Northeast Campus Dormitories
University of Washington, Seattle

Historic Resources Addendum

BOLA Architecture + Planning
Seattle

June 4, 2015
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Cover: 1920 Kroll Map showing the University of Washington Campus (Seattle Municipal Archives Item no. 1858), and a 1971 aerial photograph of the University of Washington campus showing the northeast dormitories in the foreground (University of Washington Libraries Special Collections, Item no. UW19634z).

BOLA Architecture + Planning
159 Western Avenue West, Suite 486
Seattle, Washington 98119
206.447.4749
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1. INTRODUCTION

Background

The University of Washington is currently undertaking an internal review of a master plan report on student housing facilities in the northeast part of the Seattle campus, which was developed to help guide decisions about future plans for on-campus housing projects. To that end, the University sought an analysis in 2012 of its housing needs, and the conditions and opportunities for new construction and renovations. This resulted in the North Campus Student Housing Study (cited as “The 2012 Study” in this document) by a consultant team led Pfeiffer Partners, Planners/Architects.

As part of the planning effort, the UW is considering future changes to four dormitories in this area. The buildings include a historic dormitory from the mid-1930s, which is situated north of Denny Field, and three others placed in close proximity on the northeast edge of campus, which date from the early to mid-1960s. The four buildings are cited below by dates of construction and the original architects:

- Hansee Hall (1936, John Graham, Sr. and David J. Myers)
- McCarty Hall (1960 and 1962, Young Richardson & Carleton)
- Haggett Hall (1963, Kirk Wallace McKinley & Associates)
- McMahon Hall (1965, Kirk Wallace McKinley & Associates)

Consistent with the historic preservation policies outlined in the current “University of Washington Master Plan—Seattle Campus” (Seattle Campus Master Plan, January 2003), the University has sought historic and architectural information about these buildings in a Historic Resources Addendum (HRA). This type of document is provided for any project that makes exterior alterations to a building over 50 years old, or is adjacent to a building or a significant campus feature older than 50 years, and for significant public spaces on the campus as identified in Fig. III-2 of the 2003 Seattle Campus Master Plan.

This HRA was developed by a team at BOLA Architecture + Planning made up by Principals Susan Boyle and Rhoda Lawrence, and Preservation Planner Sonja Molchany. It involved historical research and site tours in response to a proposal for new dormitories in the northeast campus area.

The analysis contained in the “North Campus Housing Study” was a useful source of information for this HRA, particularly for providing an understanding of site and building conditions. The proposed dormitory project was conceptualized in this plan, and defined in late 2014 by the University Regents. Information about the housing master plan and its goals was provided by Troy Stahlecker, Project Manager, Student Life Projects Group in the University’s Capital Projects Office and by Rich Schipanski of EA Engineering, Science and Technology, the prime consultant for the HRA project. Additional information about the specific buildings was provided by Rob Lubin, Associate Director, Facilities & Capital Planning in the University’s Housing and Food Services.
Research Sources

BOLA undertook research to provide historical context and other information about the development of the north and northeast part of the campus, and the buildings' histories and design features. Sources included drawings, maps, and studies available at the University of Washington Facilities Records. Research also included a review of the digital historic photo collections of the Seattle Municipal Archives, UW Libraries Special Collections Division, and the Museum of History and Industry, as well as archival newspaper articles from the Seattle Times database available through the Seattle Public Library website.

Information about the original architects came from various sources, including historic AIA Directories, and the Pacific Coast Architecture Database (PCAD) and Dearborn-Massar photography collection, both in the University Libraries' Special Collections Division. Research also included reviews of prior studies, historic periodicals, and publications on the history of the University of Washington, the University District, and dormitory design.

2. HISTORIC PRESERVATION FRAMEWORK

The University Stewardship and Historic Preservation Policies

As noted in the 2003 Seattle Campus Master Plan, the Regents provide stewardship for the University's historic properties. As part of its development, the University assures that preservation of these resources is considered through the provision of an HRA, the intent of which is to "provide a context to insure that important elements of the campus, its historical character and value, environmental conditions and landscape context are preserved, enhanced, and valued. [It] further insures that improvements, changes and modifications to the physical environment are analyzed and documented." The Master Plan identified individual areas of the campus and cited potential future development of new buildings.

Based on historic campus planning documents, the Master Plan identified significant buildings that are associated with the early development of the university and early campus master plans—the 1898 Oval Plan, the 1909 Alaska Yukon Pacific Exposition Plan, and the 1915 Regents Plan. The subject dormitory buildings, which date from later periods, are not associated with this early campus history.

The Master Plan also identified significant and unique landscapes on the campus in Figure III-5. Three of these spaces are on the site of or in the vicinity of the subject dorms – the Hansee Hall Courtyards, Denny Field, and the Whitman Woodland Walk, which is situated between Haggett and McMahon Halls and the west side of the campus road known as Whitman Court. The four dormitories are included in Illustrative Development Area C-2 (UW Master Plan, 2003, Figure IV-63, p. 101.)
Figure 1. Above left, the 2003 Campus Master Plan citation of Unique & Significant Landscapes includes Hansee Hall Courtyards, Denny Field, and Whitman Court Woodland Walk (Figure III-5, p. 31).

Figure 2. Left, the northeast part of campus was included in Illustrative Development Area C-2 in the 2003 Campus Master Plan (p. 101).
3. HISTORICAL CONTEXT

Development of the University of Washington’s Campus

The University of Washington was established by the State Legislature in 1861 as the first public university in the state. It was initially sited on a ten-acre parcel of land in what is now downtown Seattle. Reportedly there was a simple, two-story wood-frame building, known as North Hall, which served as the residence for male students in the Territorial University. Women students resided in the house of the University President, Asa Shinn Mercer, where they were supervised by his wife (Johnston, p. 16-17). By the late 1880s, increasing university enrollment and the expanding city made a new campus desirable.

Figure 3. Left, an early student boarding house from the 1880s was located near 5th Avenue and University Street (University of Washington Libraries, Special Collections, UW5917).

Figure 4. Below, the Oval Plan of ca. 1898 (Johnston, p. 20). In 1891, the University Land and Building Commissioners hired Seattle architect William E. Boone to develop a comprehensive campus plan for the campus, and in 1895 the university moved to its present site. Engineering professor A.H. Fuller developed the Oval Plan for the northern part of the campus in 1898 to guide future building placement.
Figure 5. Left, an early aerial view of the north part of campus ca. 1900. The two earliest dorms Lewis and Clark Halls (1896), are visible (UWLSC, UW6712).

Figure 6. Above, a post-AYPE view of the University campus, ca. 1915 (UWLSC, Order No. UWC1779).
Lewis and Clark Halls were the two earliest dormitories constructed on the present campus. Each building contained small double rooms, along with a dining room and kitchen. Figure 7. Above left, the dining room in Clark Hall, ca. 1900 (UWLSC, UW6262). Figure 8. Above right, the kitchen (UWLSC, UW6261).

Figure 9. Above, residents in front of Clark Hall, 1921 (UWLSC, Order No. UWC2170).
In 1903, the Board of Regents hired the Olmsted Brothers, renowned landscape architects, to prepare a design for a general campus plan. Before the resulting 1904 Olmsted Plan could be realized, the plan for the 1909 Alaska-Yukon-Pacific Exposition (AYPE) was developed. The fair was sited on the undeveloped lower (southern two-thirds) of the campus, with the exposition plan and landscape design provided by the Olmsted Brothers. The infrastructure of roads and vistas in this portion of the present campus plan dates largely from the Olmsteds' Beaux-Arts design for the AYPE fairgrounds, which reverted back to the University in late 1909, providing the permanent central axis of Rainier Vista and related axes. In the two decades following the AYPE, most of the University's buildings were constructed in the central and south campus areas.

The Regents Plan of 1915, designed by the unofficial campus architect, Carl F. Gould, and Seattle architecture firm of Bebb and Gould, became the University's guiding planning document for the two subsequent decades. This plan accepted the Olmsteds' AYPE scheme and adapted the symmetry and formality for the upper campus design. The Regents Plan served as the basis for subsequent construction and set the Collegiate Gothic character as the architectural style for campus buildings. It also proposed grouping Liberal Arts programs on the upper campus, administrative and library facilities at its core on the Central Quadrangle, and the Science programs along Rainier Vista and the southern campus. A number of dorms for men were called for in the northwest section of campus, and a women's residence hall in the north central area. In 1934, the Regents requested an update of Bebb and Gould's 1915 campus design. The resulting plan essentially reaffirmed the earlier one, while recommending a student union building east of the library, the siting of a health sciences complex south of NE Pacific Street, and location of student housing along the northeasterly campus ridge.

Figure 10. Left, the 1935 Regents Plan (UWLSC, UW13949). This plan affirmed the siting of Hansee Hall, which was completed in 1936, and established the future location for McCarty, Haggert and McMahon Halls.
Due to economic conditions during the Great Depression, few buildings were constructed on campus in the 1930s. Hansee Hall was one of these, along with Bagley Hall (1936-1937), and the University’s Penthouse Theater (designed in 1938 and built in 1939-1941 by WPA crews). A later building from this period was the Home Economics Practice Cottage, a residence-like structure on the west edge of campus, where it was visible from 15th Avenue NE. (The Cottage was designed by architect and Professor Jack R. Sproule, and built in 1939.)

During World War II, campus construction resulted in many temporary buildings that provided housing for wartime workers, barracks-like dormitories for men, and small classrooms. These single-story, narrow structures were placed near Frosh Pond and in the north part of campus. A noteworthy Modern style building from this period, built on the southeast campus, was the small UW Kiln Building, designed by architect Paul Thiry and constructed in 1942.

Figure 11. Left, temporary men’s dorms constructed next to Frosh Pond, 1943 (UWLSC, UW2207).

Figure 12. Below left, a photograph from 1946 showing temporary dorms constructed in front of Hutchinson Hall (MOHAI, Item No. PI27271).
Following World War II, major changes included an influx of students attending on the G.I. Bill and establishment of the medical school in 1946. The basic campus plan was again updated, resulting in the 1948-49 Plan. That same year, the campus expanded beyond its historical west boundary for the first time, with the development of Campus Parkway (which would be completed in 1953).

Post-war construction on the Seattle campus also included the 1951 addition to the University stadium on Montlake Boulevard (1951, George Wellington Stoddard, architect, and Sigmund Ivarsson, structural engineer).

State legislation allowed the University to acquire property southwest of the traditional campus, and it constructed two high-rise dormitory buildings along Campus Parkway in the mid-1950s. Terry and Lander Halls, dating from 1953 and 1957 respectively, were built as men’s dormitories, replacing the temporary veterans’ housing that had been on campus. Low-rise housing complexes for married students were added, with buildings designed by Fred Bassetti on several blocks southwest of the campus.

As enrollment increased in the 1950s, the University administration was deeply concerned with the resulting housing shortage. As the Dean of Students wrote in a memo to President Odegaard:

[T]he development of student housing is a matter of prime concern to the University, and failure to provide more and better housing may well be a limiting factor on future enrollment and thus upon the University’s ability to discharge its obligation to the people of the State. As the 1959 report indicated, privately operated rooming and boarding accommodations are decreasing both in number and adequacy...Fraternities and sororities, which traditionally have provided living accommodations for a substantial number of University students (2,500 this fall), may increase their capacity modestly over the years...Substantial numbers of single students live in apartments, trailers, houseboats and other accommodations of this type...Even larger numbers of students live at home or with relatives and friends. An undetermined number of these would prefer to become a closer part of the University community by living on the campus...For the greater number of single
students who will be attending the University in the future, development of more University-operated residence halls is the only realistic solution to the housing problem. ("Objectives of the Residence Hall Program," December 5, 1960.)

Figure 14. Left, aerial view from the northeast, ca. 1927. The neighborhood grid to the west of campus (to the right in the photo) was largely composed of single-family residences at this time. (UWLSC, UW2169).

Figure 15. Left, aerial view looking northwest over Portage Bay and to the west of the University, 1961. By this date, the University had constructed a variety of student housing outside the traditional campus. The former Terry-Lander dormitory assembly is visible near the center of the photo, while lower scale married-student housing was situated to the southeast of it and closer to the lake shore (UWLSC, UW19638a).

By the late 1950s, the need for additional women's housing was becoming acute. In 1957, the University engaged design architects to work with housing officials "in developing a housing program that would take care of the current demand and make allowances for future expansion" (memo from Director of Student Residences to Business Manager, August 19, 1958). The eventual resulting program formed the basis for construction of the mid-century dormitories in Northeast Campus.
Figure 16. Above, aerial view of the northeast part of campus, looking southeast toward Lake Washington (Seattle Municipal Archives [SMA], Item No. 115062).

Figure 17. Left, an aerial view looking southwest over the northeast portion of the campus in 1982. McCarty and Hansee Halls are visible at the upper left, as is Denny Field (SMA, Item No. 77219).
The University Dormitory as a Building Type

Campus planning in the United States has its origins in European academic models, particularly the English collegiate style. English academic institutions provided student lodging as part of their role, while continental European universities typically did not. Because American schools predominantly followed the English model, they have traditionally sought to encompass the full scope of a student's life—including social, academic, and athletic aspects. The dormitory plays an important role in the development of this complete educational environment.

After the United States was settled, land-grant universities were planned and built during the second half of the 19th century. The expansive amount of land available for development was a major factor in the design of these campuses, with plenty of area to organize buildings and outdoor spaces. Frederick Law Olmsted was involved in the design of many land-grant campuses, and advocated for dormitories built as large-scale houses rather than “barracks.” In contrast, schools founded in urban centers, where land was scarce, developed without attention to the living needs of students, who were expected to find their own accommodations.

The Territorial University, located in what is now downtown Seattle, had no official dormitories. Some women students reportedly lived with the University President, while some of the male students resided in North Hall, a building known only through a few images, which appears much like a boarding house. When the campus moved to its present location, two new dormitories were among the earliest buildings. Lewis and Clark Halls, as they came to be named in 1918, housed men and women students (respectively). These two early dormitories were opened in 1896. Each cost a reported $25,000, and contained small double rooms for up to 75 lodgers, providing dining and living rooms and kitchen facilities at their lower floors. Students originally paid $15 for their room and board. (Seattle Times Pictorial, November 3, 1963, p. 10-11.) The brick masonry, hip-roofed buildings were similar in design and featured Romanesque Revival stylistic details. Located in the northern part of the campus, the buildings were sited separately from the early university academic and administrative buildings.

