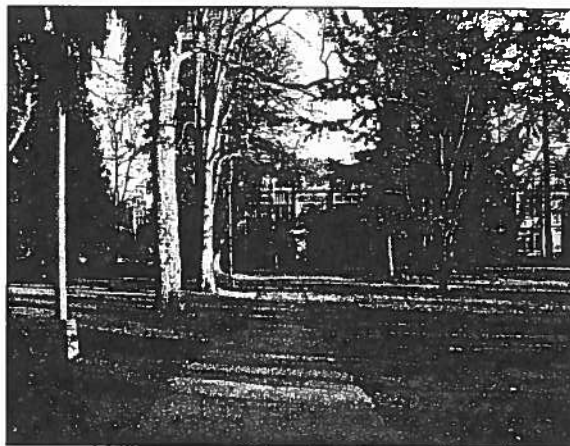
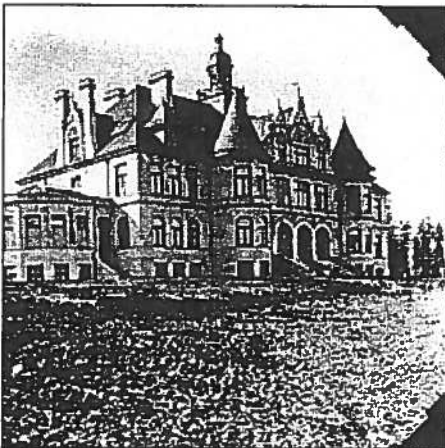
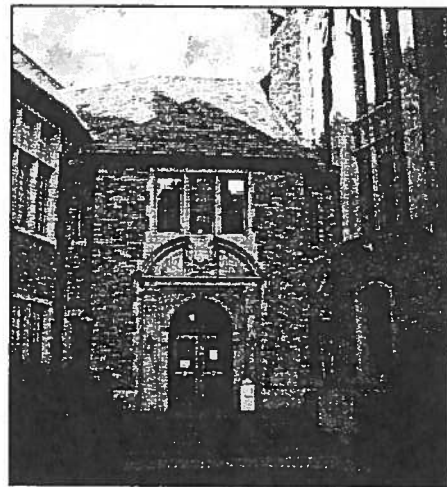
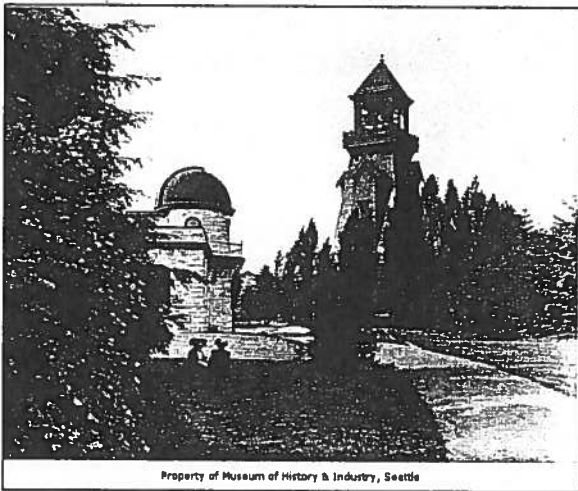


Historic Resources Addendum for
University of Washington
School of Business Building



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UW School of Business Historic Resources Addendum
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1. INTRODUCTION

Background

The University of Washington is undertaking planning for a new School of Business building, to be located in the north quadrant of its Seattle campus. The project site is located in the northern portion of the University's Seattle campus near several historic buildings and campus spaces.

Consistent with its historic preservation policies as outlined in its Seattle Campus Master Plan of 2003, the University of Washington has sought historic and urban design information about these properties in a Historic Resources Addendum. This type of document is provided for new projects for buildings of 50 years or older and those that are adjacent to such buildings. Because of its physical context on the north campus, the proposed new School of Business Building is such a project. This report was developed by BOLA Architecture + Planning with assistance from the University, and its environmental planning consultant, the Blumen Consulting Group, Inc. The research was undertaken in early 2007 and the report was completed in May 2007.

This report provides historic and architectural information about following four buildings, which are located near the site of the proposed new School of Business Building:

- Denny Hall, the former University Administration Building, which dates from 1895, located south of the project site
- The Observatory, built in 1895, 1904 - 1905 and 1913, and located northwest of the project site along the west edge of the existing N4 parking lot
- Hutchinson Hall, the University's former Women's Gymnasium, which dates from 1927 and currently houses the School of Drama
- Balmer Hall, the second of the two Business School Buildings from the early 1960s, which is located on the project site

The report provides similar information about Denny Yard, the landscaped open space southeast of Denny Hall and the project site. This open space dates from the 1890s, the earliest era of the campus.

Report Organization

This Historic Resources Addendum is organized in sections:

1. This introduction, which includes an overview of the University's project planning process and the research methodology

2. A summary of the University's stewardship and historic preservation policies cited in the *University of Washington Master Plan for the Seattle Campus*, followed by a description of the proposed project, and comments about the impacts of the proposed new building and recommendations to mitigate those impacts
3. A list of potential impacts and recommendations for their mitigation
4. A historic context statement about the University of Washington campus and the original designers of the subject buildings
5. A bibliography
6. Illustrative graphics including historic maps and drawings, and historic and contemporary photos
7. Inventory Forms for the Denny Yard open space and the subject buildings. The individual inventory forms contain basic data, brief historical architectural descriptions, and a preliminary evaluation of each property's historic and architectural significance.

Research Methodology

BOLA undertook research to provide historic context and factual data about the development of the campus and its buildings. Research sources included drawings, maps, and studies provided by the University of Washington and those available from its Campus Engineer Record files, facility and the City's Department of Planning and Development (DPD) drawing and permit files.

Additional information was sought from the Washington State Office of Archaeology and Historic Preservation (for National Register of Historic Places nomination of the Observatory), and publications and unpublished reports from the University of Washington Libraries and the Seattle Public Library. Research also included a review of the digitized historic photo collections of the Seattle Municipal Archives, UW Libraries Special Collections, and the Museum of History and Industry, and the National Register web site.

The University of Washington and its environmental planning consultant, Blumen Consulting Group, provided information about the proposed building.

2. HISTORIC PRESERVATION FRAMEWORK

The University Stewardship and Historic Preservation Policies

An evaluation of each of the subject properties is provided in the individual inventory forms. The evaluation is based on the University's historic preservation policies.

As noted in the *University of Washington Master Plan for the Seattle Campus*, the Regents provide stewardship for historic university properties. Based on historic campus planning documents, the Master Plan identified well-known buildings that are associated with the early development of the campus and early campus master plans – the 1898 Oval Plan, the 1909 Alaska Yukon Pacific Exposition Plan and the 1915 Regents Plan. The Master Plan also identified significant and unique landscapes on the campus. None of the subject properties were included in these lists, but they have significance nonetheless.

As part of its development, the University assures that preservation of historic resources is considered through provision of a Historic Resources Addendum (HRA) for new projects that impact buildings over 50 years old. This HRA provides the required historic and architectural information for the four subject properties potentially impacted by the Educational Outreach Building project. According to the Master Plan, the intent of the HRA is to "provide a context to insure that important elements of the campus, its historical character and value, environmental conditions and landscape context are preserved, enhanced, and valued. (It) further insures that improvements, changes and modifications to the physical environment are analyzed and documented."

The Proposed Project

The project is a two-phase expansion of the University's Business School facilities on the north portion of the central campus area. Phase 1 is the construction of a new, 5-story, 123,000 gross square foot (GSF) structure on Site 4C, the current N3 West and N4 parking lots. This will be followed by 2010 Phase 2, the demolition of the existing 80,000 GSF Balmer Hall and its replacement on Site 6B with a new, 3-story, 60,000 GSF structure.

The University's 2003 *Master Plan-Seattle Campus* called for conservation of significant buildings and plantings in the historic core and preservation (and) enhancement of open space in the perimeter that surrounds the core. Furthermore, for the Central Campus, the masterplan calls for new "structures and open spaces should be complimentary in scale and character with the Central Campus ... help define open spaces, views and circulation routes to enhance the campus environment (and)... maintain and protect the value of the University's significant (historical structures and open space).

Specific *Master Plan* policies and guidelines relating to development on Site 4C note that it "should respect the scale and function of the Observatory and views to the sky," and should "form an enclosure with Balmer Hall and Denny Hall," and should consider enhancement of views "looking south down Memorial Way."

Specific policies and guidelines relating to development on Site 6C note that the existing Balmer Hall could be demolished and that new development "should consider enhancing pedestrian walkways and separating them from the service area." These policies and recommendations of the Master Plan are consistent with the recommendations in this report.

Existing Business School facilities include Mackenzie and Balmer Halls, the Bank of America Executive Education Center and Foster Library (BEEC) and portions of Lewis Hall. Mackenzie Hall is the oldest of

these. It houses the Business School's faculty and administration offices. A sky bridge is located on the second floor on the north side of Mackenzie Hall and is connected to the second floor on the south side of Balmer Hall. As a second phase expansion of Mackenzie Hall, the four-story, 80,000-square-foot Balmer Hall contains classrooms, labs, student lounges, offices, and a copy center. While the ground level of Balmer Hall was originally intended to accommodate a library, it presently contains a café and open study areas. To the south of Balmer is the 1997 BEEC. It too was constructed as an extension of the former building. BEEC houses the executive education program offices, several executive classrooms, a seminar room and auditorium. BEEC connects to Balmer Hall through the basement level where the stacks of the Foster Library extend into the basement level of Balmer Hall. The Library has a sky lit reading room extending beneath a plaza, and a 125-seat lecture hall. Lewis Hall is across Stevens Way from Mackenzie Hall. Built in 1899, it is one of the University's oldest buildings and is listed in the Washington State Heritage Register. This 23,220-square-foot, brick masonry Victorian-style building originally served as a dormitory until 1936. It was adapted then for classrooms and office space. Lewis Hall currently houses offices, and the Business School Career Planning Center.

University parking areas in the vicinity of the Business School include: parking lots N3 West, N4, and N5 north of Denny Hall; parking lot N1, adjacent to Burke Memorial Washington State Museum; parking lot N3 East behind Mackenzie Hall; and parking lot N6 behind Lewis Hall. These parking lots are paved surface parking areas screened by mature landscaping. Service vehicle access is located behind Denny Hall to the north and behind Balmer Hall to the east. Approximately 176 bicycle parking spaces are currently available to the west of Balmer Hall.

The *Predesign Report* of 2006 indicated that Phase 1 of the new Business School will be a four-story structure, with additional below grade and basement levels of 120,000 GSF. The building height will be a maximum of 105'. It will contain academic and faculty offices, a 250-seat auditorium and large classrooms. The project anticipates removal of some trees in the Denny Yard area, and removal of the parking area in lots N4 and N3. In Phase 2 Balmer Hall will be demolished and replaced by a 60,000 GSF building with three stories above grade and one story below grade. The new structure will be a maximum of 105' tall and will be connected by an atrium space to the Phase 1 building. This phase will contain library stacks and classrooms. The top floors will contain offices, a dining room and gallery. This phase anticipates new landscaping with trees along Klickitat Lane and in between the new Business School facility and Mackenzie Hall.

3. POTENTIAL IMPACTS AND MITIGATION

The recommendations and comments noted below are intended to assure there will be minimal negative impacts from the new Business School Building on the University of Washington's historic resources. These recommendations are consistent with *The Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties*, specifically those relating to rehabilitation.

Construction

- Phase 1 and Phase 2 construction would comply with provisions of Seattle's Noise Ordinance.
- Construction schedules would be coordinated with academic activities, allowing the opportunity to reschedule academic or construction activities if conflicts arise.

Denny Hall

- Changes to exterior service areas, including the N3 parking lot located to the northwest of Denny Hall, have been reviewed by the University to maintain the visibility of Denny Hall's secondary facades and outlook from the historic building.

The Observatory

- Proposed landscaping in the form of trees considered their potential for the mature growth and subsequent impact on operations of the telescope in the Observatory.
- New exterior lighting would be designed to be task-oriented and minimize the potential to illuminate the night sky. Continued operation of the Observatory telescope depends on maintenance of a darkened night sky. New and existing lighting in the N3 parking lots and nearby drives should be similarly studied as part of the project, and revised fixtures provided where the existing ones illuminate the night sky.

Hutchinson Hall

- Consideration should be undertaken to recognize the position of the main courtyard entry of Hutchinson Hall. This space, facing southwest, is oriented to the sun. The design of the new building should allow sun to reach the south and west facades and the entry court of Hutchinson Hall. While the new building mass should relate to the other Business School buildings, it should be placed to minimize blockage of the sun onto the entry courtyard.

Balmer Hall

- Because Balmer Hall was constructed less than 50 years ago and, from an historic preservation perspective, the building appears to have little historical or architectural significance, no mitigation is recommended for the building's removal.

Landscape, Parking and Service Areas

- Both small and mature trees are an essential to the campus. To the extent possible, the landscape design for Phase 1 and Phase 2 considers retention of healthy trees of horticultural and historical value. Where construction requires removal of trees of horticultural value, replacement or transplanting is proposed

Denny Yard

- A review of Denny Yard suggests that walkways and plantings appear to have been upgraded only when an adjacent building was rehabilitated or constructed. Although not required to mitigate impacts associated with the Business School project, it is recommended that a comprehensive assessment of Denny Yard be conducted in the future. The study should include research to establish the historical and horticultural significance of its trees in this area.

General Comments on Compatibility

- Specific exterior finish materials, textures, and colors should be selected for compatibility with nearby buildings and the color palette of University buildings. Brick masonry, terra cotta, concrete, and stone cladding are characteristic of the University campus and its buildings, and are also featured on the older nearby buildings. Use of these materials, in panelized systems, should be considered.
- Juxtaposition of contemporary and historic styles, contrasting materials, and use of design references are approaches that can provide a sympathetic fit between the new building and its context.

4. HISTORIC CONTEXT

Development of the University of Washington's North Campus

The University of Washington was established by the State Legislature in 1861, as the first public university in the state. It was sited on a ten-acre parcel of land in what is now downtown Seattle. By the late 1880s, increasing university enrollment and the expanding city made a new campus desirable. In 1891, the University Land and Building Commissioners hired local architect William E. Boone to develop a comprehensive plan for a new campus at its present site in Interlaken.

In 1895, the campus was moved to its present site. Denny Hall, originally known as the Administration Building, was completed that year. The Observatory was also constructed nearby. A drill hall, gymnasium, dressing rooms, and two dormitories followed within the next four years. Meanwhile, the University Regents sought some type of campus plan to guide the location of future buildings. In 1898, engineering professor A.H. Fuller developed a plan known as the Oval Plan, which included only the northern portion of the university site. Remaining buildings from the 1890s include the two early dormitories, later named Lewis and Clark Halls, in addition to Denny Hall and the Observatory. All four of these are in the north campus area.

In 1903, the Board of Regents hired the Olmsted Brothers, renowned landscape architects, to prepare a design for a general campus plan. However, this 1904 Olmsted plan was never realized, and the campus' present plan descends from the Olmsteds' Beaux-Arts design for the Alaska-Yukon Pacific Exposition of 1899. The AYP grounds reverted back to the University in 1909, providing the central axis of Rainier Vista and an emphasis on landscaping. Along with Denny Hall and the Observatory, Lewis and Clark

Halls remain from the 1890s. After the AYP, most of the University's buildings were constructed in the Central and South campuses.

The Regents Plan of 1915, designed by the unofficial campus architect, Carl F. Gould and the Seattle architecture firm, Bebb and Gould, became the University's guiding planning document. It reaffirmed the Olmsted's AYP grounds while adapting the symmetry and formality in the design for the upper campus. This plan served as the basis for subsequent construction, and set the Collegiate Gothic character for architectural design.

The Regents Plan proposed grouping Liberal Arts programs on the upper campus, administrative and library facilities at its core on the Central Quadrangle, and the Science programs along Rainier Vista and the southern portion of Stevens Way. Major athletic facilities were later to be located along the eastern edge of the campus near Lake Washington.

This plan was consistent with other Beaux-Arts designs for American civic centers, towns and campuses during the period between the 1880s and 1930s, such as those for Chicago, St. Louis, Columbia University, and the University of California at Berkeley. Borrowing principals from grand European city and villa plans of the 16th and 17th centuries, Beaux-Arts plans included axial systems, balance and symmetry, and a hierarchical order reinforced by the use of landscape. Unlike many other campuses, which have compromised their original Beaux-Arts and City Beautiful campus concepts, the plan of the University of Washington has remained essentially intact. Principals of the plan have been used in recent master plans which guide contemporary building on the campus and extensions to the south and west.

Collegiate Gothic Revival was selected by architect Carl Gould as the suitable architectural style for the campus buildings due to its symbolic content, and expanse of glazing. Gothic Revival also offered potential adaptability to the sometimes irregular plans that individual buildings and their academic functions required. Colored brick in warm shades of brown, warm pinkish-gray cast stone, and cream-colored terra cotta were adopted as primary exterior material. Decorative brick patterns and allegorical sculpture embellished many of the campus's Gothic Revival buildings.

