

Hansee Hall

University of Washington



August 2023

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1. Property Data

Historic/Current Name:	Hanseer Hall
Address:	4340 Little Canoe Channel NE, Seattle, WA 98195
Site Location:	The building is located mid-block on the south side of NE 45 Street, between Memorial Way Northeast to the west, 25 th Ave NE to the east, and Little Canoe Channel NE to the south. The primary elevation faces south to Little Canoe Channel NE.
Tax Parcel Number:	A portion of 162504-9001
Original Construction Date:	1936
Original/Present Use:	Dormitory
Original Architect:	John Graham, Sr. and David J. Myers, with supervising architects Charles H. Bebb and Carl F. Gould
Original Builder:	Sheble Construction Company, M.J. Hauan (Consulting Engineer), University Plumbing and Heating Company (heating and plumbing fixtures), A.O Carlson (electric wiring), A.G. Rushlight & Co. (refrigeration), General Sheet Metal Company (kitchen equipment)
Building Size:	111,364 square feet
Original/Present Owner:	University of Washington

2. Architectural Description

Setting and Site

The University of Washington campus is approximately three miles north of downtown Seattle, on a promontory with Portage Bay to the southwest and Union Bay to the southeast. The campus is bounded by the University District on the north and west, a historic neighborhood comprised of a mix of residential, diverse retail, and commercial buildings. Portage Bay and Union Bay border the university to the south, and the Laurelhurst residential neighborhood to the east.

Hansee Hall sits towards the northern end of the central campus. The building fronts to the south, towards Little Canoe Channel NE, Denny Field, and the central campus core. To the north of Hansee Hall is NE 45th Street, to the east is McCarty Hall, and to the west is Glenn Hughes Penthouse Theatre. The building is located mid-block on the south side of NE 45 Street, between Memorial Way NE to the west, 25th Ave NE to the east, and Little Canoe Channel NE to the south.

Constructed on flat land, Hansee Hall is directly surrounded on three sides by pedestrian pathways, open grass areas, and large and small vegetation. A courtyard is located in the east, south, and west sections of the building. The north side of the building has a “U”-shaped access road that leads to NE 45th Street.

Hansee Hall is located at latitude: 47.660817, longitude: -122.306519. The coordinate was taken from the Google Maps website accessed on April 27, 2023, with the marker located centrally on the building’s roof. **See Map 1.**

The Building and Changes Through Time

Building Overview

The four-story building with partial basement and crawlspace features an “H”-shaped building plan with wings. Overall, the massing of Hansee Hall is complex, with many wings, bay and oriel windows, dormers, and steep rooflines throughout, creating an example of Collegiate Gothic architecture. The primary, non-historic, entrance is located in the central core of the building and faces south, towards the South Courtyard. The level of detailing remains consistent throughout the building, with each entrance, bay window, and elevation featuring detailed ornamentation work.

Hansee Hall has a cast-in-place concrete foundation with a reinforced concrete structure. The entire building is clad with multi-toned brick, including a detailed diamond design throughout many elevations of the building. Windows are located on all floors and elevations of Hansee Hall, consisting of multi-light casement steel and lead windows in groupings of one to four windows. There are also several bay and oriel windows throughout the building. Some bay and oriel windows are supported by corbeled cast stone, with either copper roofs or crenellated parapets.

A majority of resident entrances are elevated above grade and located within each courtyard, on mirrored elevations. Each entrance features detailed ornamentation surrounding, with the main entrance and primary wing entrances inset into the building, underneath an entrance portico. There are several maintenance entrances that are accessed at ground level featuring either a paneled wood door or updated metal doors. There is little to no ornamentation surrounding these entrances.

The functional layout within the first floor plan consists of a central, double-loaded corridor running east-west, with the primary entrance centrally placed on the southern elevation. Historically, the central core connecting the wings contained the kitchen and back of house amenities. Later renovation created the entrance and double-loaded corridor in this area. Communal lounge spaces, as well as the exterior courtyards and their associated entrance lobbies are mirrored on either side of the central core. Connecting to the courtyard entrance lobbies and on either side of the central core is a double-loaded corridor wing running to the north and south, thus creating the “H”-shaped plan. Projecting outwards from each north-south wing are two additional wings that run east-west. On the eastern side of the building, both of the additional wings are projecting to the east of the building, while on the western side, both additional wings are projecting to the west. On the first floor, each north-south wing features two common area lounge spaces in the center that each lead to the double loaded corridor of dormitory rooms of each of the four wings. The adjoining east-west running wings also feature a double-loaded corridor of dormitory rooms. There are four single-story common area meeting rooms that are featured in each corner where the central core meets each wing. These rooms were originally dining rooms for each wing.

The second and third floors of Hansee Hall feature double loaded corridors of dormitory rooms with kitchenettes, laundry rooms, linen rooms, phone booth rooms, and other storage rooms dispersed throughout. On the fourth floor, the western half of the central core is a double loaded corridor of dormitory rooms, the eastern half of the central core is storage, while the remaining fourth floor feature full-width, connected open floor plan lounges with vaulted ceilings. Unoccupied attic spaces are located at the ends of each wing. Stair access between floors is located in the center of the central east-west core, the center of each north-south wing, and towards the exterior end of each additional east-west wing.

The basement features a system of rooms in the central wing and two rooms on the southeast corner of the building with crawlspace throughout the remaining area.

Landscape

There are three designed courtyards located between Hansee Hall’s wings. The primary courtyard to the south of the primary entrance features a brick walkway in an “X” design with central brick walkway leading to the primary entrance from the center of the “X”. On all sides of the walkway are additional brick walkways, with stone and concrete identifying the intersection points. Grass is located in the courtyard, with trees and shrubs planted closer to the building and surrounding the courtyard. Outside of the entrances on the east and west sides of the south courtyard is an elevated brick and stone patio.

Much like the south courtyard, the east and west courtyards also feature a brick walkway in an “X” design. Grass is also located in the courtyard, with trees and shrubs planted closer to the building and the public walkways on either side of the building. On the east and west sides of the east courtyard’s “X” are brick walkways, while the north and south sides feature stone walkways. A stone stair drops down to the east side of the east courtyard, leading to a grassy area. Similar to the east courtyard, the west courtyard features a stone walkway on the north and south sides, with a brick walkway on the east side. A design of stone and brick is featured at the center of the “X”. There is a single lamppost in the center of the east and west courtyards.

The north side of the building is the location of the service driveway and trash compactors. The driveway is a “U”-shape that connects with NE 45th Street. Although the area directly adjacent to the building is blacktop, the center of the “U”-shaped drive is planted with trees and shrubs. The drive is sloped to reach the basement level of the building, therefore concrete retaining walls line either side of the drive to retain the surrounding landscaping. The northeast and northwest corners of the building feature grassy areas surrounded by trees and shrubs. The southeast corner of the building feature trees and shrubs as well as a maintenance entrance into the basement of Hansee Hall. The southwestern corner of the building features a designed landscape with trees and shrubs. At the southeastern corner of the building, two Tree’s of Seattle stand. Near the southwestern corner of the building, there is a UW Memorial Tree. **See Figures 1, 2, 3, 4.**

Foundation and Structure

Hansee Hall has a reinforced concrete foundation and post and beam structure with reinforced concrete floors. The roof is supported by steel I-beams, and the roof deck is laminated 2-inch by 4-inch boards. Brick cladding covers all elevations of the building therefore the foundation is not visible from any elevation.

Roof

The steeply pitched gable roof sections of Hansee Hall feature no eave overhang and are clad with semi-weathering gray green Vermont Slate with random gray green to beige, buff, brown, and tan shades. Gable wall and roof dormers are spaced throughout the gable roof on the central core and all wings. The roof dormers are inset and cheek walls are clad in slate. Projecting from each north-south running wing are three brick chimneys evenly spaced throughout the wing. In the center of the central core is a copper-clad cupola.

