

**December 2007**  
**Historic Resources Addendum for:**  
**DENNY HALL**

**HISTORY**

Completed in 1895, Denny Hall is the oldest building on the present University of Washington campus. Founded in 1861, the university originally occupied a ten-acre site in downtown Seattle roughly bounded by Third and Fifth Avenues and Union and Seneca Streets and donated primarily by Arthur A. and Mary Denny with portions from Charles and Mary Terry and Edward Lander. Surrounded by a white picket fence, the campus located on top of Denny's Knoll eventually included the Territorial University Building constructed in 1861, a two-story frame house for the University President, where the female students also boarded, and a separate dormitory for men. Although the outlying site seemed somewhat removed from the center of town in Pioneer Square when first chosen, it later proved to be inadequate for future expansion, especially after Washington's elevation to statehood in 1889. In the intervening years, the city's population had grown from some 250 inhabitants to over 40,000, and urban development had surrounded the once remote site, exposing students to the excitement and temptations of city life.

In early 1891, the present location was selected due to its relative proximity to the downtown, its generous amount of available and undeveloped acreage, and its great potential for fabulous views. Although heavily wooded, the site featured an almost 360-degree sweep of vistas, encompassing the Olympics, Lake Union, Portage Bay, Lake Washington, the Cascades, and Mt. Rainier. In addition, both the Seattle, Lake Shore and Eastern Railway and the Seattle-Snohomish road passed through the site and provided adequate transportation access. At the time of its selection, this area was located outside the northern limits of the city and immediately east of the small communities of Latona and Brooklyn, which later became known as the University District. However, the North Seattle Annexation in May of 1891 brought it within the municipal boundaries along with the northern ends of Capitol and Queen Anne Hills, Magnolia, Fremont, Wallingford, and Green Lake.

Seattle architect William E. Boone of the firm of Boone & Willcox was chosen to plan the new campus, which would occupy only the southern 160 acres of the present site. Boone's proposed campus design included some sixteen buildings informally arranged south and east of the railroad and facing Lake Washington. Although construction began in October of 1891, the project was halted after only ten days when controversy over the elaborate scope of the plan and high cost estimates led to the discovery that no funds had been authorized by the Washington State Legislature. Boone's plan was later abandoned when the legislature took up the measure again in 1893 and passed a law on March 14, approving the purchase of the entire 583-acre site and the appropriation of \$150,000 for building construction. By this time, a new streetcar line, the Third Street & Suburban Railway, served the area, improving access from downtown Seattle.

After the site was officially purchased on October 11, 1893 for \$28,313.75, architects were invited to submit plans for the design of the main university building on the new grounds as part of a blind competition, which ran from October 30, 1893 to February 17, 1894. Competition rules dictated that the building should cost no more than \$125,000 and should be of approved, slow burning construction. It took almost a month to evaluate the 24 plans submitted before the winning design was selected on March 14, 1894 and revealed to be the work of Charles W. Saunders of Seattle. In contrast to the Romanesque Revival style popular at the time, Saunders employed the French Renaissance Revival style in his symmetrical Chateausque design. John Parkinson's design finished in second place and earned him a \$1,000 prize. Former campus architect William E. Boone garnered the \$500 third place prize with his design.

Born in Cambridge, Massachusetts on October 12, 1857, Charles Willard Saunders grew up in the Boston area before moving to Pasadena, California by 1887. Saunders initiated his practice in Seattle shortly after the 1889 fire and remained among the leaders of the architectural profession for the next twenty years. Early work included several substantial commercial buildings in Pioneer Square and a commission for a group of four eight-room schools scattered around the city. In September of 1889, Saunders entered into a two-year partnership with Edwin W. Houghton before returning to the East Coast in 1891 for a brief period. By the following year, Saunders had reestablished an independent Seattle practice in mid-1892. His winning design for the new university building was, perhaps, his most important commission during this time.

In 1898, Saunders formed the partnership of Saunders & Lawton with his draftsman, George W. Lawton, who had also come to Seattle in 1889 and had worked for him since that time. During the sixteen years of their practice, they designed an extraordinarily wide range of projects executed in an eclectic variety of styles, including schools, residences, apartments, and commercial buildings as well as several buildings for the 1909 Alaska-Yukon-Pacific Exposition held on the grounds of the University of Washington campus. These included the monumental Forestry Building executed in raw logs and unfinished timber and the more diminutive Women's Building, now known as Cunningham Hall. After the dissolution of his partnership in 1915, Charles Saunders practiced intermittently for the next fifteen years in addition to serving as a state representative from the 45<sup>th</sup> District (Seattle) from 1923 to 1932. Charles Saunders died at the age of 77 on March 14, 1935.

Once Saunders' design had been selected, a call for bids was published based on his plans and specifications. On May 9, 1894, the firm of Cameron & Ashenfelter of Spokane was chosen as the contractor for the new building after submitting the lowest bid of \$112,000. A year earlier in April of 1893, Fred G. Plummer, a Tacoma engineer, had been hired to prepare a topographical survey of the new grounds and determine the general location for the campus buildings. In contrast to the earlier Boone plan, Plummer recommended the area at the highest part of the entire tract for its excellent views. When it came time to select the actual site, the new building was constructed at the top of a knoll to overlook Lake Washington to the southeast and was oriented toward the old Seattle-Snohomish road. One story, probably apocryphal, claims that UW Regent David Kellogg decided this location by jamming his umbrella into the trunk of a fallen fir tree and indicating that he would put the building there. This was after much tramping around the rough terrain and lengthy arguments failed to lead to a consensus among those planning the campus. Elaborate ceremonies attended the laying of the cornerstone on July 4, 1894 with some 1,000 people present.

In order to facilitate the transportation of building materials and laborers, a railway spur line was constructed, proceeding north through the grounds directly to the site. These materials included light colored sandstone from the Pittsburgh quarry in Pierce County, cream colored pressed brick from Spokane County, and terra cotta trimmings from King County. The only material obtained from outside Washington State was the black Pennsylvania slate for the roof. Gottlieb Weibel, a sheet metal craftsman, worked on the copper clad cupola into which was installed the bell from the original university building downtown. This 400-pound cast iron bell, now known as the "Varsity Bell," was cast in Troy, New York in 1861 and shipped around the tip of South America during its journey to Seattle. First rung on March 19, 1862 by Clarence Bagley, the bell was used primarily to signal the start and end of classes but also to mark momentous occasions and special events, such as the assassination of President Lincoln in 1865 and the Great Seattle Fire of 1889.

On September 4, 1895, the University of Washington moved into the new Administration Building. This single structure housed the offices of the president and regents, all university colleges, recitation rooms or classrooms, laboratories, faculty rooms, a library, a museum, a music room, a student lounge, and the 736-seat "Denny Hall" auditorium named for Arthur A. Denny. Because the final cost of the building was around \$125,000, \$25,000 less than the amount appropriated, funds were available for the construction of additional buildings. When it opened, the new campus also included a wood frame gymnasium and drill hall building, a wood frame water tower, a small power house on Lake Washington, and an observatory constructed with stone and other materials left over from the main building. University architect Charles Saunders also provided the designs for the gymnasium and observatory.

Although there was ample room for expansion, the university grew slowly over the first ten years on its new campus, adding two dormitory buildings in 1899, a new power plant in 1901, and a science building in 1902. An early campus plan, the 1898 "Oval Plan" by A.H. Fuller, sought to direct the course of this development on the upper third of the campus before the university hired the Olmsted Brothers landscape firm of Brookline, Massachusetts in August 1903 to create a comprehensive plan for the full site. Both plans positioned Denny Hall as a prominent feature of the upper campus. However, before the 1904 Olmsted Plan could be implemented, the firm was hired to develop plans for the 1909 Alaska-Yukon-Pacific Exposition (AYPE) to be held on the lower two thirds of the mostly undeveloped campus. Although most of the exposition buildings were to be only temporary structures, the Olmsted Brothers' design created a permanent infrastructure planned around the open-ended axis of Rainier Vista and included the construction of some permanent facilities for future use.

The fair opened on June 1, 1909 and ran for 138 days before closing on October 16, 1909, after which time the Board of Regents of the University of Washington selected the structures and features that would remain. These included four permanent structures as well as numerous temporary structures that were retained in order to meet the increasing needs of an overcrowded campus. As these new structures became available, it was no longer necessary for the Administration Building to house all of its original functions. When a new auditorium building was turned over to the university after the fair, the assembly hall located within the rear wing of the Administration Building and named for Arthur Denny became obsolete. This may have prompted the Board of Regents to rename the entire building Denny Hall in February of 1910 in honor of the university's early benefactor. Subsequently, the unused space was divided into classrooms and offices.

In 1911, the Olmsted Brothers were hired to prepare a new plan that would incorporate the existing campus with the area developed for the fair grounds and guide future growth. Dissatisfaction over the 1914 Olmsted Plan led the Regents to hire Seattle architect Carl F. Gould of the firm of Bebb & Gould to create a new plan. Gould's 1915 "Revised General Plan of the University of Washington" or "Regents Plan" directed all development on the university campus and dictated the use of the Collegiate Gothic architectural style in the construction of all future buildings. Although Denny Hall was a focal point of the early campus, it was relegated to the northern fringes of the new plan in its position to the northwest of the Liberal Arts Quadrangle. Its French Renaissance Revival design also contrasted greatly with the favored Collegiate Gothic style with its basis on the late Gothic architecture of England and France. However, Denny Hall continued to house the university's key administrative functions until 1922 when they were relocated to the newly completed Education Hall (now Miller Hall) on the southeastern side of the Liberal Arts Quad. While it no longer served as the university's administrative headquarters, Denny Hall retained its visual prominence on the relatively undeveloped campus until the post-war building boom began in the late 1940s.

In the early 1940s, there had been plans to renovate the interior of the Denny Hall, including restoration of the old auditorium. By this time, the building's primary occupants were the drama department and various language departments. Material shortages during the Second World War caused the postponement of these plans until after the war's end. When the idea was revisited in the early 1950s, one regent initially proposed razing the structure because he considered it an eyesore. However, in February of 1954, university officials presented plans for the complete modernization of the interior of the building. This decision was based not on an appreciation of its history and traditions but on the fact that the structure was still sound and could be rebuilt for less than the cost of a new building. Since no timeline for when the work would occur was provided, it was not until December of 1956 that the UW Regents approved contracts totaling over \$1.1 million for the reconstruction project designed by the firm of Grainger, Thomas & Barr. Some language departments had already moved from Denny Hall to Lewis Hall during the summer of 1955 in anticipation of the proposed work. The project proceeded during much of 1957 as the original wood frame interior was completely replaced by a new concrete and steel frame structure, working from top to bottom. Today, it serves primarily the departments of Germanics, anthropology, classics, Near Eastern languages and civilization and the Language Learning Center.