These two dorms were used as temporary hospital wards during the influenza epidemic in 1918 and were later adapted for academic use: Lewis housing the School of Communications, and later the Department
of Scandinavian Languages, Division of Continuing Education, and career services of the School of Business, while Clark Hall began serving as headquarters for the University's R.O.T.C. programs in 1936.

As American universities continued to grow and become more specialized, there was a movement in academic realms to reclaim or recreate the intimacy and camaraderie that had once defined the historic English collegiate experience. This trend, which the University of Washington followed, led to the development of "monastic quadrangles," often dedicated to a college or field of study, at many universities. The "quads" organized habitation and study around a central open space, replicating the medieval cloister. At the same time, sororities and fraternities were becoming increasingly popular on many campuses as organizations that met the social and housing needs of the students. In Seattle's University District, "Greek" houses were built in the first two decades of the 20th century, in the area immediately north of campus, north of NE 45th Street between 16th and 19th Avenues NE.

In 1917, two buildings designed by the Bremerton Naval Yard had been constructed along Montlake Boulevard near the University stadium to serve as the US Naval Training Camp's Aviation Dormitory and the Naval Officer's Dormitory. These buildings, called Lander and Terry Halls (or USNTC Buildings No. 39 and 40), became men's dormitories in 1919 and were demolished in 1928.

In the 1920s and 1930s, the design of dormitories became a major architectural issue for designers. The typical "American" layout consisted of many sleeping rooms off long double-loaded corridors, while the "English" type was organized with private stairwells serving a smaller number of units. Although the less intimate "barracks"-style dormitories came to dominate American campuses, the structures were often designed in an eclectic Beaux Arts revival style that was cohesive with overall style adopted by their respective campuses. Hansee Hall was designed in this context in a Collegiate Gothic Revival style and quadrangle form that clearly recalls English precedents.

After World War II, enrollments at American universities greatly increased and educational patterns changed dramatically, and the University of Washington was no exception. With passage of the 1944 GI Bill, veterans flooded campuses across the country. In the late 1940s and early 1950s, student bodies consisted increasingly of older and married men. At the University of Washington, this change in the student body was reflected in enrollment data: 9,217 students in 1935; 10,669 in 1940; 9,616 in 1945; 14,590 in 1950; 14,165 in 1955; 18,143 in 1960; and 25,152 in 1965 (Neilsen, p. 155). Growth over this 30-year period represented an increase of over 270% in the number of students on campus.

Across the country, colleges and universities responded to post-war needs by constructing low-rise complexes of married student housing, usually in a simple garden apartment arrangement. After World War II, much of the housing for married students consisted of low-cost projects built for war-era workers, such as those built along NE 45th Street near the Laurelhurst area, which originally consisted of cheaply built structures that the university acquired and adapted. By 1950 higher education was viewed as the best route to building the American middle class, and many more Americans were going to college. Meeting the demands of large student bodies became the driving force behind campus development at this time. By this point, campus planning had evolved to become its own profession.
Figures 19 – 21.

Influential Modern-style dormitories built on American campuses in the post-war era included the following:

Left, Baker House at MIT, designed by Alvar Aalto in 1949 (Wikipedia).

Middle left, the Harvard Graduate Center, designed in 1949 by Walter Gropius and The Architect’s Collaborative. Similar to the Aalto building, its mass takes a subtle curve (photograph from Turner).

Bottom left, raised dormitories designed in board-formed concrete in 1965 at Tougaloo College, Mississippi, designed by Gunnar Birkerts & Associates (photograph from Turner).
Figures 22 & 23. Above, a regional example of a Modern-style dormitory are the Aalto-inspired Mathes Hall (top) and Nash Hall (above) complex (1966-67), designed by Henry Klein Partnership of Mt. Vernon on the campus of Western Washington University in Bellingham. This assembly referenced Scandinavian Modernism of the post-war period (Western Washington University website).

The acceptance of Modern-style architecture on the University of Washington campus in the 1950s coincided with a large increase in the student enrollment, and a focus on the future and progress. As a part of the Modern movement, campus buildings no longer followed traditional styles. While older dormitory designs had been traditional in design, the post-war Modern style dorm buildings replaced collegiate revival styles with more clear expressions of building functions, structural systems, and new construction materials and building methods. Architects were encouraged to experiment with design on the modern campus.

Unique design challenges presented by post-war dormitories included provision of both individual and consolidated spaces for a large number of students while avoiding cellular-like spaces and impersonal, mechanistic structures.Increasingly, dormitories also had to address the intense circulation and transportation demands on complex campuses, and greater demands for social spaces. In the early 1950s, the designers of the University of Washington’s Terry and Lander Halls grappled with these issues. The resulting buildings were cubic in form, with blocky horizontal massing and flat roofs. The Terry-Lander
complex was finished primarily with concrete panels, with minimal brick-clad portions at the core of Lander Hall and the west end of Terry. Brick masonry elements and horizontal window bands did not adequately alleviate the oppressiveness suggested by the enormous expanse of concrete and rooms packed within.

The Original Designers

David J. Myers and John Graham, Associate Architects, Designers of Hansee Hall

Original architectural drawings identify David J. Myers and John Graham (Sr.) as the building’s designers. Myers and Graham were partners from 1905-10, and joined later to design Hansee Hall.

David J. Myers (1872–1936)
David J. Myers was born in Glasgow, Scotland, and immigrated to the United States at the age of 13. By 1889, Meyers had moved to Seattle. He left to attend the Massachusetts Institute of Technology in 1896, but returned to Seattle and began working as an architect by 1905. Myers formed a partnership with John Graham, from 1905-10, and from 1910-21 he worked on his own and was an instructor at the UW (1917-20). In 1920, he joined with architect James Schack (1871–1933) and structural engineer Arrigo Young (1884–1954) to form an interdisciplinary architecture and engineer firm. Schack, Young & Myers became "one of the most successful design firms in Seattle during the 1920s" (Ochsner, p. 156).

Some of the firm’s well known works in Seattle include the Chinese Baptist Church/Chinese Southern Baptist Mission (1922-23), Chamber of Commerce Building (1924), with Harlan Thomas and Associates, and the Eldridge Buick Dealership (1925-26). Its projects also included planning and building design for Longview, Washington, and Seattle’s Civic Auditorium Complex (1925-28), on the Seattle Center campus. Myers left the firm in 1929, while Schack and Young continued to operate the partnership.

Myers worked again worked as a sole practitioner from 1929, but joined with his original partner, John Graham, Sr., in 1936, to design the Women’s Dormitory (Hansee Hall). Although he died prior to the completion of Hansee Hall, Myers is credited as contributing to the design. Other building designs attributed to Meyers included clubhouses at the Seattle Golf Club and Inglewood Country Club, and several Seattle residences.

John Graham, Sr. (1873–1955)
John Graham was born on the Isle of Man in England in 1873, and grew up in Liverpool. He was educated in architecture through apprenticeship in England, and traveled extensively before moving to Seattle in 1901. In addition to residential work, Graham designed a reconstruction and expansion of Trinity Episcopal Church (1902-03), which dated originally from 1891 but was destroyed by fire in 1901. From 1905 to 1910, Graham had an early partnership with architect David J. Myers. Their projects included several apartment buildings, houses and several pavilions for the AYPE, as well as the downtown Seattle Lyon Building.

In 1910, Graham established a sole practice and subsequently designed the Plymouth Congregational Church (1910-12, demolished), at 4th Avenue and University Street, and the Joshua Green Building (1913), on 4th Avenue at Pike Street. He designed Seattle’s Ford Assembly Plant at the south end of Lake Union in 1913, and from 1914 to 1918 worked directly for the Ford Company, designing Ford assembly facilities in seven other cities, including Portland, Oregon. After leaving the Ford Company, Graham began to build his Seattle practice, and his focus shifted to predominantly large-scale commercial and institutional work. His commercial projects during this period include the Frederick & Nelson
Building (1916-19) in downtown Seattle. Other well-known buildings he designed include the Dexter Horton Building (1924), the Bon Marche (1929), and the Exchange Building (1930).

A 1929 newspaper advertisement for Graham's office mentions "some of the buildings designed by this office," including: Bellingham National Bank, Washington Mutual Savings Bank, Pacific Marine Supply Building, two dairy products plants, a Bellingham department store, University Temple, Sacred Heart Orphanage, St. Vincent's Home, Providence Hospital in Everett, Providence School of Nursing in Seattle, an addition to Virginia Mason Hospital, St. Paul's Infants' Home, Victoria Apartments, Spring Apartments, Seattle Yacht Club, and Broadmoor Golf Club (Seattle Daily Times, August 4, 1929, p. 18).

Graham also undertook institutional work. He designed Physics Hall (1927-28, altered and now known as Mary Gates Hall), Guggenheim Hall (1928-29), and Johnson Hall (1929-30) on the University's Seattle campus, and collaborated with architects Charles Bebb and Carl Gould on the U.S. Marine Hospital / Pacific Medical Center on Beacon Hill (1931-32). The Depression-era economy led to other short-term partnerships: in 1936 he and David Myers joined to design Hansee Hall, and from 1936 to 1942, Graham was associated with William L. Painter, with whom he established a New York office. The former Coca-Cola Bottling Plant (1939) in Seattle dates from the Graham and Painter years.

After the mid-1940s Graham's son, John Graham, Jr., took on an increasingly significant role in his father's firm. Graham, Jr., was born in 1908 and attended architecture school at the University of Washington and Yale University. He assisted in opening the firm's New York office in the late 1920s and returned to Seattle in 1946 to assume ownership of his father's company.

John Graham, Sr., retired in 1945 at age 72 and died in 1955 in Hong Kong. He had worked skillfully in designing buildings using a range of styles, from Neoclassical to Art Deco. "[His] work shows no allegiance to any particular theoretical stance, nor is it dependent on any particular personal idiom. Rather, Graham worked eclectically, bringing to each project his skill in plan organization, a good eye for the basics and the nuances of historical styles, and a keen sense of urban scale" (Hildebrand, in Ochsner, pp. 92-93).

Young, Richardson & Carleton, Designer of McCarty Hall

The original designer of McCarty Hall was the Seattle architectural firm of Young, Richardson & Carleton. The firm, with the addition of architect John Stewart Detlie (1908-2005), had designed Terry and Lander Halls in 1953 and 1957. By 1960, the firm's partners included Arrigo Young (1884-1954), Stephen Richardson (1910-1984), and William H. Carleton (1909-1984); John Detlie having left the office. The firm later became TRA (The Richardson Associates).

Born in London in 1884, Arrigo M. Young migrated to the United States the following year with his family. His family settled in Chicago and later he received a BS in engineering from the University of Michigan. Young subsequently worked for construction firms in Chicago and St. Louis before arriving in Seattle in 1910 to head up the structural department of the Moran Company. Soon after that, he opened his own structural engineering office, focusing on industrial buildings.

Young established a multi-disciplinary practice with architects James H. Schack and David J. Myers (described above). After Myers left the firm in 1929, Schack & Young continued their work together until Schack's death in 1933. During this period, they designed Art Deco-style Baroness Apartment Hotel (1930-31) on First Hill. From 1933 to 1941, Young was a sole practitioner. Having secured his professional architectural license, he broadened his practice. In 1941, he established Young & Richardson with architect Stephen Richardson.
Stephen Richardson was born in Ogden, Utah in 1910. He came to Seattle in 1928, but later moved east to study at MIT where he received a Masters in Architecture in 1935. Returning to Seattle, he was employed as a draftsman in Floyd Naramore's office and as a designer for Naramore & Brady. Richardson later worked for Young and became his partner from 1941 until 1950. In 1942, the partnership designed the B-29 Revetment Hangar/Hangar No. 5 at Boeing Field, a project that seemingly anticipated TRA's later specialization in airport planning and design. After the war, the firm completed several noteworthy projects including Seattle Parks and Recreation Department Administration Building (1948-49) in Denny Park, the University of Washington Fisheries Center (1949-50), and Gaffney's Lake Wilderness Lodge (1949-50). The lodge, located near Maple Valley, Washington, was an extensive resort that included an airstrip.

As a firm, Young & Richardson was recognized for its residential and commercial design work. This included AIA Awards for Excellence for the Seattle Parks and Recreation Department Administration Building, the Shattuck Residence, and the Roberts Residence in 1950. The Lake Wilderness Lodge won a National AIA Honor Award in 1952.

The firm's partners eventually included architects William H. Carleton and John Stewart Detlie, who became partners in 1950 and 1952, respectively. William H. Carleton joined Young & Richardson in 1946 and became a partner in 1950. He was born in 1909 in South Prairie, Washington, and grew up in Nome, Alaska, before coming to Seattle in 1919. He attended Stanford University, and received a Masters in Architecture from the University of Washington. Upon graduating he worked as a draftsman for George W. Stoddard before joining Young & Richardson.

After 1950, the office (known as Young, Richardson, Carleton & Detlie), designed the University of Washington's Terry and Lander Halls (1953 and 1957), Children's Orthopedic Hospital (1953) and Gethsemane Lutheran Church (1954). Although Young died in 1954, the firm continued to be known as Young, Richardson & Carleton. (Detlie left the firm in 1956 to pursue design work in Los Angeles, Baltimore, and Honolulu. He later retired near Palm Springs and died in 2005) (DocomomoWeWa website, Architect & Designer Biographies).

Modern-style buildings by the firm from the late 1950s and 1960s are represented by the Group Health Cooperative Hospital on Capitol Hill (1958-60), the eccentric Seattle Unity Church of Truth (1960) in the South Lake Union area, Issaquah High School (1961), the Bloedel Hall addition to St. Mark's Episcopal Cathedral (1958), and concourse additions to Seattle-Tacoma International Airport (1963-65). The Sea-Tac project led to the firm's growing specialization in airport planning and design in the 1970s into the 1950s. In 1967, the firm name was changed to The Richardson Associates, and the firm was known as TRA from the late 1970s until the 1990s. Richardson retired from firm in 1970, followed by Carleton in 1974. Both men died in 1984.