There are several flat roof sections of Hansee Hall that consist of low-slope membrane roofing and parapet rooflines with cast stone coping. These include the first floor single-story common meeting rooms, the columned oriel windows on either end of the north-south running wings and above the primary entrance in the east courtyard, the stair towers on both the east and west side of the south courtyard and north drive, the entrances into each of the four wings, and the stair tower on the north elevation. The stair towers on both the east and west side of the south courtyard and north drive are also parapeted with a seal reading “1935 A.D.” on the front elevation. Both parapet sections feature a belt course directly above the topmost window with small cast stone faces evenly spaced along each.

All historic roof flashing and gutters are copper, with copper downspouts, ornamented copper leader heads, and downspout bands. Some replacement flashing and gutters are not copper. Four copper roof hatches are located on the gable slate roof above the stair towers in the south courtyards and north drive. They are likely original but labeled in the historic drawings as “metal covered scuttle.” The roofs of the two-story oriel window columns and stair towers on each east-west running wing are hip style and clad with copper with integrated gutter. The gable ends of each wing feature cast stone ornamentation, including a griffin gargoyle holding a crest on each north-south running wing. Gable ends feature a diamond-shaped gable vent. **See Figures 5, 6, 7.**

Windows

There are similar designs of windows throughout Hansee Hall. All windows are multi-light, in various heights, with a majority having 3 over 6-light, 3 over 4, or 3 over 3-light design, and some featuring arch or trefoil arch surrounds. The building features fixed and casement windows throughout the flat elevations and in the dormers. Oriel windows are also featured at the center of the end of each wing, some supported by a cast stone corbel. Above the primary entrance, oriel windows feature trefoil arched windows with cast stone decorative surrounds. Trefoil arched windows are also featured on each stair tower on either side of every courtyard and north drive, the end of each wing, and the top of the north elevation interior access stair. Each first floor single-story common meeting room features a large bay window of double-stacked windows. Of these windows, the top row features an alternating pattern of oval and diamond designed leading. Two groupings of three arched windows with decorative cast stone casing are featured on both the east and west courtyard-sides of the building with a belt course running the length of the east and west facades connecting between and extending around each entry portico. All windows feature original leading and individual panes, and interior window casings are either wood or cast stone. The primary entrance on the south elevation features a non-original, fixed storefront system. **See Figures 7, 8, 9.**

Entrances

Hansee Hall features several designs of entrances. This includes the non-historic primary entrance, the entrances into each wing, the entrances into each stair tower, and multiple maintenance-related entrances. Most entrances are elevated above grade and feature detailed ornamentation surrounding the doorway.

The non-historic primary entrance on the south elevation is inset into the elevation of the building, with the approaching walkway sloping slightly upwards towards the entrance. The primary entrance alcove is surrounded by an ornamented cast stone archway with a pilaster on either side. A large bronze and glass sconce hang from each pilaster. A short brick and concrete-topped column are also on either side of the doorway. This entrance features a double storefront doors with side lights and transom that infill the arched opening. The entrance alcove features cement stucco on the ceiling and walls with tile wainscotting, and an entry walk-off matt for the flooring. A small metal and glass pendant light hangs from the ceiling. **See Figure 10.**

The entries into each of the four wings of Hansee Hall are inset into the building within entrance porticos. Each entrance is raised from ground level by a cast stone step and features a stone floor, a multi glass-paned, Gothic arched wood door with turned wood muntins, and trefoil arched sidelights with diamond leading. The door and windows are surrounded by a cast stone surround with the name of the wing above the door. A cast stone and brick pointed segmental arch, also known as a Gothic arch, is featured above the entranceway. The interior of the alcove features brick cladding on all sides, with a stone floor and coffered wood ceiling. A bronze and glass pendant light hangs from the alcove ceiling. On the interior side of the alcove is a double fixed Gothic arched window with diamond leading and cast stone casing with a steep, double brick sill. Opposite this, on the exterior non-entry side wall of the portico, is a near mirror image of the interior wall, but with no glass in the window openings. **See Figure 11.**

The doorways on each stair tower on either side of every courtyard and north drive are similar to that of the doors at each of the four wings. These multi glass-paned, Gothic arched wood doors feature a cast stone surround. **See Figure 7.**

Other entrances and access doors throughout the building are primarily used for maintenance purposes. The northeast, southeast, southwest, and northwest corners of the building feature entrances and access doors that lead into the basement and crawlspace areas of Hansee Hall. Of these, the southeast and southwest access doors are wood plank, triangular-arched doorways with a central opening covered in metal screening. The four entries along the north “U”-shaped drive are also single, triangular-arched doorways. The last two access doors on the north elevation are non-historic single metal crawlspace access doors located at the northeast and northwest corners of the building and are partly below grade within concrete wells. A non-historic double louver over paneled exterior door enters the generator area of Hansee Hall at the southeast corner. **See Figure 12.**

Interior

The primary entrance area on the first floor features an arched plaster ceiling, plaster walls with new wood paneling, and carpeted floors. Metal and glass sconces and pendant lights that mimic the pendant light in the entrance alcove are also located in the interior entryway. This type of light or one in a similar design is featured throughout Hansee Hall. The hallways that lead out to the wings of Hansee Hall are separated from the primary entrance area by a four-centered archway. These hallways are similar to the primary entrance as they have plaster ceilings, plaster walls with wood paneling, and carpeted floors. **See Figure 13.**

The four lounge rooms on the first floor of Hansee Hall feature original wood paneling and plaster walls, hardwood floors, and the painted exposed structural system on the ceiling. A row of wood paneled columns is located on the exterior side of the room, connected via round arches. Each lounge room features a fireplace with stone hearth, surrounded by cast stone detailing and wood paneling with sconces on either side. Paneled doors are located on either side of the fireplace. Four large pendant lights hang from the ceiling. A Gothic archway decorated with an iron gate leads to the interior entrance areas accessed from the courtyards. Double paneled Gothic-arched wood doors with translucent glass and diamond pattern leading lead into the adjacent meeting room. **See Figure 14.**

The meeting rooms adjacent to the lounges either have hardwood flooring or carpet. These rooms feature plaster walls and the painted exposed structural system on the ceiling. Six iron chandeliers hang from the ceiling. **See Figure 15.**

The entrance vestibules located at the courtyard entrances feature a groin vaulted ceiling and archways that lead to the staircase leading to upper floors of the wings, a hallway leading to part of the dormitory wing, and the lounge. These vestibules are simple, with textured plaster ceilings and walls, cast stone archways, and red and black checkered tile flooring. Pendant lights hang from the ceiling. Each lobby has original casework designed as phone booths. The original staircases leading to the upper floors from the courtyard entrance vestibules feature risers comprised of diachrome finished concrete with a raecolith base. The balustrade features ornamental wrought iron newels and baluster with wood handrails. **See Figure 16.**

The double-loaded corridors throughout the first through fourth floors of the building feature plaster walls and carpeted floors. The ceilings of the double-loaded corridor feature glue-on ceiling tiles ceilings and exposed painted plumbing pipes that run the length of the hallway. Original built-in storage closets and phone booths are located in each corridor. Water fountains are also located in corridors throughout the building. **See Figure 17.**

A majority of dormitory rooms are single-occupancy with communal bathrooms located in the hallway. Dormitory rooms are simple with painted plaster ceilings and walls with minimal original crown moulding. Floors are carpeted with a low-profile original base moulding. There is moveable furniture that includes a bed, desk, chair, and dressers. Either an original built-in wood armoire or closet with wood door is located in each room. The entry door to each dormitory is a single paneled wood door and the ceiling features a single fluorescent light. All rooms have original radiators, typically located on exterior walls. **See Figures 18 and 19.**