The pre-World War II buildings of the Liberal Arts Quadrangle, for example, designed by Bebb and Gould, are of a similar style and materials. Cast stone gargoyles, designed by Gould, illustrated views of women's nurturing roles on Raitt Hall, the earliest Home Economics building (1916 - 1919). Figures referring to themes of philosophy were placed on Savery/Commerce Hall (1916 - 1921), and those referring to education and culture on Miller Hall (1926). Profiles of famous jurists are found on Gowen Hall (1939). All of these sculptural pieces were by artist Alonzo Victor Lewis. Perhaps the most emphatic images on the Quad are those on Smith Hall, an eclectic collection of 28 gargoyles by sculptor Dudley Pratt which represent various continents and contemporary labor activities in the northwest. Pratt's figures for the four corners of the Henry Gallery, by comparison are relatively flat in relief and gesture.

Henry Suzzallo was the University of Washington's fifteenth president with a tenure lasting eleven years (1915 - 1926). Suzzallo worked closely with architect Carl Gould in the physical planning of the campus and its buildings. He envisioned the institution as "the university of a thousand years," with its library as its heart. Bebb and Gould's Regents Plan, adopted during Suzzallo's first year as president, placed the library clearly beside the intersecting axes from the Liberal Arts Quadrangle and Rainier Vista, and the main axis of the Science Quadrangle.

The Liberal Arts Quad, immediately southeast of Denny Hall and Denny Yard, was started in 1916 with the construction of the Home Economics Building (renamed Raitt Hall). Following were Commerce Hall (1917) and Philosophy Hall (1920, currently jointly known as Savery Hall), Education Hall (1922, presently Miller Hall), Condon Hall (1932, renamed Gowen Hall), and Smith Hall (1939). The first

wing of the new library was constructed south of the Liberal Arts Quad. The original library design by Bebb and Gould envisioned a north wing, identical to the constructed south wing, and a tall center tower. Suzzallo Library, constructed in two phases (1922 - 1926 and 1933 - 1934), was never completed as originally designed. Nevertheless it remains the visual and symbolic center of the University. The library is cited by many as the University's finest Gothic Revival building, and its exterior contains the most extensive sculpture program of any campus buildings.

In 1934, the Regents requested a reexamination and update of the 1915 plan by the university's supervising architects, Bebb and Gould. The 1935 Plan essentially reaffirmed the 1915 Plan, while recommending some changes such as the location of a student union building east of the library, the siting of a health sciences complex south of Northeast Pacific Street, and location of student housing along the northeasterly campus ridge rather than use of northwest campus for men's dormitories.

Following World War II, major changes included an influx of students attending on the GI Bill and establishment of the medical school in 1946. The University's basic plan was again updated, resulting in the 1948 Plan. In addition to supporting the 1935 Plan, the new plan recommended increasing density and acquiring new land at the Northlake area.

The Administration Building, constructed on the southern edge of the Central Quadrangle in 1949, was the last of the Gothic Revival buildings on the campus. The building was constructed of cast stone rather than the less expensive brick or terra-cotta. Similar to Suzzallo Library, it is embellished with allegorical sculptural figures.

Other building on the campus, which were constructed after World War II, were designed in a variety of Modern styles that emphasized new materials and expressive structural qualities. Prominent among these is the Faculty Center (1958-60). In the 1950s, a University Architectural Commission was established and a University architect appointed. Collegiate Gothic was replaced by modern architecture as the preferred style for new buildings. North campus grew with the addition of Mackenzie Hall (1960), Balmer Hall (1962), and an addition to Suzzallo Library (1962). Concurrently, the 1962 General Development Plan was prepared by the University architect, with input from consultants including alumnus Paul Thiry. Since 1965, no new buildings have been constructed in North campus.

Old Meany Hall was damaged during an earthquake in 1965, and was subsequently condemned and demolished. Its demolition provided the impetus for re-planning the as yet incomplete Central Quadrangle. Known as "Red Square," this space covers a four-level underground parking garage housing over 1,000 vehicles. In addition to Suzzallo Library, Administration Building, and Meany Hall, the central quad is framed by the Odegaard Undergraduate Library (UGL, 1972) and Kane Hall (1971). These two concrete and brick buildings were designed in a Brutalist style which recalls buildings on other campuses of the early 1970s. UGL's scale and orientation on the central quadrangle lessened the physical relationship of the Square to the Henry Gallery to the west.

The new Meany Hall, provided a main entry facing north toward the central quad and Henry Gallery. The 1974 era hall, which includes the University's performance theater, is located south of the UGL and southwest of the Henry Art Gallery. Conceived and constructed as a concrete structure with masonry veneer walls similar to those of the UGL and Kane Hall, the building developed severe water penetration problems in the last decade and underwent radical reconstruction of its elevations in 1994.

Changes with building additions have been made in the central and southern parts of the campus. Development in the north campus was limited up until the early 1990s. In 1992, the Penthouse Theater was moved to a location east of the Observatory to make room for a new Physics/Astronomy Building in

the Science Quad on the lower campus. Other newer and larger additions to the North Campus include the Bank of America Executive Education Center (BEEC), and the recently completed Law School.

The Campus Planners and Building Architects

Bebb and Gould

The firm of Bebb and Gold served as the University architect for several decades in the early 20th century. Born to a wealthy New York family in 1873, Carl Frelinghuysen Gould (1873 - 1939) was born to a wealthy New York family and graduated from Harvard University in 1898 before traveling to France to spend five years at the famed Ecole des Beaux-Arts in Paris. At the Ecole, he followed in the footsteps of other young aspiring American architects in the latter half of the nineteenth century -- H. H. Richardson, Charles McKim, Bernard Maybeck, Louis Sullivan and Julia Morgan.

Gould moved to Seattle at the age of 34 in late 1908. In the prior five years he had worked in the New York offices of McKim, Mean and White and G. B. Post, and the Chicago firm of D. H. Burnham and Company for whom he traveled to San Francisco in 1905 to assist in the city's plan, and in 1906 he joined a brief partnership with Beaux-arts-trained Walter Blair and J. E. R. Carpenter.

When Gould arrived in Seattle it was a growing provincial city of nearly 240,000. Seattle had experienced a boom in the proceeding decade, and its citizens were in an expansion moment in their history when the state sponsored the AYP on the future grounds of the UW campus in 1909. Gould immediately entered the cultural and professional life of the leaders in the city. He began working in the architectural firm of Everett and Baker, and then moved to the office of Daniel Huntington where he worked as a draftsman. Later Gould and Huntington worked as associates.

During the teens Gould's practice revolved around grand residences including those for local patrons in Seattle, the Highlands and on Bainbridge Island. He associated with Frederick Elwell in 1912 - 1914, and joined Charles Bebb in a partnership in mid-1914.

Charles Herbert Bebb (1856 - 1942) came to work in Seattle in the early 1890s, as the architect on a project by the Chicago firm, Adler and Sullivan. Bebb's early Seattle practice included a partnership with Louis L Mendel, 1901 - 1914, prior to the more lasting one he established with Carl Gould. Bebb and Gould's first notable works were the cast concrete buildings at the US Government's Chittenden Locks (1914 - 1916), the Highlands residence for William Boeing, and the Seattle Times Building (1913 - 1915). The University's Plan of 1915 was also done during this period.

Bebb and Gould's initial work varied considerably. Gould continued to focus on residential projects for wealthy northwest families whose fortunes had arisen through mining, logging, real estate or transportation. Bebb's efforts continued to profit the partnership as well during through his connections to banking and commercial concerns.

Carl Gould taught at the University of Washington, leading a class in residential design for the Home Economics Department in 1913-1914. In 1914 he founded the present College of Architecture and Urban Planning at the University of Washington. During his tenure as head of the Department of Architecture (1915 - 1926) he also served as the unofficial campus architect. The firm, Bebb and Gould, was responsible for the Regents Plan of 1915 which guided the University development through World War II. Beaux-Arts training gave him skills to resolve a building's program and integrate its plan, and use symbolism and historical references.

In addition to his service as the Architecture Department's chair, Gould was the president of the Seattle Fine Arts Society and its successor, the Art Institute of Seattle (the predecessor of the Seattle Art Museum). He was the president of the AIA Washington State Chapter, was active in the Seattle Chamber of Commerce and the city's first planning commission. He also organized the Poche Club in 1928, a successor to the Seattle Architectural Club. Gould was active in many civic and social clubs, and garnered many commissions through his contacts with other club members.

During the decade which followed the University of Washington's Regents Plan, Carl Gould had the full support of the University's dynamic new president, Henry Suzzallo. The two men shared a vision of the university campus and a shared goal of improving its buildings. Suzzallo commissioned the first new building to be constructed under the Regents Plan, the Gothic Revival Raitt Hall (1915). In the following 25 years Carl Gould would design over two dozen additional buildings on the campus.

In 1925 Bebb and Gould proposed a revision to their earlier Regents Plan of 1915, which included a formal boulevard that extended from the University to the west to serve as a principal entry to the campus from the city. Campus Parkway, the formal axis envisioned in the Regents Plan to the west was constructed finally in the 1940s. It extended the University campus into its surrounding city neighborhood in a monumental and somewhat strident manner. Construction in the 1970s, of an underground parking garage, below the Central Quadrangle, provided a primary vehicle entry south of Denny Hall, and reduced vehicular traffic along the campus ring road, which includes Stevens Way in the north campus area.

Gould's thirteen-year tenure as the University's unofficial architect came to an end soon after the election of Governor Roland Hartley in 1924. Over claims of budget problems Hartley replaced many of the University's regents in 1926, and the new regents in turn dismissed Gould's patron, President Suzzallo. Hartley criticized the arrangement under which Bebb and Gould had served as the University's architect while Carl Gould chaired the Department of Architecture, citing a conflict of interest. Gould resigned from the Department in October 1926. After that the Regents dismissed Bebb and Gould from their professional position with the University as well.

After Bebb and Gould lost the monopoly on campus work, buildings on the campus were designed primarily by non-faculty members. Physics Hall, the first building on the Science Quad, was the first academic building designed by the newly-appointed campus architect, John Graham. Bebb and Gould remained involved as the supervising architect in the University's Penthouse Theater in 1938 - 1940.

Carl F. Gould designed a number of other historically and architecturally significant campuses in addition to those at the UW. These include the Washington State Normal School (1924, WWU, Bellingham), Lakeside School (1930, Seattle), and St. Nicholas School/Cornish Institute (1925, Seattle), and the Fisher Studio Building (1913 - 1915), Puget Sound News Company (1915), Times Square Building, (1913 - 1915) Pacific Telephone and Telegraph Building (1922 - 1926) in Seattle. His practice was limited in the 1930s because of the Depression, although his most noteworthy design may have been during this period, the Seattle Art Museum (1931 - 1933). However, Carl Gould's greatest contribution to northwest architecture remains his work as the founder of the University of Washington's Architecture Department, and the plan and buildings for the campus.

Charles W. Saunders

Charles W. Saunders (1858 - 1935) is cited in many publications for his architectural contributions to Seattle beginning in 1889 up through the 1920s. Saunders was born in Cambridge Massachusetts and moved to California where he had a brief practice with his wife, Mary Channing Saunders, for several

years. He arrived in Seattle in 1889 shortly after the city's Great Fire and opened a sole practice and quickly found work. In September of that year he established a partnership with Edwin W. Houghton, an English architect who had also recently arrived in Seattle. Buildings during this early period (have mostly demolished) include the Rainier Hotel, Bailey Building, Fire Department Headquarters and Engine House No. 2 in downtown, Mercer School at the south foot of Queen Anne Hill, and the Maud Building and Olympic Block in Pioneer Square (all from ca. 1889 – 1890). Saunders and Houghton were responsible for a duplex on First Hill, designed in 1890.

By the middle of 1892 Saunders had reestablished his sole practice, and later that year he designed the Seattle Theater and Rainier Club. Many of these early projects reflect the robust architecture of the era, with Victorian and Richardsonian Romanesque styles. He was also capable of a wide range of other styles, as evidenced in the Chateausque design for Denny Hall, and buildings in the Shingle and Romanesque, Colonial and Tudor Revival styles. Saunders' buildings ranged from the residential and commercial to institutional, but he also designed warehouses, mills and other utilitarian structures.

In 1894-1895 Saunders was commissioned by the University Regents for design of the Administration Building (Denny Hall), followed by the Observatory and the University's first gymnasium (later destroyed). Late in the 1890s Saunders was joined by a former draftsman, George W. Lawton in a partnership that lasted until ca. 1915. The firm designed the Bon Marché department store in 1900 (demolished), the Lumber Exchange Building (1902), Seattle Buddhist Church (1906 – 1908) and the Forestry Building at the AYP in 1908. Saunders and Lawton is cited in local newspapers for nearly two dozen other projects dating from 1903 through 1908, including the Beacon Hill School in 1903, a downtown firehouse in 1905, and the Schwabacher Building in 1905. The firm was a finalist in the design competition for the Armory in 1904. After 1915 Saunders practiced for a period with architect Herman A. Moldenhour; that firm is cited for an additional 16 projects, with construction dates from 1916 up through 1928 – primarily apartment and commercial buildings including the Advent Christian Church on Capitol Hill in 1923 and the Liggett Building in 1926.

In addition to his professional work Saunders had an impact on Seattle's civic development through his work on the Seattle Parks Board. He served as the Board chair in 1903 – 1905 and was instrumental during this period in bringing the Olmsted Brothers to Seattle and forwarding their 1903 plan for parks and boulevards. Saunders became known for his environmental conservation efforts, and served as a State Legislator from 1923 to 1932. He was also a founding member of the Washington Chapter of the AIA in 1894. Saunders retired in 1929 and died at the age of 77 in 1935. (Jeffrey Ochsner, "Charles W. Saunders" in Ochsner, p. 34 – 39) and newspaper clipping at the Department of Neighborhoods Preservation Division office.)

Paul Hayden Kirk

Paul Hayden Kirk (1912 -1995) moved with his family to Seattle at the age of in 1922, and graduated from the UW with an architectural degree in 1937. Initially he worked under various Seattle architects, including Floyd Naramore, A. M. Young, B. Dudley Stuart, and Henry Bittman, before opening his own practice in 1939. Kirk's early career was dominated by residential design, including several speculative projects. During World War II, Kirk joined with other architects to take advantage of war contracts, partnering with former employer Stuart, and Robert Durham. For five years after the war, Kirk practiced with architect James J. Chiarelli. Chiarelli & Kirk's notable projects include the Crown Hill Medical-Dental Clinic (1947), and Lakewood Community Church (1949), and an apartment building on Lakeview Boulevard East (1949).

From 1950 to 1957 Kirk again worked as a sole practitioner, creating residential designs that utilized features of the International Style in their flat roofs, bands of windows, and simple cubic shapes. In the

mid to late-1950s, Kirk's projects displayed an increasing tendency toward complex structural detailing, often using wood. This is visible in his design for both the Group Health Cooperative Northgate Clinic (1957 - 1958), and the University Unitarian Church (1955 - 1959).

Kirk's residential work during this period gained national attention. In 1957 his projects were selected by a jury for *House and Garden* magazine to receive four of five national design awards. Kirk's practice evolved, and by 1957 it was known as Paul Hayden Kirk & Associates. Structural complexity and attention to detail became signature elements of Kirk's work. In 1960, Donald S. Wallace and David A. McKinley became partners, and the firm became Kirk, Wallace, McKinley AIA and Associates. The design of the Magnolia Library (1964) emerged as a Northwest interpretation of the International style, with its intricate detailing of wood framing enforcing the legibility of the structure.

Kirk's interest in using indigenous wood materials and natural light, along with a strong gesture toward landscape was also revealed in the building. In addition to the Magnolia Library, projects from this era included the Exhibition Hall, Resident Theater (Intiman Theater) and the parking garage on the Seattle Center grounds (1959 - 1962), the Japanese Presbyterian Church (1962 - 1963), the French Administration Building at Washington State University (1965 - 1967), and Edmond S. Meany Hall at the University of Washington (1966 - 1974).

Kirk's designs for two high-rise dormitories at the University of Washington (1963 and 1965, respectively), however, sparked controversy for its Brutalist use of exposed cast concrete. It was also around this period that he designed Balmer Hall, as Paul Hyden Kirk & Associates, with Decker and Christensen. Decker & Christensen were known for their Modern era Seattle practice. Their projects prior to Balmer Hall included the former Seattle downtown public library (1954 -2000).

Kirk was active in civic affairs in Seattle. Throughout his career he was a frequent juror of professional design competitions. He was appointed to the city's Housing Board, and served as president of the Seattle Art Museum's Contemporary Art Council and the AIA's Washington Chapter, and as a trustee on the Boards of the Arboretum Foundation and the Bloedel Reserve. With architect John Morse he authored a plan to purchase and rehabilitate buildings in the Pike Place Market as a city facility in 1969, a step that led to the Market's eventual preservation. In 1979 Paul Hayden Kirk retired from practice and transferred his firm to partner David McKinley as the McKinley Architects.