Kirk, Wallace, McKinley, AIA, & Associates, Designer of Haggett and McMahon Halls

The Seattle architecture firm of Kirk, Wallace, McKinley, AIA, & Associates was responsible for the design of Haggett and McMahon Halls. Original drawings from the University's facility files, which have stamps and signatures in the title block, attribute also the designs for the Odegaard Undergraduate Library and McMahon, Meany, Balmer, and Haggett Halls to Paul Hayden Kirk. Kirk was a very well known architect in the Northwest and he signed and stamped the drawings for these two dormitories, as well drawings for many other projects by the firm. Donald Wallace, his long-time partner, began working with Kirk in the early 1950s. Wallace's role in the firm was in management, oversight of production of drawings and specifications, and construction administration. The design for the two dormitories likely resulted from collaboration between Kirk and his younger design partner, David A. McKinley.
Paul Hayden Kirk (1922–1995)

Paul Kirk was one of Seattle's best-known architects in the mid- to late-20th century. Born in Salt Lake City, he came with his family to Seattle in 1922 and received a Bachelor's degree in Architecture from the University of Washington in 1937. Kirk established his own firm in 1939, and served as its principal from 1940 to 1960, although during some of this period he also worked as a designer for Naramore and Young in 1939 and for Henry W. Bittman in 1940-1941. He was a partner in Stuart, Kirk, and Durham (1943-1945), and Chiarelli & Kirk (1945-1950) before returning to a principal role in Paul Hayden Kirk F.A.I.A. and Associates, Architects (1958-1960). Subsequently, he was the founding partner in Kirk Wallace McKinley (1960-1979) with Donald Wallace and David McKirley. Other architects in the firm included Jerry Geyer (b. 1927), who supervised the 19-person drafting room; Morris Jellison; and Smith S. Nakata (1928-1997).

Kirk's early projects were largely residences and medical clinics, and he was well known for having authored a design book, Doctors' Offices and Clinics — Medical and Dental in 1955. His work was strongly influenced by Japanese wood-frame buildings. By the end of the 1950s, he had established a national reputation for his residential work, helping create the Northwest Regional style of Modernism, using wood as primary materials for framing, trim, and ornamentation, and plans that linked indoor and outdoor spaces.

Kirk's residential designs from 1950 to 1957 have been cited as displaying "characteristics of the International style with flat roofs, bands of windows, and simple cubic shapes" with "an increasing tendency towards complex structural detailing, often with exposed layers of wood framing" (DocomomoWeWa website). These characteristics were clearly embodied in his designs for the Group Heath Cooperative Northgate Clinic (1958, demolished), and remain evident in the Blakeley Clinic (1956-57), and the University Unitarian Church (1959).

By the mid-1960s, Kirk had completed many of his most noteworthy projects, including the steel-framed UW Faculty Club (1958-1960), with Victor Steinbrueck. Architectural historians Grant Hildebrand and T. William Booth cite Kirk's use of wood in A Thriving Modernism- The Houses of Wendell Lovett and Arne Bystrom, where they note Kirk's use of slender and delicate wood structure, trim, and ornament members.

Kirk worked closely with a number of talented structural engineers in Seattle, including Sigmund Ivarsson and Jack Christiansen. His work in the 1950s and 1960s often featured bypass framing with visible intersections and connections, and shoji screen-like elements that reinterpreted traditional Japanese architecture. His designs continued to gain local and national recognition through awards and publications through the 1970s, and his work received specific mention in over 60 articles in national architectural journals between 1945 and 1970. Kirk received the National AIA Merit Award in 1965 and the first Seattle AIA Medal in 1984. He retired from practice in 1978 and died in 1995 at the age of 81 (Rash, in Ochsner, p. 252-55).

David McKinley (b. 1930)

David A. McKinley, Jr., was born in Spokane in 1930 and educated at the University of Washington, receiving a Bachelor's degree in Architecture in 1953. He worked with Paul Thiry in 1953-54 and subsequently for the Army Corps of Engineers in 1954-56. McKinley was employed as a designer in two of Paul Kirk's firms from 1956 to 1960, before he became a partner in the firm of Kirk Wallace McKinley & Associates.
McKinley and Kirk worked collaboratively on a number of buildings. In the AIA's 1970 Directory, both of their biographies list the Seattle Civic Center Playhouse, Washington State University's Clement French Building, and McMahon Hall as principal works. Other team efforts include the Seattle Magnolia Library and the IBM Office Building in Spokane. (Kirk also signed and stamped the drawings for the Magnolia Library.)

Both Kirk and McKinley were cited for the firm's National Merit Awards for the Japanese Presbyterian Church (1964), McMahon Hall (1962), and Jefferson Terrace (1968), a concrete frame high-rise for low-income elderly residents on First Hill (American Architects Directory, 1970). Later projects include the Alaska Airlines Corporate Headquarters near Sea-Tac and the Physio-Control Building in Redmond, two other projects that received AIA awards for the firm of Kirk, Wallace, McKinley & Associates. McKinley also received a National AIA Award in 1974 for the Seattle Community College master plan.

In August 1978, after Kirk had retired, McKinley created a new firm, the McKinley Architects. By 1980 Wallace had retired and left the company. McKinley went on to partner with architect Patrick Gordon in a practice that focused on high-rise office buildings. Resulting projects included several in downtown Seattle — 1111 3rd Avenue (1980, with John Graham Architects) and the First Interstate Center/Wells Fargo Center (1983). McKinley also is credited with the Symetra Financial Center in Bellevue (1986), Kruse Woods Athletic Club in Lake Oswego, Oregon, and the Sacred Heart Medical Center, Spokane. In 1993, McKinley became a partner in the Seattle firm of Mahlum and Nordfors McKinley Gordon.

David McKinley was an active participant in professional activities early in his career and was elected secretary, and later president, of the Seattle AIA in 1966. He and his wife established a scholarship at the University, and in 1999 he was elected a Fellow in the AIA. He presently lives in Hawaii.

Collegiate Gothic and Modernism, Architectural Styles of the 20th Century Campus

**Collegiate Gothic**

Although it was completed in the mid-1930s, Hansee Hall is an excellent example of an architectural style long used on American campuses—Collegiate Gothic. It was endorsed by architect Carl Gould with his 1915 Campus Plan as the suitable architectural style for University of Washington buildings due to its symbolic and a visual association with older English universities. Collegiate Gothic often incorporated stylistic elements of Tudor Revival as well. Gothic Revival style had been popular in residential design from the 1840s through the 1880s, and continued to be applied to many educational and religious buildings after that date. Tudor Revival followed, fashionable in domestic architecture from 1890 to 1940.

Architect Bebb & Gould's Collegiate Gothic designs for the campus included buildings constructed from 1915 through the mid-1920s, such as those on the Liberal Arts Quad—Raitt, Savery and Miller Halls—as well as Suzzallo Library. Use of the style continued with other campus buildings that were constructed in the late 1920s and early 1930s, including Physics, Guggenheim, and Science Halls, designed by architect John Graham, Sr., or Anderson Hall and the Hec Ed Athletic Pavilion, designed by Bebb & Gould. A more abstracted rendering of Collegiate Gothic was employed in the design for the Henry Gallery.

The Collegiate Gothic style offered flexibility to the sometimes irregular plans that individual buildings and their academic functions required. Multi-colored brick in warm shades of brown, pinkish-gray cast stone, cream-colored terra cotta, and variegated color roof slates were adopted as primary exterior materials for University of Washington buildings. Decorative brick patterns and sculpture were used for embellishment typical of the style. Other characteristic features, which are embodied in Hansee Hall,
include complex massing; steeply pitched roofs with steep cross gables; wall surfaces that extend into gables without planar breaks; parapeted gable ends; windows set in assembled groups, some with tracery; and arched-head, multi-panel wood doors.

Modern Design

Three of the dormitories in the North Campus area were designed in the post-war period of the early to mid-1960s. These buildings, and other University of Washington buildings dating from 1945 to 1968, represent Modern design, which had quickly ascended in the post-war period as the preferred style on campus. Other Modern style campus buildings from this era include the Health Sciences/Hospital complex (1947-52, by NBBJ with McClelland and Jones), Terry and Lander Halls (1953 and 1957, Young Richardson Carleton & Detlie), Sieg Hall (1960, Harmon, Prey & Dietrich), Mackenzie Hall (1960, Decker, Christiansen & Kitchen), the Faculty Club (1961, Paul Kirk and Victor Steinbrueck), Balmer Hall (1962, Decker & Christensen and Paul Hayden Kirk), and the addition to Suzzallo Library (1962, Bindon & Wright with Minuro Yamasaki).

Modernism had gained dominance in the United States through post-war public buildings and through commercial applications, which resulted in skyscrapers and downtown office buildings as well as malls and residences. Its origins, however, were set in Europe between the two great wars, where it evolved as an ideology rather than style, as architects and theorists sought to break with sentimentality and nationalism of the past, and elitist reverence for historical styles, ornament, and hierarchal order.

Early European Modernists sought to serve the full range of society by creating an architecture of light and economy through the interdisciplinary efforts of artists, craftsmen, engineers, and architects, and by utilizing mass production building methods. They drew from the technical progress of the machine age and formal aspects of earlier avant-garde art movements such as French Cubism, the Dutch New Objectivity, German Expressionism, and Italian Futurism. Architects such as Walter Gropius, Ludwig Mies van der Rohe, and Le Corbusier saw beauty in utilitarian elements and a direct relationship between form and function, and their simplified designs were stripped of figurative ornament. The buildings that resulted from the Modern Movement were characterized by open plans, cubic massing, flat roofs, structurally free facades, cantilevers and pilotis, and wide bands of horizontal windows.

In the Northwest, a new style gradually emerged that combined Modernist principles with innovative structural designs and a regional response to the environment, natural light, site conditions, and locally available materials, particularly wood, but also reinforced concrete. This style was exemplified by small-scale residences and buildings such as the Yesler Terrace Housing project (1941-42), the UW Kiln Building (1942), the Seattle Parks and Recreation Department Administration Building (1946), Gaffney’s Lake Wilderness Lodge (1949), Seattle Public Schools Administration Building (1946-48, demolished), Catherine Blaine Junior High School (1949-52), the Museum of History and Industry (1948-50, demolished), and others. Ranging in size, these examples were relatively low-scale buildings of one to four stories.

The building type that popularized Modernism in America was the International Style skyscraper. In downtown Seattle, the former Public Safety Building (1950–53), Norton Building (1958-59), Seattle Public Library (1959, demolished), Washington Building/Puget Sound Plaza and Logan Building (1959), and Seattle First National Bank (1969) exemplified this style. More expressive structures, such as the IBM Building (1961-64), designed in the New Formalist style, and the structures and buildings associated with the 1962 Century 21 World's Fair, serve as other examples.

Haggett Hall has some features of the New Formalist style of Modernism, described briefly in its architectural description section of this report. Haggett also exhibits characteristics of Brutalism, a
divergent trend in Modern design, and exhibited more adeptly in the design of McMahon Hall. Early practitioners of this self-named style included Le Corbusier with his Unité d’Habitation in Marseilles in southern France (1947-52), and in Berlin (1957), along with projects by English architects Peter and Allison Smithson, such as Robin Hood Gardens in London (1972), and many other English examples in the 1960s.

Using rough, unfinished, board-formed concrete in massive forms with unusual angular shapes and relatively small, repetitive windows, these designers created a new architectural vocabulary for multi-family housing. In America, Brutalism was used to creative ends by Paul Rudolph on the Yale and Harvard campuses. On the University of Washington campus, the Nuclear Reactor Building (1961), designed by Architect Artist Group (TAAG, including architects Wendell Lovett, Dan Streissguth and Gene Zema), and Mitchell Giurgola’s Condon Hall Law School (1975) serve as other examples of this style.

Figure 24. Above left, the 1957 Unité housing complex, Berlin, by Le Corbusier (Wikipedia, photo by Manfred Bruckels). Figure 25. Above right, the University of Washington former Law School, Condon Hall, located on NE Campus Parkway. The building was designed by Mitchell Guirgola (1975), shown in an April 2013 photo (Wikipedia, photo by Silbes).

Figure 26. Below, the University of Washington Nuclear Reactor Building/More Hall Annex, designed by TAAG (1961) (Wikipedia Commons, photo by Joe Mabel, November 2009).
4. ARCHITECTURAL DESCRIPTIONS

Figure 27. Above, an aerial view of the northeast corner of campus. Outlined in red and generally clockwise in this view are Hansee Hall, McCarty Hall, Haggett Hall, and McMahon Hall. North is oriented up. These buildings are linked by Whitman Court NE and NE Whitman Lane, which run along their eastern/southeastern, and southern edges respectively. NE 45th Street and the north edge of the campus is to the north (Google Maps, February 2013).

Hansee Hall (1936)

The Building’s Construction History

Hansee Hall was completed in 1936 as the new Women’s Dormitory, the first dormitory on the University campus following Lewis and Clark Halls, which were built in the late 1890s. The project had reportedly been planned for many years before it was realized. David Myers and John Graham were selected as the project’s architects in July 1934 (Seattle Times, July 29, 1934). The following June, the Board of Regents opened bids for the dormitory construction, selecting the Sheble Construction Company. The project was funded with a combination of federal and state money, including a PWA loan of $270,000 and a $180,000 federal grant. (Seattle Daily Times, June 19, 1935). Construction was underway by December 1935 and completed in the fall of 1936.
Hansee Hall was designed to accommodate 325 women students, organized into four “houses.” Each house consisted of a different wing, with the physical arrangement of these wings creating four exterior courtyards. Each house was named for a woman important in state or University history: Eliza Ferry Leary, daughter of Washington State’s first governor and wife of an early Seattle mayor; Catherine V. Blaine, Seattle’s first schoolteacher; Ruth Karr McKee, first woman on the Board of Regents; and Isabella Austin, appointed dean of women in 1909. The name Hansee Hall, for the entire building, was established by the regents in 1961 in honor of Martha Lois Hansee, who began teaching at the University in 1881 and later became dean of women. During World War II, Hansee served as a barracks for the Naval ROTC and Marine officer candidates (Johnston, p. 85). It was returned to use as the women’s dormitory in 1945.

