

11.07.2025

Gatewood Elementary

Historic Wood Window Replacement

Seattle Public Schools

Seattle Department of Neighborhoods
Historic Preservation & Landmarks

Reason for Landmarks Request

This scope is being proposed to extend the life of the building by replacing deteriorated historic wood windows with new wood windows that maintain the size, proportions, and overall appearance of the historic windows. The proposed new wood windows would improve the thermal comfort of occupants, and improve building safety by allowing teachers to operate and secure all windows.



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1.0 *Project Narrative + Proposed Modifications*

1.1 Project Narrative

Gatewood Elementary School was **built in 1910** with the anticipation of future additions to the east and west sides of the building. The school was built to accommodate the population increase in West Seattle, following the extension of the streetcar line and a real estate boom during the early 20th Century. The school was named after Carlisle Gatewood, a developer, who contributed to the development of the West Seattle community. Carlisle Gatewood developed large areas East of the school; Gatewood Hills, Gatewood Gardens, and Gatewood Acre tracts.

Gatewood Elementary School was **designated a Seattle landmark in 1988**, as a popular early 20th century revival style derived from the distinctive features of the English Jacobean Manor house of the 17th Century: **The South main entrance is embellished with a full, modified Doric entablature with triglyphs, metopes, and gutters cast in terra cotta.** The main portal is set inside a semi-arch framed by terra cotta pilasters on each side. A tripartite window above the entrance with a stepped pediment. The pediment has the GS letter set in a cartouche with a scroll. This motif is repeated with a letter G set in the upper portion of the south wall dormer. Terra cotta banding above the third-floor window head and terra cotta window surrounds at windows adjacent to the main entrance. Terra cotta coping accentuates the roofline and wall dormers, centered on each elevation of the hipped roof. Multi-paned, double-hung fir windows are grouped in sets of three on the south facade and two on the north wall. English bound brick is used on the south and north elevations while common brick was used on the east and west elevations in anticipation of future additions. **The features to be preserved with the landmark designation are the entire exterior of the building, including the roof and the site, excluding the playfield.**

At the point of the landmark designation, there were prior modifications to the original 1910 building: **A 1922 addition constructed to the west side** of the original 1910 building, constructed of similar materials but with economical materials and less ornamentation than the original. A 1978 Seismic improvement reduced the chimney Height from approximately 9’1” to 4’6”. A group of terra cotta panels that provided an accent to the original roofline were removed for earthquake safety.

A 1990 renovation and addition altered the existing landmarked building and site: The 1922 addition was demolished for the new addition of the Gym and auditorium to the west of the 1910 building. Two-story addition with classrooms was built to the east of the 1910 building. The slate roof was replaced with an Asphalt Shingle roof to match the roof material of the additions. The existing boiler room and covered play area on the north side of the 1910 original building were removed. The original windows below the gable at the north elevation, on the second and third floors, were removed and replaced with louvers for the heat pump. The original doors, frames, and sidelites at the center of the North elevation were removed and replaced with a hollow metal system.

Some additional modifications to the exterior of the building and site include, portable installation in 2011, roof replacement in 2014, where PMMA was lapped over existing terra cotta copings to improve waterproofing and longevity of the building. A Roof access ladder added to the East and West elevation, a fall protection track system added near the ridge on the north and south side of the original building for the safety of the maintenance crew. The original double-entry doors at the South and North stairs of the 1910 building were refurbished in 2020.