#### **DESCRIPTION OF THE BUILDING AND LANDSCAPE**

Built in 1894-95, Denny Hall, a handsome brick and sandstone building designed in the Chateausque or French Renaissance Revival style, recalls the monumental sixteenth-century chateaux of France. Located in the northwest sector of the campus and facing southeast onto Denny Yard, the two-and-one-half-story T-shaped building features a large, main block with a rectangular plan and a high, hipped roof. An almost equally large hip roofed ell projects from the center of the rear north elevation. Smaller one-story semi-elliptical wings with low-pitch roofs extend from the east and west elevations of the main block. Located in front of the building, Denny Yard slopes gently downward towards the Liberal Arts Quad, its green lawns crisscrossed by paths and planted with a scattering of mature trees.

Set above a high basement of ashlar sandstone blocks, the symmetrical façade of the principal south elevation has twin spired towers flanking the center entrance bay. A corbelled terra cotta cornice wraps around the towers and continues across the center bay, embellishing the roofline. A much less detailed cornice encircles the remainder of the building. At the first story, a recessed entry porch lies behind three sandstone arches supported on four sandstone columns and decorated with shallow relief carvings. The rear wall of the porch has

three identical arched openings set in perfect alignment with the outer arches. A wide set of stairs enclosed by stone railings extends the full length of the recessed porch and provides access to the double entrance doors within the center opening. Two basement level entrances are situated on either side of the stairs.

Two stories higher, a set of three elaborately ornamented wall dormers begins above the corbelled cornice, each terminating in a steep parapeted gable. The center dormer is taller and wider than are those at the sides. Each dormer features a flat-headed window opening set within an arch outlined with a heavy molding. Shallow relief carvings adorn the semicircular recessed panel above the window opening and include a shield with the intertwined letters "UW" on the side dormers. A large clock occupies the same location in the more prominent center dormer. At the east and west elevations, a pair of tall, elaborated chimneys enframe a single wall dormer with similar ornamentation. The rear ell has three freestanding wall dormers along both its eastern and western roof slopes and a single wall dormer centered on the northern slope.

In addition, the main block has two large roof dormers on its southern roof slope centered above the end bays and two on the northern slope flanking the rear ell. Each dormer has a steeply pitched pyramidal roof with flared overhanging eaves. These wall and roof dormers enliven the rooflines of the principal and minor elevations, as does the ornamental copper cresting along the roof ridges. The northern roof slope of the main block is further distinguished by the shallow hip roofs over the projecting end bays.

Segmental arch window openings line the first story of the main block and rear ell below flat-headed openings on the second story. A projecting intermediate cornice separates the two floors and continues onto the one-story wings, where it forms the base of the low roof parapets. The tall narrow window openings on the wings have flat heads that are rounded at the upper corners. Sandstone blocks trim the window openings and contrasts with the buff colored pressed brick walls. The smaller basement level window openings are vertically aligned with the windows on the floors above.

Surmounting the building is an ornate cupola clad with copper weathering to a green patina. The base of the cupola straddles the ridge of the main block and serves as a viewing platform. Rising above the center of this platform, the cupola's dome rests on narrow Corinthian columns set on high pedestals and connected by arches. The delicate lantern atop the dome is a smaller version of the structure on which it sits. A balustrade set between corner piers encloses the platform around the dome. Below the dome, two beams clad with copper cross above the access hatch into the building's attic. Originally, these beams supported the 1862 bell moved to this location from the cupola of the Territorial University Building constructed in 1861. The bell was removed in the 1990s to prevent further deterioration in the open-air cupola.

The exterior appearance of the structure has remained largely the same since its construction over one hundred years ago. The principal alterations resulted mainly from the reconstruction of the interior of the building in 1957 when a new concrete and steel frame structure replaced the original wood framing. Primary among these exterior modifications was the installation of multi-paned metal sash windows in the original openings. Typically, these openings had contained pairs of single pane casement windows below a fixed upper sash. Additionally, the original entrance doors on the south elevation were replaced, and other entrances removed or relocated. The original slate roof was also removed and replaced by an asphalt shingle roof. Skylights in the main block, the rear ell and the wings were removed as well. One alteration, the installation of the clock in the façade's center dormer, actually completed a design feature of the original plans that was never executed. A circular medallion and later a louvered vent occupied this location until Pi Beta Phi Alumnae presented the university with the new clock in February of 1959.

In the early 1990s, the exterior masonry was cleaned and restored, preserving the historic character of the original materials, color and detailing. However, it was necessary to remove the decorative terra cotta finials from the roof dormers due to deterioration. At that time, four massive chimneys were also removed. These chimneys had been located in pairs near each end of the ridge of the main block's steep hip roof. Although no longer functioning, they had been retained in the 1957 reconstruction of the building's interior. Steel beams had been installed in the attic to support their weight. Galvanized sheet metal covers were installed over the openings that remained. Because of the extensive interior renovations, none of the historic character of its early interior remains extant. In 2005, the original slate roofing material and copper flashing were restored as part of a major roof replacement project that included the removal and abatement of the existing asbestos-contaminated

asphalt shingles. In addition, the ornate copper cupola was removed, restored offsite and reinstalled in its original location with the Varsity Bell once again hanging within. The project signaled a significant investment of resources on the part of the University of Washington and a recognition of the importance of Denny Hall to the campus' architectural history.

For much of its history, Denny Hall has seen little landscaping around its perimeter, and Denny Yard has evolved to its present appearance with little or no formal planning. For more than a decade after its construction, the building sat within a broad expanse of rough terrain covered with native grasses, trees, bushes and ferns and crossed by random paths and planked walkways. In preparation for the 1909 Alaska-Yukon-Pacific Exposition, formal paths were laid around the building and formal lawns and gardens were planted, including a circular planting bed immediately in front of the building. These paths were integrated into a larger circulation system, and others were added after the adoption and implementation of the 1915 Regents Plan for the UW campus. At times, there have been substantial growths of ivy on the façade's exterior, particularly along the outer margins of the spired towers, although it has since been removed. Minor foundation plantings have included low hedges and shrubs. Over the years, greater attention seems to have been focused on the planting of the deciduous and evergreen trees within Denny Yard although this work was not completed within the context of a formal landscape plan.

Presently, the most prominent features of the landscape immediately surrounding Denny Hall are the two Lawson Cypresses situated at the corners of the principal south elevation and the large Bur Oak within the yard off the rear northwest corner. These trees are significant elements in both the local landscape as well as the campus as a whole. Planted in the late 1930s, the Lawson Cypresses accentuate and frame the corners of the building and mimic the verticality of the façade's spired towers. The mature Bur Oak has a stately presence and graceful form and stands in splendid isolation within its grassy yard. Although attractive in places, the remainder of the plant material around the building's perimeter is somewhat haphazardly planted, obscuring architectural details in some areas and potentially damaging the building in others.

Although somewhat removed from the center of campus after over one hundred years of development, Denny Hall occupies a prominent location immediately east of Memorial Way, which proceeds south from the NE 45<sup>th</sup> Street entrance. A small access road branches off of Memorial Way behind Denny Hall and terminates in the N3 parking area located northeast of the building. A number of major circulation paths for pedestrians surround the building and connect it with the rest of the campus. Klickitat Lane crosses in the front of the building and leads west to Parrington Hall (1902) and east to Balmer and Mackenzie Halls (1962 and 1960, respectively). King Lane originates in front of Denny Hall and continues south through Denny Yard and into the Liberal Arts Quad.

Although the area in front of the building has come to be known as Denny Yard, it has evolved to its present dimensions and configuration primarily as a result of the construction of buildings around its perimeter. These include Raitt and Savery Halls along the south side, the Art Building at the southeast corner, and Balmer and Mackenzie Halls along the east side. The open west side of Denny Yard terminates at Memorial Way with Parrington Hall to the west and Kane Hall beyond the southwest corner. The placement of these structures has been largely dictated by the campus plans that were developed well after the construction of Denny Hall, integrating the building with varying degrees of success into the overall plans. An examination of the plans from 1915 through 1948 reveals that there was an intent to create an enclosed yard in front of the building but no plans to direct any construction immediately adjacent to the side or rear elevations.

Following the 1915 "Regents Plan," construction of the buildings now known as Raitt (1916 Home Economics Building) and Savery (1917 Commerce Hall and 1920 Philosophy Hall) Halls enclosed the southern side of Denny Yard in order to complete the first phase of the planned Liberal Arts Quad. The same 1915 plan and subsequent plans through 1948 show two buildings sited between Denny Hall and the Quad, facing each other onto a smaller enclosed space bisected by a wide main path and crossed by narrower secondary paths. The present paths extending southeast from corners of Denny Hall and across Denny Yard roughly define what would have been the eastern and western boundaries of this enclosed space. Although construction of the 1949 Art Building followed the plans developed through 1948, construction of Mackenzie Hall in 1960 and Balmer Hall in 1962 sited the buildings much further to east than had been envisioned previously. As a result, these buildings seem less connected to Denny Hall and more aligned to Stevens Way.

## **CHARACTER DEFINING FEATURES**

Denny Hall is an excellent example of the Chateausque or French Renaissance Revival style of architecture popular for twenty years from 1880 to 1910. With its emphasis on the roof and its symmetrical façade, the building's design embodies nearly all aspects of the style's character defining features. These identifying features include its steeply pitched hip roof and its busy roofline with many vertical elements, such as the pinnacles, turrets, gables and shaped chimneys. Typical of the style, the building's roof also has multiple dormers, including wall dormers extending through the cornice line with steep parapeted gables, and ornamental metal cresting along the ridges. Following the style's requirement for massive masonry construction and elaborate expensive detailings, the building's exterior is of brick and smooth-faced stone with arched windows and doorways and shallow relief carvings on façade elements. The one major departure from the style is Denny Hall's distinctive cupola, which displays a Classical Revival or Renaissance Classical design. The cupola, a traditional feature of civic and institutional architecture, is visible above the trees from the northbound lanes of Interstate 5.

In terms of its landscape and setting, Denny Hall has always remained in somewhat splendid isolation, surrounded by open space and visible from all sides. Initially, this was because it was the only building on campus. Later, it was because most development was directed elsewhere. Over the years, this relative isolation has become an unintentional but nonetheless character-defining feature of Denny Hall. Likewise, although Denny Yard was not created through a formal design, the open space extending in front of Denny Hall is another character-defining feature.