Throughout the double-loaded corridors of dormitories, there are original spaces that include bathrooms, kitchenettes, laundry rooms, linen rooms, phone booth rooms, and hallway water fountains. Bathrooms feature plaster walls and ceilings with updated red tile flooring. The layout of the bathrooms is original, with toilets and showers separated by individual stalls with sinks, mirrors, and shelves on the opposite wall. Most corridor doors are original single paneled wood doors with brass door knobs and locks, with centered hand painted wing letter and room number. Kitchenettes have plaster walls and ceiling with updated vinyl composition tile (VCT) for the floors, and original eight-lite wood entry door. Amenities include original built-in cabinets and drawers with Formica countertops, sink, and updated combination oven and stove. The laundry rooms have plaster walls and ceiling with updated tile flooring, original sink, built-in cabinets and shelves, and original built-in ironing boards. There are no laundry machines located in the original laundry rooms. An updated laundry room is located in the basement. **See Figures 21, 22.**

On the fourth floor there are four common area lounges. These rooms feature VCT floors, plaster walls, and a painted exposed structural ceiling with exposed plumbing and other mechanical systems. The remaining areas of the fourth floor that are not common areas or dormitories are unfinished areas for storage and unoccupied attic space. **See Figure 22.**

Alterations

The provided dates of alterations are based on drawing dates and not completion dates. Drawings and plans were found in the University of Washington's document management database, DocFinity. Depending on the project scope, some projects lasted years while others were completed the same year as the prepared drawings.

Below are dates of key changes to the building:

- 1975 – 1977: Exterior masonry restoration, application of new roof for first floor single-story common area rooms and other sections of building that feature a flat roof. Updates to landscaping.
- 1994 – 1995: Full asbestos abatement and full renovation of building including electrical, mechanical, seismic, and life safety updates. Updates to South Courtyard and South Courtyard entrance. Minor updates and stabilization to exterior masonry and designed elements and flat roofs.

A chronological list of all alterations, both interior and exterior, are below. All floor and room references utilize the current floor and room orientations.

1952

Young & Richardson & Carleton & Detlie Architects & Engineers designed new room furniture for the dormitory, including drawers and shelves.

1962 – 1963

Young, Richardson & Carleton Architects & Engineers designed alterations to the kitchen areas, resulting in a full update to all kitchen elements, including updated floors, walls, and acoustic tile ceilings. Storage, light fixtures, kitchen equipment, serving and work counters, urn stands, and service ramp were also updated. The University renovated the locker rooms including painting walls and removing lockers and added a new concrete floor and vents to the trash storage room.

1968 – 1970

The University remodeled Suite #112, including all birch cabinets and shelves, new paint, a movable partition, sink, refrigerator, range, oven, vinyl tile, Formica counter and counter curbing. The University renovated laundry rooms 2BA, 3BA, 3AC, 2DA, 3DA, 2CG, and 3CG. This included removing the existing Battleship Linoleum and installing new sheet vinyl or linoleum, repainting the walls and ceiling, new surface mounted ceiling fixture, and wall mounting of dryer exhaust duct. Cabinet type dryers, mop closets, and ironing board and closet were removed. The University added new security gates to the lounge windows and student rooms were repainted.

1973 – 1974

The University completed interior painting throughout Hansee Hall and new kitchen ranges were installed for kitchenette units on the 2nd floor of Austin and the 3rd floor of McKee. The basement stair entrance on the north elevation of the building was enclosed and panic hardware installed on eleven other exterior doors throughout the building. Screen doors, jambs, and plywood at transom were removed from each door, exit signs and fire doors were installed, new metal lath and 'structolite' plaster suspended ceiling and headwalls were installed. New CMU walls were also installed.

1975 – 1977

The University completed a floor tile replacement of all restroom and bathroom floors. The process included removing the existing resilient tile and base, patching and painting walls after removal of base, and then providing new ceramic tiles floor and base. New shelf units were also installed in student rooms.

The University completed exterior masonry restoration in which all walls in the south entry court, at entrance porches, first floor bays, dining rooms, on upper portions of all other walls were tuck pointed. All exterior masonry was also cleaned. Cleaning and damp proofing of entire exterior masonry surfaces of building, including chimneys, both sides of parapet walls, cast stone, inside of porches, etc., were completed. All joints between brick and cast stone were raked out and sealed. The University also added a new vented, built-up roof over lightweight concrete fill on the roofs that face the South Courtyard. Roofing material was also repaired and replaced with “built-up” roofing on the buttresses with window openings, bay windows, and one-story north court sections. Broken window glass was replaced on the north court tower and all doors, windows, and associated frames were painted. The University also restored the brick garden wall that is adjacent to the South Courtyard, and the camellias in the east and west courts and the cedar in the west court are noted to be protected. A variety of trees and shrubs and a new asphalt walkway were added to the South Court Area at this time. All vegetation within 6’ of the building was removed or cut back. Ground improvements were also completed in the South Court, East Court, and Southeast corner of the building. Improvements to the South and East Court Areas included adding new brick walkways on concrete. In the South Court, a new lawn was installed. In the East Court, West Court, and Southeast corner, new plant beds were installed.

1978

The University completed kitchen alterations in Rooms 112 and 113 that included adding new sinks, patching the tiled floor, place kitchen range in new location, install new shelves and cabinets, and repainting walls.

1994 – 1995

The University completed a full asbestos abatement project throughout Hansee Hall. This included removing asbestos insulation, contaminated pavers and planking, removal of asbestos debris and contaminated soil in the crawl space and basement areas.

A renovation of Hansee Hall was completed, including a total upgrade of the electrical system, some mechanical upgrading, and seismic upgrading for increased earthquake resistance. Life safety code improvements, a new accessible central corridor and restrooms at the first floor, and finishes and details associated with the systems and seismic upgrading were also completed. Portland cement plaster was applied to the walls and suspended vaulted ceilings installed throughout. The seismic retrofitting project also resulted in existing chimneys deconstructed to the corbel base and reconstructed using structural reinforcements and strongbacking installed along corridor walls. The South Courtyard walkway leading to the primary entrance was updated with new drainage and brick surface. An irrigation system and a variety of shrubs and trees were also added during this renovation. New flat roofs were installed on entrance porches and first floor single-story common area rooms. Only minor masonry work was completed which included structural reinforcing of parapets over entrance porches, and stabilization of

masonry chimneys. New precast and Portland cement plaster arch was installed in the exterior South Courtyard entrance. On the interior of this entrance, a new suspended vaulted ceiling was installed throughout and new storefront windows and doors.

1997

The University upgraded A113 Kitchen by removing the casework and replacing it with paint grade fixtures and plastic laminate tops, replacing the wall hung sink, and updating the refrigerator, range, and microwave. The kitchen walls and casework will be painted and electrical will be updated.

1999

The University updated the central laundry room by removing partitions and adding more washers and dryers.

2010 – 2011

The University completed localized repairs to mortar joints at bay windows in Leary and Austin houses and to parapets above the elevator penthouse. Around this time, an in-depth survey of the brick masonry, mortar joints, exterior architectural elements, flashing, windows and doors, and brick chimneys was conducted in order to identify the cause of leaks, assessing the overall condition of the weather-resistive performance of cladding and windows. BET&R prepared a Facility Exterior Assessment Survey report which included recommendations for phased and prioritized repairs, and a cost estimate for the repairs.

2018

A single wall in the basement was removed.