The Site

Hansee Hall is located on the north edge of campus, just south of NE 45th Street. The site is roughly bounded by Klickitat Lane on the west, NE Whitman Lane on the south, NE 45th Street on the north, and smaller unnamed walking paths on the east. McCarty Hall is located east of Hansee, with Denny Field situated directly to the south/southeast.

The entry courts created by the plan of Hansee Hall are a major character-defining feature of this dormitory. The largest of these, on the south side, is approximately 112’ by 76’. East and west courtyards are slightly smaller, approximately 103’ by 69’, and they provide access to the individual “houses.” The north courtyard space is utilitarian, functioning as a service court accessible from NE 45th Street. The south, east, and west courtyards are relatively level spaces, generally characterized by brick and stone paths crossing grassy areas, with low shrubs and bushes defining the edges of the terraces. There are also trees and flowering plants. The north court has a paved, U-shaped service drive, which slopes down significantly toward the building until it is at grade with the basement level. Access for emergency vehicles is at the back (north) and along Klickitat Lane NE.
Nearby Denny Field

The oval-shaped open space extending from south side of Hansee Hall, separating it from Hutchinson Hall, is known as Denny Field. It is cited by architectural historian Norm Johnston as one of the University's most venerated open spaces, which, with Denny Yard and the Campus Green, "is where it all began" (p. 93). The precise shape of the field is shown on the earliest campus plan in 1891, and in the one developed by architect William T. Boone, which was adopted by the University Land and Building Commission in 1898.

Denny Field served as an athletic playfield associated with an early drill hall and the first gymnasium on campus, which was built in 1896 to the north of it, and appears in early campus plans. A south grandstand with wood-framed benches was constructed in 1911, followed by north stands in 1916, and modifications in 1917 and 1923 with the insertion of handball courts.

Figure 29. Above, view looking east at Denny Field ca. 1910 (UWLSC, Order No. UWC2200).

Figure 30. Below, a recent view of Denny Field. Hansee Hall is in the background, while a portion of Hutchinson Hall is visible to the left (BOLA Architecture + Planning, February 2013).
Later treatment of Denny Field was impacted by campus plans by Bebb and Gould, and by the work of the campus landscape architect, Henry H. Hindshaw, who served in that position from 1931 to 1939. In 1936, Hindshaw produced plans for grading, and for the walkway along the west side of Hansee, and in 1938, for road realignment and planting plans near Hutchinson Hall. Some of these landscaped areas were no doubt impacted by the subsequent placement of temporary dormitories on the south side of Hutchinson Hall during World War II.

The present day open space contains paved tennis courts in its northeast and southeast portions. The original oval shape persists, however, in the shape of roadbeds that surround the field, the mature landscape, which screens the N7 parking lot and Whitman Court NE, and the flat topography, which rises along the northern edges of NE Whitman Lane to the courtyard level of Hansee Hall.

The Exterior of Hansee Hall

Hansee Hall is a prominent, three-and-a-half-story building with a complex but symmetrical footprint and a total of 111,364 gross square feet. This concrete-frame building is characterized by its Collegiate Gothic-style features, including the intricate massing with intersecting gabled roofs and dormers, variegated-color slate roofing, cladding of multi-colored brick in warm shades of brown with cast stone details, grouped windows, and arched head openings. The brick finish is primarily laid in a running bond, with rowlock headers and sills at the openings. Some wall surfaces feature a decorative bond with a diamond pattern formed by darker bricks. Additional detailing consists of ornamental cast stone surrounds at wall openings, particularly elaborate at the first story. At upper stories, leaded casement windows are arranged in groups of two or four. Oriel windows and three-sided bays feature cast stone tracery. Tall, brick double chimneys project from the roof ridge, and a copper-clad cupola with a weathervane is centrally located on the primary east-west ridgeline.

The original four main building entries are located off the east and west courtyards, at the inner corners of these courtyards. Each of the four doors provides access to one of the “halls.” A single-story, flat-roofed vestibule projects at each of these locations and shelters the entry. The entry at each location is a Gothic-arched, glazed wood door, with spindlework details. A cast stone surround encompasses leaded glass sidelights and includes the hall name above the door. At the south court, there is a non-original larger central entrance. This is recessed from the wall plane to create an open vestibule, and the Tudor-arched opening has a simple cast stone surround. The anodized aluminum entry assembly consists of a pair of doors with sidelights and transom.

The north courtyard of the building faces NE 45th Street and functions as a service court. Because of the grade, the basement level is exposed at the north side, and doors at this level function as service entries and emergency egress.

Hansee Hall - the Interior and General Layout

In plan, Hansee Hall is generally H-shaped, lending itself to the unique four “house” concept—four quadrants connected by a central link. Each of the houses was originally accessed by residents and their guests through separate entry porches located in opposite corners of the east and west courts (see diagram to follow). In the 1994 rehabilitation to the dormitory, a new entry was developed in the South Court, where there had previously been no primary entry, creating an on-grade, public entrance to the building. This provides access to a main lobby and all first-floor lounges and activity rooms, a small passenger elevator, centralized mail room, and bike storage. This new central entrance also provides direct pedestrian access from the adjacent NE Whitman Lane.

On the interior, each of the four houses has similar public spaces—a living room or lounge, a dining room (now activity room) and open stairs to the resident rooms, which are typically on the upper floors.
The public spaces are typically finished in three materials – wood, plaster, and cast stone. Each of the living rooms feature a large fireplace mass on one end, detailed with four-centered cast stone arches and paneled chimney pieces, and small-paneled leaded windows, organized into small bays and groups on one side. Ceilings are typically composed of exposed structural beams, organized into coffers, with decorative pendant light fixtures hanging at the primary intersections, and the floors are polished wood. In each space, the wall surfaces are comprised of paneled wainscot to approximately 6'-6" with painted rough-textured plaster above. The doors are typically multi-paneled, stained oak (some with leaded glass panes with matching trim set into deep plastered wall recesses. The window frames, trim and sash are also stained oak. In the activity rooms, the finishes are similar, but simpler in the wall surface treatments.

The new central entrance lobby successfully incorporated design features and finishes that provide a virtually seamless transition from the original 1936 spaces to the new ones. The wall surfaces include matching stained wood paneling and textured plaster, the ceilings incorporate shallow vaults and arched openings, and the floors are carpeted.

The dormitory currently houses 332 students, in 315 rooms. (51 additional students can be temporarily accommodated in two of the attic/loft areas.) While the majority of the rooms are located on the upper floors, a small number are located in the first-floor wings. All of the resident rooms are accessed from the individual entry lobbies/open stairwells located adjacent to the living rooms in each house. The stairwells are finished with textured painted plaster on the walls; quarry tile floors in a red and black checkerboard pattern; and polished, stained concrete stairs. The handrails are comprised of straight and twisted cast iron balusters with stained wood top rails.

The resident rooms are typically organized off of a central double loaded corridor, which is narrow and dark, and somewhat claustrophobic. On the upper floors, the H-shaped plan is also somewhat confusing, but this has been alleviated to some extent by providing each house with a distinctive color scheme on the walls and floors. Typically, the corridor walls are painted gypsum wallboard, and the floors are carpeted. The resident room doors appear to be original from the 1936 construction – single panel stained oak that matches the doors and wainscot paneling of the public areas on the first floor. In contrast to many other dormitories on the UW campus, the rooms at Hansee Hall are typically for a single occupant and are relatively small (8' x 12'). The rooms feature leaded glass casement windows and original built-in stained oak storage units.

The following changes have been made to Hansee Hall over time according to University records:

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
<th>Year</th>
<th>Description</th>
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<tbody>
<tr>
<td>1936</td>
<td>Construction</td>
<td>1974</td>
<td>Electrical and plumbing renovations</td>
</tr>
<tr>
<td>1949</td>
<td>Alterations to heating system</td>
<td>1974</td>
<td>Fire protection</td>
</tr>
<tr>
<td>1962</td>
<td>Kitchen service alterations</td>
<td>1975</td>
<td>Exterior masonry restoration</td>
</tr>
<tr>
<td>1966</td>
<td>Exit lighting</td>
<td>1975</td>
<td>Floor tile replacement (interior)</td>
</tr>
<tr>
<td>1974</td>
<td>Renovation (south courtyard, public lobby, and fire and life safety improvements)</td>
<td>1980</td>
<td>Life safety improvements</td>
</tr>
<tr>
<td>1975</td>
<td>Fire alarm system</td>
<td>1994</td>
<td>Central laundry remodel (basement)</td>
</tr>
<tr>
<td>1975</td>
<td>Central laundry remodel (basement)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Figure 31. Above, the site plan for Hansee Hall from the 1994 renovation drawing set by Boyle Wagoner, Architects (University of Washington Facilities Records; north is to the left.) Original, inaccessible entry locations are circled in blue, while the ADA-compliant, universally accessible one is noted in red. This entry leads to the common elevator and mailbox lobby, along with corridors into each of the four wings, which are recognized as separate "houses."
(The contemporary photos of the dormitory buildings on this and the following pages are by BOLA Architecture + Planning, unless noted otherwise.).

Figure 32. Above, context view looking southwest across NE 45th Street, toward the northeast corner of Hansee Hall. McCarty Hall is to the east (left), off the photo frame.

Figure 33. Below, looking southeast from the intersection of NE 45th Street and 20th Avenue NE, toward the north facade of Hansee Hall.
Figure 34. Above left, view along the pedestrian path running along the north side of Hansee Hall.

Figure 35. Above right, view looking southeast at the path and fence between the north side of Hansee Hall and NE 45th Street.

Figure 36. Below, looking west along NE Whitman Lane, which borders the south side of Hansee Hall.
Figure 37. Above, view looking northeast from Klickitat Lane NE toward the west side of the dormitory.

Figure 38. Below, view looking northeast in the south courtyard.
Figure 39. Above, a view of the east courtyard and facade.

Figure 40. Below, a detail view of the non-original south entrance, which dates from 1994. It was added to centralize building functions such as security mail boxes and as a central entry point for the building, and to provide universal access to these services and the elevator lobby.
Figure 41. Above, looking southeast from NE 45th Street toward the north service court and facade.

Figure 42. Left, looking southwest toward the north facade.
Figures 43 – 45. Views above and left of building details, including patterned brick, leaded windows, window tracery and oriel windows, and cast stone ornamentation featuring heavy window molding.
Figure 46. Above, views of a typical corner entry vestibule, with an elaborate cast stone surround.

Figures 47 & 48. Below, two original entrances and entry doors.
Figure 49. Above, a typical student lounge in one of the building's four houses. Note the paneled walnut wainscot, beamed ceilings, flat and pointed arched openings and wood floors.

Figure 50. Below, a recreation space that housed the original Dining Room. Note flat head leaded windows, bay window and simpler surface treatments.
Figure 51. Above, a student lounge. Note wood burning fireplace with Gothic-arched mantel, bay window with leaded glass and baby grand piano, and decorative wall sconces and matching hanging lamps.

Figure 52. Left, a view of the main corridor at the first floor, which has been reconfigured to access a central entry and mailbox lobby.
Figure 53. Above left, typical stair to resident rooms from 1st floor. Note plaster walls, polished concrete stairs, and wrought iron and wood banister. Figure 54. Above right, typical upper floor double-loaded corridor with acoustical tile ceilings and carpeted floor. Original stained paneled doors have been retained.

Figures 55 & 56. Below left and right, a typical resident room with leaded glass casement windows and stained walnut cabinetry.
The following pages show selected drawings from the original 1935 set by David Myers and John Graham, Associate Architects. The plans show the west half of the building, as the east half is similar (University of Washington Facilities Records).

Figure 57. Hansee Hall, Basement Plan.
Figure 58. Hansee Hall, First Floor Plan.
Figure 59. Hansee Hall, Second Floor Plan.
Figure 60. Hansee Hall, Third Floor Plan.
Figure 61. Hansee Hall, Roof Plan.
Figure 62. Hansee Hall, Exterior Elevations.
Figure 63. Hansee Hall, Exterior Details.
McCarty Hall (1960 and 1962)

The Building’s Construction History

After World War II, an influx of students resulted in an acute housing shortage. Correspondence from the Dean of Students to President Odegaard emphasized the heavy demand for women’s housing, noting that “it was necessary again to house more than 500 girls in conditions extremely unsatisfactory in terms of health, safety and adequacy for the academic work of the residents...Even with this over-capacity use of [Hansee Hall] we turned away large numbers of girls in the fall of 1957.” The Dean related this to emphasize the urgency that the schedule for proposed women’s housing move forward as planned (President’s Records, letter dated August 19, 1958).

The selection of architects Young, Richardson & Carleton was finalized in November 1957. Early planning was extensive, including site investigation and schematic planning for student housing ultimately for approximately 1200 students. Preliminary plans were approved in October 1958.

Construction of McCarty Hall occurred in two phases, completed in 1960 and 1962, for a cost of $1,946,327 and $1,069,055 respectively. The first phase included the central administrative, lounge and food service building (Building A) and the north dormitory wing (Building B), with the south dormitory wing (Building C) constructed shortly thereafter as the second phase. The complex is named for Clara McCarty, who received the University’s first degree in 1876 (Johnston, p. 86).

The Site

McCarty Hall is situated east of Hansee Hall and south of NE 45th Street, on a site that slopes steeply down to the northeast and east. Whitman Court NE terminates with the N7 parking lot and turnaround in front of and west of the dormitory’s central portion. A driveway branches off Whitman Court NE, slightly south of the building, and provides access to a service drive and parking along the east and northeast sides of McCarty Hall. The approximately 30’ grade change, from the entry level on the west side of the central wing to the east/northeast edges of the site, results in various stairways, walkways, and ramps that provide access to different parts of the complex.