## **STATEMENT OF SIGNIFICANCE**

Designed by a locally significant architect, Denny Hall is an architecturally distinctive structure with significant historical associations and visual prominence on the University of Washington campus. Charles W. Saunders was among the leaders of Seattle's architectural profession for more than twenty years in the late nineteenth and early twentieth centuries. Saunders was also a founding member of the Washington State Chapter of the American Institute of Architects in 1894 and served as its first secretary. Completed in 1895, Denny Hall is one of the most important commissions of his illustrious career and remains as one of the most important examples of his early independent practice.

In choosing the Chateausque or French Renaissance Revival style for his design, Saunders created an excellent example of a style popular between 1880 and 1910 and departed somewhat from the architectural norms of the time, especially for an institutional building. The style's mixture of Gothic and Renaissance details recalls the sixteenth century French chateaux. After its revival in mid-nineteenth century France, the Chateausque style rose to prominence in this country through the work of Richard Morris Hunt, the first American architect educated at Paris' École des Beaux-Arts. Hunt's residential work for wealthy clients such as the Vanderbilts may have influenced Saunders in his design choices for Denny Hall. Hunt's most famous work in this style, the "Biltmore" in Asheville, North Carolina, was under construction from 1888 to 1895.

Saunders' use of this style contrasted with those popular at that time in the Pacific Northwest. More prevalent styles included the Late Victorian Gothic Revival, the Romanesque Revival, and the emerging classically based styles, such as the Beaux-Arts, the Neoclassical, and the Colonial Revival. The Chateausque was also more commonly used for monumental residential architecture rather than civic, commercial, or institutional buildings. One of the few contemporary examples of this style in Washington State civic architecture is the 1893-96 Spokane County Courthouse designed by Willis A. Ritchie.

As the first building constructed on the present UW campus, Denny Hall has significant historical associations. Because it initially housed all university functions, it played a primary role in the early years of the campus and its subsequent growth. Functionally, its period of greatest significance lasted from 1895 to 1922, the years it housed the university's administrative activities. Although it was sited without adherence to any overall plan, its location influenced the development of all campus plans and gave the building a strong visual prominence even after its functional importance decreased. This prominence continues into the present day and serves to highlight the building's distinctive Chateausque design in marked contrast with the Collegiate Gothic style of the majority of campus buildings.

## SCOPE OF WORK

The intent of this project is to conduct a pre-design study and the design phase for the complete renovation of Denny Hall, restoring and modernizing the oldest building on the University of Washington campus. In general terms, the renovation will address hazardous materials abatement, interior demolition, seismic and other structural reinforcement, repair and restoration of the exterior, accessibility improvements, new mechanical, electrical, lighting, and communication systems, and new interior construction, equipment, and furnishings. The project also includes a proposal to replace the existing elevator and to add a second elevator, possibly in a rear addition. Although the pre-design study includes a more extensive analysis of the programmatic capacity of Denny Hall as well as an evaluation of the extent and nature of the renovation needs, a detailed scope of work has been proposed for consideration.

The building core will be strengthened, and seismic, structural, and life and safety code condition deficiencies will be corrected. On the exterior, the brick masonry and sandstone walls and terra cotta trim will be cleaned, repaired, repointed and sealed. The project's historic consultant reports that the masonry systems are in very good shape, and ongoing façade explorations have shown that the bricks are keyed into the walls at regular intervals. However, ornamental masonry attachments will be better secured to the building's structure as needed. The stone foundation walls will be waterproofed, repaired, and sealed, and perimeter drainage will be installed. It is anticipated that this work will impact foundation plantings around the building, requiring their pruning, removal and/or replacement. All windows and doors will be replaced with energy efficient units matching the existing. The existing 1950s-era multi-paned, steel sash windows are in very good condition but are not thermally insulated. Exterior ramping and other access improvements, which may include installation of a new ADA entry to the east of the main entry, will be provided to bring the building into current ADA compliance. The proposed new east entry as well as the current west entry would access the first or lowest level of the building.

On the interior, the layout will be improved to make more efficient use of the existing space, and doors, hardware, finishes, and equipment will be replaced. It is anticipated that most or all of the existing interior systems dating to the 1950s renovation will be removed, probably leaving just the structural systems in place. Where it is feasible and appropriate, significant interior architectural features in the building hallways and common areas will be retained to protect and preserve the historic qualities of the building. The current plan is to open up the interior of the building with a four story stair and opening, bringing back some sense of the vertical connectivity the building once enjoyed. In addition, the design team hopes to introduce new skylights into the roof at strategic points. The original building had a number of skylights according to the original plans, including one located over the central stair that straddled the roof ridge at the southern end of the rear ell. Locations are not yet determined for all proposed skylights, however a central light is certainly desired to bring natural light deep into the building through the central open space. This will support way-finding goals among others.

The existing elevator installed in the 1950s will be replaced and likely relocated, requiring the relocation of the current over-run and penthouse that penetrate Denny Hall's roofline. The addition of a second elevator will be considered and evaluated, including the possibility of constructing an exterior elevator. The proposed location sites the elevator addition at the southern end of the rear ell's east elevation. Separated from the historic structure with glass, the proposed new elevator would allow service access from the loading area immediately adjacent and is well located to deal with the level change challenges presented by the building. However, this plan may be impacted by the design for the adjacent business school being developed by LMN Architects. The design includes a parking area with a trash enclosure and bike parking area in the vicinity of the aforementioned exterior elevator within the NW site quadrant formed by Denny Hall, creating the possibility of significant space constraints and site pressure in this area.

New accessible restrooms will be constructed to bring the building into current ADA compliance, and other ADA non-conformances will be corrected. All mechanical, electrical, and communications infrastructure will be replaced. Major building systems, controls, meters, and utility lead-ins will be replaced. Primary power service and main electrical equipment will be upgraded, and emergency power service will be provided. Asbestos containing materials and other hazardous materials issues will be abated. Following construction, the existing site and landscape will be improved, including irrigation. Finally, as part of the project, Denny Yard

has been identified in a sustainability charette as a possible location for either geothermal wells or storm water disposal.

## RECOMMENDATIONS

The proposed scope of work for the complete renovation of Denny Hall will involve a number of historic preservation issues. The *University of Washington Master Plan Seattle Campus (January 2003)* addresses these issues in general and details a process for their consideration through the preparation of an Historic Resources Addendum. In the absence of specific preservation guidelines, the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation* provide general guidance in dealing with the preservation issues associated with this project. The *Secretary's Standards* outline four treatment approaches for historic buildings: preservation, rehabilitation, restoration, and reconstruction. For the renovation of Denny Hall, the most appropriate treatment is rehabilitation, which is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The *Secretary's Standards for Rehabilitation* give primary importance to the retention, preservation, and protection of historic fabric and the preservation of historic character and character defining features. Due to the extensive reconstruction of the interior in the 1950s renovation, Denny Hall's character defining features are largely limited to the exterior, which has seen fairly minimal modifications since its completion in 1895. In general, the preservation, repair or restoration of Denny Hall's remaining historic fabric and character-defining features should be paramount in making decisions regarding these issues.

The *Secretary's Standards* recognize the importance of structural improvements and seismic reinforcement in the preservation of historic buildings but recommends complying with health and safety codes in a manner that preserves character-defining spaces, features, and finishes. For Denny Hall, these considerations are primarily restricted to the exterior of the building. The proposed structural improvements and seismic reinforcement should be designed so as to minimize the impact on the exterior's historic building fabric both in appearance and in the alteration or destruction of historic building materials. This includes designing interior alterations that limit the effects to the building's exterior appearance or direct them to the minor elevations.

The *Secretary's Standards* provided detailed guidance in the treatment of historic masonry, a character-defining feature of primary importance for Denny Hall. Repair and restoration of deteriorated masonry features should use recognized preservation methods of patching, piecing-in, or consolidating the masonry. Replacement in kind should be limited to features that are too deteriorated to repair. A compatible substitute material may be considered if using the same kind of material is not technically or economically feasible. Masonry should only be cleaned when it is necessary to halt deterioration or remove heavy soiling and only after carrying out surface cleaning tests after it has been determined that such cleaning is appropriate. These tests will assist in the selection of the gentlest method possible, such as using low pressure water and detergents with natural bristle brushes. Sandblasting the brick or sandstone stone surfaces using dry or wet grit or other abrasives should not be employed as these methods of cleaning permanently erode the surface of the material and accelerate deterioration. The cleaning of masonry surfaces that are not heavily soiled should not be conducted merely to create a new or uniform appearance as they needlessly introduce chemicals and moisture into historic materials.

The preferred method of removing deteriorated mortar is by carefully hand-raking the joints to avoid damaging the masonry. Mortar joints should be repointed using mortar that is softer or more permeable than the masonry units and no harder or more impermeable than the historic mortar to prevent damage to the masonry units. The old mortar should be duplicated in strength, composition, color, and texture, and the joints should be duplicated in width and in joint profile. The application of a sealant or water-repellant coating to the masonry should be avoided unless it is necessary to arrest water penetration problems that continue after other masonry repairs have failed. Such coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration. The same guidance in the treatment of historic masonry should be followed for the treatment of the stone foundation walls. As far as the foundation plantings, much of the plant material around the building's perimeter is somewhat haphazardly planted, obscuring architectural details in some areas and potentially damaging the building in others. With the exception of the Lawson Cypresses situated at the corners of the principal south elevation, much of this can be removed and replaced with more appropriate plantings after construction is complete. If it is feasible, the Lawson Cypresses should be retained



due to their significance for the local landscape as well as the campus as a whole. If their removal is required, consideration should be made as to whether they should be replaced in the same locations close to the foundation, as the protection of the building's historic fabric should be the primary concern.

In the treatment of historic windows, the *Secretary's Standards* recommend that they be retained and preserved due to their importance in defining the overall historic character of the building. The fenestration patterns are an important character-defining features of Denny Hall's exterior appearance. Although the existing multi-paned, steel sash windows replaced the original wood casement windows, this alteration has acquired historic significance in its own right and should be retained and preserved, according to the *Secretary's Standards*. In addition, the windows are in very good condition and only lack thermal insulation. Although the project proposes the replacement of all windows, an in-depth survey should be conducted to determine the existing conditions and the possibility for repairs or upgrades, such as interior or exterior storm windows, as an alternative to replacement. If replacement is determined to be necessary due to deterioration or energy efficiency requirements, the options include matching the existing windows in kind or recreating the original window configuration as detailed on the original plans, wood casement windows below a fixed upper sash. With either option, the original openings should be retained, but a compatible substitute material may be considered if use of the same kind of material is not technically or economically feasible. Replacement with a single large pane of glass or a double hung sash window would not be considered appropriate as neither would match the old in design, scale, texture, and other visual qualities.