3. Historic Context and Significance

Hanse Hall was constructed in 1936 located towards the northern end of the University of Washington's central campus, in the University District of Seattle. The dormitory building is an example of Collegiate Gothic architecture, which became a popular architectural style on educational campuses throughout the state of Washington throughout the early to mid-1900s.

Neighborhood Context – University District

Roughly thirty years of growth and settlement occurred before the community of Brooklyn, now the University District, adjacent to the University of Washington campus was annexed by the City of Seattle in 1891. The first inhabitants of the land that is now Seattle were the Duwamish Native American Tribe. By 1851, the Denny Party established the first Euro-American settlement of Seattle near the present-day Pioneer Square and downtown Seattle. In 1855, this land was surveyed by the federal government. Christian and Harriet Brownfield were the first Euro-American settlers to homestead in the present-day University-Commercial area, establishing their claim of 174 acres in 1867. In 1880, James A. Moore filed the plat of the Brooklyn Addition, covering approximately 100 acres, and named it such because of its location across the river from the main city of Seattle, much like that of Brooklyn's relationship to Manhattan in New York. From 1891 onwards, there were several periods of growth for the City and neighborhood of Brooklyn. This growth was brought by the establishment of the first electric trolley in the 1890s, the decision to move the University of Washington from downtown Seattle to its present location in 1891, the Alaska-Yukon-Pacific Exposition of 1909, construction of the Lake Washington Ship Canal between 1911 and 1917, the 1920s construction boom sparked by automobile use, Public Works Administration projects of the 1930s, and post-World War II growth. Although the national economic crash of 1893 slowed the growth in Seattle and Brooklyn, major events like World War I, the flu epidemic of 1918, the Great Depression, and World War II had little impact on the built environment of the neighborhood.ⁱ

As the community of Brooklyn, now the University District adjacent to the current campus, was annexed by the City of Seattle in 1891, the first plan for a new campus for the University of Washington was drawn by William Boone the same year. Boone's plan, which grouped buildings in an arc facing Union Bay, was considered extravagant and not used for the siting of the University's first building, Denny Hall. As the first residence halls, Lewis Hall and Clark Hall, were near completion in 1898, engineering professor A. H. Fuller developed the next campus plan. Known as the "Oval" Plan, Fuller's scheme created an oval greenspace with the buildings at its perimeter. **See Map 2.** The third plan to be drawn for the campus was created by the Olmsted Brothers of Brookline, Massachusetts, in 1904 when the University hired them upon their completion of a Seattle parks plan. The Olmsted plan was significantly larger in scope, with a science quadrangle to the south. The oval of the 1900 plan became an arts quadrangle with one semi-circular end.ⁱⁱ **See Map 3.**

An agreement between the University and the City of Seattle, however, located a new World's Fair on 250 acres of University property, with the Olmsted Brothers providing the plans for the Exposition. The Alaska-Yukon-Pacific Exposition opened to the public on June 1, 1909 and closed on October 16 of the same year.ⁱⁱⁱ John Charles Olmsted, the step-son of Frederick Law Olmsted, planned and organized the Exposition. The layout was to locate the Exposition buildings and roadways in a manner that would serve

the University's needs.^{iv} The Exposition grounds were generally located south of the existing University buildings with their semi-circular quadrangle. The University was to receive 25 new buildings, plus streets and other improvements created for the Exposition, although most of the buildings were not constructed to be permanent. Though few of the buildings were of lasting value to the University, the improvements to the grounds did provide a framework for development as well as more enduring physical infrastructure and landscaping. **See Figure 23.**

The strongest feature of the Exposition plan was Rainier Vista, the culmination of a series of axes of views of the surrounding natural landscape. Rainier Vista was aligned with the snowcapped peak of Mount Rainier in the distance, with two secondary axes located at 40-degree angles from the intersection of Rainier Avenue and the center of Geyser Basin, the large circular pond and fountain at the heart of the Exposition layout.

Following the Alaska-Yukon-Pacific Exposition, the University asked the Olmsted Brothers to provide them with an updated, post-Exposition campus plan. The curving pathway around the circle became Stevens Way, which is now the primary vehicular road through the campus. The Northern Pacific Railroad line was redeveloped into the Burke Gilman Trail, located 500 feet south of Stevens Way. The overall plan did not create a harmonious whole out of the well-developed and classical southern two-thirds of the campus and the "irregular romanticism" of the north end of the campus, and the University Regents rejected the Olmsted Brothers' plan.^v **See Map 4.** The Regents asked a local architect, Carl F. Gould, to provide them with an alternative. The resulting 1915 "Revised General Plan of the University of Washington," known commonly as the Regents Plan, was adopted, and so was Gould's decree that future construction on campus would follow the Collegiate Gothic style of architecture. The plan was a reflection of the City Beautiful movement sweeping the nation, with a series of Beaux-Arts open spaces, vistas, and a strong sense of cohesion in the architecture and landscaping of the campus.^{vi} **See Map 5.**

Building Context – Student Housing

Before the University of Washington moved to its current location, the campus was located in what is now downtown Seattle. Male students were housed in wood-framed boarding houses while women were housed in the president's house.^{vii} When UW moved to its current location in 1895, UW had 600 students enrolled with no place to house them, and the campus was located five miles from the populated downtown area of Seattle. Both students and professors lived in the city and had to commute by streetcar to reach campus each day. UW President Frank P. Graves determined this was unreasonable and the growing school was something that could not be stopped, so he decided two buildings specifically for housing needed to be constructed, one for men and one for women. President Graves argued that having on-campus dormitories would save the students money, save time in commuting, and create a sense of camaraderie on the campus. A dorm room would cost between \$8 and \$10 a month; much cheaper than the \$25 students were spending on room, board, and transportation from downtown. The State Legislature agreed, and gave the University funding for the first two dormitories on campus, Lewis and Clark Halls.^{viii}

Designed by Seattle architecture firm Josenhans and Allan, Lewis and Clark Halls were completed in 1896, and each cost \$25,000. Lewis Hall was built to house fifty men and Clark to house women. Contractor Hanley & Lohse won the bid to build both Lewis and Clark Halls. Each building contained small double-occupancy rooms approximately 80 square feet, dining and living rooms, and kitchen

facilities, costing students \$15 for their room and board. Both Lewis and Clark Halls have been renovated several times throughout their history to serve various uses. During the Alaska-Yukon-Pacific Exposition in 1909, Lewis Hall operated as an exhibition building. The dormitories served as temporary hospital wards during World War I and the influenza epidemic of 1918. After acting as a dormitory and exhibition space, Lewis Hall was renovated again to become a women's dorm after World War I, and then again as the home for the School of Communications after 1936 using funds from the Works Progress Administration, the department of Scandinavian languages, and the School of Business Administration in 2001.^{ix} It is currently home to Applied Mathematics.^x Clark Hall served as a naval officer's hospital during World War I, and reverted back to residential use after the war. Clark Hall was then converted into the student union and then housed the university's ROTC program beginning in 1936.^{xi} The north wing of Clark Hall suffered fire damage in 1969 as Anti-Vietnam War protestors likely targeted the building that housed the Naval Officer training Corps unit at the time, causing roughly \$75,000 worth of damage. Having undergone several rehabilitation projects throughout its history, Clark Hall was renovated again in 2009.^{xii}

Lewis and Clark Halls served as the sole dormitories on campus until Bremerton Naval Yard engineers designed and built two dormitories to house the U.S. Naval Training Camp Aviation Dormitory and the Naval Officer's Dormitory, known as USNTC Building's No. 39 and 40 in 1917. These buildings then housed men in 1919 before demolition in 1928.^{xiii}

Throughout the 1920s and 1930s, several dormitory designs became popular on campuses throughout the United States. The "American" layout consisted of sleeping rooms connected by long corridors, the "English" design consisted of private stairwells that connected to a smaller number of units, and the "barracks" style. Hansee Hall was constructed during this time, in an "English" design, quadrangle form.^{xiv}