Figure 64. Above, a view looking southwest across NE 45th Street, at northeast corner of Hansee Hall. The northern wing of McCarty Hall (left and beyond the photo frame) is similar in relation to this street.
McCarty Hall was designed to accommodate the steel grade changes, with the central portion and wings providing access to open spaces and exterior courts at different levels, and bridges that connect the main building with its entry court, and the main building with the dormitory wings. Below the bridges there are landscaped areas and setbacks. Below the dormitory levels, there are covered outdoor parking and loading areas, along with service spaces. These areas are accessible to vehicles from the N8 parking areas and service drive on the west and northwest. The east facades of the enclosed spaces at the lowest level are recessed behind the structural columns; in some areas it appears the upper floors are supported by pilotis.

Because of its site, the main west entry level to the central portion of McCarty Hall is at the third (top) floor level. This is the same level that connects to the dormitory wings via enclosed bridges. There are also ramps and open bridges in the complex. These feature concrete slabs with aggregate finishes, and painted steel, tubular railing frames with vertical steel pickets.

Landscaping around the perimeter walls of McCarty Hall includes plant beds and edges consisting largely of native plants, with many evergreen shrubs and groundcovers, both coniferous and deciduous trees, and grass.

Figure 65. Above, the McCarty Hall site plan from the original drawing set by Young, Richardson & Carleton, Architects, 1959, with Building C inserted from a 1960 drawing set. North is oriented to the left in this view. Whitman Court NE terminated at the small parking lot to the southwest of the buildings (University of Washington Facilities Records). The building was identified originally as the “Women’s Residence Hall, Unit 1.”
The Building's Structure and Exterior Features

McCarty Hall consists of the three-story central portion and two wings with six stories of dormitory rooms to the northwest and southeast, each connected to the center by an enclosed, concrete pedestrian bridge with full-height glazed side walls. The center portion is approximately 153' (north-south) by 108' (east-west). Each dormitory wing measures approximately 184' (north-south by 61' (east-west). The concept of separate wings allowed ample daylight into the dormitory rooms in each one, and a sense of more intimate dwelling than would a single large structure.

A concrete pavilion is placed on the scored concrete forecourt of the central building section. This is an open structure with a thin-shell roof form that serves to identify the main entry with a vestibule that leads into the building's central portion (Building A). The complex shaped roof form is seen in other portions of the building assembly, and contrasts with the flat mass of the building wings (Buildings B and C). It also contrasts with the present flat roofed vestibule, a steel framed structure that projects forward from the facade to create a small bridge to the forecourt, with its roof level set lower than those of the main building or the pavilion. Its entry assembly is made up by painted flush-type steel doors with very small vision panels and glazed transom and relights, set into a painted steel frame.

The building's Modern-style structure is an unadorned concrete frame with concrete slabs at floors and roofs. Facades are characterized by panelized red brick masonry veneer, and projecting concrete pilasters and rectilinear corner columns, which rise to the roof edge. The contrasting materials and colors emphasize the structure and act to outline the facades. The frame consists largely of rectilinear elements, although there are angled sections, and shaped undersides of slabs that make up specific ceiling and soffit areas. These are expressed in the central lounge space, the outer perimeter walls of the double-height lounge spaces, and in the north and south facade of the central portion where the heads of the full-height windows or clerestories meet the peaked shape openings.

Because of the siting, the main west entry level to the central portion is at the third floor level. This is the same level that connects to the dormitory wings via enclosed bridges. The walls of the bridges are largely glazed, although there are some solid sections. The bridge elements and the two dormitory wings (Buildings B and C) have flat roofs. Portions of the roof over the central building (Building A) are shaped in low sloping hipped forms, and in the main lounge and recreation space the outer windows typically extend to the top of exterior openings in the structural frame.

Facade compositions are abstract, and they vary on the buildings' sides and ends. Fenestration on the outer east and west facades of the central wing consists of tall and narrow, fixed metal framed windows, which provide strong sense of enclosed space. The typical original windows are white painted steel sash. Those along the long facades of each dormitory wing consist of slider types. These openings are staggered, rather than stacked to align with one another, alternating at every other floor level, and placed near the concrete pilasters, which are set at 13' centers. In the narrow end walls as well, the windows are aligned only at every other floor; some of the window openings are set within the brick masonry field, while others meet the concrete columns at the outer corners.

The Plan and Interior Layout

The central portion of the dormitory assembly, Building A, serves as the main entry to the complex. Its uppermost, third level contains the main lobby and adjacent lounge with an enclosed, central courtyard. A large recreation room is situated at the north end, along with a conference room and multi-purpose space, while two symmetrically placed open stairwells are towards the east. The entry lobby features terrazzo flooring, and original wood wall treatment and screens consisting of dark stained wood strips, along with a circular reception counter, finished with non-original light stained wood. The wood screen
detail is found also in the main lounge area along with an original, but non-operating steel fireplace. Terrazzo-clad concrete stairs are set in a double-height opening to invite vertical circulation to the floor below. The second floor (middle level) of the central portion of the complex also contains food service and kitchen areas in the inner core, and dining spaces set along two perimeter walls. Below, at the first floor (grade level), there is an open loading area, kitchen storage, mechanical space, and staff locker rooms, along with an unexcavated area on the south side.

Dining areas are placed on the north and south sides of the middle level. The south facade at the second floor level contains aluminum-framed windows and doors, set to fill the concrete frame and to access a terrace level, which is paved with concrete aggregate and pavers that create a grid pattern. The fenestration appears non-original, as it is anodized and dark-bronze colored. Roll-up type striped fabric awnings are fitted at the top of each opening to provide solar shading of the interior. In contrast, windows in the north dining room are clerestory types, but with shaped frames that also fit up into peak-shaped openings in the frame. These appear to be light-colored original types.

Figure 66. Few historic photographs of McCarty Hall are included in the digital collections of the University Library's Special Collections Division (UWLSC). Above, a view of an interior lounge space in 1962, shortly after the building opened. Note the simple interior finishes and Modern style furnishings (UWLSC Order No. UWC1450).

Each of the dormitory wings (Buildings B and C) is arranged with a central, double-loaded corridor. Student dwelling rooms are set along the long east and west perimeter walls, with a core of shower and toilet rooms, study rooms, and service spaces at the center. Projections at the southwest corner of the north wing, and at the northeast corner of the south wing, house a stack of three, double-height lounges, one for every two floors. These spaces feature full-height glazing in contrast to the smaller window openings in the typical dwelling rooms. Doors open onto cantilevered balconies finished with the typical steel railings.
Interior finishes in the dormitory wings presently consist of carpet flooring, acoustical ceiling tile, painted wallboard, and painted metal doors. Most of these correspond with original finishes, although some have been updated. Floor-to-floor heights in the dormitory wings are quite low, at 8'-5". In the central portion, the ceilings are taller and spatial proportions greater. The main lounge is enclosed along a corridor space by wood screening and features a fireplace with a dramatic hanging shaped metal hood. Other parts of the central building have terrazzo flooring and painted wallboard. Facilities Records identify the construction phases, but few substantial changes to the building assembly over time.

Figure 67. Above, a view looking from the N7 parking lot toward the center of McCarty Hall.

Figure 68. Below, view looking north at the entry pavilion and the south side of the north dormitory wing (Building B).
Figure 69. Above, detail view looking east through the folded-plate roof structure of the entry pavilion at the main entrance of the central portion.

Figure 70. Below, looking north toward the south facade of the north dormitory wing.
Figure 71. Above, looking east toward the west facade of the south dormitory wing, showing the stepped shape of the outer concrete framing member.

Figure 72. Below, looking northeast at the south facade and adjacent terrace of the central portion. Note the placement of windows in the upper level, next to the concrete pilaster, which contrasts with those in the lower floor.
Figure 73. Left, looking northeast from Whitman Court NE. This view shows the south end of the south dormitory wing and adjacent walkway bridge.

Figure 74. Below, looking northeast toward the west facade of the south dormitory wing. Note the typical exposed columns and steel rail design.
Figure 75. Left, looking west toward Whitman Court NE, from just south of the south dormitory wing.

Figure 76. Below, looking north along the east facade and loggia of the south dormitory wing. Window openings are held close to the vertical framing, and concrete beams at the lower floor are angled toward the center of the openings.
Figure 77. Left, looking northwest toward the north end of the east façade, south dormitory wing. These double-height spaces, which open onto cantilevered balcony slabs, are occupied by student lounges.

Figure 78. Below, looking south along the east facade of the south dormitory wing. Haggett Hall is in the background.
Figure 79. Above, looking west, showing the enclosed bridge connection between the south dormitory wing and the central portion.

Figure 80. Below, view looking west toward the service area of McCarty Hall. This is at the lower level, north end of the central portion.
Figure 81. Above, interior view of wall treatment in the entry lobby in Building A.

Figure 82. Below, an interior view of the large lounge in the central portion, Building A. Note the original clerestory windows fitted against the underside of the folded plate roof structure and freestanding steel fireplace. Non-original indirect light fixtures have been integrated with the structural columns.
Figure 83. Above, view of a small enclosed roof deck provided at the upper (third floor) level of the central portion, Building A. It appears little used, but the windows bring natural daylight to the interior.

Figure 84. Below, a view looking down one of the two open stairwells between the second and third levels of the central portion.
Below, and on the following pages are selected drawings of McCarty Hall from the original 1959 set by Young, Richardson & Carleton, Architects (University of Washington Facilities Records). (Unless noted otherwise, north is oriented to the left.) Figure 87. Below, the lower floor plan of Building A (the central portion).
Figure 88. Above, Building A, second floor plan.

Figure 89. Below, Building A, third floor (upper level) plan.
Figure 90. Above, Building A exterior elevations.

Figure 91. Below, Building B, lower floor plan.
Figure 92. Above, Building B, first and fifth floor plan.

Figure 93. Below, Building B, exterior elevations.
Figure 94. Below, a typical student room in McCarty Hall.
The Building’s Construction History

Initially, Haggett Hall was planned as a single, eight-story tower building. However, an unexpected increase in the number of women students resulted in an expansion of the building program, with the resulting “his and hers” twin towers designed to separately house 400 women and 400 men students in the university’s first “co-ed” dormitory. Construction of the north tower, planned for female students, was completed first. It was occupied in the fall quarter of 1963, along with three floors of the south tower, which housed an estimated 150 male students (Seattle Times, August 25, 1963, p. 48).

The building complex contained shared facilities, situated in a single-level structure set between the towers, which originally contained a large glazed lounge, library, dining hall, and a so-called observation deck, cited as “an outdoor-living area.” Student residents reportedly appreciated the social opportunities and the provision of individual telephones (rather than a central switchboard), citing the building as the “Campus Hilton” (Seattle Times, October 3, 1963, p. 12). When the dormitory opened, the university’s enrollment reportedly reached a total of 21,000 students (Seattle Times, September 29, 1963, p. 15). The building’s design was noteworthy at the time:

The modernistic twin towers, dull gray in color and accentuated by burnt sienna, ochre and gold drapes at the window, have hexagonal rooms that are functional in the extreme. So much is built in that the only portable furnishings are mattresses and two chairs. Beds convert to couches for the day, closets are triangular walk-in and desks and storage areas are combined under a counter extending part way around each room, providing workspaces for the occupants. Altogether 800 students will be accommodated, organized in groups of 50 and 100, with each unit having a lounge, separate student government and two graduate students living in as advisors.” (Seattle Times Pictorial, November 3, 1963, p. 10-11)

The building was recognized by one of four local AIA design awards in early 1965, with the jury citing the project as “a highly limited and technically difficult problem [that] has been solved with profound social and psychological understanding, design imagination and technical proficiency” (Seattle Times, January 24, 1965, p. 141).

Regents’ records from the University Libraries Special Collections indicate that Haggett Hall was named on February 15, 1963. Late that same year, on November 11, 1963, the contracts were finalized with the general contractor—Howard S. Wright Company—for the $5 million project’s construction and with subcontractors Neeco Electric Contractors, Inc. for the electrical work and Hart Plumbing and Heating, Inc. for the mechanical HVAC and plumbing work. These records also indicate that a plumbing replacement and fire protection improvement project was awarded in early May 1980.

Haggett Hall was named by the University Regents in honor of Dr. Arthur Haggett, a professor of Greek from 1902-1911 who also served for six years as dean of the College of Liberal Arts from 1911-1917, and his wife, Winnifred Sunderlin Haggett, who served as the Dean of Women from 1923-1932 (Seattle Times, February 16, 1963, p. 11).
Figure 95. Above, the 1961 Site Plan of Haggett Hall by Kirk, Wallace McKinley, Architects (UW Facilities Records). North is to the left. Whitman Court NE runs along the building's west side.

Figure 96. Below, a view of the building complex, looking northwest from Pend Oreille Road NE, below and southeast of the dormitory.
The Site

Haggett Hall, which consists of two residential towers flanking a low central building, is situated southeast of McCarty Hall and north of McMahon Hall, on a site that slopes steeply down to the east, approximately 40' overall. The natural topography of the wooded site falls away from the sidewalk toward the east, to the dining room/kitchen and service loading level, to meet the elevation of the building's lowest level of its three-story parking garage and service vehicle area. Whitman Court NE passes in front of the complex, while Whatcom Lane, accessible off Pend Oreille Road NE, is located south of it. A driveway branches off Whatcom Lane and runs north to serve the back (east) side of the building and its three levels of parking. A loading dock is located near the west end of the north side of the building, accessed by a driveway from Whitman Court. A 20'-wide, exposed aggregate concrete pedestrian bridge passes over a landscaped gully to provide access from Whitman Court to the plaza level of the dormitory and its entry pavilion. This plaza level, which is on grade with Whitman Court, is above three levels of parking as well as a dining level.

Landscaping around Haggett Hall includes mature coniferous and deciduous trees as well as lower shrubs and groundcover. The general appearance is rather wild.