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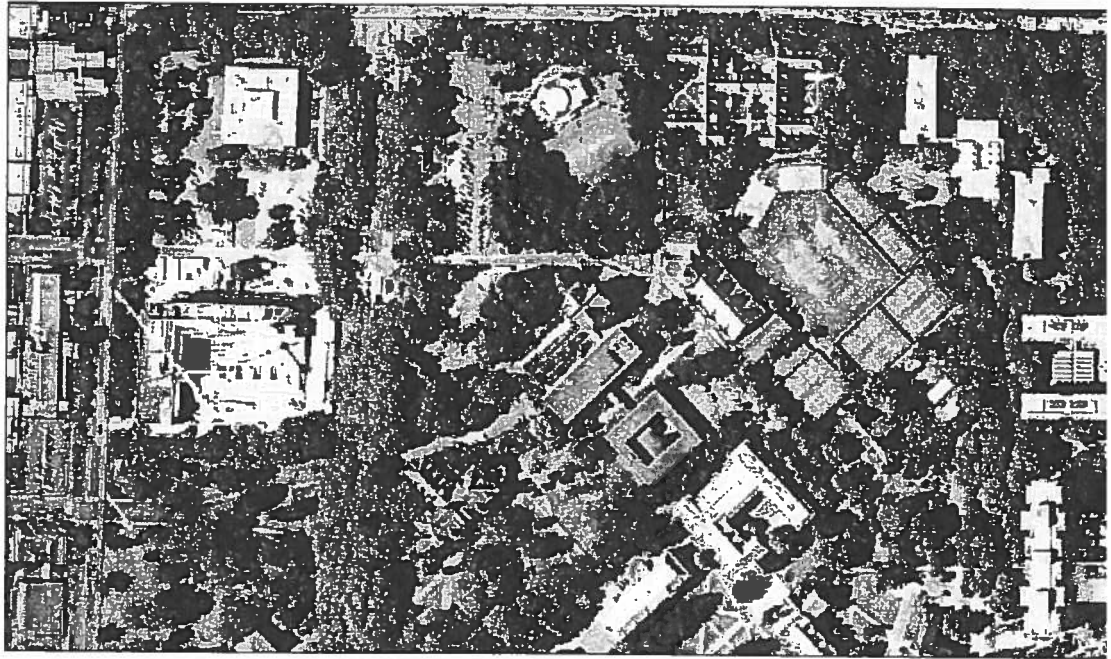
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University of Washington Library Digital Photo Collections, <http://content.lib.washington.edu>

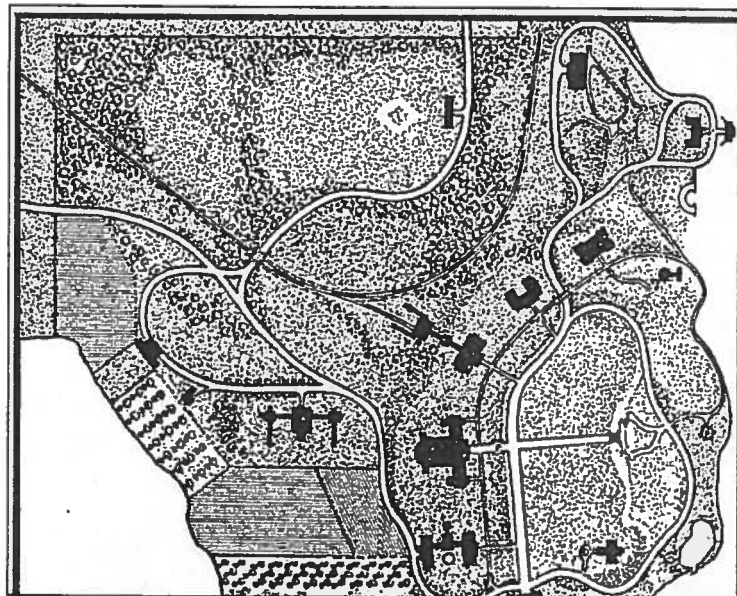
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6. PHOTOGRAPHS & IMAGES

Note: Images in this report have been selected from cited source repositories. Many of these are copyrighted and are used with strict permission for this document. Copyright holders may not permit reproduction or reuse for any other purpose. Contemporary photos are by BOLA and date from February - March 2007 unless otherwise noted.

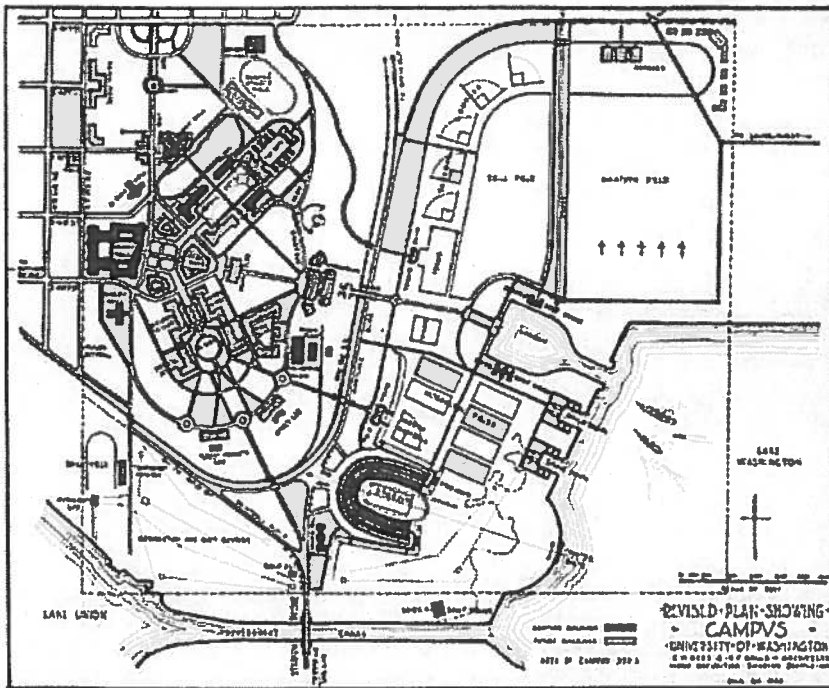


Above, excerpt from an aerial photo view from 2005. (City of Seattle, DPD Map Center) Below, the 1891 Boone Plan of what is currently the northwest section of the campus. Created before construction of campus buildings, it showed the organization of structures along a curvilinear road. The administration building was the largest surrounded by smaller academic, service and dormitory buildings. (University of Washington Libraries, Special Collections, negative no. UW15723.)

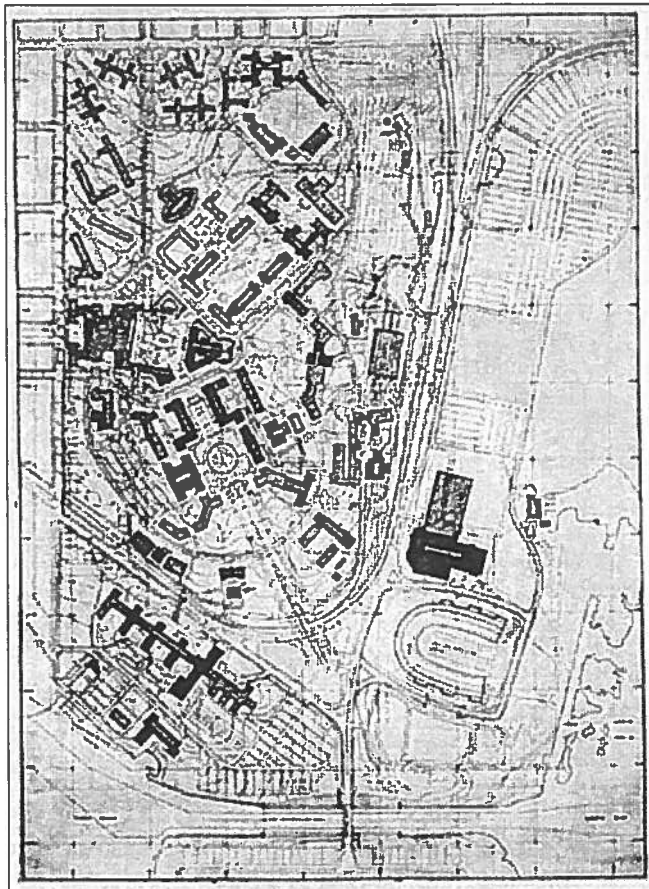


Left, the 1898 Oval (or Fuller) Plan. (University of Washington Libraries, Special Collections.)

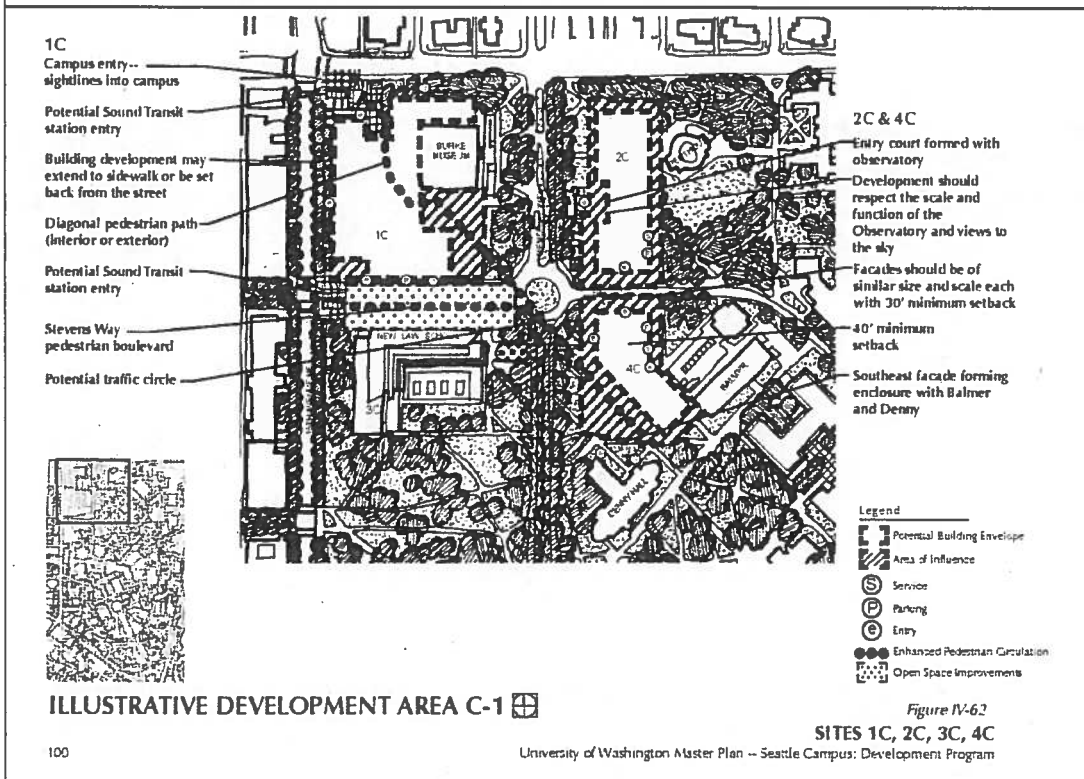
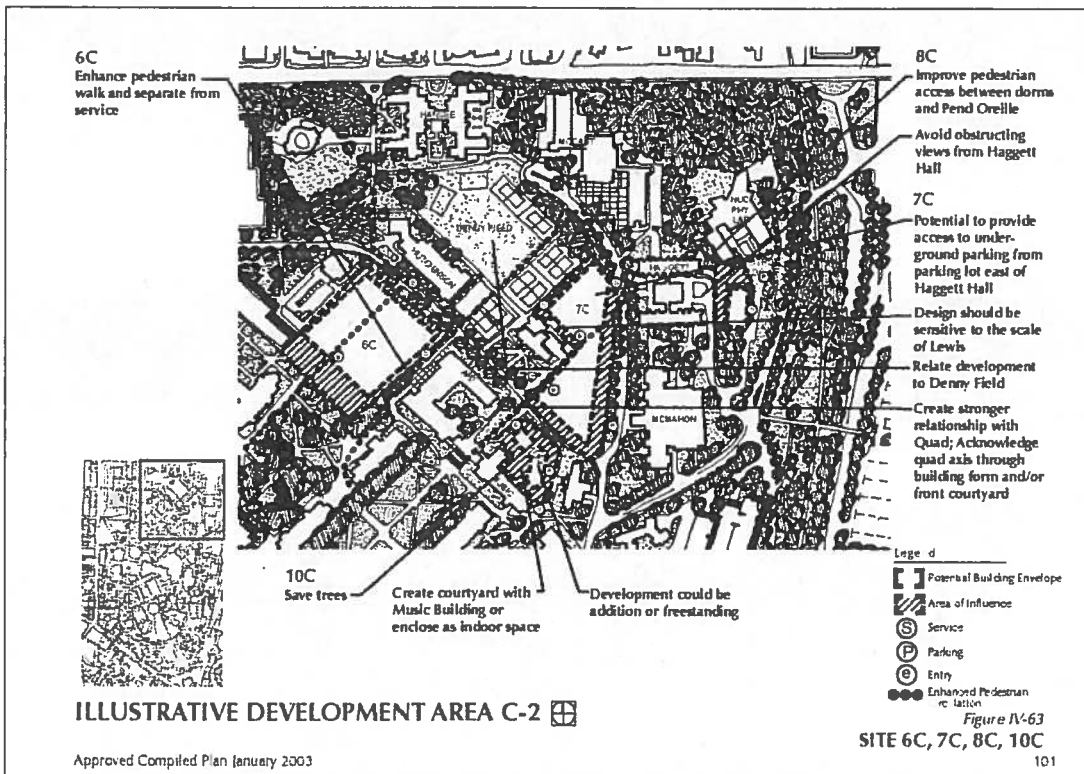
This and the following maps and campus plans depict campus plans over time, with subject buildings and features indicated as follows: Denny Hall - red; Denny Yard - green; Observatory - blue; Hutchinson Hall - yellow; Balmer Hall with the adjacent Bank of America Executive Education Center (BEEC) - brown; and nearby MacKenzie Hall - purple.

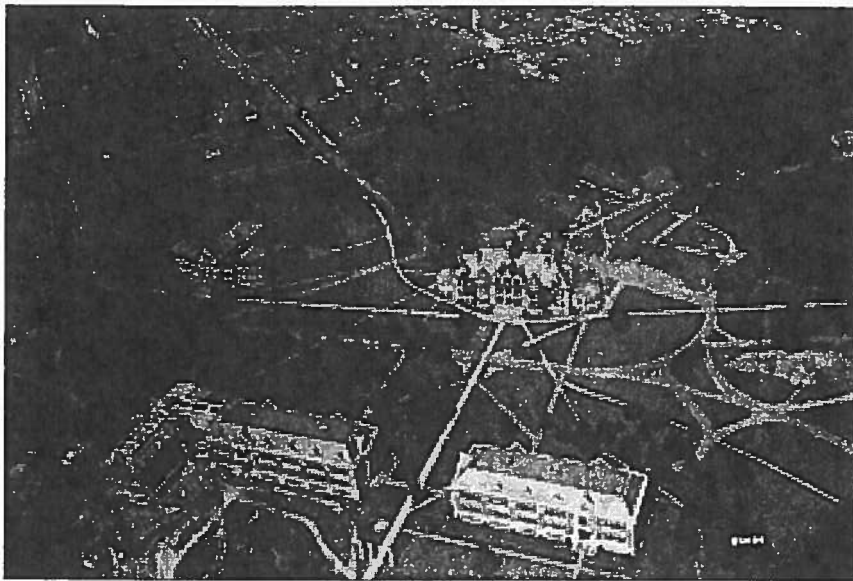


The 1920 Revised Plan, also by Bebb and Gould. (University of Washington Libraries, Special Collections, negative no. UW13947.)



Left, the 1949 Campus Plan. (University of Washington Libraries, Special Collections, order no. CFT0126.)



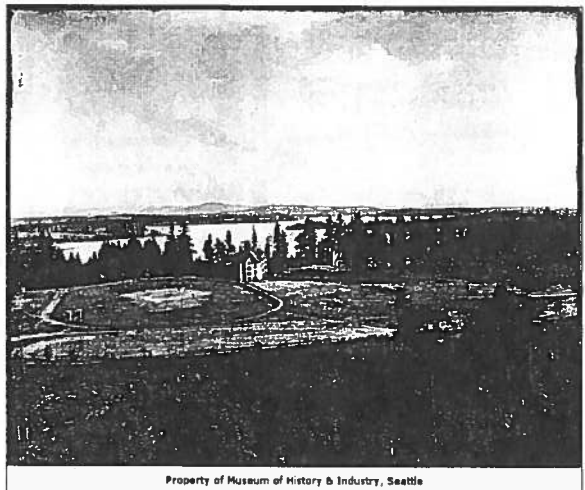


Above, an aerial view looking northwest at Denny Hall, in the center of the photo. To the far right of it the site of Hutchinson Hall remains open. The two gable roofed structures to the northwest of Denny appear to be temporary buildings, perhaps constructed during World War II. The two buildings near the bottom of the photo are Savery and Raitt Halls, which form the west edge of the Liberal Arts Quad. (University of Washington Special Collections)

Below left: The ceremony for laying the Denny Hall cornerstone, 1895. (University of Washington Libraries Special Collections, neg. no. Warner153x.) Below right: A view across Denny Field, ca. 1905. (MOHAI, 1983.10.6985.2.)