When the post-war G.I Bill was introduced, this led to an increase in college enrollments. This increase was also spurred by the notion that higher education was viewed as the best way to build the American middle class. Meeting the needs of a larger student body was the main driver for UW dormitory construction at this time.^{xv} Temporary residential halls were added to the University of Washington campus between 1946 and 1948. Rainier, Olympus, Cascade, and Baker Halls were built around Frosh Pond and used as dorms for veterans. These buildings were demolished in 1954 and replaced by academic buildings.^{xvi}

In 1953, Seattle's Young, Richardson, Carleton and Detlie, Architects and Engineers, completed construction on Terry Hall, named after Charles C. Terry, one of the original donors of land for the university's first campus. Terry Hall was built as a men's dorm to replace the temporary residence halls. The hall was the first high-rise residence hall on campus and boasted a phone in every room. Room and board upon opening was \$190 per academic quarter. Terry Hall was demolished in 2014.^{xvii} Lander Hall, also designed by Young, Richardson, Carleton and Detlie, Architects and Engineers and completed in 1957, was named for Judge Edward Lander, another campus land donor. Lander Hall was demolished in 2012 to make room for the new Lander Hall.^{xviii}

Throughout the 1960s, four residence halls were constructed to house the increasing number of students. In 1962, McCarty Hall opened as a women's dorm, housing 600. McCarty Hall is named after Clara McCarty, the University's first female graduate in 1876. This hall was demolished to make room for the new McCarty Hall completed in 2021.^{xix} The next year, Haggett Hall opened, designed by Seattle firm

Kirk, Wallace, McKinley AIA and Associates, Architects, and named after Arthur Haggett, dean of Liberal Arts, and Winifred Haggett, Dean of Women.^{xx} McMahon hall opened in 1965 and named after Edward and Teresa McMahons, Professor of History and economics and business teacher, respectively.^{xxi} The original Mercer Hall opened in 1969. Named after Asa Mercer, the first president of the University, the building was designed by architect Royal A. McClure. The dormitory was demolished in 2011 to make room for Mercer Court.^{xxii} In 1983, Stevens Court Apartments opened and were named after the first territorial governor of Washington, Isaac Stevens.^{xxiii} Likewise, the 1990s only saw a single dormitory constructed. In 1997, the Commodore Duchess Apartments reopened to house students. Designed by Earl Andrews Roberts, this apartment building was built in the 1920s and purchased by the University around 1960. The University's Housing and Food Services maintenance, custodial offices, and shop used the building in the 1970s. The building was closed in 1992 because of its poor condition.^{xxiv} The 2000s saw a spike in construction of student housing, with the first opening occurring in 2002. Between 2001 and 2002, Radford Court Apartments opened, replacing the post-World War II-era Sandpoint Family Housing. These apartments are named after Admiral William Radford, Commander of Sand Point Naval Base in Seattle.^{xxv} In the early 2000s, the Nordheim Court, Blakeley Village, and Laurel Village apartments were completed, designed by Mithun. Following the economic recession in 2008, from 2011 through 2015, a new dormitory opened each year. In 2011, Poplar Hall and Cedar Apartments opened, spurring this era of development.^{xxvi} 2012 saw the opening of Elm and Alder Halls and Mercer Court. In 2013 and 2014, Lander, Maple, and Terry Halls opened.^{xxvii} The newest dormitories to open were Willow, McCarty, and Madrona Halls in 2021, and Oak Hall in 2022, all designed by KieranTimberlake.^{xxviii}

Construction and Use of the Building

Construction on the four-story, H-shaped Hansee Hall began in 1935, with the building becoming move-in ready by October 1936. Seattle architects John Graham, Sr. and David J. Myers worked with supervisory architects Charles H. Bebb and Carl F. Gould, who were active between 1914 to 1939, on designing the dormitory building. Shelbe Construction Company submitted the lowest bid of \$338,000 and became the building contractor, with M.J. Hauan listed on the original architectural drawings as the consulting engineer. University Plumbing and Heating Company provided work relating to heating and plumbing fixtures for \$90,920, and the A.O. Carlson Electric Company were the electric wiring subcontractors, hired for \$28,296. A.G. Rushlight & Co. of Portland, Oregon, were hired to install refrigeration for \$5,572, and the General Sheet Metal Company provided kitchen equipment for \$8,494.^{xxix} The construction of Hansee Hall was funded with a combination of federal and state money, which included a Public Works Administration (WPA) loan of \$270,000, a federal grant of \$180,000, and State Emergency Relief Funds. The \$600,000 building was the first residence hall specifically for non-military affiliated students on campus since the 1890s completion of Lewis and Clark Halls, and was built to house 325 women students.^{xxx}

The design of Hansee Hall allowed for four halls, each accommodating seventy-five women, connected by a central corridor. Each hall was equipped with a living room, recreation room, dining hall, and kitchen.^{xxxi} Each of the four halls are named after prominent women in state and University of Washington history, including Isabella Austin, Eliza Ferry Leary, Ruth Karr McKee, and Catherine Blaine. Isabella Austin was appointed the University's dean of women in 1909; Eliza Ferry was daughter of the state's first governor and wife of early Seattle mayor John Leary; Ruth Karr McKee was the first woman on the board of regents; and Catherine Blaine was Seattle's first schoolteacher. The name for the entire

building was established in 1961 in honor of Martha Lois Hansee, a teacher at the University beginning in 1881 and later became dean of women. **See Figure 24.**

Throughout the 1920s and 1930s, several dormitory designs became popular on campuses throughout the United States. The “American” layout consisted of sleeping rooms connected by long corridors, the “English” design consisted of private stairwells that connected to a smaller number of units, and the “barracks” style. Hansee Hall was constructed during this time, in an “English” design, quadrangle form.^{xxxii} Hansee Hall became a barracks for the Naval ROTC and Marine officer candidates during World War II, after which it returned to use as the women’s dormitory in 1945.^{xxxiii} Hansee Hall has continued house students and is now a unisex dormitory.

Architectural Style: Collegiate Gothic

University of Washington’s Hansee Hall was designed in the Collegiate Gothic architectural style, a 20th century adaptation of the 19th century Gothic Revival style. It was through educational buildings that the style flourished and served a specific function. The initial Gothic architectural style was prevalent in Europe from the late 12th to the 16th century and surviving into the 17th and 18th centuries in some areas, evolving from Romanesque architecture. Gothic Revival style flourished from the 1830s through the 1890s in the United States, and was chosen for churches and other institutional buildings because of its impressive and medieval forms. When Gothic Revival architecture reappeared in the early 20th century, it was the appropriate choice for both universities and other educational buildings in the form of Collegiate Gothic.

Unlike its predecessor, Collegiate Gothic buildings offered flexibility for specialized spaces designed for cafeterias, gyms, technical training, and living areas. Additionally, on the interior, these buildings were constructed using timber and steel frames, with brick and stone on the exterior. This construction continued the sense of permanence and impressiveness that the initial Gothic style introduced, and became a fitting image for education.^{xxxiv} For the Collegiate Gothic buildings on the UW campus, these materials allowed for a warm color palette to be used, consisting of warm-toned bricks, pink-ish gray cast stone, cream-colored terra cotta, and variegated color roof slates. Decorative brick designs and sculpture on building elevations were also used for embellishment.^{xxxv}

Typically, Collegiate Gothic buildings are rectangular in plan, with arched entrances and windows highlighted by central towers and bay or bow windows. Although some designs were pared down versions of the more ornate forms of the style, some identifiable features of Collegiate Gothic architecture include masonry construction, bas relief decorative panels or plaques, portico or recessed porch entryways, buttresses, tracery windows, crenulated parapets, towers or spires, lancet windows, and steep gabled roofs.^{xxxvi}

Features that distinguish the building as Collegiate Gothic include the H-plan with detailed masonry cladding and cast stone detailing, complex massing, recessed arched entrances with multi-paneled wood doors, bay and oriel windows, steep gabled and parapet rooflines, and a cupola rising from the central hall of the building.