The *Secretary's Standards* recommend that historic entrances and porches be retained and preserved, including their functional and decorative features, such as doors, fanlights, sidelights, pilaster, entablatures, columns, balustrades, arches and stairs. The project proposed for Denny Hall calls for the replacement of all exterior doors and the installation of ramping and other access improvements to bring the building into current ADA compliance. As with the historic windows, the current doors should be retained in their original openings unless they are too deteriorated or cannot meet the functional needs of ADA compliant access to the building. Although they are not the building's original doors, they have acquired historic significance in their own right and should be retained and preserved if possible. If replacement is determined to be necessary, the options for new doors include matching the original doors as detailed on the original plans and in historic photographs or matching the existing doors. The current configurations and openings should be retained unless it is necessary to enlarge or alter them to bring them into ADA compliance. The installation of ramping and other access improvements for ADA compliance should be designed in a manner that preserves the building's character-defining features, particularly the projecting entry porch on the principal south elevation. Access modifications should provide a reasonable balance between independent, safe access and preservation of historic features. Installation of a second ADA accessible entrance to the east of the main entry would not detract from the historic character and symmetry of the façade elevation if it is designed appropriately.

As noted above, the extensive reconstruction of the interior largely limits the character defining features to the exterior of Denny Hall, allowing a great amount of freedom in making alterations to the interior layout. In designing alterations and infrastructure upgrades and replacements, primary consideration should be given to the effect that this work may have on the exterior of the building and its historic fabric. The existing fenestration patterns should be retained, and alterations should not cause original openings to be blocked or otherwise obstructed. To the extent possible, any remaining significant interior architectural features in the building hallways, stairs and common areas should be retained as well as the doors, hardware, finishes, and equipment to the extent possible. The primary consideration for the proposal to open up the interior of the building with a four story stair and opening is the introduction of a new skylight over this central open space. In determining the design and locations for the skylights, care should be taken so as to minimize the destruction of historic fabric and the diminishment of historic character. If possible, the skylights should be placed on minor roof elevations in places that are inconspicuous from the public right-of-way. Incompatible design and improper installation should be avoided as well. The same guidance should be followed for the relocation of the existing elevator and its current over-run and penthouse that penetrate Denny Hall's roofline.

The proposed new elevator should also be installed at the rear of the building or in the proposed rear addition so as to minimize the destruction of historic building fabric and the impact on the exterior appearance. The *University of Washington Master Plan Seattle Campus (January 2003)* dictates that additions to existing historically designated buildings shall be similar in materials and scale to the existing historic buildings or

environments and complement them architecturally and aesthetically. The *Secretary's Standards* give detailed guidance on the construction of new additions so there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed. It is of primary importance that new construction be clearly differentiated from the existing historic building and be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. New additions should also be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The small scale of the proposed elevator addition and its location at the rear of Denny Hall seem to achieve the goal of preserving the building's historic character-defining features in compliance with the *Secretary's Standards* at the same time providing additional space for the project's programmatic and functional needs. The use of glass to serve as a connection to the new elevator addition provides a clear but sympathetic transition from the historic structure. The primary consideration in the design of the actual structure should be its compatibility with the historic building. While the design of the new business school building is beyond the scope of this project, the University of Washington should follow the guidelines of the *Master Plan* and respect the historic character of Denny Hall with the sensitive siting of such features as new parking areas, trash enclosures and bike parking areas. Although current campus plans direct development to the northeast of Denny Hall, this has not been the case in the past. While Denny Hall cannot remain in splendid isolation, proper setbacks and compatible design can mitigate the impact of nearby new construction.

According to the *Secretary's Standards*, the installation of new mechanical systems should cause the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material. Adequate structural support should be provided for new mechanical equipment, and vertical runs of ducts, pipes, and cables should be installed in closets, service rooms, and wall cavities. Exterior alterations completed in conjunction with the installation of these new mechanical systems should be confined to minor elevations of the building and roof if at all possible to lessen their visual impact.

In siting new landscape improvements following construction, care should be taken so as not to obscure or damage the building's historic fabric or architectural features. Since there have been no formal landscape plans prepared, the only guidance in selecting plant material is to make choices appropriate for a building of Denny Hall's style and historic character. The proposal to locate geothermal wells or storm water disposal within Denny Yard is not an incompatible use as long as the historic character is maintained through site restoration after construction. This includes retaining the gentle slope of the topography, the systems of walkways and the mature trees. If possible, there should be the minimal amount of disturbance to the landscape features. Consideration should also be given to the possibility of archeological resources, both historical and Native American, as this area has remained largely undisturbed for more than a century. Any access hatches or mechanical features visible above ground should be screened or obscured and located nearer to Memorial Way where the impact on the historic character would be lessened.

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**January 2004**  
**Historic Resources Addendum for:**  
**DENNY HALL**

**HISTORY**

Completed in 1895, Denny Hall is the oldest building on the present University of Washington campus. Founded in 1861, the university originally occupied a ten-acre site in downtown Seattle roughly bounded by Third and Fifth Avenues and Union and Seneca Streets and donated primarily by Arthur A. and Mary Denny with portions from Charles and Mary Terry and Edward Lander. Surrounded by a white picket fence, the campus located on top of Denny's Knoll eventually included the Territorial University Building constructed in 1861, a two-story frame house for the University President, where the female students also boarded, and a separate dormitory for men. Although the outlying site seemed somewhat removed from the center of town in Pioneer Square when first chosen, it later proved to be inadequate for future expansion, especially after Washington's elevation to statehood in 1889. In the intervening years, the city's population had grown from some 250 inhabitants to over 40,000, and urban development had surrounded the once remote site, exposing students to the excitement and temptations of city life.

In early 1891, the present location was selected due to its relative proximity to the downtown, its generous amount of available and undeveloped acreage, and its great potential for fabulous views. Although heavily wooded, the site featured an almost 360-degree sweep of vistas, encompassing the Olympics, Lake Union, Portage Bay, Lake Washington, the Cascades, and Mt. Rainier. In addition, both the Seattle, Lake Shore and Eastern Railway and the Seattle-Snohomish road passed through the site and provided adequate transportation access. At the time of its selection, this area was located outside the northern limits of the city and immediately east of the small communities of Latona and Brooklyn, which later became known as the University District. However, the North Seattle Annexation in May of 1891 brought it within the municipal boundaries along with the northern ends of Capitol and Queen Anne Hills, Magnolia, Fremont, Wallingford, and Green Lake.

Seattle architect William E. Boone of the firm of Boone & Willcox was chosen to plan the new campus, which would occupy only the southern 160 acres of the present site. Boone's proposed campus design included some sixteen buildings informally arranged south and east of the railroad and facing Lake Washington. Although construction began in October of 1891, the project was halted after only ten days when controversy over the elaborate scope of the plan and high cost estimates led to the discovery that no funds had been authorized by the Washington State Legislature. Boone's plan was later abandoned when the legislature took up the measure again in 1893 and passed a law on March 14, approving the purchase of the entire 583-acre site and the appropriation of \$150,000 for building construction. By this time, a new streetcar line, the Third Street & Suburban Railway, served the area, improving access from downtown Seattle.

After the site was officially purchased on October 11, 1893 for \$28,313.75, architects were invited to submit plans for the design of the main university building on the new grounds as part of a blind competition, which ran from October 30, 1893 to February 17, 1894. Competition rules dictated that the building should cost no more than \$125,000 and should be of approved, slow burning construction. It took almost a month to evaluate the 24 plans submitted before the winning design was selected on March 14, 1894 and revealed to be the work of Charles W. Saunders of Seattle. In contrast to the Romanesque Revival style popular at the time, Saunders employed the French Renaissance Revival style in his symmetrical Chateausque design. John Parkinson's design finished in second place and earned him a \$1,000 prize. Former campus architect William E. Boone garnered the \$500 third place prize with his design.

Born in Cambridge, Massachusetts on October 12, 1857, Charles Willard Saunders grew up in the Boston area before moving to Pasadena, California by 1887. Saunders initiated his practice in Seattle shortly after the 1889 fire and remained among the leaders of the architectural profession for the next twenty years. Early work included several substantial commercial buildings in Pioneer Square and a commission for a group of four eight-room schools scattered around the city. In September of 1889, Saunders entered into a two-year partnership with Edwin W. Houghton before returning to the East Coast in 1891 for a brief period. By the following year, Saunders had reestablished an independent Seattle practice in mid-1892. His winning design for the new university building was, perhaps, his most important commission during this time.

In 1898, Saunders formed the partnership of Saunders & Lawton with his draftsman, George W. Lawton, who had also come to Seattle in 1889 and had worked for him since that time. During the sixteen years of their practice, they designed an extraordinarily wide range of projects executed in an eclectic variety of styles, including schools, residences, apartments, and commercial buildings as well as several buildings for the 1909 Alaska-Yukon-Pacific Exposition held on the grounds of the University of Washington campus. These included the monumental Forestry Building executed in raw logs and unfinished timber and the more diminutive Women's Building, now known as Cunningham Hall. After the dissolution of his partnership in 1915, Charles Saunders practiced intermittently for the next fifteen years in addition to serving as a state representative from the 45<sup>th</sup> District (Seattle) from 1923 to 1932. Charles Saunders died at the age of 77 on March 14, 1935.

Once Saunders' design had been selected, a call for bids was published based on his plans and specifications. On May 9, 1894, the firm of Cameron & Ashenfelter of Spokane was chosen as the contractor for the new building after submitting the lowest bid of \$112,000. A year earlier in April of 1893, Fred G. Plummer, a Tacoma engineer, had been hired to prepare a topographical survey of the new grounds and determine the general location for the campus buildings. In contrast to the earlier Boone plan, Plummer recommended the area at the highest part of the entire tract for its excellent views. When it came time to select the actual site, the new building was constructed at the top of a knoll to overlook Lake Washington to the southeast and was oriented toward the old Seattle-Snohomish road. One story, probably apocryphal, claims that UW Regent David Kellogg decided this location by jamming his umbrella into the trunk of a fallen fir tree and indicating that he would put the building there. This was after much tramping around the rough terrain and lengthy arguments failed to lead to a consensus among those planning the campus. Elaborate ceremonies attended the laying of the cornerstone on July 4, 1894 with some 1,000 people present.