Property of MSCUA, University of Washington Libraries. Photo Cell 273



Property of Museum of History & Industry, Seattle



Upper left: A view of students walking across Denny Yard, 1915. (MOHAI, 1983.10.9987.)

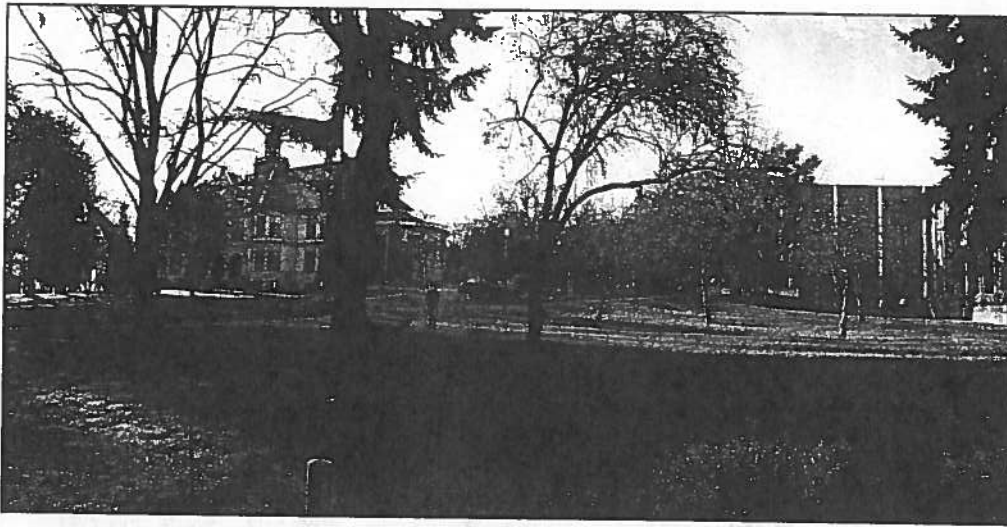
Upper right: An undated view looking south on Memorial Way. (Seattle Municipal Archives, item no. 38136.)



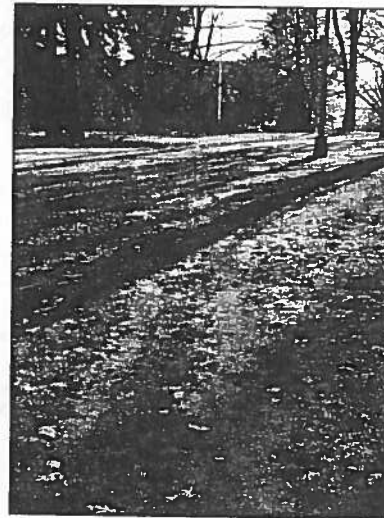
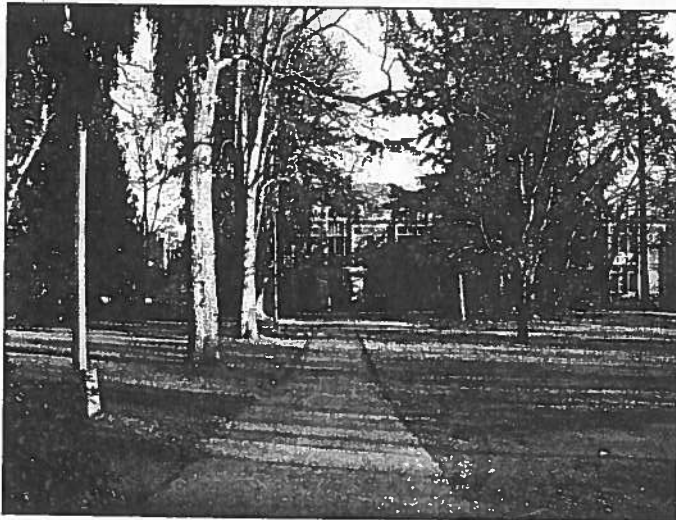
Middle left: View before paving, Denny Hall is visible in the left background, 1926. (Seattle Municipal Archives, item no. 38140.)



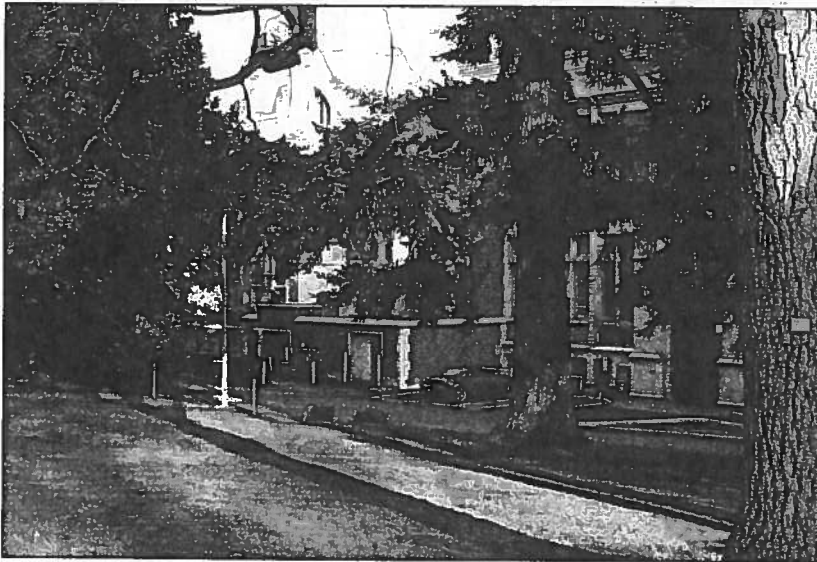
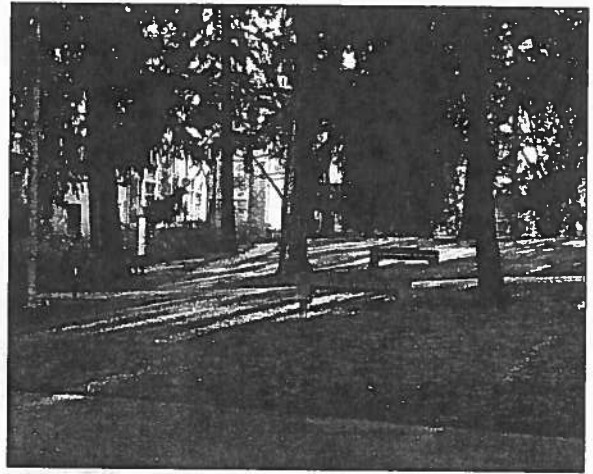
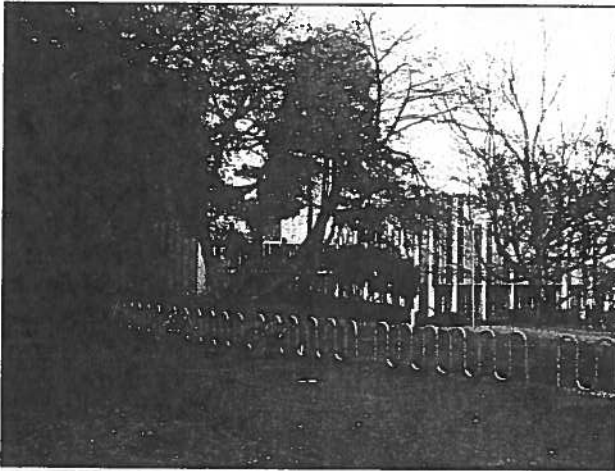
Lower left: A view of the north campus in 1926 with Parrington Hall, and Denny Hall, which is visible in the background. The campus grounds were landscaped with trees and paths. (Seattle Municipal Archives, item no. 38135.)



Left, a contemporary composite photo looking northwest at Denny Yard and open space between Denny Hall and MacKenzie Hall. Balmer Hall is visible in the upper right. Throughout the area there are historic trees, including the small scale flowering fruit trees to the right in the photo.

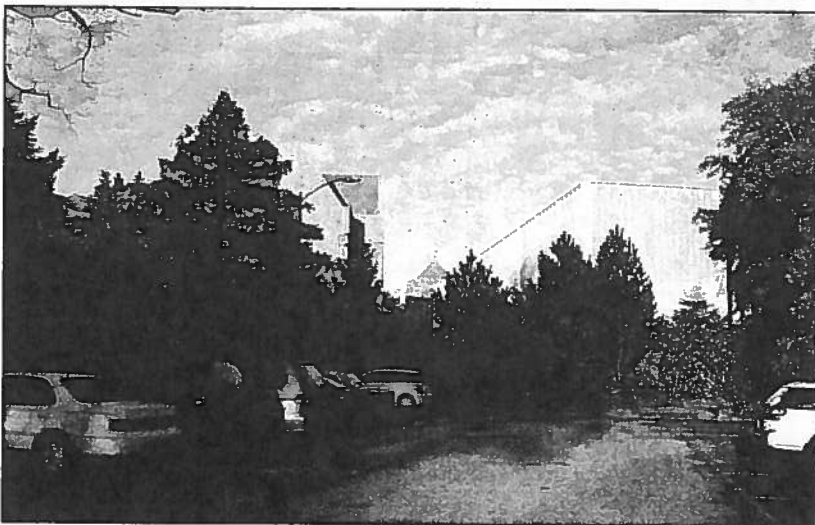


Above and left, existing pedestrian and service paths at the Denny Yard vary in material, width, and function, and seem eccentric and somewhat incoherent in their relationship to existing and historic landscape features. Paths are located near trees, along edges of aligned trees, and in one case surround a tree.



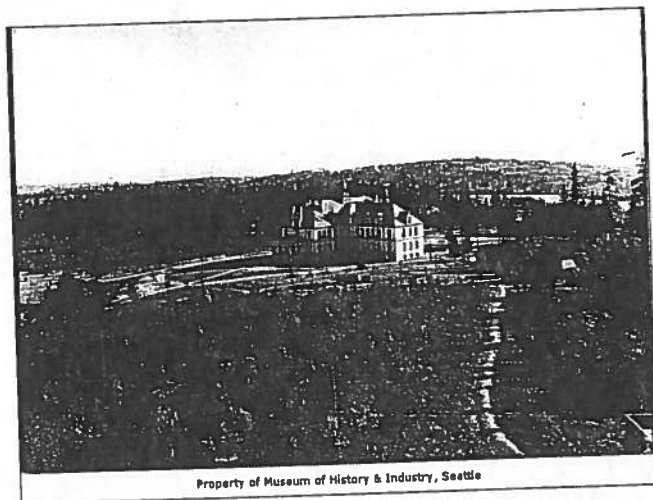
Above, site furniture at Denny Yard appears to be somewhat functional, but additive rather than integral to the landscape. Above, historical style, cast concrete benches are set below trees where there is little a sense of enclosure or relationship to one another.

Left, a small service and parking lot at the bottom of the Denny Yard along the west side of Raitt Hall.



Below left, the parking and service lot N3 on the back (north) of Denny Hall. Service access and parking lots are problematic in relation to formal building entries and pedestrian routes on campus. The N3 lot is screened with landscaping.

DENNY HALL

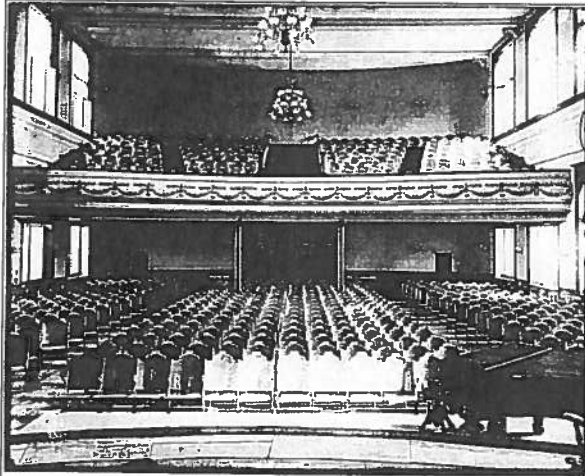


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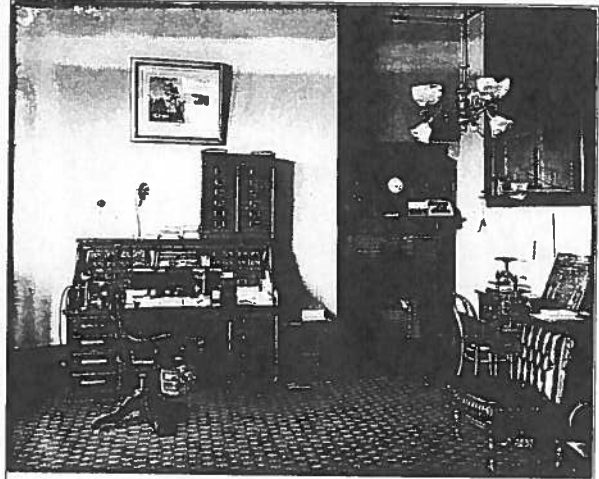


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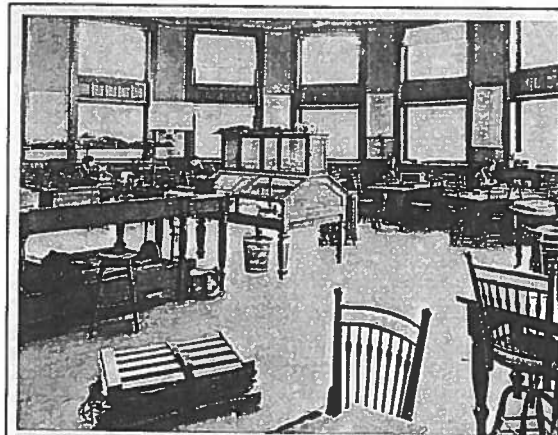
Views of Denny Hall, showing it shortly after completion, above, upon its completion in 1896 (Museum of History and Industry, left, and University of Washington Special Collections, right) Below, the front facade in 1901 with formal planting beds near the building's primary entry. (University of Washington Libraries Special Collections, neg. no. UW19757z.)