Architect and Builder

Seattle architects John Graham Sr. and David J. Myers worked with supervising architects Bebb and Gould to design Hansee Hall. Seattle's Sheble Construction Company was the contracting company that built Hansee Hall, along with University Plumbing and Heating Company.^{xxxvii}

John Graham Sr. was born in 1873 in Liverpool. Instead of acquiring his professional skills through formal education, he gained his skills through apprenticeship. Graham Sr. moved to Seattle in after a visit to the Puget Sound in 1890, and in turn practicing as an architect there until the 1940s. After a short partnership with Alfred Bodley in 1904, Graham Sr. partnered with David J. Myers the following year, producing significant Seattle work. Graham became versed in terra cotta clad buildings, including the Joshua Green Building (1913), Frederick & Nelcon Building (1916-19), and the Dexter Horton Building (1921-1924), among others. Graham Sr. was also verse in the Art Deco style, designing buildings that include the Roosevelt Hotel (1928-1929), and the Exchange Building (1929-1931), among others. Graham Sr.'s reputation quickly spread beyond the Pacific Northwest. In 1934, his office was commissioned to design a department store in Shanghai, and later merged his office with William L. Painter, a Shanghai engineering firm. This office later closed in 1937 due to the growing conflict in China, but Graham and Painter opened a New York office, led by Painter and Graham's son, John Graham Jr. Seattle remained the headquarters for the firm. Before the New York office closed and the Painter and Graham partnership ended because of World War II, the team completed several industrial, institutional, and commercial commissions, which included several automobile showrooms. Before his death in 1955, Graham Sr. transferred much of his practice to his son, John Graham Jr., who directed the firm until the mid-1980s.^{xxxviii} **See Figure 25.**

David J. Myers was born in 1872 in Glasgow, Scotland. His family moved to Seattle in 1889, shortly after the Great Fire and worked in succession for Parkinson & Evers until 1894. He studied architecture at the Massachusetts Institute of Technology, and subsequently worked for Clark & Thomas of Boston and McClure & Spahr of Pittsburgh. Myers became a junior partners and principal designers at John Graham Sr. after leaving Graham in 1910, Myers began a private practice, though collaborated with other architects on various projects, and became known for his civic, religious, and residential work. Between 1917 to 1920, Myers was a member of the architecture faculty at the University of Washington. Beginning in 1920, James Hansen Schack, Arrigo Mazzucato Young, and David John Myers formed a partnership, creating work that was a continuation of each principal's earlier fields, and building a reputation for commercial buildings. In 1928, Myers left the firm and returned to private practice, which continued until his death in 1936. In his lifetime, Myers became and AIA Fellow.^{xxxix} **See Figure 26.**

The partnership between John Graham Sr. and David J. Myers began in 1905, and subsequently produced significant Seattle work, including three apartment buildings, the Kenney Presbyterian Home, at least two large eclectic houses, and several pavilions for the Alaska-Yukon-Pacific Exposition in 1909. David J. Myers remained with the firm until August 1910, though they continued to collaborate throughout their careers. Hansee Hall was Myers's last work and completed after his death in 1936.^{xl}

Carl Freylinghausen Gould was born in 1873 in New York. He received a degree from Harvard University in 1898 and subsequently studied at the Ecole des Beaux-Arts in Paris until 1903. He moved back to New York City before moving to the Pacific Northwest. His first visit to Seattle was in 1905, while he was working on a new city plan for San Francisco with Edward Bennett. By that time, Gould had already

worked in the offices of some of the best-known architects of the day; McKim, Mead, and White in New York and D. H. Burnham in San Francisco. Gould became a permanent resident of the Seattle region in 1908 after recovering from a long illness. First working as a draftsman for Everett and Baker, Gould's first role as principal in a firm was in partnership with Huntington, from 1909 to 1911. Gould opened his own firm as sole practitioner in 1908 until 1915, and finally joined with Charles H. Bebb to form Bebb and Gould, Architects, from 1915- 1939. He died in Seattle in 1939. **See Figure 27.**

Carl F. Gould taught architecture at the University of Washington in Seattle from 1914 to 1926, and founded the Department of Architecture in 1914. By this time Gould was a highly respected and involved member of the community. He had obtained commissions for many types of work, including commercial, residential, and governmental. He was president of the Fine Arts Society in Seattle and had been very involved in the Washington State Chapter of the American Institute of Architects (AIA), which he became a Fellow of in 1926. Gould also obtained the commissions for 18 buildings on campus in the years 1915 to 1938, which he was able to design and oversee with his partner Charles Bebb. The partnership was extremely prolific in the greater Seattle region, but Bebb and Gould also did significant work outside Seattle.^{xli}

Charles Herbert Bebb was born in the United Kingdom in 1856 and attended King's College in London. He then attended a secondary school in Switzerland and the University of Lausanne in Switzerland. He studied civil engineering at the Royal School of Mines in London until 1877 before working on the Cape Town-Kimberley Railroad in South Africa for 5 years. Bebb then immigrated to the United States in 1882. The railroad work he was seeking in Chicago did not materialize, and Bebb took a job with the Illinois Terra Cotta Lumber Company, soon becoming its construction engineer. His work there on the leading edge of fireproofing building cladding technology then led him to become the chief superintending architect with the prominent architectural firm of Adler and Sullivan in 1887. Bebb first came to Seattle to supervise the construction of the Seattle Opera House, but the project lost its funding in a bank failure. He assisted on another Adler and Sullivan project in Seattle before his return to Chicago, but then took up permanent residence in Seattle. From 1893 until 1898 when he began his architectural practice with Louis Mendel, Bebb served as architectural engineer for the Denny Clay Company, a terra cotta firm in Renton, just south of Seattle. Bebb and Mendel separated in 1914, having produced a number of well-regarded buildings in Seattle such as the Corona Hotel (1903), the Hoge Building (1908), The Frye Hotel (1911), and at least 15 society family homes along Minor Avenue East and on Queen Anne Hill. Bebb was a founding member of the Washington State chapter of the AIA, and was elected a Fellow of the AIA in 1910.^{xlii} **See Figure 28.**

Gould and Bebb entered partnership in 1915. In addition to their University of Washington work, some of the notable buildings produced by the firm include the Seattle Art Museum at Volunteer Park (1931-33), the Times Square Building, US Marine Hospital (later Pacific Medical Center), and the US Government Administration Building at Hiram Chittenden Locks. Gould served as President of AIA Seattle in 1922 to 1924, and was elected a Fellow of the AIA in 1926. Upon Gould's death in January 1939, the partnership was dissolved, and Bebb worked in association with John Paul Jones, who had worked as a draftsman for Bebb for years. Charles Bebb died in June 1942.^{xliii}