Gatewood Elementary - 1910



Ornamental Terra cotta facade elements typical of early 20th century revival styles derived from the English Jacobean Manor house



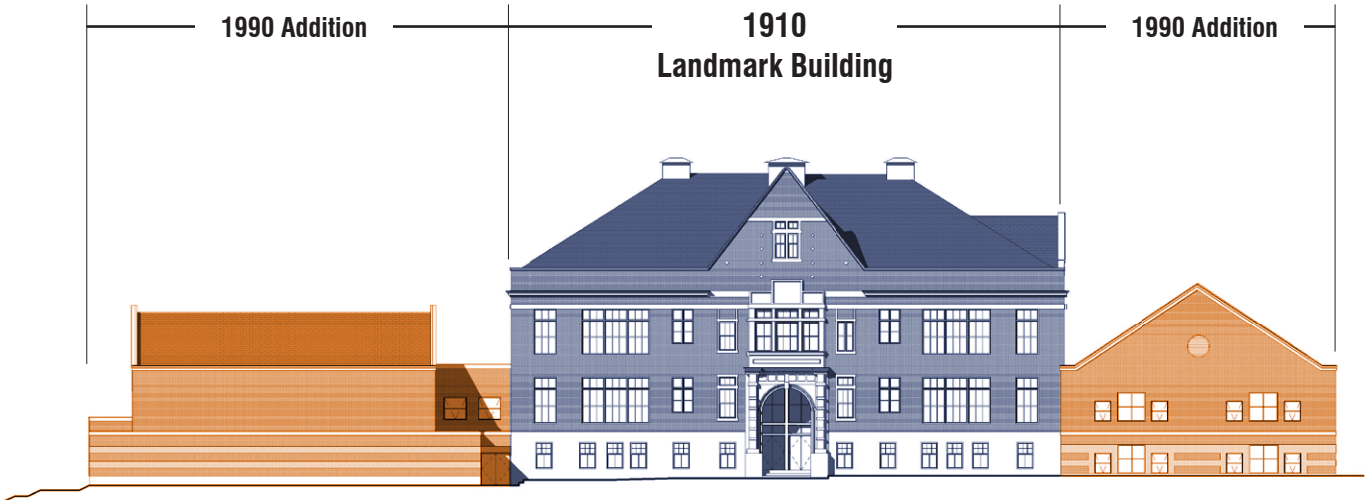
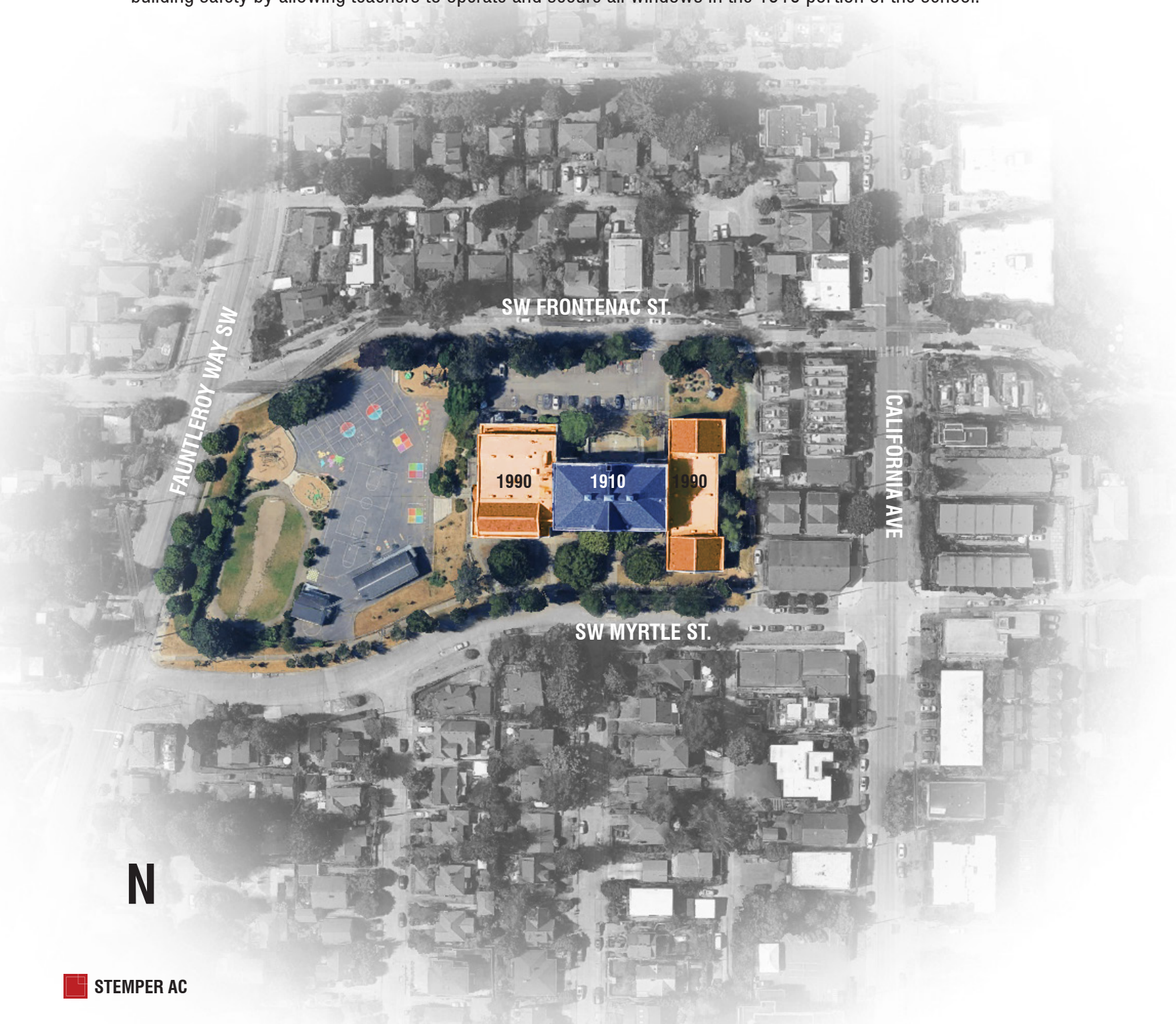
1922 addition to west side of school - demolished in 1990 as a part of larger rennovations