The Building's Exterior

Haggett Hall is a concrete frame structure with cast-in-place concrete foundation walls and perimeter panels at the base and lower levels, and pre-cast concrete panels at the tower. Deck, floor and wall surfaces are treated with different casting techniques and made of assorted aggregate materials to provide varied textures and imagery. Consistent with the building's Brutalist style, the original concrete was left unfinished, which has resulted in an inconsistent darkened patina and water-streak colors as the concrete has weathered. Sloped roofs over the central entry and lounge building are finished with copper panels while its flat roof sections and the two residential towers are clad with membrane roofing.

The footprint of Haggett Hall is H-shaped, with the towers providing the longer ends. The central link contains three parking levels and a dining level that are all below grade from the primary west side. Eastern portions of the building's concrete foundation serve partially as retaining walls, while other lower
perimeter areas are exposed and treated with cast-concrete panels, the outer facades of which feature cast-in-place patterns that suggest abstracted tree trunk bas-relief forms. At the plaza level, the central link between the towers largely consists of a paved open area, with a nearly square entry building set within it.

This 60’ by 70’, single story mass is positioned between the towers in a central, symmetrical position directly aligned with the entry bridge. The entry building is highly glazed with divided metal-framed windows rising from near the floor level to the concrete roof structure. Glazed, flat-roofed walkways project from its north and south sides to lead into the narrow plaza level of the two residential towers, which are set 40’ to either side. The eight residential stories of the dormitory towers above the plaza level extend 10’ farther out, supported by square concrete columns at the plaza level.

The upper edges of the pedestrian bridge and plaza are finished with metal guardrails featuring vertical pickets set above continuous cast concrete curbs. The horizontal line of the curb and rail system is broken by large square concrete columns that support the cantilevered upper floors of the two dormitory towers on either side of the building assembly, with the intervening space functioning as a covered walkway at the platform level around the narrow towers.

The two dormitory towers are each approximately 50’ wide (north-south) by 196’ long (east-west). The north and south facades of each tower consist of a “colonnade” of twelve 14’-wide, three-sided vertical bays. These are arranged with six bays to either side of a central 28’-wide, full-height glazed curtainwall section. The precast panels at the tower section are pebbled with exposed aggregate.
Because the residential rooms are located in the repeated projecting bays, the windows are arranged to afford privacy to the occupants. Wall openings are located on the canted sides of each three-sided bay, leaving the central vertical panel uninterrupted. As a result, each vertical side panel alternates between a window opening and a louvered opening, so there are no two windows facing each other.

The Plans and Interior Finishes

The entry building contains a lobby/reception area with mailboxes, staff, and resident offices and a large lounge. The lounge is outfitted with a raised fireplace featuring an exposed aggregate concrete hearth and hood. Original plans indicate a terrazzo floor throughout the entry building; the lounge area has been carpeted. Vertical wood paneling is used on the walls around the fireplace and the mailboxes.

Each tower rises eight floors above the entry, and each contains a secondary lobby at the base and approximately 25 student rooms at each level, most designed to house two occupants. Every other floor also contains a common lounge, with separate lounges on both the seventh and eight floors. The lounges are located at the central glazed portion of each tower. The student rooms, designed as hexagons, provide the building mass with considerable animation and sense of verticality. Each room contains just one window, aligned in angled bays, to provide some privacy to the occupants of the paired towers as well as views to the northwest and southeast. The room plans are unique and necessitated built-in desks and beds, which have storage drawers below them. Drawings cite floor-to-floor height as 8'-6½" at the residential floors.

Changes through Time

University of Washington Facilities records cite the following changes to Haggett Hall:

- 1963  Original building construction
- 1980  Domestic water piping replacement and fire safety improvements
- 1985  Parking garage lighting improvements
- 1991  South tower survey remodel
- 1992  Roof replacement
- 2003  Life safety and conservation upgrades
- 2006-07 Elevator and tenant improvements
- 2007  Bathroom upgrade, North tower
- 2008  Cell towers installation
- 2009  ADA upgrade, both towers
- 2012  Center building roof replacement

With Haggett Hall, the architects appear to have pulled some New Formalist elements into the design, in contrast to the clear Brutalist vocabulary they used for McMahon Hall two years later. New Formalism relied on post-war concrete construction technologies such as pre-cast, pre-stressed and post-tensioned concrete to create rich forms, and was often seen in the designs of banks and public institutions dating from the late 1950s to the early-1970s. During this period, building designers adapted the clarity, economy, and the spatial principles of Modernism, which called for asymmetry, and combined these with Classical proportions and scale, and elements such as columns and colonnades. Similar to other Modern buildings, they used forms and materials to create abstract patterns and rhythms in concrete, such as ribbed and waffle textured panels, and incorporated large glass panels. Decorative materials, such as polished metal elements and perforated screens and indirect lighting were typical characteristics, also used as rich interior materials.
Haggett Hall, both in its overall composition and in the individual towers and entry portion, exhibits symmetry characteristic of New Formalism. The north and south towers themselves appear something like stylized colonnades along their north and south facades, with a heavy cap of overhanging eaves. The lozenge-shaped window and louvered openings in the precast cladding of the towers also refer to New Formalism. The building lacks the decorative elements typical of the style, and the cramped, repetitive dwelling rooms are counter to the single volume interior preferred for the style. In contrast to the sinuous quality achieved by the thin columns often seen in New Formalist buildings—such as Yamasaki’s addition to Suzzallo Library, dating from the same year—Haggett Hall exhibits a bulky massing associated more with Brutalism and the decorative qualities are limited to the precast panel shapes around the window openings.
Figure 99. Above, a view looking northwest from NE Whitman Court at the Haggett Hall complex.

Figure 100. Below, a view looking west on the entry bridge at the Haggett Hall entry pavilion.
Figure 101. Above, view looking northeast at the entry structure.

Figure 102. Below, a detail view of an enclosed walkway between the entry and the southern dorm structure.
Figures 103 and 104. Above, two views looking south at the western and eastern halves of the south tower, the original men’s portion of the dormitory complex. The stepped, copper-clad roof is part of the entry pavilion.

Figure 105. Below, looking northeast at the south façade of the south tower.
Figure 106. Left, a detail view of the precast cladding of the towers, showing the lozenge-shaped wall openings.

Figure 107. Below, a view of the recessed main floor of the wings; the concrete frame; and the lower levels, which are enclosed by cast concrete walls. The wall surfaces feature naturalistic relief patterns.
Figure 108. Above, view looking west at a portion of the east end of the south tower.

Figure 109. Below, view looking northeast at a portion of the south facade of the south tower.
Figure 110. Left, east facade looking northwest from the access road on the east side of the building complex. Note mature trees that screen and shade the dining room. The highly visible north dormitory tower is in the background.

Figure 111. Below, view of portions of the parking levels and east facade, and the service drive below the north tower.
Figure 112. Left, a view looking southeast at the north facade of the north tower.

Figure 113. Below, service entries, along the north facade.
Figures 114-116. Views within the central entry pavilion showing typical finishes and lighting, and a linear roof monitor.
Figure 117. Above, the lounge in the central entry building.

Figure 118. Below, a view along a glazed walkway from the central entry building to one of the residential towers.
Figure 119. Above left, an open stair in the dormitory tower. Figure 120. Above right, a typical corridor in a dormitory tower.

Figure 121. Above, a typical dormitory room, with angled walls and a single window.
The following pages show selected drawings from the original 1961 set by Kirk, Wallace, McKinley, Architects (University of Washington Facilities Records. Figure 122. Below, the dining level plan. (Unless noted otherwise, north is oriented up.)
Figure 123. Below, the plaza level plan.
Figure 124. Below, the first, third and fifth floor plan of the residential towers.
Figure 125. Below, the roof plan.
Figure 126. Above, the north elevation. Figure 127. Below, the south elevation.
Figure 128. Above, the east elevation. Figure 129. Below, the west elevation.
Figure 130. Below, a building section.
McMahon Hall (1965)

In the wetter Northwest climate, many Brutalist style concrete buildings appear heavy, and oppressively dark, in contrast to their appearance in the sunny climate of the French Mediterranean where earlier Brutalist works by Corbusier were constructed. However, Kirk, Wallace, McKinley’s McMahon Hall (1965) is a successful board-formed concrete design, representative of this style, but highly responsive to its site. Its modulated forms provide ample access to views and light, seeming to connect dorm residents to their environment and the specific opportunities of the campus context.

The design team, lead by Kirk Wallace McKinley included a number of local firms: structural engineer Worthington, Skillling, Helle & Jackson (with drawings stamped and signed typically by Principal John Skillling); James B. Notkin & Associates, mechanical engineers; Thomas E. Sparling & Associates, electrical engineers; along with John Byers & Associates, kitchen consultant, and Robert M. Towne & Associates, acoustical consultants. Lawrence Halprin & Associates of San Francisco served as the landscape architect. The general contractor was the Howard S. Lease Construction Company of Seattle.

The Building’s Construction and Use

The decision to build McMahon Hall resulted in a first-page article in the local newspaper, which cited the Board of Regents approval of $6.5 million for the new 11-story two-part co-educational dorm. The design’s cluster arrangement, with ten floors containing four or five study bedrooms built around a central living room was described as “in use same time at Ivy League schools in the East ... The study bedrooms mostly will serve two students, but a few will be for single occupancy. The clusters will have their own washrooms and outside balconies ... The dormitory will give the appearance of a single structure, but actually will consist of to adjoining towers. Each of the joined towers will have separate elevators and exit stairways” (Seattle Times, November 14, 1963, “Co-Educational, New $6.5 Million Dorms To Rise on U Campus,” p. 1).

Construction of the 11-story dormitory with four additional “sub-grade” levels for parking, dining and kitchen facilities was completed by the Lewis Company, the general contractor. The project utilized cranes to raise its pre-cast elements, in a somewhat unusual construction method for that period. Its cost was cited as $6,607,900 (Seattle Times, January 29, 1965, p. 8 and 21).

The building was under construction in 1965 along with others on the campus. These included those for Intramural Athletics, Chemical Engineering, Padelford (Arts and Sciences offices) and its adjacent multi-level parking facility, and oceanographic teaching and research wing; additions to the Health Sciences complex; and remodeling of Eagleton Hall (Seattle Times, January 25, 1965, p. 1). Of these, nearby Padelford Hall was somewhat similar in its height (seven occupied floors above three parking levels and varied massing). In contrast to McMahon’s exposed concrete and Brutalist style massing, Padelford Hall – designed by Walker McGough Architects, but derived from an Eero Saarinen building at Yale University – featured orthogonal walls and vertically aligned windows and was clad with brick veneer over its concrete frame.

Completion of the building’s construction in the summer 1965 in ample time for the unexpectedly large number of student residents at the beginning of the fall quarter 1965, taking in a total of 1,040 students, many of whom had been placed on waiting lists. (Prior to the fall quarter, the upper floors housed members of the Peace Corps during some summer months.) At that time McMahon Hall opened in late September 1965, it was the second of the university’s co-educational residence halls, following the opening of Haggett Hall two years earlier. Initially it was planned for occupancy by women in the south wing of the tower and men in the north wing; due to applications men students also occupied three floors of clustered rooms in the south wing.
It appears that over its early history McMahon was the center for innovative housing programs on the campus. Some suites and wings of the building were occupied by members of different academic clubs, such as the Casa Hispania and La Maison Francoise, the Spanish and French houses on the second floor, which provided foreign language immersion (Seattle Times, October 26, 1965, p. 10). In 1967 students on campus were granted room-visitation privileges through a revised university policy, in part in response to a proposal from the residents of McMahon Hall (Seattle Times, November 13, 1968, p. 4.) The times, they were a changing.

The following year introduced men and women residences on every other floor rather than in separate wings. By this date the building contained 13 floors of clusters, including some on lower levels. Later, in 1973 the Regents and the State Department of Social and Health Services agreed to a special program that allowed inmates of state correctional institutions to live in McMahon Hall while attending the University of Washington; similar programs were planned for or underway at other colleges and universities in the state. Under this initial program five men lived in the dormitory in a school-release project, supervised by counselors and a parole officer (Seattle Times, January 22, 1972, p. B14).

The original building housed offices for teaching assistance and professors on the tenth floor; these were later replaced by resident suites. The kitchen and dining facilities were finished and began operation completed later in the fall. Reportedly these originally included seven dining halls and a "coffee-house type room." Shared amenities also included only two shared telephones for each cluster to serve every ten or eleven residents.

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Figure 131. Above, McMahon Hall in ca. 1967, view looking south at Levels C & D (University of Washington Library, Special Collections, Order No. UWC0248).
Figure 132. Above a view from ca. 1968 looking north at Padelford Hall and its structured parking levels, with a portion of McMahon Hall in the background (UWLSC, Oder Not. UWCO755).

Figure 133. Below, an aerial view from June 6, 2001 looking southeast at the campus showing McMahon Hall to the far left in relation to the central campus and the lower eastern portions, which contain parking and athletic facilities (SMA, Item No. 115062).
The Site

While the site plan indicates a relatively simple inverted T-shaped plan, the cast-in-place and pre-cast, flat roofed building has an irregular footprint and modulated massing above the entry terrace, a concrete plinth set at approximately the same elevation as the paired pedestrian entry bridges off Whitman Court. Each of the concrete bridges was covered originally by a continuous flat-roof roof element made up cast-in-place columns and beams. These roofs remain, with the addition of wood trellis elements that are designed to reflect the by-pass structural system of the concrete frame. The bridges pass over the wooded, steep slope; the elevation change in the front setback is more than 15' between the upper sidewalk level and the building’s eastern at elevation 132.

The site and landscape design retained the sloping grade and many of maple, alder, pine and cherry trees that existed on the site prior to the building’s construction. To this landscape, the project added other native trees, shrubs and ground cover plants. The original building was more visible and prominent in appearance, due to the minimal landscaping, particularly on the east side. The present site provides a natural screen of mature trees between the building and the campus roadbeds, including Whitman Court to the east, and Pend Oreille Road NE to the south. In contrast the lower parts of the site, which originally featured retaining walls and rockeries with large boulders, have some trees that screen it from the Burke Gilman Trail. It tower form still emerges from these trees when viewed from a distance.