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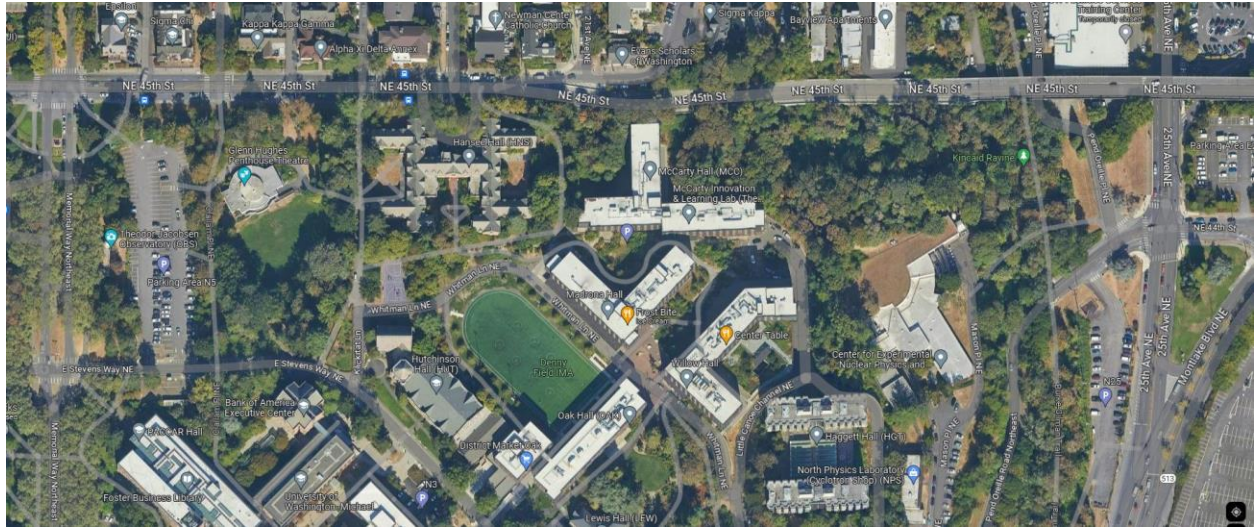
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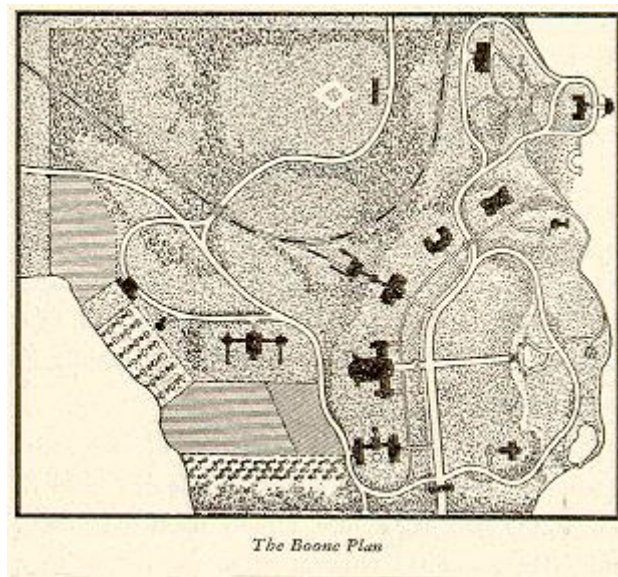
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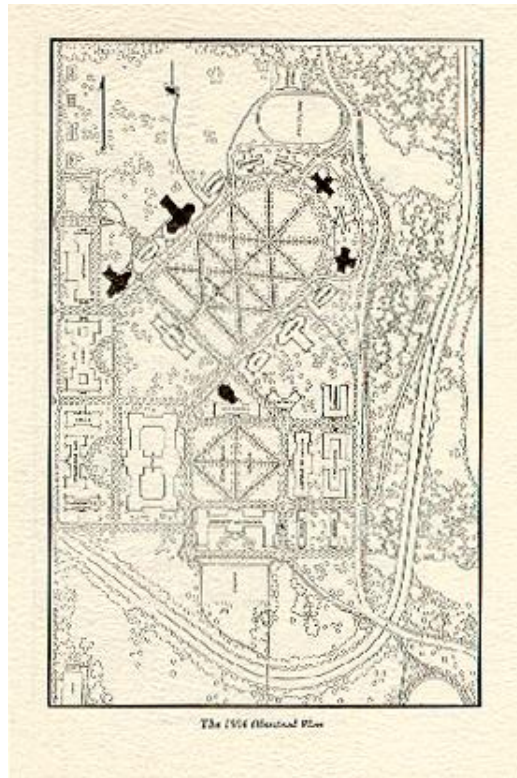
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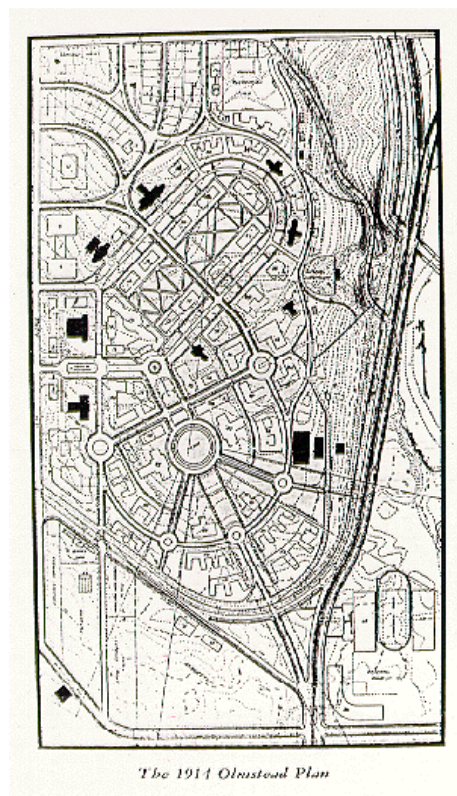
Map 1: Aerial view of Hansee Hall and immediate context. Image from Google Maps, accessed May 2023.



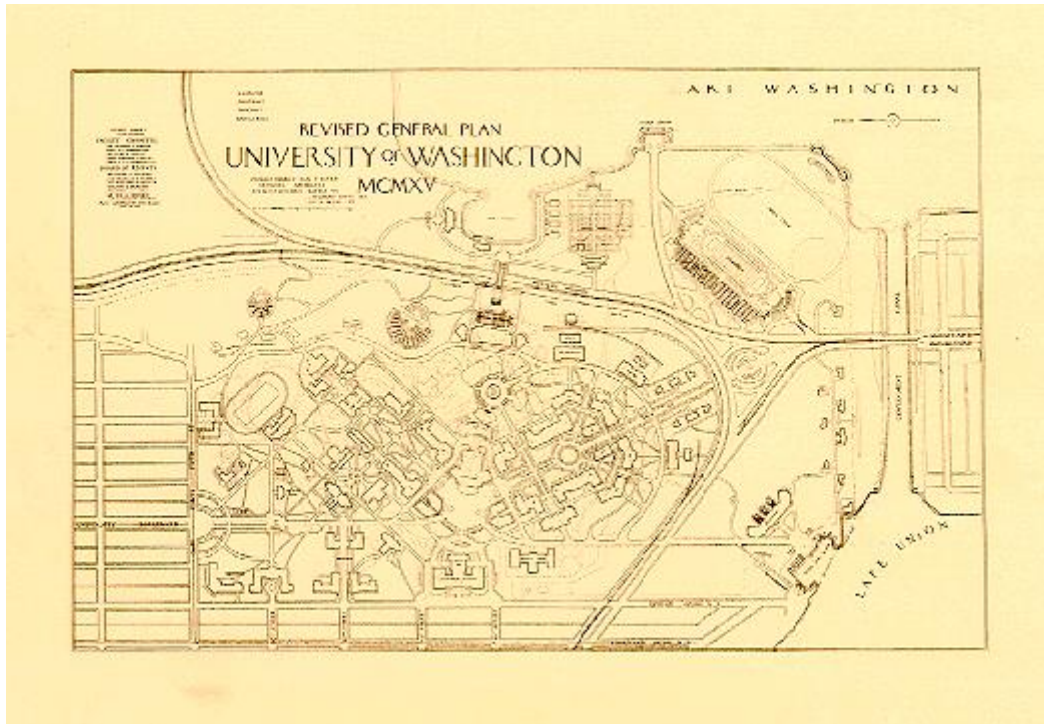
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Figure 1: View of east courtyard from southwest corner, facing northeast.