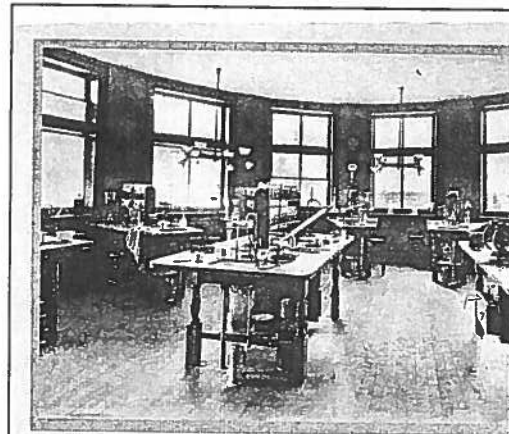
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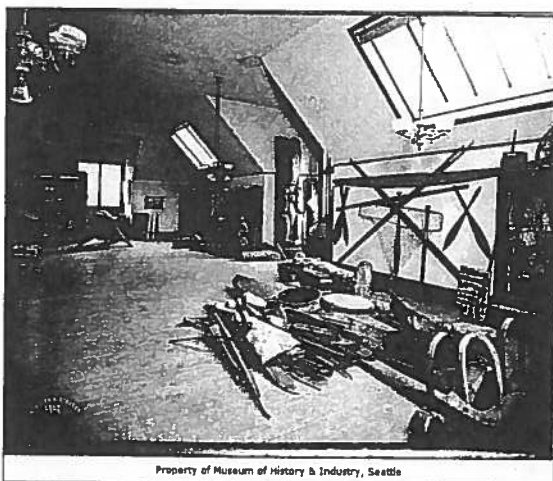
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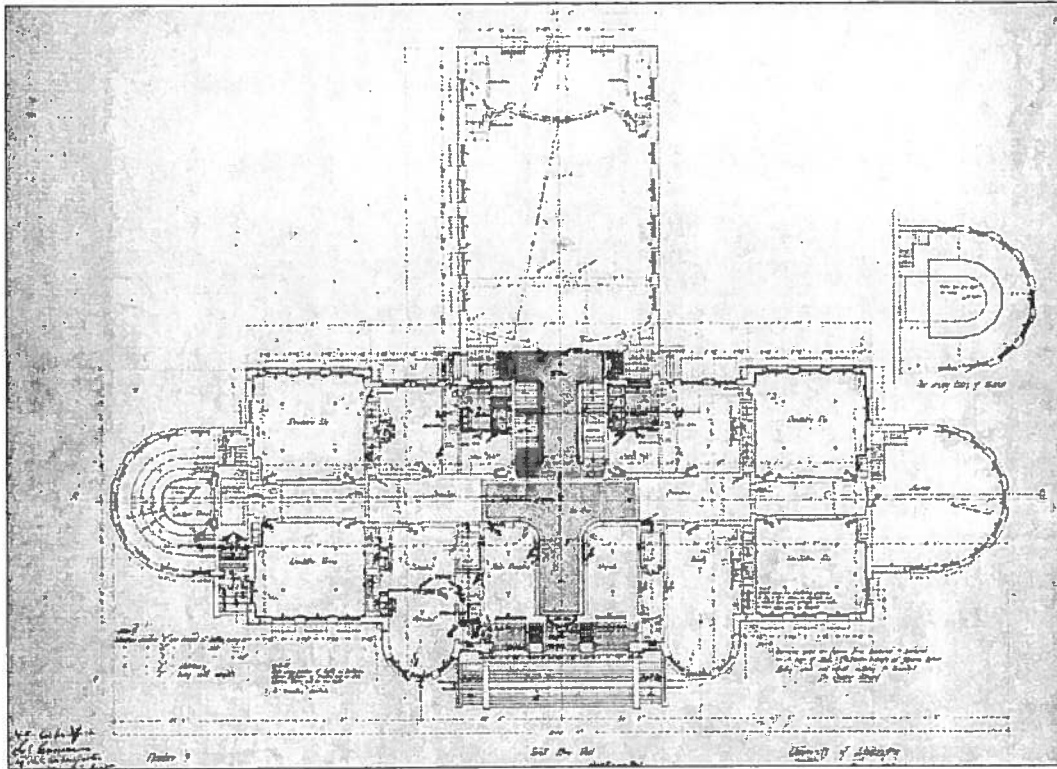


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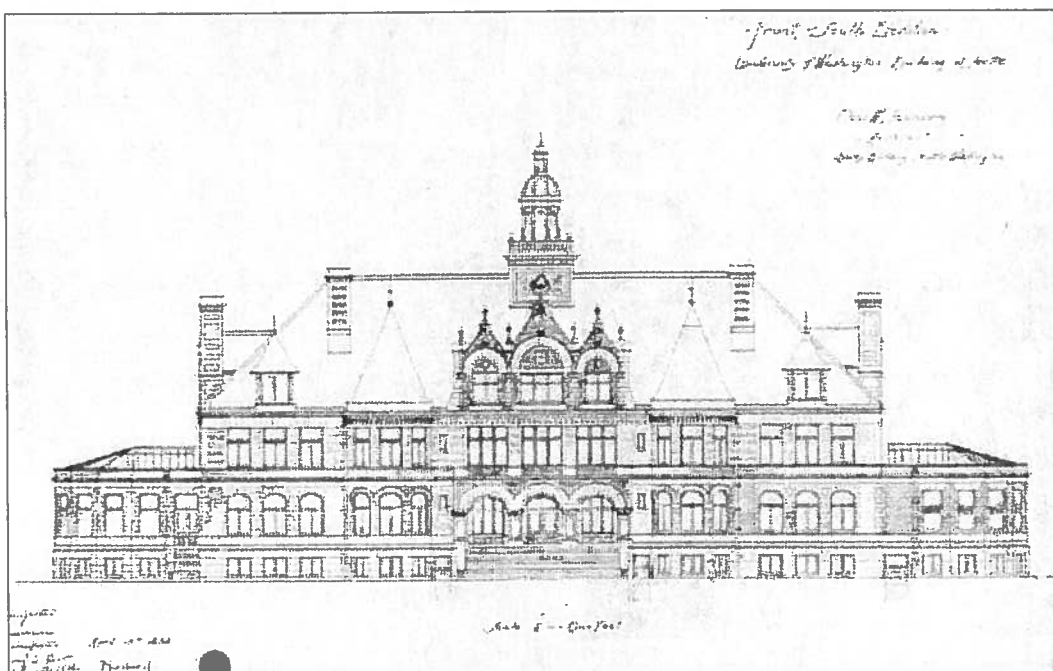
Interior views of Denny Hall in 1905.
Above left: The auditorium. (MOHAI, 1983.10.7000.)
Above right: The President's office. (MOHAI, 1983.10.6998.)

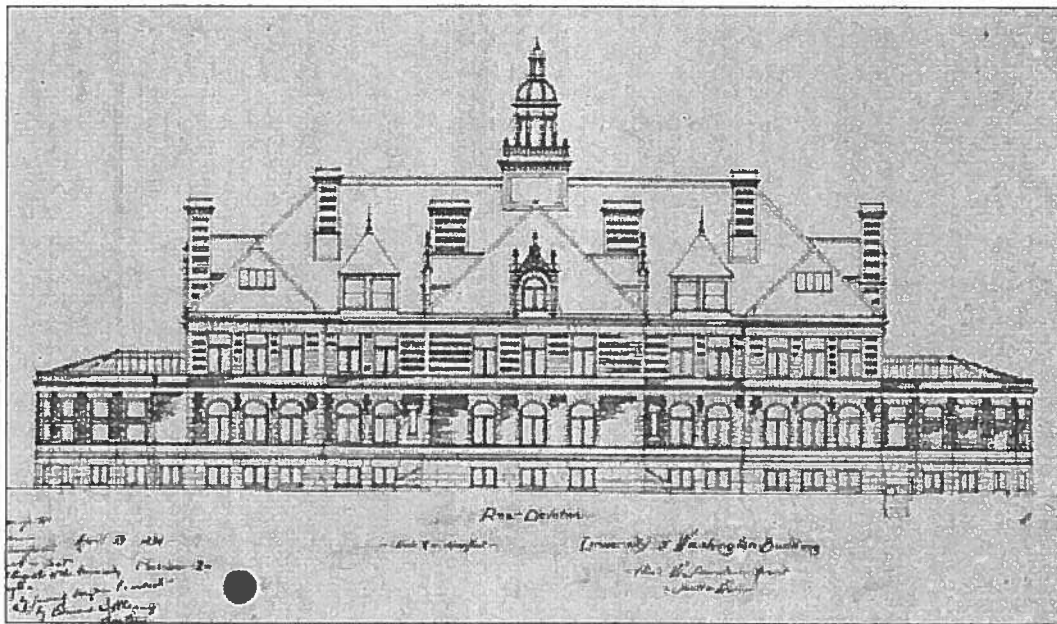
Middle left, view from 1896: The biology lab, left, in one of the half-cylindrical end spaces, and the chemistry lab in the south wing. (University of Washington Special Collections, order no. UWC606 and UW C912.)

Below left: Professor Edmond Meany's museum in 1905. (MOHAI, 1983.10.7072.)

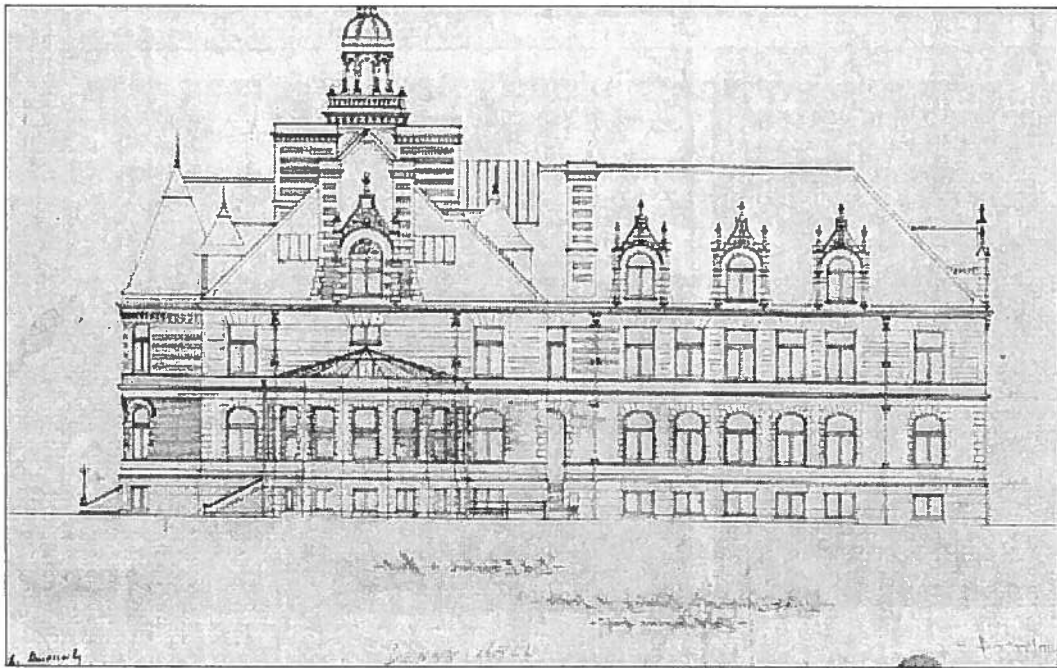


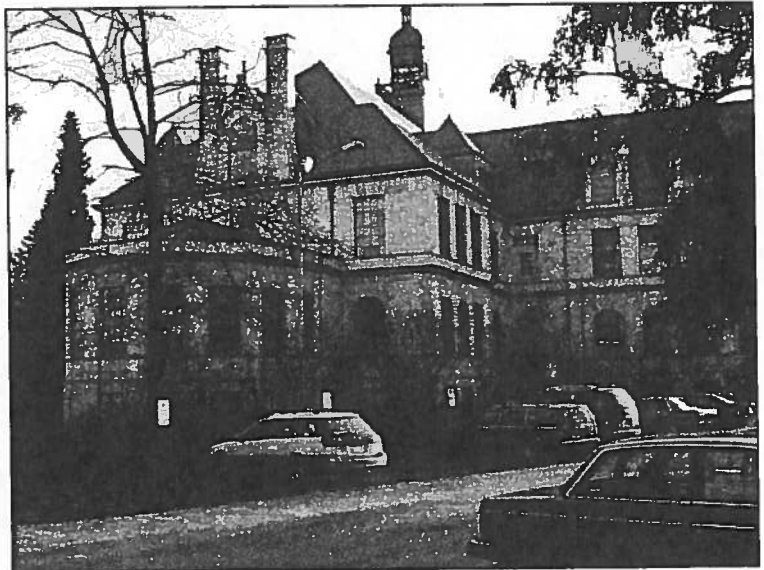
Above, the original design drawings of Denny Hall, First Floor. Below, the primary east facade, which faces onto the current Denny Yard. (UW Capital Projects and Facilities Office, for all original drawings)





Above, the original west facade. Below, the original north facade. (The east facade was similar.)

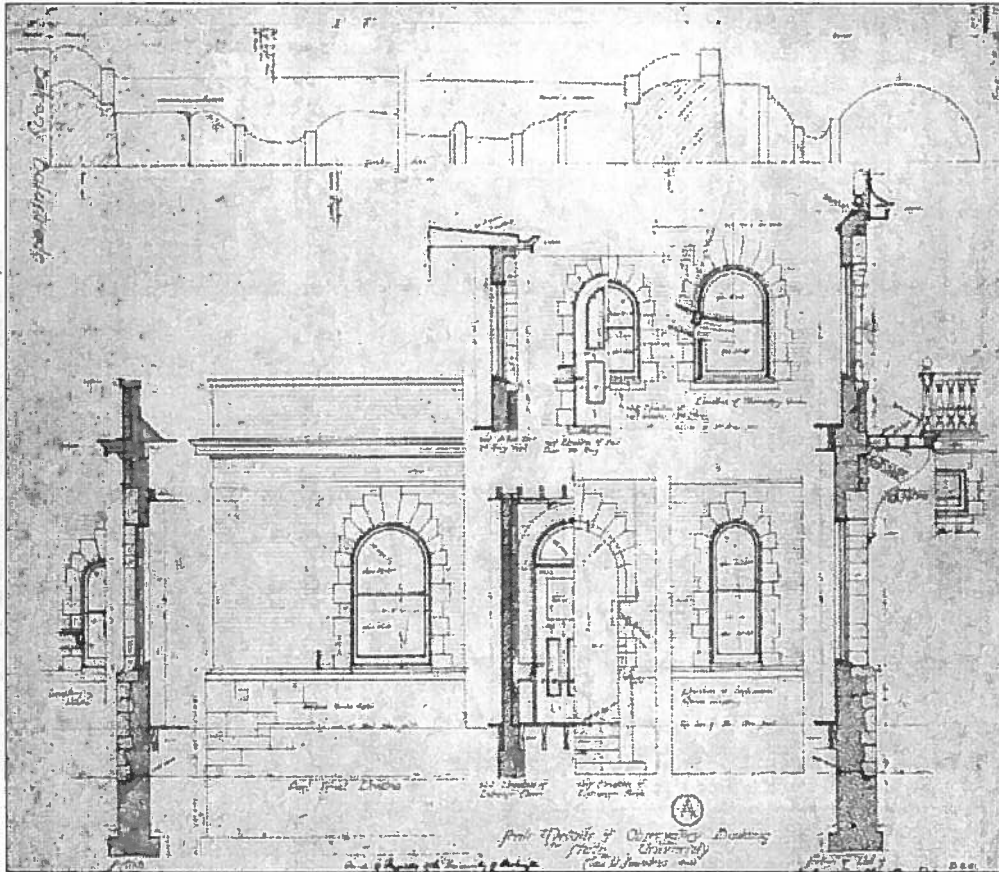




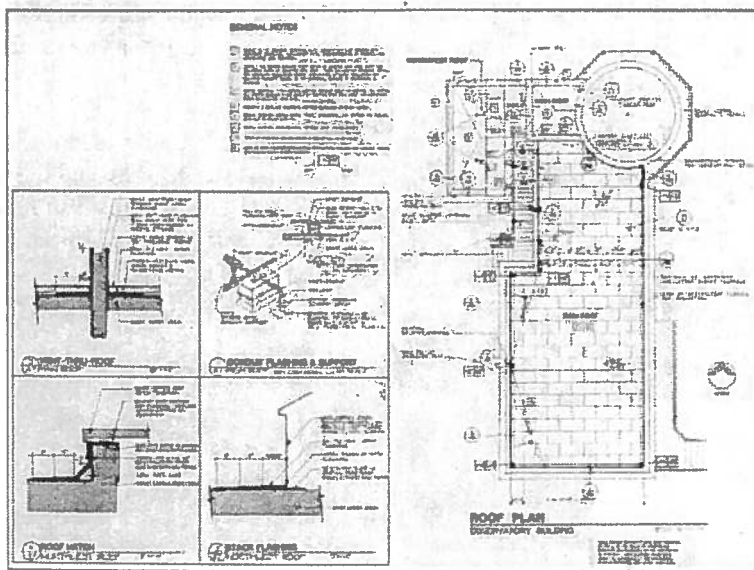
Contemporary views of Denny Hall. Above, the primary facade, which faces onto Denny Yard. Below left, a detail view. Below right, a view looking southeast at the north facade and Parking Lot N3 behind (north) the building.

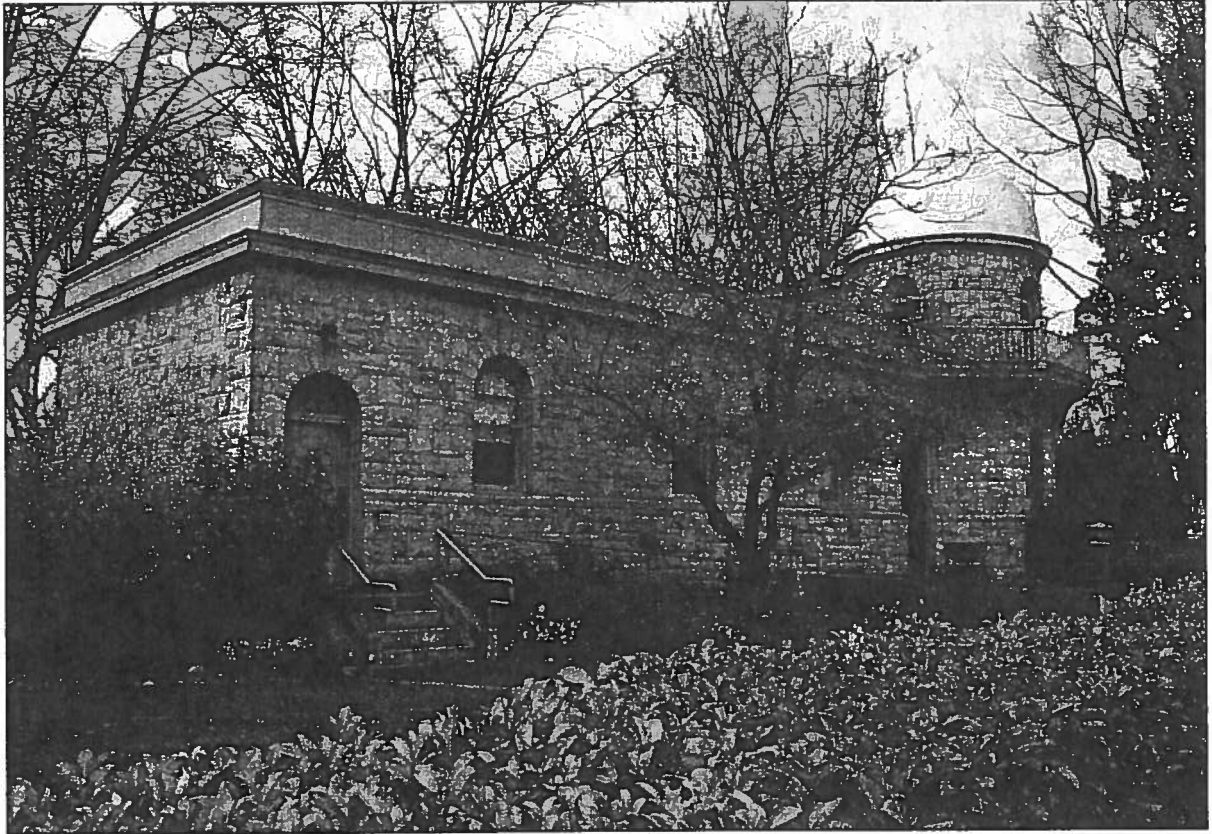
Denny Hall is located some distance from the proposed project site, in an object-like setting. The building's historical and architectural significance is well recognized. The new Business School is unlikely to impact it directly. New pedestrian links and service routes near Denny Hall should be carefully considered.