1990 additions to East and West side of school

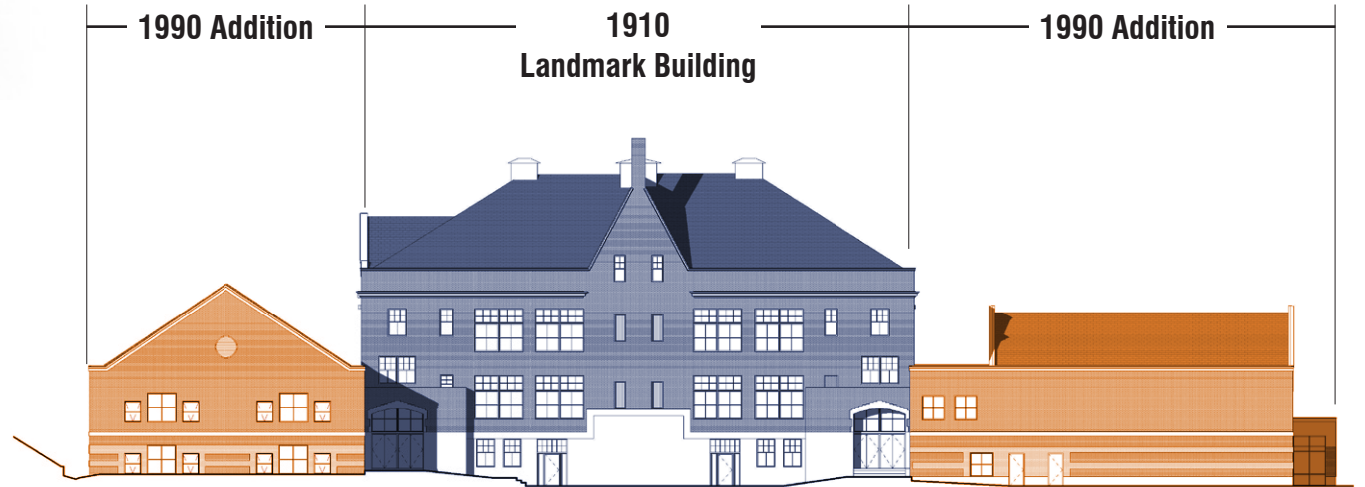


1.2_Proposed Modifications

This project proposes the replacement of operable windows on the North, South, East & West elevations of the schools original 1910 building. The goal of this proposal is to replace the deteriorated historic wood windows with new wood windows that maintain the size, proportions, and overall appearance of the historic windows. The proposed new wood windows would improve the thermal comfort of occupants, and improve building safety by allowing teachers to operate and secure all windows in the 1910 portion of the school.



South Elevation



North Elevation

2.0 *Elevations +
Photographs of Modifications*

2.1_ South Elevation + Proposed Modifications

The South Elevation serves as the building’s primary façade, featuring the main entrance and the majority of its distinctive decorative terra cotta elements. This restoration project aims to replace all existing wood windows along the south façade while carefully refurbishing and preserving the original wood trim details.



Level 2-3
Operable + fixed windows at upper floor classrooms and stairwells.

Description
Demolish and Replace existing Operable + Fixed wood windows. Remove and refurbish existing wood exterior trims to be reinstalled over New windows



Level 2-3
Operable + fixed windows at ornamental Terra cotta facade areas.

Description
Demolish and Replace existing Operable + Fixed wood windows. Remove and refurbish existing wood exterior trims to be reinstalled over New windows

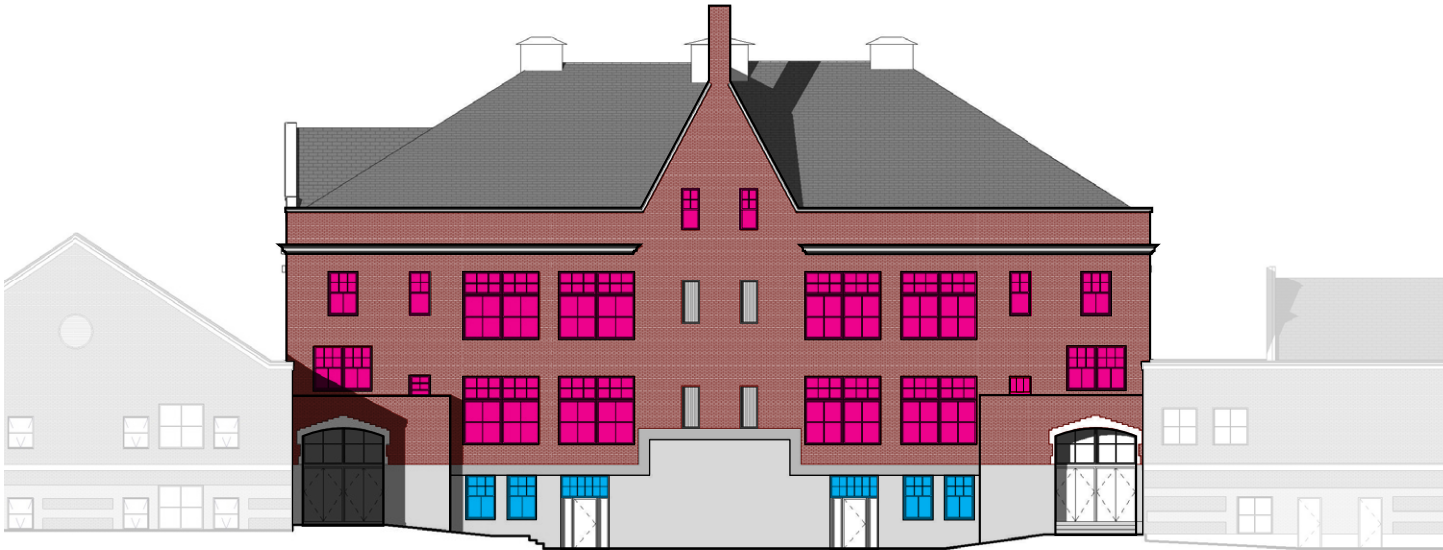


Level 1
Operable Windows at Kindergarden classrooms.