In order to facilitate the transportation of building materials and laborers, a railway spur line was constructed, proceeding north through the grounds directly to the site. These materials included light colored sandstone from the Pittsburgh quarry in Pierce County, cream colored pressed brick from Spokane County, and terra cotta trimmings from King County. The only material obtained from outside Washington State was the black Pennsylvania slate for the roof. Gottlieb Weibel, a sheet metal craftsman, worked on the copper clad cupola into which was installed the bell from the original university building downtown. This 400-pound cast iron bell, now known as the "Varsity Bell," was cast in Troy, New York in 1861 and shipped around the tip of South America during its journey to Seattle. First rung on March 19, 1862 by Clarence Bagley, the bell was used primarily to signal the start and end of classes but also to mark momentous occasions and special events, such as the assassination of President Lincoln in 1865 and the Great Seattle Fire of 1889.

On September 4, 1895, the University of Washington moved into the new Administration Building. This single structure housed the offices of the president and regents, all university colleges, recitation rooms or classrooms, laboratories, faculty rooms, a library, a museum, a music room, a student lounge, and the 736-seat "Denny Hall" auditorium named for Arthur A. Denny. Because the final cost of the building was around \$125,000, \$25,000 less than the amount appropriated, funds were available for the construction of additional buildings. When it opened, the new campus also included a wood frame gymnasium and drill hall building, a wood frame water tower, a small power house on Lake Washington, and an observatory constructed with stone and other materials left over from the main building. University architect Charles Saunders also provided the designs for the gymnasium and observatory.

Although there was ample room for expansion, the university grew slowly over the first ten years on its new campus, adding two dormitory buildings in 1899, a new power plant in 1901, and a science building in 1902. An early campus plan, the 1898 "Oval Plan" by A.H. Fuller, sought to direct the course of this development on the upper third of the campus before the university hired the Olmsted Brothers landscape firm of Brookline, Massachusetts in August 1903 to create a comprehensive plan for the full site. Both plans positioned Denny Hall as a prominent feature of the upper campus. However, before the 1904 Olmsted Plan could be implemented, the firm was hired to develop plans for the 1909 Alaska-Yukon-Pacific Exposition (AYPE) to be held on the lower two thirds of the mostly undeveloped campus. Although most of the exposition buildings were to be only temporary structures, the Olmsted Brothers' design created a permanent infrastructure planned around the open-ended axis of Rainier Vista and included the construction of some permanent facilities for future use.

The fair opened on June 1, 1909 and ran for 138 days before closing on October 16, 1909, after which time the Board of Regents of the University of Washington selected the structures and features that would remain. These included four permanent structures as well as numerous temporary structures that were retained in order to meet the increasing needs of an overcrowded campus. As these new structures became available, it was no longer necessary for the Administration Building to house all of its original functions. When a new auditorium building was turned over to the university after the fair, the assembly hall located within the rear wing of the Administration Building and named for Arthur Denny became obsolete. This may have prompted the Board of Regents to rename the entire building Denny Hall in February of 1910 in honor of the university's early benefactor. Subsequently, the unused space was divided into classrooms and offices.

In 1911, the Olmsted Brothers were hired to prepare a new plan that would incorporate the existing campus with the area developed for the fair grounds and guide future growth. Dissatisfaction over the 1914 Olmsted Plan led the Regents to hire Seattle architect Carl F. Gould of the firm of Bebb & Gould to create a new plan. Gould's 1915 "Revised General Plan of the University of Washington" or "Regents Plan" directed all development on the university campus and dictated the use of the Collegiate Gothic architectural style in the construction of all future buildings. Although Denny Hall was a focal point of the early campus, it was relegated to the northern fringes of the new plan in its position to the northwest of the Liberal Arts Quadrangle. Its French Renaissance Revival design also contrasted greatly with the favored Collegiate Gothic style with its basis on the late Gothic architecture of England and France. However, Denny Hall continued to house the university's key administrative functions until 1922 when they were relocated to the newly completed Education Hall (now Miller Hall) on the southeastern side of the Liberal Arts Quad. While it no longer served as the university's administrative headquarters, Denny Hall retained its visual prominence on the relatively undeveloped campus until the post-war building boom began in the late 1940s.

In the early 1940s, there had been plans to renovate the interior of the Denny Hall, including restoration of the old auditorium. By this time, the building's primary occupants were the drama department and various language departments. Material shortages during the Second World War caused the postponement of these plans until after the war's end. When the idea was revisited in the early 1950s, one regent initially proposed razing the structure because he considered it an eyesore. However, in February of 1954, university officials presented plans for the complete modernization of the interior of the building. This decision was based not on an appreciation of its history and traditions but on the fact that the structure was still sound and could be rebuilt for less than the cost of a new building. Since no timeline for when the work would occur was provided, it was not until December of 1956 that the UW Regents approved contracts totaling over \$1.1 million for the reconstruction project designed by the firm of Grainger, Thomas & Barr. Some language departments had already moved from Denny Hall to Lewis Hall during the summer of 1955 in anticipation of the proposed work. The project proceeded during much of 1957 as the original wood frame interior was completely replaced by a new concrete and steel frame structure, working from top to bottom. Today, it serves primarily the departments of Germanics, anthropology, classics, Near Eastern languages and civilization and the Language Learning Center.

#### **DESCRIPTION OF THE BUILDING AND LANDSCAPE**

Built in 1894-95, Denny Hall, a handsome brick and sandstone building designed in the Chateausque or French Renaissance Revival style, recalls the monumental sixteenth-century chateaux of France. Located in the northwest sector of the campus and facing southeast onto Denny Yard, the two-and-one-half-story T-shaped building features a large, main block with a rectangular plan and a high, hipped roof. An almost equally large hip roofed ell projects from the center of the rear north elevation. Smaller one-story semi-elliptical wings with low-pitch roofs extend from the east and west elevations of the main block. Located in front of the building, Denny Yard slopes gently downward towards the Liberal Arts Quad, its green lawns crisscrossed by paths and planted with a scattering of mature trees.

Set above a high basement of ashlar sandstone blocks, the symmetrical façade of the principal south elevation has twin spired towers flanking the center entrance bay. A corbelled terra cotta cornice wraps around the towers and continues across the center bay, embellishing the roofline. A much less detailed cornice encircles the remainder of the building. At the first story, a recessed entry porch lies behind three sandstone arches supported on four sandstone columns and decorated with shallow relief carvings. The rear wall of the porch has

three identical arched openings set in perfect alignment with the outer arches. A wide set of stairs enclosed by stone railings extends the full length of the recessed porch and provides access to the double entrance doors within the center opening. Two basement level entrances are situated on either side of the stairs.

Two stories higher, a set of three elaborately ornamented wall dormers begins above the corbelled cornice, each terminating in a steep parapeted gable. The center dormer is taller and wider than are those at the sides. Each dormer features a flat-headed window opening set within an arch outlined with a heavy molding. Shallow relief carvings adorn the semicircular recessed panel above the window opening and include a shield with the intertwined letters "UW" on the side dormers. A large clock occupies the same location in the more prominent center dormer. At the east and west elevations, a pair of tall, elaborated chimneys enframe a single wall dormer with similar ornamentation. The rear ell has three freestanding wall dormers along both its eastern and western roof slopes and a single wall dormer centered on the northern slope.

In addition, the main block has two large roof dormers on its southern roof slope centered above the end bays and two on the northern slope flanking the rear ell. Each dormer has a steeply pitched pyramidal roof with flared overhanging eaves. These wall and roof dormers enliven the rooflines of the principal and minor elevations, as does the ornamental copper cresting along the roof ridges. The northern roof slope of the main block is further distinguished by the shallow hip roofs over the projecting end bays.

Segmental arch window openings line the first story of the main block and rear ell below flat-headed openings on the second story. A projecting intermediate cornice separates the two floors and continues onto the one-story wings, where it forms the base of the low roof parapets. The tall narrow window openings on the wings have flat heads that are rounded at the upper corners. Sandstone blocks trim the window openings and contrasts with the buff colored pressed brick walls. The smaller basement level window openings are vertically aligned with the windows on the floors above.

Surmounting the building is an ornate cupola clad with copper weathered to a green patina. The base of the cupola straddles the ridge of the main block and serves as a viewing platform. Rising above the center of this platform, the cupola's dome rests on narrow Corinthian columns set on high pedestals and connected by arches. The delicate lantern atop the dome is a smaller version of the structure on which it sits. A balustrade set between corner piers encloses the platform around the dome. Below the dome, two beams clad with copper cross above the access hatch into the building's attic. Originally, these beams supported the 1862 bell moved to this location from the cupola of the Territorial University Building constructed in 1861. The bell was removed in the 1990s to prevent further deterioration in the open-air cupola.

The exterior appearance of the structure has remained largely the same since its construction over one hundred years ago. The principal alterations resulted mainly from the reconstruction of the interior of the building in 1957 when a new concrete and steel frame structure replaced the original wood framing. Primary among these exterior modifications was the installation of multi-paned metal sash windows in the original openings. Typically, these openings had contained pairs of single pane casement windows below a fixed upper sash. Additionally, the original entrance doors on the south elevation were replaced, and other entrances removed or relocated. The original slate roof was also removed and replaced by the current asphalt shingle roof. Skylights in the main block, the rear ell and the wings were removed as well. One alteration, the installation of the clock in the façade's center dormer, actually completed a design feature of the original plans that was never executed. A circular medallion and later a louvered vent occupied this location until Pi Beta Phi Alumnae presented the university with the new clock in February of 1959.

In the early 1990s, the exterior masonry was cleaned and restored, preserving the historic character of the original materials, color and detailing. However, it was necessary to remove the decorative terra cotta finials from the roof dormers due to deterioration. At that time, four massive chimneys were also removed. These chimneys had been located in pairs near each end of the ridge of the main block's steep hip roof. Although no longer functioning, they had been retained in the 1957 reconstruction of the building's interior. Steel beams had been installed in the attic to support their weight. Galvanized sheet metal covers were installed over the openings that remained. Because of the extensive interior renovations, none of the historic character of its early interior remains extant.



For much of its history, Denny Hall has seen little landscaping around its perimeter. For more than a decade after its construction, the building sat within a broad expanse of rough terrain covered with native grasses and ferns and crossed by random paths and planked walkways. In preparation for the 1909 Alaska-Yukon-Pacific Exposition, formal paths were laid around the building and formal lawns and gardens were planted, including a circular planting bed immediately in front of the building. These paths were integrated into a larger circulation system, and others were added after the adoption and implementation of the 1915 Regents Plan for the UW campus. At times, there have been substantial growths of ivy on the façade's exterior, particularly along the outer margins of the spired towers, although it has since been removed. Minor foundation plantings have included low hedges and shrubs. Over the years, greater attention seems to have been focused on the planting of the deciduous and evergreen trees within Denny Yard.