THE OBSERVATORY



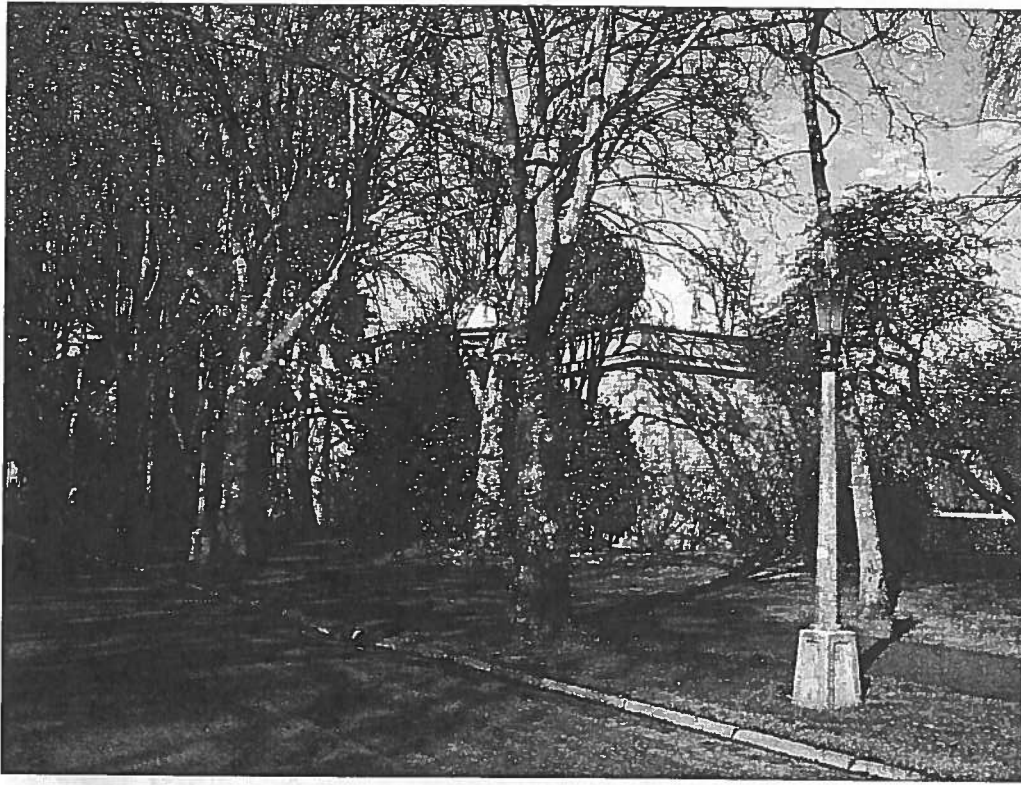
Above, a detail drawing of the Observatory. Below, a roof plan and details from a recent remodel. (University of Washington)





The University Observatory is well recognized for its historic and architectural significance, and the opportunity it provides the public to view the night sky. Above, a view looking northwest at the south and east facades and primary entries. Left, a detail view of the dome.

The building is readily identifiable by its sandstone exterior walls, and the wood brackets and balcony that surround the truncated and cylindrical tower.



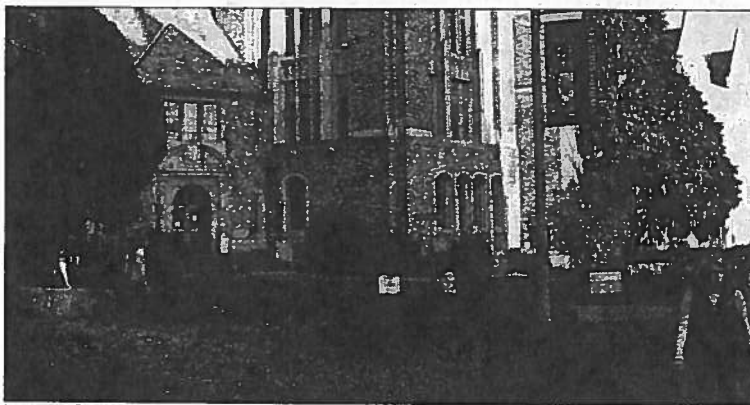
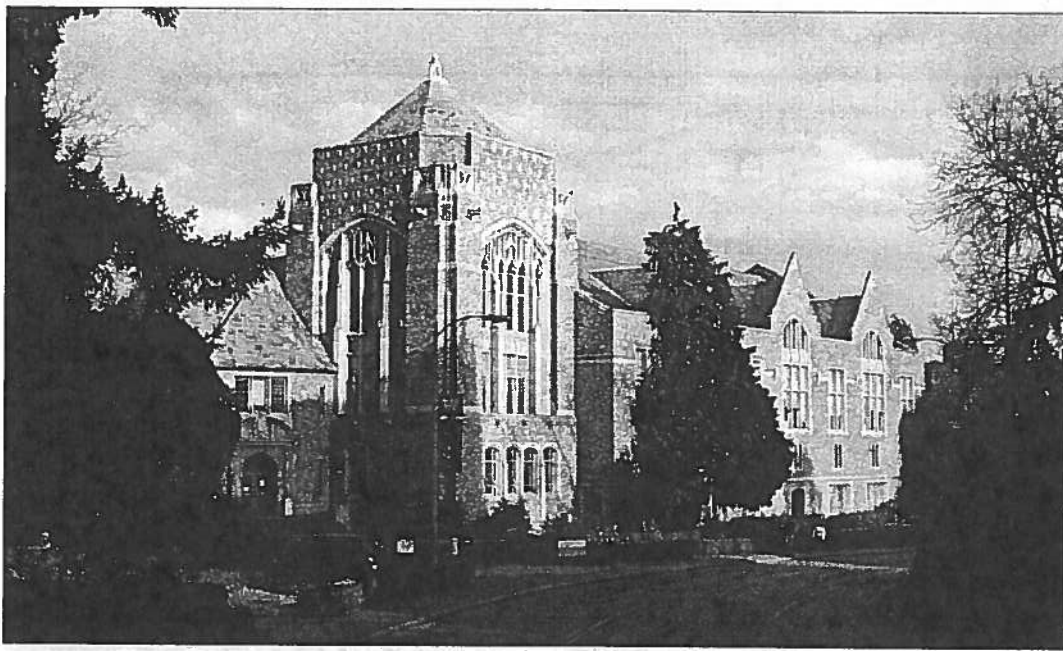
Above, a view looking northwest at the Observatory and the east traffic lanes of Memorial Way. Left, interior view in the dome.

Presently the Observatory is open for use by students and teachers in the Astronomy Department and to the general public several nights each month and for special sky-viewing events. Critical to the continued operation of the Observatory is the treatment of tall trees and exterior lighting in the surrounding area, both of which can impact the views from the historic telescope in the dome.

HUTCHINSON HALL



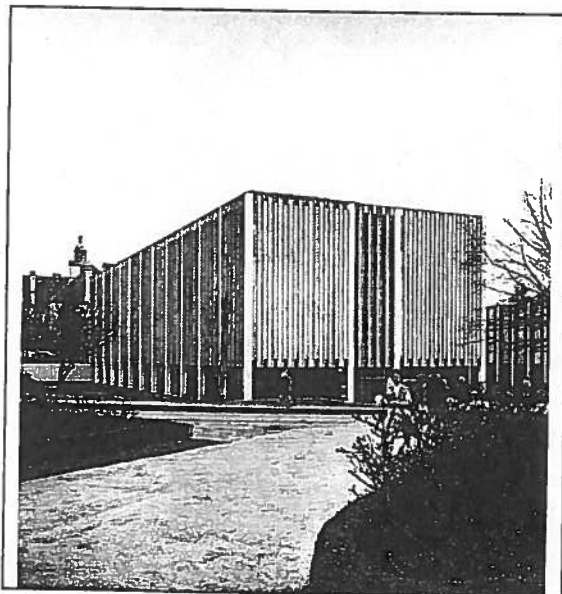
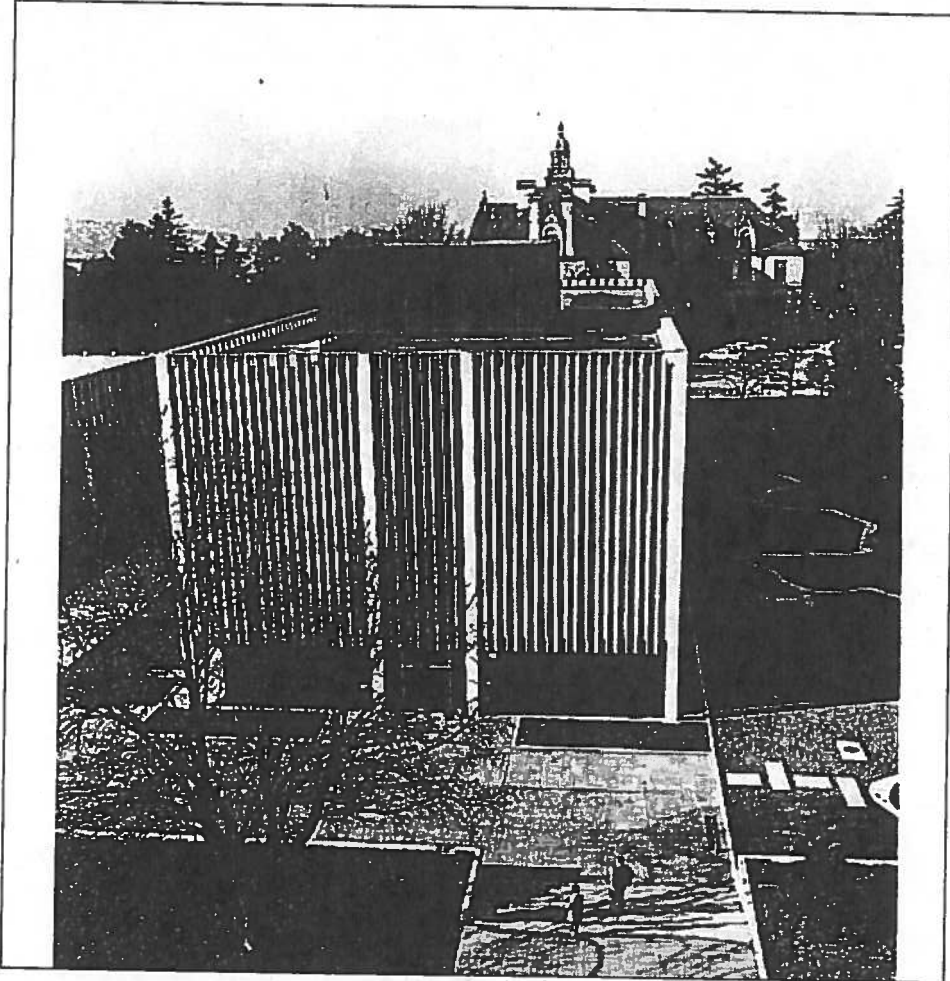
Above, a historic 1937 view of Hutchinson Hall's courtyard and main entry and partial south facade. (University of Washington Libraries Special Collections, order No. UWC1837.)



Above and left, the primary entry is within an open court space near the west end of Hutchinson Hall, set back from Stevens Way. Below left, detail view of the main entry facing southwest toward the Business School. Below right, the north and partial east facades of the Bank of America Executive Education Center (BEEC).

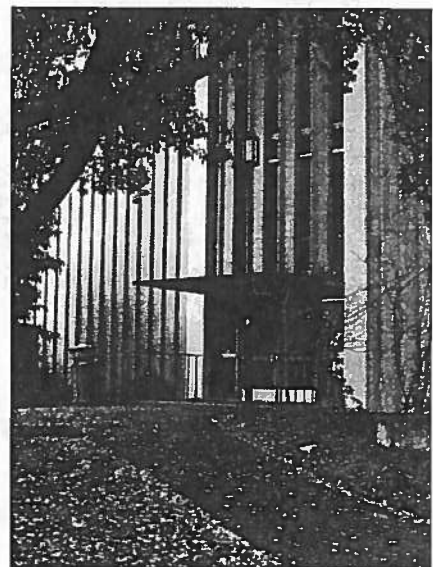
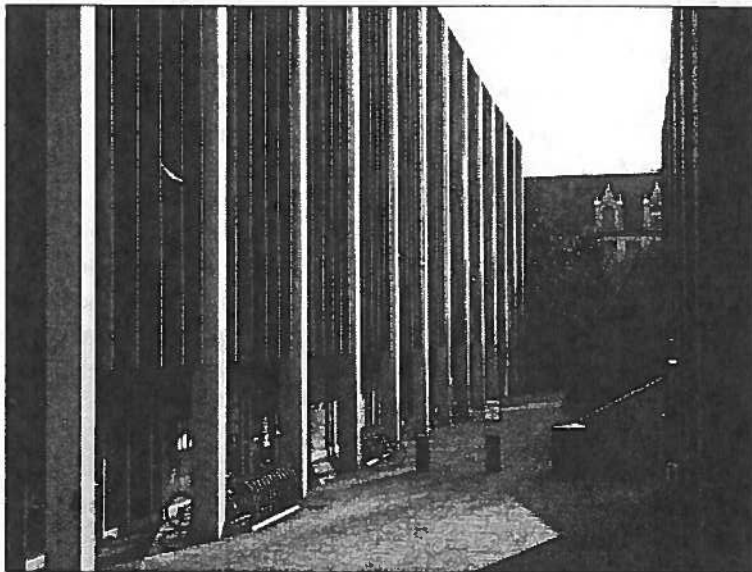
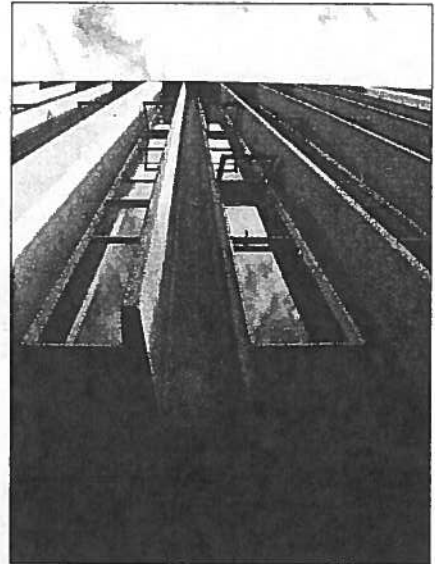
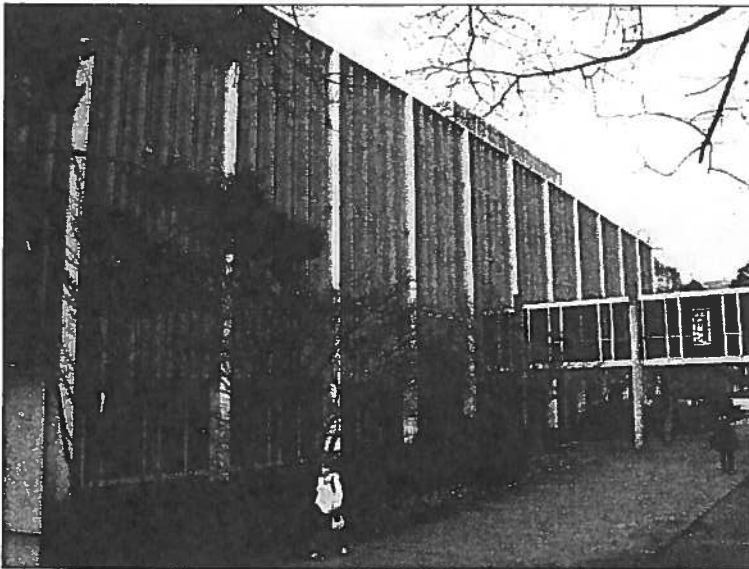


BALMER HALL



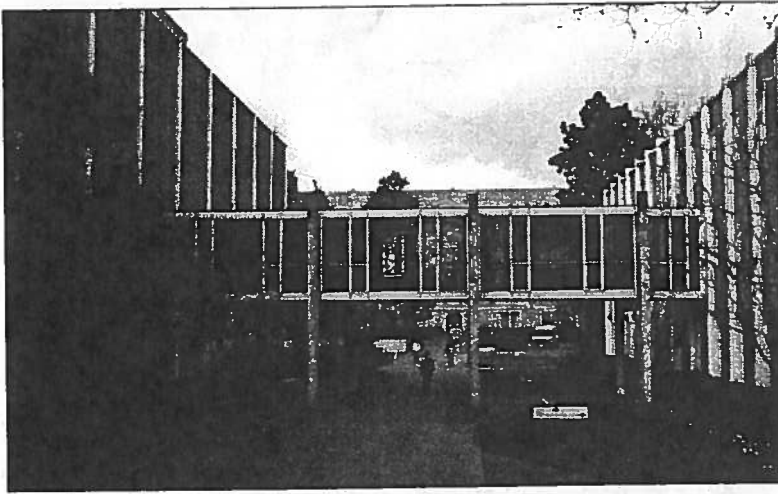
Above, a historic view looking south at the north facade and roof of Balmer Hall upon its completion in the mid 1960s. Note the landscaped area to the right (west) and the abstract quality of the paved areas. In the background is a partial view of the north facade of Denny Hall. (University of Washington Libraries, Special Collections, order no. UWC0086)

Left, a similar era photo of the building. (This view appears to be reversed as a portion of MacKenzie Hall is to the right.) Modern style buildings of the mid-century era contrasted starkly with the more traditional Collegiate Gothic style older buildings. (University of Washington Libraries, Special Collections, order no. UWC0041)



Upper left, a view of the east facade and the enclosed bridge that links Balmer Hall to MacKenzie Hall. Upper right, a detail view of the pre-cast concrete fins and vertical openings for window and spandrel panels on the east and west facades.