Figure 134. Above, the 1963 Site Plan by Kirk, Wallace McKinley (UW Facilities Records, North is to the left.)

Parking levels and service spaces on Levels A through D are accessed by two paved driveways from Pend Oreille Road NE. One of these runs along the east side of the building, with separate asphalt and concrete driveways to the lower levels of both McMahon and Haggett Halls. A service loading dock is provided near the building’s northwest corner. Parking for 181 cars was provided originally within the structure.
The lower levels, below the first floor are set at the following elevations: Level A, parking, 112.6'; Level B, Parking, 122.2'; Level C, Parking, 132.2'; Level D, Dining, 143'. The first floor, set at elevation 159', contains the lobby and other common rooms. Below it, at the far north and south ends there are covered outdoor recreation courts set at a lower elevation of 124'. The building's tower mass overhangs the first floor footprint, and is supported by slab-shaped cast concrete piers. This first floor recess serves as loggia around most of the perimeter at the terrace level, terminating at the north and south stair elements that project beyond it. Along the outer edges of the pedestrian bridges and terrace there is simple balustrade system made of horizontal concrete beams capped by metal pipe rails. (Some of these serve as bicycle racks.) The pedestrian bridges and terrace are finished with exposed concrete aggregate; cobblestone edging was cited in the original site plan for the bridges.

Figure 135. Above, a view from the parking lot east of 25th Avenue NE, looking west at McMahon Hall (left) and the towers of Haggett Hall (right).

Figure 136. Below, a view looking southwest along Pend Oreille Road NW and the sloping site east of McMahon Hall.
McMahon Hall appears to be both simple and complex. The building is constructed of exposed pre-cast and cast-in-place reinforced concrete, with use of post-tensioned concrete beams. There is a clear definition of the vertical supports at corners and bays, and expressive bypassing of beams at projecting balcony and terrace slabs. This design treatment embodied mid-century Modernist formal principals of structural expression and material honesty, along with the preference in Brutalist architecture for undorned concrete construction as a direct response to harsh urban conditions. In contrast to the
relatively smooth framing, the exterior wall planes finished with deep vertical or horizontal grooves, and show remnants of board forms and ties. These patterns contrast with the more decorative and romantic relief patterns in the concrete walls of nearby Haggett Hall. The finish more closely relate to the overall design concept for McMahon Hall. As the building has aged the exterior concrete has taken on water stains that render it even more elemental in its naturalistic landscape setting.

Window and exterior door frames throughout the building are consistent anodized aluminum, in a dark bronze, brown color, fitted with clear glass. The sizes and placement of sill and head heights vary in openings that respond to different internal functional requirements. At the first floor many of the windows are nearly full-height to capture natural light. Those at Level D, in the dining and social spaces on the north, south and east sides of the building are large as well.

The building's tower is a long mass, with outer dimensions of 307' in length and 66' to 82'. It is a tall and structure with an overall height of approximately 125', measured from the grade along the west to the top of the roof slab, and 144' measured from grade along the east side. Floor to-floor heights are relatively tall at the Level D at 16' and the first floor, at 12'-5", but diminish to a typical 8'-5" at the upper floors. (With floor slabs varying in depth at lower floors, 7" at the terrace, deeper at parking levels, but set at 6" in the upper floors, the interior proportions at the dormitory levels seem low.)

Modulation in the facades clearly expresses the internal layout of the cluster dormitory suites, which were arranged in six groups. Each cluster is provided with a large cantilevered outdoor balcony off the lounge space. The balconies are finished with low pre-cast concrete side walls and open outer beams, capped with a simple rail system of crossed metal pipes, which served as railings, and concrete shed rooflets over their exterior doors. They are placed offset at different floor levels rather than aligned one atop another, to provide a sense of privacy, identity and more open space to the residents. The deep balconies afford views to the west of the surrounding wooded setting and the campus, and to the east of Lake Washington and the Cascade Mountains. These sweeping views led one local journalist to speculate upon the building’s opening, “Who will want to study? Or be graduated?” (Seattle Times, September 1, 1965, p. 10).

At the roof the tower masses terminated with a flat concrete slab that extended over the projecting elements to provide some shelter and shading. The slab features cut-out openings in some places, which introduce changing sun and shadow patterns, as well as some shelter to the balconies below. The slab appears to be detailed with projecting scuppers as well. Three flat roof penthouse above the center stairs and the two elevator/stair cores project above the main roof.

A modification in 1976 consists changes to two four clerestory monitor set over the dining room at the east terrace level (cited as the promenade in drawings), designed by architect John Scott of the University's Plant Engineering Division. Both of these feature glazed pyramidal-shaped hipped roofs. Two low, 44 by 64'-8" plant beds were introduced in 2002 to surround and protect the monitors and provide continuous bench seating at the edges. Pavers were added to the terrace deck as well. The clearstories and glazed roof units bring ample daylight into a part of the dining room. The pavilion-like monitors feature wood and heavy timber framing, designed in a trellis-like manner with by-passing framing elements.

When the building received a national design Merit Award from the American Institute of Architects, the jurors noted that its “muscular plan works very well ... and justifies the horizontal projections of the façade.” The design was cited as a “pleasant relief from the slab solution.” They also commended the design of the deep balconies and the cluster concept (Seattle Times, November 13, 1966, p. 27). The national award was followed by a second one from the Seattle Chapter of the AIA.
The Plans and Interior Features

The building plan provided a large lobby at the first floor with a large centered terrace to the west of it. The lobby contained a reception with main desk, mailboxes, an advisory office and an ATM, along with a north conference room, two lounges, services and restrooms. A study/meeting room and a small activity center were situated near the far south and north ends respectively, along with stairwells for egress/exit access to the upper and lower floors. Two separate pairs of accessible elevators and two larger, more open stairwells in the north and south were situated closer to the center lobby area. An open stair was placed directly inside the entry doors as well, providing clearly visible access to the dining facilities on the floor below as well as the upper level rooms.

The present lobby is furnished with a few simple upholstered pieces with stained wood bases, and stained wood tables. Situated near the elevators are two abstract painting, one of which is signed “Kirk, 1966.” This one may have been contributed to the building by the artist and original architect, Paul Hayden Kirk.

Interior materials and finishes are limited. At the lobby level they include terrazzo flooring, smooth and exposed aggregate concrete frames, acoustic ceiling tiles, and stained wood screens made up with open vertical members with a deep horizontal member mid-span or stained wood grids. Interior partitions include some made of the same stained wood frames with clear glazing and large projecting chair rails. Wood frames enclose the newer mailbox assemblies, which are fitted with an access step clad in rubber floor tile. Other stained wood elements include glazed display cases and continuous handrails in the open stairwells, and cladding over rated interior metal doors, and built-ins and cabinetry in the common rooms and dorm suites. Elevator doors, in contrast to the concrete and wood interior elements, are simple stainless steel, flush types.

In the upper floors and some of the lower floor rooms the original flooring has been replaced with carpeting, which provides some acoustical treatment. These floors also had vinyl wall covering in the 1970s, since removed. (The dining recent room interior design and furnishings are far more decorative, with patterned carpet modules, wall murals, and the addition of paint and Post-Modern style capitals to exterior pilasters, and wall-mounted sconce lighting, along with upholstered furniture and booths, and large light fixtures in the form of lanterns in the glazed roof monitor.)

The floor directly below the first floor lobby (Level D) presently provides a large kitchen, which serves the university’s catering services as well as student residents, along with dining room and other food service spaces, identified as the “8 Restaurant,” and other social spaces – the “Books Room,” and “Pompeii Room.” Two vending areas, a small express food market and a laundry room were at the far north and south ends. Because of the steep grade, the dining room area provided views to the east.

The student rooms in the similar north and south towers were conceived of as clusters, rather than a series of conventional bed rooms off a double-loaded corridor. These suites were intended to serve graduate students or upper class level men and women. The typical collection consists of four rooms arranged together with a shared bathroom and a lounge room, with the suites containing small study niches. While the dormitory is co-educational, the suites were assigned originally to either men or women in small L-shaped single and double bedrooms. The typical bed rooms originally provided beds for two students, with a total building bed count of 1,043, making it the largest dormitory on campus upon its completion. The building also was reportedly the largest dormitory on the west coast (Seattle Times, September 1, 1965, p. 10).

The arrangements of the suites is mirrored in plan on the north and south sides. Each features a central bank of elevators, placed to align with the center of the main corridors, along with the paired central
stairs. The corridors encircle the east side of the elevators to break up their lengths and provide greater intimacy to the surrounding suites. The suite lounges were envisioned as small living rooms, with light-scale furnishings. In the present day, with students' accumulated electronic devices, large screen TVs and recreation equipment, some of the rooms are cramped.

**Changes through Time**

University of Washington Facilities records and local newspaper articles cite the few changes to the building. (Dates noted are typically those of the design drawings rather than construction.):

- **June 1966** Interior alterations under a $175,728 contract were made following a contact to Eberharter & Gaunt (*Seattle Times*, June 25, 1966, p. 13).

- **May 1975** Re-painting, new wall finish, 6th through 11th floors (John M. Scott, UW Physical Plant Department, Plant Engineering).

- **May 1975** Reception Area Expansion (R. Musselman, UW Physical Plant Department, Plant Engineering).

- **June 1976** Modification of roof monitors (John M. Scott, UW Physical Plant, Plant Engineering).

- **June 1978** Portions of the fourth floor were slightly damaged due to a fire (and subsequently repaired.) The damage was limited to non-structural interior finishes and furnishings, and as the dormitory was not occupied during the summer quarter there was no impact on students (*Seattle Times*, June 14, 1978, p. A14).

- **July 1981** Dining/Service Area Alternations (R. Musselman, UW Physical Plant Department, Plant Engineering).

- **May 1985** Re-roofing, Thermal –weld membrane (UW Physical Plant, Plant Engineering).

- **January 2002** Dining Hall Remodel (URS with Mesher Shing & Associates, Seattle, and kitchen consultant Thomas Ricca and Associates of Englewood, Colorado) The project included hazardous material abatement, mechanical, electrical and structural work, a partial kitchen remodel, and provision of plant beds at the terrace level.

McMahon Hall remains intact and the changes that have been made to it appear harmonious with the original design, or removable interior design elements.
Figure 140. Above left, the lower level southwest corner. Figure 141. Above right, looking south at the entry bridges

Figure 142. Below left, a view from the north bridge to the northeast. Figure 143. Below right, looking up at the roof slab and balcony projections from the east terrace.
Figure 141. Above, the clerestory roof monitors on the west terrace.

Figure 142. Below, detail view of a cantilevered balcony slab, concrete balustrade wall and railings.
Figure 143. Above, the first floor lobby, showing wood screens and wood-framed glazed partitions.

Figure 144. Above, typical interior elements and finishes at the first floor.
Figure 145. Above, a lounge area within the first floor lobby, view looking west showing large perimeter windows, typical floor finishes, ceiling grid with recessed lighting and stained wood furnishings.

Figure 146. Above, the open central stair first floor lobby, leading to Level D.
Figure 147. Above, view from the first floor west terrace looking into a glazed stairwell leading down to the dining area, Level D.

Figure 148. Below left, detail view of west-facing windows in the dining area, Level D.

Figure 149. Below right, typical upper floor corridor at elevator and stair, showing exposed concrete elements.
Figure 150. Above, a perspective sketch by Kirk Wallace McKinley Architects, dated 2-19-65, showing the lounge and balcony arrangement in a typical cluster suite and elements of the concrete structure.

Figure 151. Left, a view of a typical lounge, space in a residential suite, looking out toward the balcony.
The following pages show selected drawings from the original 1963 set by Kirk, Wallace, McKinley, Architects (University of Washington Facilities Records). Figure 152. Below, The Level D plan, with the dining and kitchen spaces. (North is oriented up in the drawings unless noted otherwise.)
Figure 153. Below, the First Floor, showing the entry, lobby and terrace.
Figure 154. Below, the Second Floor plan.
Figure 156. Below, the Sixth Floor plan. Upper floor plans are somewhat similar, but balcony placements vary.
Figure 157. Below, the roof plan, showing the terrace level below with its clerestory roof monitors.
Figure 158. Above, the west elevation.

Figure 159. Below, the south elevation.
Figure 160. Above, the east elevation. Note the varied locations of balconies.

Figure 161. Below, the north elevation.
Figure 162. Above, the east-west section.

Figure 163. Below, a drawing from June 1976 of the revised clerestory and roof monitor pavilions on the west terrace, designed by John M. Scott, UW Physical Plant, Plant Engineering.
5. THE PROPOSED PROJECT

The proposed new dormitory project will address the growing needs for on-campus housing that provides structured living and learning environments. To meet this goal, the University's Housing and Food Services developed a Housing Master Plan for the Seattle Campus, which was presented originally to the Regents in 2008. The plan called for new construction campus-wide, with a budget of $855 million to replace over 4,000 fifty-year old residence hall beds and the addition of approximately 2,300 more new beds over a ten-year period. The Housing Master Plan originally envisioned the renovation of McMahon, Haggett, McCarty, and Hansee Halls.

The Regents Finance and Asset Management Committee Report

A report to the regents in October 2014 further described the proposed project:

With the completion of the new and replacement housing in west campus, the Housing Master Plan originally envisioned the renovation of McMahon, Haggett, McCarty, and Hansee Halls. Consistent with the analysis of Lander and Terry Halls, the original plan to renovate McCarty and Haggett Halls was determined to be more expensive than constructing new buildings that will meet the desired program. Seismic, energy code and infrastructure upgrades, as well as current high-rise code requirements at Haggett Hall, demonstrated that new construction would be a more cost-effective option.

The north campus student housing projects are proposed over two phases, Phase IV(a) and IV(b). Phase IV(a) consists of replacing McCarty Hall with new buildings and demolishing Haggett Hall. Updates on Phase IV(b) will be presented to the Board in 2015. Phase IV(a) plans for two new buildings, identified as buildings C and D...with occupancy planned for Autumn Quarter 2018. Phase IV(a) is estimated to cost $165 million, escalated to the midpoint of the construction phase. McCarty and Haggett Halls currently have a design capacity of 620 beds and 800 beds respectively, for a total of 1,420 beds. Buildings C and D will have a design capacity of 739 beds and 451 beds respectively, for a total of 1,190 beds. With a slight reduction in the number of beds available, the total number of beds available in the housing system will be maintained by providing for some triples in the West Campus housing until Phase IV(b) is completed.