Figure 2: View of south courtyard, facing south.



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Figure 6: Example of copper leader head, downspout band, and downspout.



Figure 7: Example of trefoil arch windows, other window types, and example of stair tower.



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Figure 9: Example of three arched windows with decorative cast stone casing. West elevation in south courtyard, facing east.



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Figure 11: Example of courtyard entrance alcove.



Figure 12: Example of wood plank maintenance door.



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Figure 14: Example of first floor lounge area.



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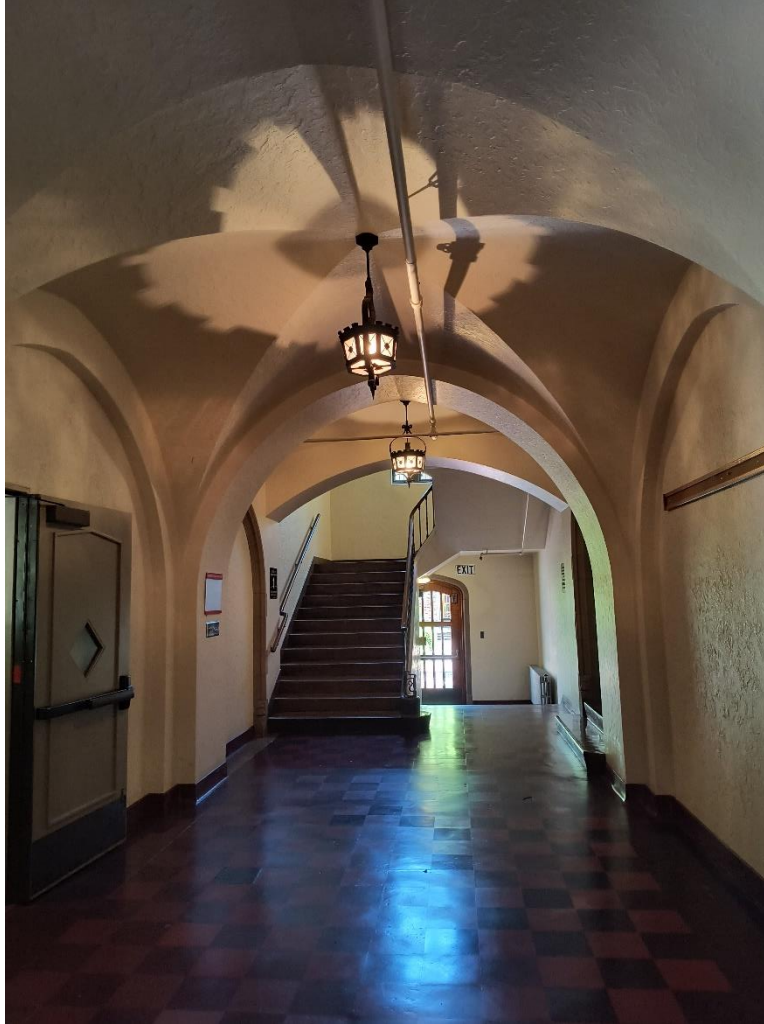


Figure 16: Example of first floor courtyard entrance vestibule.



Figure 17: Example of double loaded dormitory corridor.



Figure 18: Example of dormitory room.



Figure 19: Example of dormitory room and original built-in closet.



Figure 20: Example of dormitory communal bathroom.



Figure 21: Example of dormitory communal kitchenette.



Figure 22: Example of fourth floor common area.

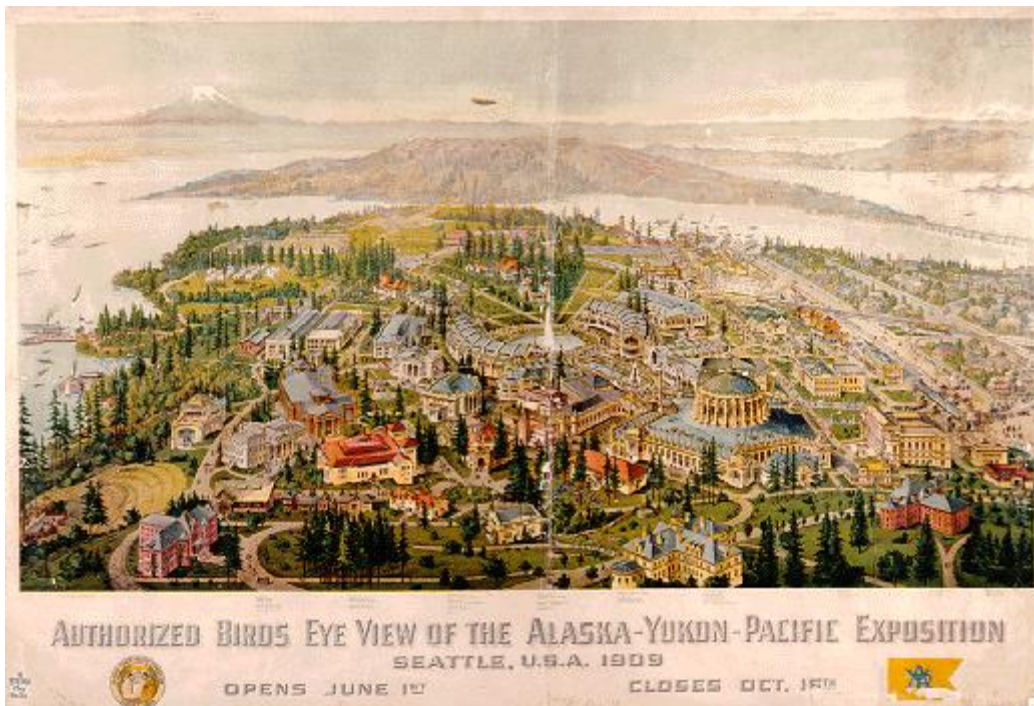


Figure 23: Birdseye view of the Alaska-Yukon-Pacific Exposition, 1909.



Figure 24: Martha Lois Hansee, 1902.



Figure 25: John Graham, Sr., 1902.



Figure 26: David J. Myers, undated.



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Figure 27: Carl F. Gould, undated.

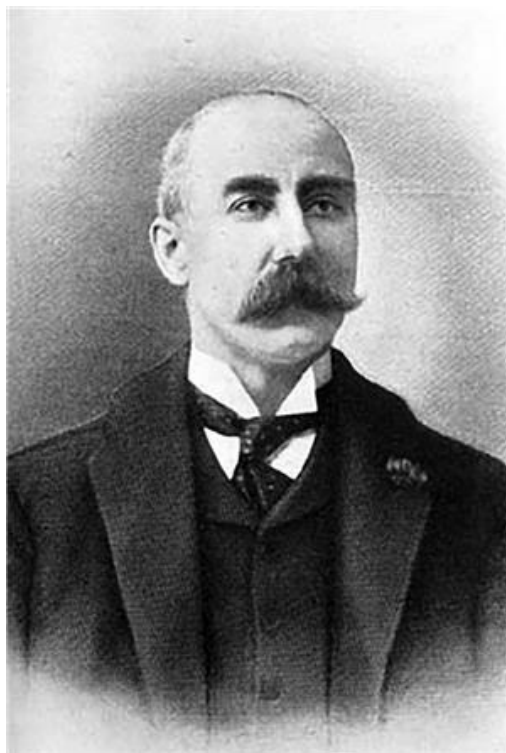


Figure 28: Charles H. Bebb, undated.

Endnotes

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