Presently, the most prominent features of the landscape immediately surrounding Denny Hall are the two Lawson Cypresses situated at the corners of the principal south elevation and the large Bur Oak within the yard off the rear northwest corner. These trees are significant elements in both the local landscape as well as the campus as a whole. Planted in the late 1930s, the Lawson Cypresses accentuate and frame the corners of the building and mimic the verticality of the façade's spired towers. The mature Bur Oak has a stately presence and graceful form and stands in splendid isolation within its grassy yard. Although attractive in places, the remainder of the plant material around the building's perimeter is somewhat haphazardly planted, obscuring architectural details in some areas and potentially damaging the building in others.

Although somewhat removed from the center of campus after over one hundred years of development, Denny Hall occupies a prominent location immediately east of Memorial Way, which proceeds south from the NE 45<sup>th</sup> Street entrance. A small access road branches off of Memorial Way behind Denny Hall and terminates in the N3 parking area located northeast of the building. A number of major circulation paths for pedestrians surround the building and connect it with the rest of the campus. Klickitat Lane crosses in the front of the building and leads west to Parrington Hall (1902) and east to Balmer and MacKenzie Halls (1962 and 1960, respectively). King Lane originates in front of Denny Hall and continues south through Denny Yard and into the Liberal Arts Quad.

#### **CHARACTER DEFINING FEATURES**

Denny Hall is an excellent example of the Chateausque or French Renaissance Revival style of architecture popular for twenty years from 1880 to 1910. With its emphasis on the roof and its symmetrical façade, the building's design embodies nearly all aspects of the style's character defining features. These identifying features include its steeply pitched hip roof and its busy roofline with many vertical elements, such as the pinnacles, turrets, gables and shaped chimneys. Typical of the style, the building's roof also has multiple dormers, including wall dormers extending through the cornice line with steep parapeted gables, and ornamental metal cresting along the ridges. Following the style's requirement for massive masonry construction and elaborate expensive detailings, the building's exterior is of brick and smooth-faced stone with arched windows and doorways and shallow relief carvings on façade elements. The one major departure from the style is Denny Hall's distinctive cupola, which displays a Classical Revival or Renaissance Classical design. The cupola, a traditional feature of civic and institutional architecture, is visible above the trees from the northbound lanes of Interstate 5.

In terms of its landscape and setting, Denny Hall has always remained in somewhat splendid isolation, surrounded by open space and visible from all sides. Initially, this was because it was the only building on campus. Later, it was because most development was directed elsewhere. Over the years, this relative isolation has become a character-defining feature of Denny Hall.

#### **STATEMENT OF SIGNIFICANCE**

Designed by a locally significant architect, Denny Hall is an architecturally distinctive structure with significant historical associations and visual prominence on the University of Washington campus. Charles W. Saunders was among the leaders of Seattle's architectural profession for more than twenty years in the late nineteenth and early twentieth centuries. Saunders was also a founding member of the Washington State Chapter of the American Institute of Architects in 1894 and served as its first secretary. Completed in 1895, Denny Hall is one

of the most important commissions of his illustrious career and remains as one of the most important examples of his early independent practice.

In choosing the Chateausque or French Renaissance Revival style for his design, Saunders created an excellent example of a style popular between 1880 and 1910 and departed somewhat from the architectural norms of the time, especially for an institutional building. The style's mixture of Gothic and Renaissance details recalls the sixteenth century French chateaux. After its revival in mid-nineteenth century France, the Chateausque style rose to prominence in this country through the work of Richard Morris Hunt, the first American architect educated at Paris' École des Beaux-Arts. Hunt's residential work for wealthy clients such as the Vanderbilts may have influenced Saunders in his design choices for Denny Hall. Hunt's most famous work in this style, the "Biltmore" in Asheville, North Carolina, was under construction from 1888 to 1895.

Saunders' use of this style contrasted with those popular at that time in the Pacific Northwest. More prevalent styles included the Late Victorian Gothic Revival, the Romanesque Revival, and the emerging classically based styles, such as the Beaux-Arts, the Neoclassical, and the Colonial Revival. The Chateausque was also more commonly used for monumental residential architecture rather than civic, commercial, or institutional buildings. One of the few contemporary examples of this style in Washington State civic architecture is the 1893-96 Spokane County Courthouse designed by Willis A. Ritchie.

As the first building constructed on the present UW campus, Denny Hall has significant historical associations. Because it initially housed all university functions, it played a primary role in the early years of the campus and its subsequent growth. Functionally, its period of greatest significance lasted from 1895 to 1922, the years it housed the university's administrative activities. Although it was sited without adherence to any overall plan, its location influenced the development of all campus plans and gave the building a strong visual prominence even after its functional importance decreased. This prominence continues into the present day and serves to highlight the building's distinctive Chateausque design in marked contrast with the Collegiate Gothic style of the majority of campus buildings.

#### **SCOPE OF WORK**

The intent of the project is to replace the roofing system at Denny Hall. This building has two roof types. The main section has steeply pitched hip, gable and turreted roofs clad with asphalt shingles. The two wings have low slope roofs with asphalt shingles and small flat areas by the parapets with membrane roofing. All flashing, parapet coping, and some roof accessories are copper while some roof accessories are galvanized. Copper gutters and copper downspouts with conductor heads provide drainage for the steep roof sections. Scuppers with copper conductor heads and downspouts provide drainage for the wings.

The program includes surveying existing conditions, reviewing existing documents and consulting with UW Roofing Shop and Engineering Services personnel in order to determine existing conditions, contractor access, and staging area, and to develop a detailed scope of work that meets all requirements for roofing systems replacement. These requirements include determining if the flat roof sections are adequately draining and if the anchorages of the parapet and gable copings are securely attached; providing new metal flashing in stainless steel or copper at existing locations, all equipment bases, and penetrations; replacing the through wall flashing, also with stainless steel or copper; and complying with all FDI requirements. It will also be necessary to perform hazardous materials abatement, to select appropriate roofing and sheathing materials and to install safety and fall restraint mechanisms.

Potentially, the scope of work could also include the repair, replacement and/or reconstruction of missing, lost, damaged or deteriorated historic features; the installation of additional insulation, ventilation and roof accessories; the repair of structural framing; and seismic upgrades. In addition, some plant material surrounding the building may need to be pruned, relocated or removed in order to perform the work or to prevent later damage to the new roofing system.

#### **RECOMMENDATIONS**

The project to replace the roofing system at Denny Hall will involve a number of historic preservation issues. These include the choice of an appropriate roofing material; the installation of safety and fall restraint

mechanisms; the potential repair, replacement or reconstruction of missing, lost, damaged or deteriorated historic features; the potential repair of structural framing; and potential seismic upgrades. In the absence of specific preservation guidelines, the *Secretary of the Interior's Standards for Rehabilitation* provide general guidance in dealing with the preservation issues associated with this project. The *Secretary's Standards* give primary importance to the retention, preservation, and protection of historic fabric and the preservation of historic character and character defining features.

The original roof material for Denny Hall was a black Pennsylvania slate, measuring some fourteen inches in length and laid in a horizontal pattern with a five to six-inch exposure. This roof was removed and replaced by the present asphalt shingles in the 1950s. According to the *Secretary's Standards*, this alteration has acquired historic significance in its own right and should be retained and preserved. However, this is not possible due to the advanced deterioration of the roofing material and its asbestos contamination.

In choosing an appropriate roofing material, the options include an asphalt shingle roof, a slate roof, or an imitation or synthetic slate roof. A metal roof would not be appropriate for this building. According to the *Secretary's Standards*, new features should match the old in design, color, texture, and other visual qualities and, where possible, materials. However, there are some difficulties in adhering to this guideline. Asphalt shingles do not have the same aesthetic appeal and historic character as slate. The original type of slate may be unavailable, too expensive, or too heavy for the existing roof framing without additional structural reinforcement.

Imitation or synthetic slate may not match the visual qualities of the original slate roof because it can have a more homogenous look, lacking the variegation in pattern, texture and color of real slate. Some imitation slate products may also be as heavy as real slate or may not have a long history of use. Color permanence, climate compatibility and longevity are additional considerations with imitation slate products. Despite these difficulties, the prominence of the roof as a character-defining feature of the building dictates a choice that follows the *Secretary's Standards*. This includes the retention or replacement of the ornamental copper cresting along the ridges.

The installation of safety and fall restraint mechanisms is necessary to provide a safe means for maintenance and roofing employees to access the roof. If at all possible, these should be installed on minor elevations so as to minimize the impact on historic character and anchored so as to minimize damage to historic fabric. A new system may also be incorporated into the ornamental copper cresting along the ridges.

The roofing project for Denny Hall also includes potential options outside the immediate scope of work: completing seismic upgrades; repairing structural framing; restoring the cupola and reinstalling the 1862 bell; and replacing decorative terra cotta details and masonry chimneys removed in the early 1990s. The completion of seismic upgrades should be of primary importance in order to improve the life safety of the building and to ensure its preservation in future earthquakes. The repair of structural framing is equally important for these same reasons.

Restoration of the cupola should also be of primary importance. The cupola, a character-defining feature of the building, retains much of its original historic fabric. According to the *Secretary's Standards*, historic features should be preserved and should be repaired rather than replaced. It makes sense to complete this restoration work as part of the roofing project. As part of the restoration, the historic 1862 bell should be reinstalled in the cupola. Although there is no historic precedence for it, lighting the restored cupola is an additional option that could be considered as well. It would increase the visual prominence of the cupola at night and signify the importance of Denny Hall on the UW campus.

Replacing the decorative terra cotta details should be of secondary importance in comparison to restoring the cupola. The replacement of these missing details would enhance the historic character of the building. However, this is of lesser significance than preserving existing historic fabric as in the case of the cupola. The missing features also had less prominence in the building's overall visual character than the cupola. If the missing features are to be replaced, the *Secretary's Standards* dictate that they should be substantiated by documentary, physical, or pictorial evidence, and that the new features should match the design and visual qualities of the old.

On the other hand, replacement of the masonry chimneys should not be considered. Although the chimneys ceased to be functional after the 1950s reconstruction of the interior, they were retained until the 1990s when they were removed, presumably due to deterioration. Currently, sheet metal covers the openings created by the removal of the chimneys. The historic fabric of the chimneys has already been lost, and there is no logical rationale for replacing them, especially with the loss of their historic function. The lack of chimneys also reflects the changes that have occurred on the interior of the building.

