire-rated where required. A rated fire enclosure was provided for the stairwells north and south. New plywood shear walls with gypsum wallboard fully replace hallway walls on the second floor and lower floor. The main floor hallway walls were also replaced to provide shear for the building and while there are more openings into classrooms on this floor, the seismic bracing overall is tied through the 3 floors to the exterior facade of the building and maintained vertically through the floors. This was a very demanding and extensive renovation necessary to preserve the integrity of the building by tying the roof, the façade and the structure into an envelope able to withstand (within current knowledge) most seismic events. The original lath and plaster walls still exist in some parts of the building, particularly on the outside walls and the stairwells.

Public buildings were required to complete ADA upgrades by 1992, and this remodel included all the restrooms and entries. An elevator was added to the building to provide public access to all the floors, while a ramp replaced the short stairway that connected the two levels of the basement to allow for wheelchair access. The wooden handrails have been replaced by metal handrails, but the hardware is the same.

The state energy codes requirements were met through the addition of dropped ceilings on all three levels. The ceiling grid provided for additional insulation and also allowed installation of energy efficient lighting. The boiler system was also replaced at this time, which provided additional room for offices in this working building. The window glass and mullions were replaced and the ropes and weights were fixed to allow for the lower windows to be raised. Lexan replaced glass for energy conservation and to allow the windows to move freely in opening (where previously the weight of the glass was an issue). New replacement carpet and tile was laid directly over the original wood floors, which are still in place.

During the 1991 remodel, some configuration changes were made as well. The blackboards were exchanged for white boards, and the doors and drawers of the cloakrooms and storage areas, that were located in the inside walls of the rooms, were removed, as were most of the wood trim strips on the walls. The doors to the hallway have been replaced.