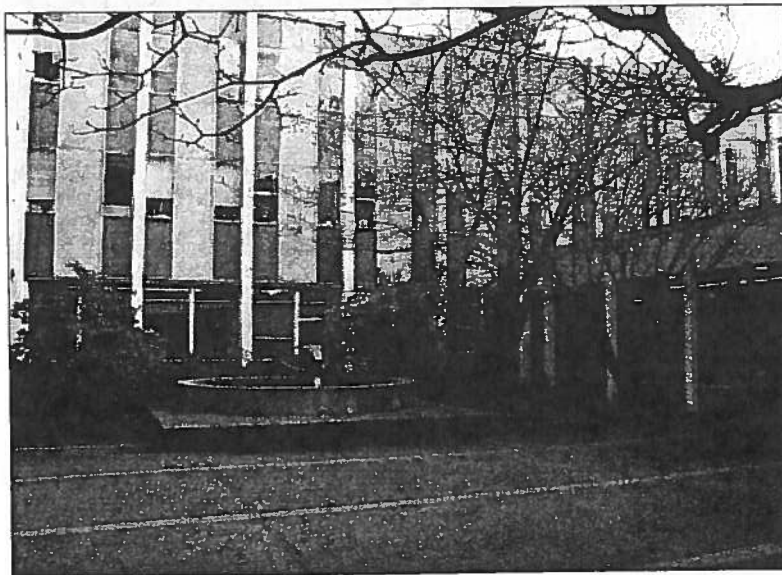
Lower left, a view of the partial west facade and the paved open space between Balmer Hall and the BEEC. Lower right, the entry at the second floor, north facade.



Upper left, a view looking north at the second floor enclosed bridge between Balmer Hall on the left, and MacKenzie Hall on the right.

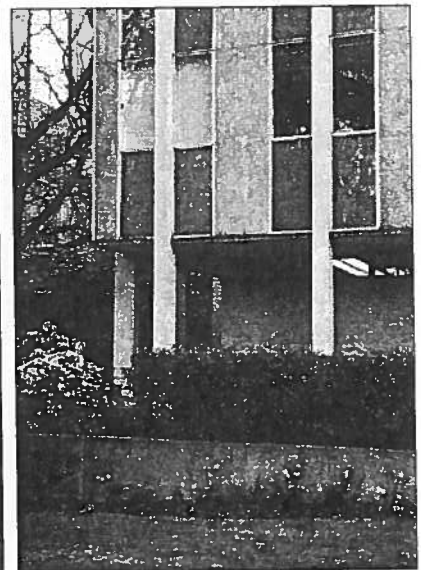


Left, oblique view of the north facade, MacKenzie Hall.



Lower left, a view of the enclosed landscaped court within Mackenzie Hall.

Lower right, detail view of the frame and cladding at a corner of MacKenzie Hall.



7. BUILDING INVENTORY FORMS

Balmer Hall

Property Data

Construction Date: 1961 - 1962
Historic Name: Business Administration Building Unit II (until 1961)
Current Name: Balmer Hall, UW Building No. B-193
Designers: (East Wing) Ralph Decker of Decker and Christenson, AIA, Architects and Paul Hayden Kirk, AIA & Associates, Architects, both of Seattle (Frederick M. Mann, Jr., AIA, University Architect, Manager)
Landscape Arch.: Eckbo, Dean & Williamson, Seattle, San Francisco, Los Angeles

Building History

Identified as UW Facility No. 193, Balmer Hall was built as the second phase of the School of Business Administration Building (Unit II), and later named Balmer Hall. Its construction cost \$1,700,716. Design drawings for Unit II were stamped by both Ralph E. Decker and Paul H. Kirk, with the drawing checked by Shavey. Paul Kirk was a very well known architect in post WWII Seattle, and many of his projects were recognized by design awards and publications. Several, such as the University Faculty Center and Magnolia Public Library are cited for their historic and architectural significance. By comparison, Balmer Hall does not appear to have outstanding design features.

Architectural Description

Balmer Hall is a Modern style cast in place concrete building and recast concrete exterior panels. Its design is representative of mid-century architecture on the UW campus, but it is simpler than nearby MacKenzie Hall, and lacks that building's close relationship with outdoor space.

Balmer Hall is a four-story structure with a simple rectangular footprint and massing. It features several large open rooms with perimeter windows on the east and west at its grade level, with offices and classrooms above. The building is linked by an enclosed pedestrian bridge at its second floor with the original Business School building to the east.

Landscape Design

Eckbo, Dean & Williamson, the San Francisco-based landscape design firm led by Gerhart Eckbo was responsible for the landscape planting plans for the second phase of the building ("Unit II, Business Administration Building, 2.16.60). Originally the building featured a narrow landscaped court to the west, between its grade level and a steeply sloped area. With the relatively recent construction of the BEEC, this exterior space is a narrow hardscape.

Preliminary Evaluation

Balmer Hall appears to have retained most of its original character and design features. However, the building's Modern design does not appear unique or outstanding. There are several mature trees south and southeast of Balmer Hall that may have horticultural significance due to their size or species.

Impacts and Recommended Mitigation

The proposed project will require the demolition and removal of Balmer Hall. This impact does not appear to have negative impacts from a historic preservation perspective as Balmer Hall does not appear to have historical or architectural significance. Thus no mitigation is recommended for the building. Mature trees to the south and southeast of the existing building should be evaluated for their horticultural value.

The Observatory

Property Data

Construction Date: 1895, 1904 - 1905, 1913
Historic Name: The Observatory
Current Name: The Theodore Jacobsen Observatory, UW Building No. 005
Designer: Charles W. Saunders, Architect

Building History

The University Observatory was built initially in 1895. Its construction incorporated ca. 1891 era telescope equipment and the roof dome from an earlier observatory, which had been located at the Territorial University site in downtown Seattle. Construction of the Observatory followed that of Denny Hall, and excess stone from the Denny Hall project was used for the perimeter walls of the Observatory. The construction cost of \$5,000 was funded from the University's General Fund. Construction was completed in 1904 - 1905, with a \$3,000 addition in 1913. The Beaux Arts style design was by architect Charles W. Saunders, who had also designed Denny Hall.

Relatively recent updating has occurred in the south wing of the building, which contains a classroom. An accessible ramp was added along the east elevation to this room. Other non-original changes to the exterior include an access stair on the west side, and landscaping with a tall hedge that screens a portion of this façade. The interior at the first floor has largely retained its original spatial qualities and roof finishes and casework, and clearly recalls the era of scientific study from ca. 1900. The building and the telescope within the observatory continues to be used by the Astronomy Department and it is operational and open to the public several evenings each month. The building was renamed in January 2004 after Theodore Jacobsen, a member of the University's Astronomy Department.

Architectural Description

The building is constructed with two distinct sections -- the cylindrical and octagonal domed roof tower on the north, which contains the telescope, and the flat roofed rectangular classroom section to the south. Perimeter bearing walls consist of same sandstone. Windows are wood sash. Exterior doors include panel and non-original flush types. When the telescope is set to operate, a 12" slit in the domed roof is opened. The domed roof can be rotated on large steel bearings, allowing the opening to be rotated and oriented to different directions and portions of the night sky. This operational aspect of the building is a critical feature of its design.

Preliminary Evaluation

The Observatory was listed in the National Register of Historic Places in July 1971, and it is recognized within the UW's master plans for its historical and architectural significance. Although the classroom has been remodeled, the building's historic character is intact on both the interior and exterior.

Impacts and Recommended Mitigation

The proposed Business School project is some distance from the Observatory and will have little direct impact on it. However, changes to the landscaping and to the visibility of the darkened night sky should be considered. Trees proposed for the new Business School should be selected and placed so that their mature heights do not grow above the horizon line visible within the Observatory. Existing trees that exceeds this line should be removed. Dark sky is also essential to the operation of the Observatory. Thus any new exterior lighting should be oriented to the ground. Existing light fixtures on standards or building-mounted should be evaluated for their impact on the Observatory and changed to minimize upward sky-lighting. Use of task and ground-related light will also meet the UW's sustainability goals.

Denny Hall

Property Data

Construction Date: 1895
Historic Name: Administration Building
Current Name: Denny Hall, UW Building No. 001
Designer: Charles W. Saunders, Architect

Building History

Denny Hall is one of the first group of buildings constructed on the University's campus at its second location northeast of Lake Union. It was constructed to serve as the University's first Administration Building. After its construction, excess stone from the project was used to build the Observatory. The design of both buildings was by Seattle architect Charles W. Saunders. The building was named for Seattle pioneer Authur Denny, who had donated land for the original downtown campus site.

The building initially contained the University's administration offices, along with academic spaces. Because of its prominence, location and designs, Denny Hall has played a unique role on campus. From 1904 to 1934 it was the focus of "Campus Day." During this annual celebration, students and faculty took on a day of labor to improve the campus, such as grading and planting. They gathered on the front steps of Denny Hall for a photo, and attended an address by the University President and an outdoor communal meal, on the grounds that surround historic Lewis Hall.

The entire interior was rebuilt in 1956, under the direction of Seattle architects Grainger, Thomas & Barr Architects. Further rehabilitation and restoration was undertaken in the 1990s. (A Pre-Design Study has recently begun to plan for a future substantial rehabilitation of the building and assure its continued viability.)

Architectural Description

The building is a prominent and finely crafted sandstone structure located east of Memorial Way, with its primary facade facing east onto the open space know as Denny Yard. The building is a remarkable example of French Renaissance Revival or Chateausque style architecture. Constructed of wood framing it features finely crafted sandstone exterior. The massing is symmetrical, with curvilinear end walls and turrets rising to the center where the hip roof ridge is surmounted by dormers, ornate gable ends at front and end dormers and a cupola. The primary east elevation is emphasized by the wide central stairs that lead through arched head openings to the main lobby space.

In addition to administration and academic offices the building originally contained an assembly hall, classrooms, science laboratories and a gallery. The present interior results from many remodels and there are few original spaces.

Preliminary Evaluation

Denny Hall has continued to serve as an academic classroom building and critical component of the historic core of the campus for the past 112 years, and is listed on the Washington State Heritage Register.

Impacts and Recommended Mitigation

The proposed project will have little direct impact on Denny Hall and no mitigation is recommended.

Changes to exterior service areas, including the N3 parking lot to the northwest of Denny Hall, should be carefully reviewed to enhance the visibility of Denny Hall's facades and outlook from the building.

Hutchinson Hall

Property Data

Construction Date: 1927
Historic Name: Women's Physical Education Building (until 1947)
Current Name: Hutchinson Hall, UW Building No. B-097
Designer: Bebb & Gould, Architects

Building History

Hutchinson Hall, also identified as UW Facility No. 097, was constructed as the Women's Gymnasium in 1927 for an overall construction cost of \$312,000. When constructed it replaced an older Gymnasium that dated from 1896. The site for Hutchinson is identified in historic records and photos as the former site of Denny Field. Nearby was a historic dormitory, Lewis Hall, which was built in 1917, and renovated for exclusive use by women students after World War I. The building was renamed Hutchinson Hall in 1941 after a former faculty member.

Hutchinson Hall continued to serve as an athletic center for women students up through 1984. By this date the role of physical education in the curriculum had diminished. The building was subsequently renovated for use by the Drama Department, which it continues to house. The context for Hutchinson Hall had changed due to nearby roadbed realignments that had been undertaken in 1938. Nearby Stevens Way was expanded, leaving little open space on the south side of the building for landscaping. Because of this change, the recessed entry court of Hutchinson Hall has taken on more prominence as an open space. This court is located at the northwest end of the building. It faces out onto a landscaped area to the west and offers views of the School of Business buildings across Stevens Way.

Architectural Description

The building was designed in the Collegiate Gothic style preferred by its original designer, architect Carl Gould of Bebb and Gould. It features a Gothic style entry tower with tracery detailing, and a prominent horizontal wing that stretches along Stevens Way. Primary materials include brick masonry and terra cotta, with multi-paned steel framed windows, and stained wood entry doors and transoms.

Preliminary Evaluation

Hutchinson Hall represents two phases of development on the campus as the UW's first athletic building for women students, and as an academic building and home to the Drama Department. The building has been changed on the interior to meet different programmatic needs, but it has retained its original character and the exterior is largely original. Hutchinson Hall is 80 years old, and appears to be a historically and architecturally significant building on the campus.

Impact and Recommended Mitigation

The proposed project will have little direct impact on Hutchinson Hall. Consideration should be undertaken to recognize the position of the main courtyard entry of Hutchinson Hall. This space, facing southwest, is oriented to the sun. Consideration should be given in the design of the new building to minimize shadows and shading on the entry court and the building's south and west facades.

Denny Yard

Property Data

Construction Date: 1895 - ca. 1920s
Historic/Current Name: Denny Yard
Designer: Varies

History

Denny Yard is an open space that dates from the earliest years of the University of Washington's campus. It is shown as a formal, oval-shaped space aligned with Denny Hall and its formal entry in a 1904 era Olmsted plan for the campus. The Bebb and Gould designed Regents Plan of 1915 suggested that the open space would be framed and formalized by the addition of two end buildings, placed perpendicular to the nearby Liberal Arts quad. This suggestion was shown again in a 1949 Campus Plan. The 2003 Master Plan proposes retention of the open space.

Despite these planning concepts, Denny Yard has remained a relatively informal open slope, landscaped primarily with trees and turf, and criss-crossed with paved and unpaved walkways. The walkway in front of Denny Hall, which leads toward Balmer and MacKenzie, is a wide paved route. Some of the mature trees on the slope may have some horticultural significance. Portions of Denny Yard were the focus for the activities that occurred in 1904 up through the early 1930s, during the annual Campus Day, which involved physical work to improve the campus such as grubbing, mowing, planting and pruning, undertaken by students, teachers and staff. The work was commemorated by photos of participants on the steps of Denny Hall.

Description

Denny Yard is located between the Liberal Arts Quad buildings of Savery and Raitt Halls (constructed 1916 - 1920), and Denny Hall. The upper portion of the area is closely associated with Denny Hall which overlooks it. Present day Denny Yard appears to have resulted in changes made over time and in relationship to the buildings that surround it rather than a purposefully-designed open space. Existing pedestrian and service paths that border and cross the space vary in materials, paving treatments, widths, and functions. Paths are located near trees, along edges of aligned trees, and in one case surround a tree. The walk in front of Denny is wide and holds a very long bike rack. Several paths that run down the slope to the Liberal Arts Quad buildings incorporate stairs. Site furniture appears additive rather than integral to the landscape or path layout. There are several historical or historical style, cast concrete benches set on the slope with little sense of relationship to one another or the enclosure. Portions of the area near Denny and MacKenzie Halls have been treated with specific landscape elements, including a grove of bamboos near the north wing of Denny and a small, orchard-like collection of small fruit trees near MacKenzie. At the foot of the slope there is a small, unscreened service and parking lot along the west side of Raitt Hall.