Description
Demolish and Replace 12 existing Operable wood windows. Remove and refurbish existing wood exterior trims to be reinstalled over New windows

2.2_ North Elevation + Proposed Modifications

The North Elevation functions as the building’s secondary façade, featuring two entrances (refurbished in 2022) and access to the Cottage School Childcare Center. Defined by its prominent chimney and limited terra cotta detailing, this phase of work includes replacing all existing wood windows and refurbishing the original wood trim.



Level 2-3
Operable + fixed windows at upper floor classrooms and stairwells.

Description
Demolish and Replace existing Operable + Fixed wood windows. Remove and refurbish existing wood exterior trims to be reinstalled over New windows



Level 1-
Transom windows above the doors to Childcare space.

Description
Demolish and Replace 2 existing fixed wood transom windows. Remove and refurbish existing wood exterior trims to be reinstalled over New windows



Level 1
Operable windows at Childcare space.

Description
Demolish and Replace 4 existing operable windows. Remove and refurbish existing wood exterior trims to be reinstalled over New windows

2.3_ *West Elevation + Proposed Modifications*

The West Elevation is defined by the 1990 two-story addition overlooking the playground. The historic landmark portion sits behind and above this addition, largely obscured from view at street level. This project includes replacing six existing wood windows and carefully refurbishing the original wood trim along this façade.



Location

Replacement of 6 windows at West end of level 3 hallway.

Description

Demolish and Replace 3 exsiting operable wood windows + 3 ex-isting fixed wood transum windows. Remove and refurbish existing wood exterior trims to be reinstalled over New windows

2.4_ *East Elevation + Proposed Modifications*

The East Elevation is largely concealed above the two-story 1990 addition and is visible primarily from the adjacent embankment and neighboring townhouses. The historic landmark portion rises above this later structure. Proposed work mirrors the West façade, replacing six existing wood windows and refurbishing the original wood trim.



Location

Replacement of 6 windows at West end of level 3 hallway.

Description

Demolish and Replace 3 exsiting opperable wood windows + 3 ex-isting fixed wood transum windows. Remove and refurbish existing wood exterior trims to be reinstalled over New windows

3.0 *Survey of Existing Conditions*

3.0 Primary Window types

The evaluation of existing windows and associated wood trim is classified into three primary categories, defined by the surrounding façade material: brick, concrete, and terra cotta. Each material type presents unique conditions that inform the proposed repair and replacement approach for each group of windows



3.1 Wood Windows at Brick

Found across all four elevations, wood windows set within brick façades represent the predominant historic condition. These assemblies include large double-hung units typical of classrooms and corridors, fixed transoms, and smaller operable windows in stairwells. Trim profiles associated with this window type are consistent and uniform throughout the building.



3.2 Wood Windows at Concrete

This condition occurs exclusively on the ground floor along the North and South façades. The fenestration consists of large, double-hung operable window assemblies serving early education classrooms. Subtle variations in trim profiles distinguish the North façade windows from those on the South, reflecting minor design and fabrication differences.



3.3 Wood Windows at Terra Cotta

Windows integrated within the ornamental terra cotta façade elements are confined to the central bay of the South façade. Fenestration types in this area vary, including single-hung, fixed, and casement units. The surrounding trim profiles are distinct to this condition, emphasizing its unique architectural composition and detailing.



NA Windows above Entrances

Fixed historic windows above the Entrances at both the South (primary) and North (Secondary) doors were recently refurbished in 2022. Our team has determined that replacement and/or refurbishment of these units is not necessary at this time.

3.1_ Wood Windows Brick



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Existing Conditions & Damage



3.2_ Wood Windows at Concrete

Existing Conditions & Damage



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