Ultimately, preservation of Denny Hall's remaining historic fabric and character-defining features should be paramount in making decisions regarding these issues. The expenditure of funds should go towards preserving, repairing or restoring existing historic fabric before replacing or reconstructing missing features.

16 October 2003

Historic Resource Addendum for:

DENNY HALL

### HISTORY

Denny Hall was constructed in 1895. The architect was Charles W. Saunders who won the commission through a competition. The original cost was \$111,000 . The building is listed on the State Register of Historic Places.

This was the first building on the new campus when the campus was relocated from downtown Seattle. Originally known as the Administration Building and renamed in 1910 to honor pioneer Arthur A. and Mary Denny and their family, it was designed to house all the principal university academic and administrative functions, including classrooms, offices, laboratories, a 736 seat auditorium and the library. Today its versatility is much reduced; it serves primarily the departments of Germanics, anthropology, classics, near eastern languages and civilization and the Language Learning Center. Its cupola (Gottlieb Weibell crafted it.) held and is intended to do so again, the Varsity Bell, shipped from Troy New York, "round the Horn" in 1862.

(continue with Johnstons notes about the bell and clock)

### DESCRIPTION

Denny Hall is a handsome sandstone rendition in the French Renaissance style. Recalling the sixteenth-century chateaux of France. The exterior has been cleaned and restored and the original materials, color and detailing have been preserved. Renovations of the interior have been extensive and none of the character of its early interior remains.

(source for the history and building description from: "the campus guide, University of Washington, An Architectural Tour" by Norman Johnston.)

### LANDSCAPE AND OPEN SPACE

Denny Hall sits as a commanding, historic landmark at the northern top of Denny yard. (to be provided by Bill Talley)

### SCOPE OF THE PROPOSED RENOVATION

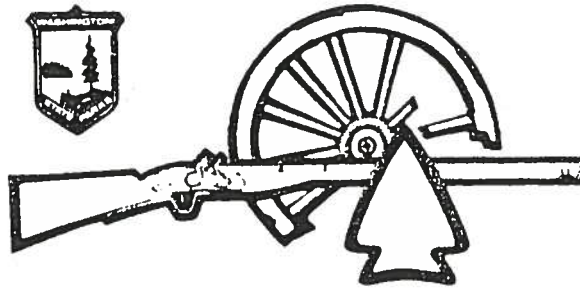
It has two roof types; asphalt shingled, steeply pitched main roof section and two low slope sections at the north and south wings with asphalt shingle roofing systems. The low slope sections also have small flat areas by the parapets with membrane roofing. All flashing, parapet coping and some roof accessories are copper and some other roof accessories are galvanized. Drainage is by copper gutters and downspouts at the steep sections and by scuppers with copper conductor heads and downspouts at the north and south sections.

The roof will be replaced as well as the flashing. It is not anticipated that gutters and downspouts will be replaced, but may be as needed.

### POTENTIAL MITIGATION MEASURES

The original slate roof was replaced with asphalt shingles , probably in the 1950's.  
(follow with a description of proposed roof replacement when determined.)

DENNY



# HISTORIC PRESERVATION REPORT

## SUMMARY MINUTES

FOURTEENTH MEETING OF THE  
STATE OF WASHINGTON ADVISORY COUNCIL  
ON HISTORIC PRESERVATION

EXECUTIVE SESSION

BELLINGHAM, WASHINGTON  
JULY 30, 1971  
10:00 A.M.

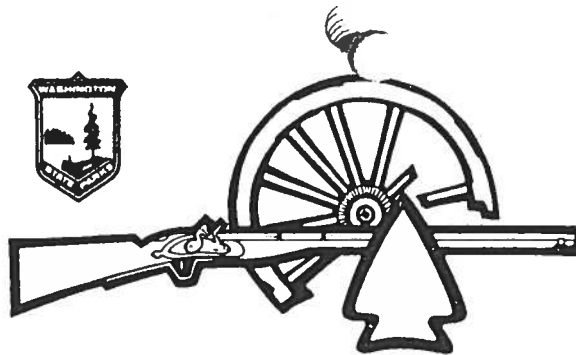
### Roll Call

The following members were present:

Mr. Albert Culverwell  
Dr. Robert Greengo  
Mr. Richard McCurdy  
Mr. Ralph Rudeen, Acting for Charles H. Odegaard  
Mr. William Schneider  
Dr. David Stratton  
Mr. William Trogdon  
Mrs. Irene Williams

The following members were not present:

Mr. Robert Ashley  
Mr. Kenneth Hopkins  
Mr. Bruce LeRoy  
Mr. Charles Odegaard



# HISTORIC PRESERVATION REPORT

Nominations Reviewed by the Advisory Council on Historic Preservation and  
Recommended for Consideration by the Office of Archeology and Historic  
Preservation for Placement on the National Register of Historic Places

\* Sent to Washington, D.C. for Consideration

\*\* On the National Register

## Benton County

Columbia Park Island

## Chelan County

Rock Island Dam  
Lincoln Rock  
Pioneer Village  
Stevens Pass  
Blewett Arrastra

## Franklin County

Ainsworth

## Garfield County

Garfield County Courthouse  
Houser and Sons Flour Mill  
Lewis and Clark Trail and Travois Road

## Jefferson County

\*\* Old German Consulate  
\*\* Manresa Hall  
\*\* Point Wilson Lighthouse



King County (continued)

- \*\* Pioneer Square District
- \*\* Pike Place Market District
- Green River Gorge District
- Fort Lawton
- Wellington Disaster Site
- \* Alki Beach Park
- Denny Park
- \* Boeing Airplane Company, Building #105
- Columns - University of Washington
- Observatory - University of Washington
- X Denny Hall - University of Washington
- Parrington Hall - University of Washington
- Architecture Hall - University of Washington
- Lewis Hall - University of Washington
- Clark Hall - University of Washington
- Alexander Hall - Seattle Pacific College
- Gorst Field - Ideal Cement Company
- Maple Donation Claim - Boeing Field
- Round the World Flight - Sand Point Naval Air Station
- Battle of Seattle Site (plaque)
- U.S.S. Nebraska Launching, and Skinner and Eddy Shipyard
- \* Yesler Wharf and "Decatur Anchorage Site"
- Hospital Ship "Idaho"
- Colman Dock
- Ferry Service to West Seattle
- Carson Boren Home Site
- Miike Maru Arrival Site
- Great White Fleet Disembarkation Site
- Washington Territorial University Site
- Fraternal Order of Eagles Site
- First Post Office Site
- First Public School Site
- Start of Seattle Fire, 1889
- First Catholic Hospital Site
- Arthur Denny Home Site
- Sailing of Willapa and Arrival of Ton of Gold Site
- First Service Station Site
- Peter Kirk Building
- \*\* Marymoor Prehistoric Indian Site
- Bothell First Schoolhouse

UNIVERSITY OF WASHINGTON  
SEATTLE, WASHINGTON 98195

Department of Facilities Planning and Construction

July 20, 1973

RECEIVED

JUL 25 1973

ARCHAEOLOGY AND  
HISTORIC PRESERVATION

NOTED  
JUL 25 1973  
Admin. Services

Mr. Douglas Whisman  
Historic Preservation Department  
Washington State Parks and Recreation Commission  
P.O. Box 1128  
Olympia, Washington 98501

Dear Mr. Whisman:

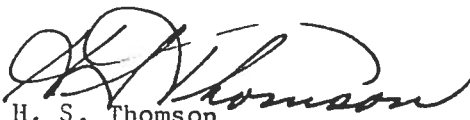
On February 26, 1971 certain structures on the University of Washington campus were nominated for inclusion on the national register of historic places. Following a review of these nominations by the University's Architectural Commission and the Board of Regents the nomination of the following structures met with the approval of the University:

1. University of Washington Columns
2. The Observatory
- X 3. Denny Hall
4. Architecture Hall
5. Lewis Hall

The two structures which were deleted were Parrington Hall and Clark Hall.

This letter is in response to a call from Mrs. George Corley who inquired as to what action the University had taken upon the original request. I regret that you have never been informed of the official action taken by the University, and I hope that this letter will rectify that situation. If you have any further question please do not hesitate to call.

Sincerely,

  
H. S. Thomson  
Director

UNIVERSITY OF WASHINGTON  
SEATTLE, WASHINGTON 98105

*Office of the Vice President for Business and Finance*

RECEIVED  
MAR 10 1971  
RESOURCES DEVELOPMENT

March 8, 1971

Mr. Ralph H. Rudeen, Chief  
Interpretive Services  
Washington State Parks & Recreation Commission  
P.O. Box 1128  
Olympia, Washington 98501


Dear Mr. Rudeen:

This is to confirm our telephone conversation of this morning wherein I asked for an extension of time to respond to your letter of February 26 in which you designated the following properties for placement on the National Register of Historic Places:

University of Washington Columns  
Observatory  
Denny Hall  
Parrington Hall  
Architecture Hall  
Lewis Hall  
Clark Hall

Before commenting on the designating of these properties for the National Register, I would like to review the nominations with the University's Architectural Commission and with other members of the University's administration. With your concurrence, I will delay responding until the nominations have been reviewed with the above groups.

Sincerely,

  
Ernest M. Conrad  
Vice President for Business  
and Finance

EMC:ms

cc: Dr. Odegaard  
Dr. Cartwright  
Mr. Harding  
Mr. Thomson

King 42

February 26, 1971

Honorable Wesley C. Uhlman  
Mayor of the City of Seattle  
Seattle City Hall  
Municipal Building  
Seattle, Washington 98104

Dear Mayor Uhlman:

We are pleased to inform you that the properties listed on the attached sheet have been considered for placement on the National Register of Historic Places. These nominations have been favorably reviewed by the State Advisory Council on Historic Preservation.

These applications are to be forwarded to the Office of Archeology and Historic Preservation in Washington, D.C. on March 10, 1971, to be considered for placement on the Register. In the meantime, if you have any comments or questions we will be pleased to hear from you.