Preliminary Evaluation

Denny Yard serves primarily as an open space and pedestrian circulation route. It is an open space that is closely associated with historic Denny Hall. The Yard may be considered a cultural landscape with historic significance due to its association with early plans and development of the campus

Impacts and Recommended Mitigation

The proposed project will have little direct impact on Denny Yard and no mitigation is recommended. As a cultural component to the campus it should be considered as a candidate for landscape renewal and site upgrading.

MEMORANDUM

Date: May 7, 2007 **TG:** 06324.00

To: Rich Shipanski, Bluman Consulting Group

From: Jennifer Lowe, Project Manager

cc: Peter Dewey, University of Washington

Subject: UW Business School Parking Analysis

This memo analyzes the impacts of development of the proposed new Business School building on campus parking.

Project Description

The Business School at the University of Washington is currently primarily accommodated in several buildings throughout campus, including Balmer Hall, Mackenzie Hall, Lewis Hall, and the Bank of America Executive Education Center (BEEC). Approximately 2,500 enroll in the School's undergraduate and graduate programs each year. Over 1,000 working professionals participate in the School's executive education seminars and lifelong learning programs. The total number of Business School students and faculty/staff is projected to increase by 22 percent and 12 percent, respectively by 2010. The combined assignable square footage of these four buildings is inadequate to meet the future needs of the Business School. In addition, with the exception of the BEEC, building space is inadequate to meet current classroom space is outdated and does not meet current educational needs. The primary objectives of the project are to consolidate of the Business School activities and update the facilities to meet current educational needs has been identified.

Currently the Business School employs 106 full time and 45 part time faculty, 129 full time and 11 part time staff and 79 PhD candidates. The project is proposed of the following two phases:

Phase 1:

- Construction of a five-story structure, totaling approximately 120,000 gsf.
- The building will be located east of Balmer Hall, in the location of the existing N4 parking lot and portions of the N3 West parking lot
- The proposed action would result in the removal of the 79 parking spaces which currently comprise lot N4 and up to 10 parking spaces in lot N3 West.

Phase 2:

- Demolition of Balmer Hall
- Construction of a new four-story structure of approximately 60,000 gsf

- Reconfiguration of the adjacent portion of parking to N3 to accommodate six additional parking spaces

Current Parking Conditions

This section summarizes parking supply, utilization and permit data provided by Parking Services.

Parking Permits

Currently, approximately 175 members of the Business School faculty and staff hold parking permits. These permits are assigned to UW parking lots N1, N3, N4 and N5 lots. A summary of current parking permits assigned to Business School faculty and staff is provided in Table 1. Also included is the number of other permits issued for these lots.

Table 1. Business School and Other Permit Assignment

Lot	Business School Permits Issued	Other Permits Issued	Total Permits Issued
N1	52	173	225
N3	31	21	52
N4	44	53	97
N5	48	37	85
Total	175	284	459

Permits issued to Business School faculty and staff constitute less than 5% of the total campus wide faculty and staff parking permits issued in fall of 2006 (175 of 3,794).

In addition to the permits shown in Table 1, a number of "transient" permits are issued for lot N5 to those attending events, visitors to campus, student carpools and student SOV commuters.

Permit Oversell

As is often the case in commercial parking, based on experienced utilization, the University may sell more permits than there are spaces. This is possible as, based on the clientele to which parking is assigned, a certain percentage may consistently not be using parking during the peak period for cumulative parking. Based on the University's experience, the number of permits issued per parking supply in each lot is provided in Table 2.

Table 2. Current Parking Supply Number of Permits Issued Per Space

Lot	Supply	Total Permits Issued	Ratio Permits to Spaces
N1	225	225	1.00
N3	49	52	1.06
N4	79	97	1.23
N5	193	85	0.44'

1. Utilization counts collected in October 2005

Current Lot Supply and Utilization

Table 3 provides a summary of the parking supply and average peak utilization (measured in October 2006) for the lots to which parking permits are issued to faculty and staff of the Business School. The table also includes the calculated parking utilization by members of the Business School who are permit holders in each lot. The table also provides a supply and utilization summary for Padelford Garage, as it is the closest north campus lot to the project that, based on its current utilization, has the best potential for accommodating some of the displaced parking

Table 3. Current Parking Supply and Utilization

North Lots and Padelford

Lot	Supply	Average Lot Utilization	Percent Utilization	Estimated Business School Utilization ¹	Avg Spaces Available
N1	225	205	91%	47	20
N3	49	36	72%	21	13
N4	79	70	89%	32	9
N5	193	180	93%	41	13
Total	546	491	90%	141	55
Padelford	657	480	73%	na	177

1. Average Business School Utilization for N1, N3 and N4 derived from multiplying # of Business School Permits sold by % utilization, divided by the ratio of permits per spaces sold per each lot. Because Lot N5 also reserves space for non permit holders, for this lot the estimated Business School utilization was derived from multiplying the number of business permits sold by % utilization by the average oversell ratio of lots N1, N3 and N4.

Based on the peak utilization counts, which occurs between 11AM and 1 PM, peak utilization by Business School permit holders is estimated at 141. The business school comprises about 29% of the total peak demand (measured utilization) in N1, N3, N4 and N5 Lots.

Mode Split

The University of Washington has instituted an aggressive program to reduce traffic and parking impacts by encouraging faculty, staff, and students to adopt alternatives to driving alone to campus. The program, called U-Pass, includes several elements, including parking pricing and assignment strategies, purchase of transit service, integration of pedestrian and bicycle facilities and marketing efforts. Table 4 provides the results of the 2006 U-Pass Survey.

Table 4. Commute Mode¹

Commute Mode	Student Trips	Staff Trips	Faculty Trips
Transit	42%	37%	27%
Carpool	3%	12%	8%
Vanpool	0%	2%	0%
Walk	33%	4%	6%
Bicycle	7%	7%	13%
Drive Alone (SOV)	13%	39%	44%
Other	2%	1%	2%

1. Source: 2006 U-Pass Survey, Northwest Research Group, Inc.

According to the Business School, the current population includes 151 full and part-time faculty members and 140 full and part-time staff. While the SOV commute mode for faculty and staff may be around 40% slightly more than that purchase parking permits in the N1-N5 lot (175, see Table 1). Some faculty and staff may purchase permits though they also commute by another mode on some days. This also supports the oversell policy.

Project Parking Impacts

As noted, the proposal will eliminate the 79 spaces located in N4 lot and 10 spaces in the N3 West Lot in Phase 1. Phase 2 will reconfigure the adjacent area of the N3 lot to add 6 new spaces. At completion, the net loss of parking spaces is 83. The project does not include plans to add any additional parking on the campus.

In N4 there are 53 non-Business School permits issued. In N3 there are 21 non-Business School parking permits issued for the N3 lot. Business school permits for the same lots were 44 and 31, respectively. The project would result in the loss of ability to assign the parking permits to N4 and reduce slightly the number of permits that could be assigned in N3.

The Business School anticipates a 12% growth in faculty and staff and a 22% increase in the number of Business School students by the 2009/2010 school year. The project will help accommodate this growth and so increase the demand for parking permits issued to Business School faculty and staff by approximately 12%.

Mitigation

To minimize parking impacts on non-Business School related uses, the number of parking permits issued to Business School faculty/staff in the N3, N5 and N1 lots can be reassigned to the displaced non-Business School permit holders that currently park in lots N3 and N4. Tables 5 and 6 show an assignment for Phase 1 and Phase 2, respectively, based on the following assumptions:

- At a minimum, the current total number of non-Business School permits (284) needs to be accommodate within the total permit assignment for N1, N3 and N5.

- The current total numbers of permits issued for lots N1 and N5 would remain the same (225 and 85 respectively). Both of these lots currently experience average utilization of over 90%. It is not recommended that additional permits be issued for these lots.
- Forty-one permits can be issued for the N3 lot with the completion of Phase 1. Forty-eight permits can be issued for this lot after Phase 2 is completed and the six reconfigured spaces are added in. This would maintain the same ratio of permits per parking spaces that are currently issued for this parking lot. A detailed look at parking utilization for this lot shows that while the average utilization for this lot was reported as 72%, there were several days where peak parking demand exceeded 90% (about one per week). Continued monitoring of this lot may indicate that additional permits could be issued for this lot, but the recommendation is to start at the current parking permit ratio.
- The priority of reassignment of non-Business School permits for spaces lots would be as follows: first N3, then N5.
- Business School Parking that is lost in lots N4 and N3 due to the project, and in N3 and N5 due to the reassignment of non-Business School Permits will be reassigned to the Padelford garage, where current parking utilization counts indicate that there will be availability for these displaced permit holders.
- Current mode splits continue as a result of the U-Pass program. This is a conservative assumption as the University is continuously looking at ways to increase participation in the U-Pass program.

Table 5. Phase 1 Business School and Other Permit Assignment

Lot	Future Supply	Business School Permits Issued	Other Permits Issued	Total Permits Issued
N1	225	52	173	225
N3	39	0	41	41
N4	0	0	0	0
N5	193	15	70	85
Padelford	657	108	108+ other permits issued	108+ other permits issued
Total	1,114	175	282 + other Padelford	459 + other Padelford

Table 6. Phase 2 Business School and Other Permit Assignment

Lot	Future Supply	Business School Permits Issued	Other Permits Issued	Total Permits Issued
N1	225	52	173	225
N3	45	0	48	48
N4	0	0	0	0
N5	193	22	63	85
Padelford	657	101	101+ other permits issued	101+ other permits issued
Total	1,120	175	282 + other Padelford	459 + other Padelford

While these tables illustrate parking reassignment based on the assumptions listed, actual reassignment of parking permits will be based on the UW parking priority system of assigning permits. This system gives highest priority to disabled persons, followed by high level administrators (e.g. Deans), 3 person carpools, full professors, associate professors, assistant professors, etc. Further adjustments to the assignments shown in Tables 5 and 6 may be made based on the parking priority system described above. For example, disabled Business School permit holders will be offered parking in N3 rather than offering it to able bodied people from other departments.

As noted, the Business School is projecting a 12% increase in faculty and staff. This increase in Business School faculty and staff may mean a 12% increase in the number of permits issued to faculty and staff. This would mean that a total of 196 permits would be assigned to this school. Another 21 parking permits would be needed, and could be assigned to Padelford Garage.

Other Options to Consider

Alternatively, the University may consider displacing some of the transient parkers in the area and shifting them to the Padelford Garage, reducing the number of Business School Faculty and Staff needing to be reassigned to Padelford. However, these student parking spaces are currently highly utilized and there is little other transient parking available on north campus.

Also considered was shifting the displaced Business School parking permit holders to the Central Parking garage and the N6 parking lot. These parking lots currently experience relatively high parking utilization (80-90%). Because of the higher utilization and the fact that no Business School parking is currently assigned to these lots, these options would have a greater impact on non-Business School parking. In order to minimize impacts of the project to non-Business School related parking demand these options were not further pursued.

Summary

The proposed project will result in a net loss of 83 parking spaces. Seventy-nine of these are attributable to the construction of a building where the N4 lot is currently located. Another ten spaces will be lost in Phase 1 from N3, but six of those will be replaced in Phase 2.

Parking in N4 and N3 is currently assigned by permit to faculty and staff of the Business School as well as other campus departments. In order to minimize impacts to other departments, it is recommended that parking permits that are currently assigned to Business School faculty and staff in lots N3 and N5 be reassigned to accommodate the displaced non-Business School permit holders from the N3 and N4 lots. The net loss in Business School faculty staff permits in these lots can be made up for with additional assignment of Faculty and Staff permits to the to the Padelford garage. Reassignment of parking spaces will consider the University's parking priority system of assigning permits. The loss of parking described would require approximately 101 additional permits assigned to Faculty and Staff in the Padelford Garage at project completion. Because parking utilization in the Padelford Garage is low (average is 55%) this should not result in displacement of any parkers who currently rely on parking in the Padelford Garage. Padelford would also be capable of handling the additional demand for Business School parking generated by the projected 12% growth in faculty and staff. This would amount to the need for another 12 permits issued to Business School staff to Padelford Garage.

University of Washington
Architectural Opportunities Report
June 25, 2002

PROJECT SUMMARY: New Business School Building
PROJECT NUMBER: 3673

Project Description/Client Aspiration

The University of Washington Business School intends to place itself among the top-ranked business schools in the nation. The School has developed an innovative model of cross-disciplinary integrated teaching and research uniquely suited to the rapidly changing "new economy" of the Pacific Northwest. In order to meet these academic goals and increased enrollment over the next ten years, the physical facilities of the Business School require significant upgrading and expansion. The Business School intends to replace its currently assigned space in Mackenzie Hall, Lewis Hall, and Balmer Hall with a new facility funded entirely through development efforts.

The major academic goals for this new facility include:

- Physically consolidate all Business School programs.
- Provide large flexible classrooms optimally configured for multiple teaching styles.
- Provide formal and informal interaction spaces that promote synergy and collegial interaction among faculty and students.
- Provide significant technological resources and access.
- Provide student support spaces.

The Business School conceptual program was studied by LMN Architects in September 2001. The program identifies approximately 165,000 assignable square feet, creating approximately 250,000 gross square feet. Program elements include undergraduate and graduate classrooms, offices, and other support spaces.

Master Plan Guidelines

Several adjacent sites, in the vicinity of the existing Business School campus, are being considered. All sites are within Height Limit Zone H5 that allows building heights up to 105 feet. However, given the smaller scale and lower height of other buildings within the vicinity, the height of the project will be substantially less than the 105 feet allowed.

One site, identified as 6C in the Master Plan, is the location of existing Mackenzie Hall, which would be replaced if this site were selected. A new six-story building plus two basement levels would be required to accommodate the program on this site. Though allowable under current zoning, a building of this size and height would create a high wall adjacent to Stevens Way, Denny Yard and the Art Building, which is incompatible with the site and master plan parameters. Although providing parking on this site is not mentioned in the Master Plan, it may be considered as a component of a new facility.

A second site, 4C in the Master Plan, includes existing Parking Lots N3 and N4 adjacent and north of Denny Hall. This larger site can accommodate the Business School program with five stories along Stevens Way and four stories adjacent to Denny Yard. The Master Plan identifies 4C as requiring replacement parking with development on the site.

A third and larger site option is a combination of 4C and the site of existing Balmer. This larger site is attractive because it would accommodate a building large enough to house the program, yet with a height more in keeping with the scale of other buildings neighboring Denny Yard.

Architectural Context

The sites under consideration offer opportunities to reinforce the grid, scale, and the fabric of Denny Yard. Particular care will need to be exercised adjacent to historic Denny Hall. Consideration also must be given to the scale of adjacent buildings such as Hutchinson Hall and the Art Building.

The planning and design on these sites should consider the north-south grid created by Memorial Way and Stevens Way, as well as the grid formed by the quadrangle, Denny Hall and the existing Business School.

The sites have very prominent locations when viewed from Denny Yard as well as from the north campus entrance.

Historic Context

The North Campus precinct reflects a variety of architectural styles, including the French Renaissance of Denny Hall, the Romanesque of Parrington Hall, and the Neoclassical of Lewis Hall. The 1960's introduced the Modernist character of Balmer and Mackenzie Halls. Subsequent buildings such as the Burke Museum and the Art Building were also designed along these lines. The newest addition is Gates Hall, which represents yet another contemporary interpretation of the architectural context.

The historic open spaces in the vicinity of the building sites include Memorial Way, Denny Yard and the neighboring Liberal Arts Quadrangle

Environmental Considerations

Building design should consider the following environmental aspects related to impact on surrounding buildings: light, glare, mechanical noise, and service access.

The project will include sustainable design considerations such as resource efficiency for energy, water, materials, and waste; improved indoor environmental quality; protection of the environment and natural systems; and an integrated design approach. Design features may include among others day-lighting of occupied spaces and passive ventilation systems .

Landscape, Open Space and Site Development Considerations

The landscape and open space concept for this building will be influenced greatly by the historic and much loved Denny Yard. The two pedestrian circulation diagonal "desire lines" from Denny Yard west toward the 43rd Avenue entrance and north toward the Klickitat Lane entrance on NE 45th Street should be maintained. The proposed building siting should also take into account the Stevens Way and Memorial Way intersection and the relationship to the new William H. Gates Hall. Pedestrian access to SEEC and Denny Yard should be preserved and kept separate from service.

The "Grove", a group of mature trees northwest of SEEC and along Memorial Way should be preserved as much as possible, with the possible exception of a few trees located at the southernmost tip.