Sincerely yours,

Ralph H. Rudeen, Chief  
Interpretive Services

RHR:kj

Attachment

C  
O  
P  
Y

NOMINATIONS TO BE SENT IN FOR PLACEMENT ON  
NATIONAL REGISTER

Snagboat - W.T. Preston

Alki Point Light

Ronald Hall

Sam Hill Home

Rainier Club

Union Station

Bell Apartments

Colman Building

University of Washington Columns

Denny Hall

Architecture Hall

Clark Hall

Ideal Cement Company

Fraternal Order of Eagles Site

Arthur Denny Home Site

Alki Beach Park

Denny Park

Park Dept. Division of Play-  
grounds

U.S.S. Nebraska Launching

Relief

Ward Home

Eliza Perry Leary Home

Ellsworth Storey Cottages

German Club

King Street Station

Richard Ballinger Home

Jefferson Park Ladies Club

Observatory

Parrington Hall

Lewis Hall

Alexander Hall

Carson Boren Home Site

First Public School Site

First Service Station Site

Fire Station #23

Iron Pergola

Battle of Seattle Site (Plaque)

Volunteer Park Water Tower

C

O

P

Y

25N 4E 16

J. Dist. #1  
Hon. Thomas M. Pelly

Form 10-300  
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

KI 154

(Type all entries - complete applicable sections)

STATE:	Washington	
COUNTY:	King	
FOR NPS USE ONLY		
ENTRY NUMBER	DATE	

SEE INSTRUCTIONS

**1. NAME**

COMMON:  
Denny Hall

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:  
University of Washington

CITY OR TOWN:  
Seattle, 98105

STATE	CODE	COUNTY:	CODE
Washington	53	King	033

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC	
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
Board of Regents, University of Washington

STREET AND NUMBER:  
University of Washington

CITY OR TOWN:	STATE:	CODE
Seattle, 98105	Washington	53

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC:  
King County Auditor's Office

STREET AND NUMBER:  
County Courthouse

CITY OR TOWN:	STATE	CODE
Seattle, 98104	Washington	53

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:  
Municipal Art Commission list of Historic Buildings

DATE OF SURVEY:  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:  
Municipal Art Commission

STREET AND NUMBER:  
Seattle Municipal Building

CITY OR TOWN:	STATE:	CODE
Seattle, 98104	Washington	53

STATE:	Washington
COUNTY:	King
ENTRY NUMBER	
DATE	

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Denny Hall is a French Renaissance style sandstone and brick building with terra cotta trim and a large domed bell tower above the central section. It has conical-capped towers and curved wings at each side.

The building has four floors and basement. It was located on the campus to face the "old Snohomish road", in the northern section of the campus, somewhat apart from other structures.

The exterior of the building remains unchanged. The interior has had extensive remodeling of space and materials. It is in excellent condition after a recent remodeling.

The interior bearing walls are brick with iron columns and otherwise are of wood joist construction. The roof is slate and copper.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian;       16th Century       18th Century       20th Century  
 15th Century       17th Century       19th Century

SPECIFIC DATE(S) (If Applicable and Known)      1895 to date

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |                                      |   |  |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education   | <input type="checkbox"/> Political      | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi-  | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry    | losophy                                 | _____                                    |
| <input checked="" type="checkbox"/> Agriculture  | <input type="checkbox"/> Invention   | <input type="checkbox"/> Science        | _____                                    |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape   | <input type="checkbox"/> Sculpture      | <u>Architecture</u>                      |
| <input type="checkbox"/> Art                     | Architecture                         | <input type="checkbox"/> Social/Human-  | _____                                    |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature  | itarian                                 | _____                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military    | <input type="checkbox"/> Theater        | _____                                    |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music       | <input type="checkbox"/> Transportation | _____                                    |

STATEMENT OF SIGNIFICANCE

Denny Hall, designed by Charles Saunders in 1895, was the first building on the "new" campus of the University of Washington. The University had purchased this site, far out from the center of town as the town had surrounded the old campus, and enrollment had outgrown the existing buildings.

Denny Hall cost nearly \$120,000. Saunders won the design competition held by the Board of Regents. The building was named for Arthur A. Denny, city founder and one of the original donors of land for the University of Washington on its downtown site.

The building opened in September, 1895, with the first floor for Physics and also containing an assembly hall for 736 persons, at the center rear. Denny Hall had been designated as the Administration Building or Auditorium, but became classrooms and labs for physics, physiology, languages, etc.

The interior is still of wood joist construction. The belfry contains the Denny bell, traditional to call students to class in the old U. of W., from 1862 on. The bell was re-installed in Denny in 1895.

Denny Hall is an example of the grand and traditional in university architecture. The French Renaissance style, with height and ornamentation, and the setting at the high point of the campus, give Denny Hall a status beyond its age alone. Denny Hall is of great sentimental value to all alumni of the university and to the people of Seattle as the landmark building on the campus. Denny remains set apart from other campus buildings, and remains separate and special in the hearts of University members.

SEE INSTRUCTIONS



9. MAJOR BIBLIOGRAPHICAL REFERENCES

Jones, John Paul, The History of the Development of the Present Campus Plan for the University of Washington. Seattle, Univ of Washington, 1940.

University of Washington, Plant Facilities and Architects Office, information file, continuing notes on campus buildings.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	0	'	"	0	'	"	47°	39'	31"
NE	0	'	"	0	'	"	122°	18'	28"
SE	0	'	"	0	'	"			
SW	0	'	"	0	'	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: .3 (3/10)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:  
Margaret A. Corley, King County Liaison

ORGANIZATION: Seattle Historical Society DATE: June, 1969

STREET AND NUMBER:  
2161 East Hamlin Street

CITY OR TOWN: Seattle, 98102 STATE: Washington CODE: 53

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name Charles H. Odegaard

Title Director - Washington State Parks & Recreation Commission

Date \_\_\_\_\_

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
*Keeper of The National Register*

Date \_\_\_\_\_

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE	Washington
COUNTY	King
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

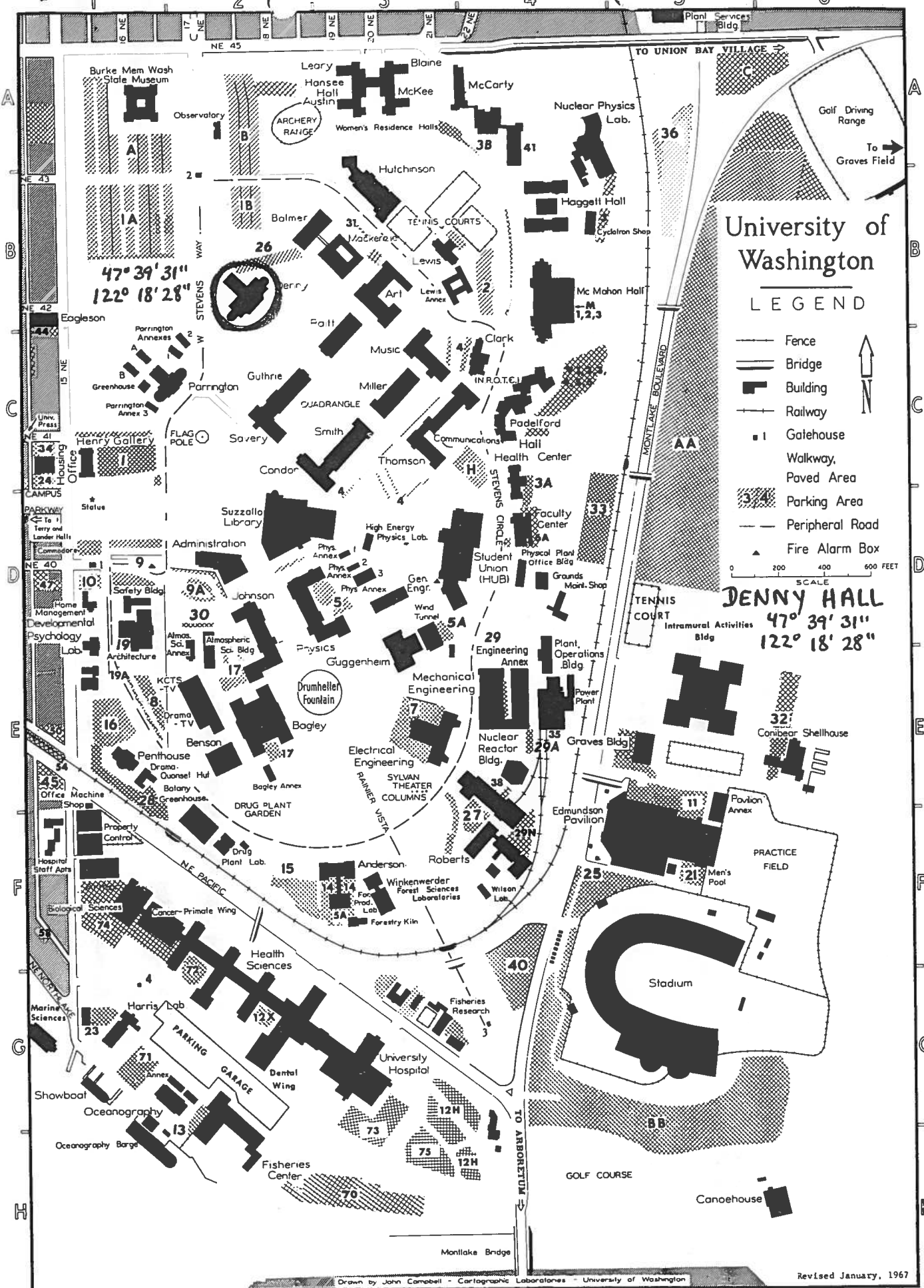
1. NAME  
COMMON: Denny Hall  
AND/OR HISTORIC:

2. LOCATION  
STREET AND NUMBER:  
UNIVERSITY OF WASHINGTON  
CITY OR TOWN:  
Seattle, 98105  
STATE:  
Washington

3. MAP REFERENCE  
SOURCE:  
U. of W. map  
SCALE: 1 1/8" equals 600'  
DATE: 1967  
CODE 053  
COUNTY: King  
CODE 033

4. REQUIREMENTS  
TO BE INCLUDED ON ALL MAPS  
1. Property boundaries where required.  
2. North arrow.  
3. Latitude and longitude reference.

SEE INSTRUCTIONS



# University of Washington

## LEGEND

- Fence
- Bridge
- Building
- Railway
- Gatehouse
- Walkway
- Paved Area
- Parking Area
- Peripheral Road
- Fire Alarm Box

**DENNY HALL**  
 47° 39' 31"  
 122° 18' 28"

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	Washington
COUNTY	Pierce
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON: Denny Hall

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

University of Washington

CITY OR TOWN:

Seattle, 98105

STATE:

Washington

CODE	COUNTY:
53	King

CODE
033

3. PHOTO REFERENCE

PHOTO CREDIT:

Werner Lenggenhager

DATE OF PHOTO:

1953

NEGATIVE FILED AT:

Lenggenhager, 1631 Belmont, Seattle

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View north of the south facade of the building, the main entrance.

SEE INSTRUCTIONS