The demolition of Haggett Hall at the completion of buildings C and D will allow for the completion of a service road to the east to serve buildings C and D. The demolition at the end of phase IV(a) also allows HFS to manage the bed flow capacity by minimizing the change in the number of beds available for students.

A new dining facility and catering kitchen are planned for Building D to replace the dining in McMahon Hall and the catering kitchen in Haggett Hall. This new dining facility will support the north campus area. The new catering kitchen in building D will serve the entire campus. Consolidating the dining facility and catering kitchen will provide long-term operating savings and improve the efficiency of the food services operation. The new buildings in the north campus will have a variety of designed room types for 2, 3, and 4 persons. The exact nature of Buildings C and D will be determined during the pre-design phase. The cost-effective building design utilized in the west campus student housing will be the starting typology for design and construction, consisting of five-story wood frame construction over a two-story podium of concrete construction. (University of Washington Regents, Finance and Asset Management Committee Report, October 9, 2014, p. 2-3)
6. EVALUATION & RECOMMENDATIONS

All four dormitory buildings are 50 years old or older. Evaluation of these four dormitory buildings together allows for useful comparisons. However, Hansee Hall, because of its age and design, and unique arrangement of single-occupant rooms, is clearly different from the Modern-era dorms and has different historical associations with the campus as a result.

None of the four dormitories is identified as significant in the 2003 Master Plan (Figure III-2, p. 25). However, changes in perceptions of history and architecture in the decade since completion of that document raise questions about the buildings. In contrast to the dormitories, the Hansee Hall Courtyards, Denny Field, and Whitman Walk are identified as “unique and significant landscapes” (Figure III-5, p. 31).

Two of the dormitories, Haggett and McMahon Halls, have been reviewed by the Washington State Department of Archaeology and Historic Preservation (DAHP), which has determined them eligible for listing in the National Register of Historic Places under Criterion C, for their architectural significance. (These reviews, in 2013 and 2014, were part of regulatory processes for a cell tower installation on Haggett Hall and for the State Route 520 project.)

Site and Landscape Issues

Denny Field is a historic athletic field, and its oval shape has survived for over 115 years from the earliest campus layout in the late 19th century. This is a seemingly informal open space, but it is cited by University of Washington architectural historian Norman Johnston in his book on the campus, The Fountain & the Mountain, as “where it all began.”

In the early decades of the 20th century the field, which held a timber and wood-framed grandstands, was the site of university football games. Presently, it serves as an open space between historic Hansee and Hutchinson Halls, and provides room for tennis courts and an informal recreation space. Mature trees are situated along some edges of the field. The 2010 Study proposed changes to Denny Field, suggesting a western extension of Whitman Lane as a limited-vehicle route along the south side of Hansee Hall and between it and Denny Field. A long-term proposal in the 2012 Study called for Denny Field to be expanded by removal of existing tennis courts and reshaping of the open space. Site analysis in the document indicated exceptional trees around both Denny Field and Hansee Hall.

Comments and Recommendations for Denny Field:

The two proposals from the 2012 Study—to extend Whitman Court as a limited vehicle access road and to “grow and reshape” the field—do not appear to recognize the historical and architectural significance of this outdoor open space. If realized, these proposals could negatively impact Denny Field by reducing its historic oval form and size, and by changing its edge conditions.

Further design analysis of the field’s shapes, edge conditions and landscaping, and topographic changes should be undertaken. Potential changes to views of the field from Hansee and Hutchinson Halls, and impacts to trees along its edges, should be studied.

Mature trees that edge the open space should be preserved. The recommendations include a condition examination by a certified arborist, and future maintenance.

Whitman Court NE is the two-lane campus street that runs along the west sides of Haggett and McMahon Halls and terminates in a small parking lot and turn-around in front of McCarty Hall. The walkway on the west side of the street runs through a narrow landscaped strip between the street and
The 2012 North Campus Student Housing Study

The 2012 North Campus Student Housing Study (2012 Study) examined housing and programmatic needs for current and future dormitories. Acknowledging that these buildings provide living and learning environments, it noted the experiential qualities of existing and potential new dorms. It analyzed the physical properties, system conditions, and code compliance of the four dormitories, and evaluated their potential for renovation using the results. The analysis in the 2012 Study also considered the overall site topography, building configuration, vehicular and pedestrian circulation, connectivity to other parts of campus, and the relationship to the University District and nearby University Village.

The Study also compared costs of new construction with renovation in terms of financial investment, phasing, and income during construction. Seeking to maximize the sense of community within a village context, it included analysis of typological and construction prototypes for potential new housing. The 2012 Study concluded that a potential addition of 135,800 to 137,000+/- square feet of buildings could be situated between Hansee and McMahon Halls in five-story buildings with additional sub-grade levels for amenities, parking, and building support space.

Regarding the campus plan, open spaces, and landscape features, the 2012 Study recommended improvements to help visually and socially "knit together" new and remaining buildings to create a "precinct of living learning" and to enhance visual and pedestrian connectivity between the North Campus, parking lots to the east of it, and the academic core to the southwest. The 2012 Study also raised the issue of the image and identity of the University along its NE 45th Street edge, and identified potential development sites for non-housing in the North Campus area. It recommended a new plaza/overlook and pedestrian terminus at the end of Pierce Lane—a walkway that currently runs from the Liberal Arts Quad, along the south east side of Lewis Hall, to Whitman Way—as a new campus axis.

In its analysis of "Environmentally Critical Areas," the 2012 Study showed steep slope topography, developable areas, and identified significant/exceptional trees and groves. Both of these illustrations appear to retain the University's historically significant landscapes and open spaces of the Whitman Woodland Walk and Hansee Hall Courtyards. (The north courtyard of Hansee Hall functions as a paved service drive and lot, as it was originally designed and intended). Unlike the south, east, and west courtyards the north side is not a garden or landscaped courtyard. The 2012 Study identified Denny Field as a "primary orienting memorable campus open space." Northwest lowland forests or "wild and wooly zones," which surround the Modern-era dormitories, were cited as assets to be preserved. It recommended preservation of the memorable open spaces and iconic Northwest landscape, along with minimal disturbance to the existing mature landscaping in placing new buildings and during construction. However, some utility and vehicular circulation improvements cited as recommendations appear to contradict the landscape preservation concepts.

A regional service center (or academic building) was proposed as a new component of the housing program, along with two learning resource centers and dining to be situated within McMahon Hall. A new building site, for a new residence hall or community building, was identified in very close proximity to Lewis Hall, which is one of the University's most significant historic buildings. This HRA focused on the subject dormitory buildings and does not address this, except to note that Lewis Hall, which dates from the 1890s, is one of two original dormitories on the Seattle campus, and was designed and constructed as an object building, with open space on all sides. These qualities should be acknowledged in situating new building close to Lewis Hall.

The 2012 Study concluded with specific proposals for the four existing dormitories and nearby sites, based on the criteria of space analysis, existing conditions, comparative costs, phasing, and campus benefits. Those proposals are reviewed here, along with current HRA recommendations.
the planting in other three courtyards may be a benefit to the building occupants, but the existing “English garden-style” perennial and shrubbery plantings is well-designed and complementary to the building’s Collegiate Gothic architectural style.

McCarty Hall had a number of issues cited in the 2012 Study, including problems of accessibility, limited technology, and aged systems. It had some internal attributes, and provided views and infill opportunities. According to the study, this building does not provide an appealing living/learning environment and it would require a substantial alteration with extensive and expensive code and life-safety upgrading. The 2012 Study recommended its demolition and use of the site for new construction in a third phase of the proposed four-phase North Campus Dormitory Implementation Plan.

Comments and Recommendations for McCarty Hall:
McCarty Hall is representative of development of the campus and dormitories in the post-war Modern era. While the design of the building assembly is well crafted and has interesting features, it does not appear distinguished or innovative in nature. It does not appear to have sufficient historical association or architectural significance to warrant its preservation. Other Modern-era buildings on the campus such as the Faculty Club/University of Washington Club embody the characteristic features of Modernism.

However, any new building on the site of McCarty Hall should be carefully reviewed for its relationship and visual impact on nearby Hansee Hall and for impacts on the mature trees on its site.

Haggett Hall had some positive internal attributes, as cited in the 2012 Study. It provides views from the eight-story towers, and its massing presents infill opportunities. Issues included aged systems, awkward room configurations, small lounges and cost improvements associated with a substantial alteration, changes to concrete corridor walls, and seismic upgrading. As with McCarty, the study recommended that it be demolished and replaced by a new building in a second phase of the implementation plan, along with extension of Whitman Court NE as a fire access road along the site as part of the third phase.

The description in the HPI form, provided to DAHP for its determination that the building is eligible for National Register listing, cites Haggett as an “excellent example of modern New Formalism architecture in the Pacific Northwest.” The research and site visits in this HRA have resulted in a different conclusion, that Haggett Hall has only a few defining characteristics of a New Formalist style building, but appears to have a variety of Modern style features. There are other examples of the New Formalist style buildings within the Seattle area alone, such as the Rainier Tower, the IEM Building, and the Pacific Science Center, or the addition to the Suzzallo Library on the university campus - all designed by Minor Yamasaki - that more clearly represent the style. Haggett Hall appears to be an experiment in the work history of Kirk Wallace McKinley, and it embodies few if any formal reference to abstracted classicism. The building has few decorative qualities, and its materials are largely unfinished in contrast to the overt ornament and refinement expected of a New Formalist design.
nearby parking lots. It was cited as "Woodland Walk" in the Campus Housing Study, which called for its preservation.

Comments and Recommendations for Whitman Court:
We concur with the project proposal. Consideration should be undertaken to minimize impacts on the walkway from the nearby parking lot near its southern end. The natural walkway could be enhanced by elimination of the intervening driveway form this lot onto Whitman Court. (See previous comments on the proposed extension of Whitman Court under the Denny Field recommendations.)

The 2012 Study also addressed the NE 45th Street Edge of campus in reference to the north side of Hansee Hall. We recommend a separate comprehensive study of this NE 45th Street edge, from 15th to 25th Avenues NE, to look at the features of the northern boundary and the pedestrian conditions of the street and traffic in a more holistic way.

The Buildings

General Recommendation

The 2012 Study suggested consistent forms for all of the new dormitory buildings in the NE Campus area. This potential design hegemony should be considered further. The present north campus dormitories are made up by a collection of legibly different buildings, each offering a distinct identity and different amenities based on their specific settings. Site conditions vary. Some variety in the new building designs would add to the diversity to the campus, and provide a distinct identity to occupants.

Hansee Hall was noted in the 2012 Study to have "visually stunning Tudor architecture, high level of detail and finishes, and indoor and outdoor common areas and large, well-appointed public rooms." Recommendations in the 2012 Study called for keeping this dormitory with limited, if any rehabilitation, with improved interior accessibility and screening of its north and northwest service and loading areas when funds are available. It noted that the dormitory lent itself to its current state, serving quieter, more studious residents, and recommended retaining Hansee Hall "as-is." To enhance the visible images of the campus, a low stone wall was recommended to screen the loading area in the north courtyard of Hansee Hall from NE 45th Street.

Comments and Recommendations for Hansee Hall:
Hansee Hall is a significant historic building on the campus. This HRA concurs with the proposal to retain the building, with minimal rehabilitation. The building's layout is somewhat vexing in terms of clearly identifiable universal access. When originally constructed, it was divided into four relatively equal sections, each with shallow but not insignificant steps at the entrance to each house. An accessible entrance was incorporated into the south court along with improved elevator access in 1994. Presently only limited areas of the first floor resident rooms remain somewhat inaccessible. Similar spaces are provided in the building. There may not be a need to provide significant lift or ramp improvements in the building.

The present building is screened from views from NE 45th Street by mature trees, which also provide some privacy and acoustic buffer to the dormitory occupants. Few pedestrians appear to walk along the street's south side, from where the north service court is visible and accessible. The addition of a low stone wall maybe considered a visual enhancement, but it seems unnecessary to screen the loading area. Intended views of Hansee Hall are from within campus and do not include the north side, which is clearly the "back" side. Further study of the north courtyard should be undertaken to develop an integrated plan for the building's service, trash and loading functions. Improvements to
Comments and Recommendations for Haggett Hall:

Similar to McCarty, Haggett Hall represents the development of the Modern-era campus in a general way, but it does not appear to have specific historical or architectural significance. The complex appears to have good architectural integrity and is a prominent structure, particularly when viewed from the east. However, the dormitory tower design provides cramped, dark dwelling rooms with little natural light and limited outward views.

The design for a new building on the Haggett site should be carefully developed and reviewed for its potential impacts on the mature trees on its site. Retention of these trees is recommended because of their environmental and aesthetic benefits.

Further analysis should be undertaken before a final decision is made to extend vehicular access beyond the turnaround that presently terminates Whitman Court NE. (See the comments on Hansee Hall and Denny Field, and also on McCarty Hall on variation with new building designs.)

McMahon Hall’s attributes were cited in the 2012 Study as its cluster suite configuration, high capacity with 1,043 beds, large dining hall, and views. Cited deficiencies included the lack of community or shared spaces on upper dormitory floors, introverted layout, and problematic use by first-year students. Its systems would require a substantial alteration with code upgrading to meet high-rise building, seismic, fire/life safety and egress codes, along with new windows for greater sustainability, longevity, energy performance, and code compliance. Because of its large bed capacity and large dining hall, the study recommended it be retained and renovated.

The 2012 Study proposed changes of the first floor to make the entry to McMahon “more visible open and transparent,” and “reprogram spaces to include meeting group study, communal kitchens [and] lounges.” On upper floors, it recommended public access to restrooms, provision of lounges/group study rooms, and consideration of select balcony enclosures.

The enhancement of the roadway below McMahon—to serve as a fire service/access route—and the addition of a new commissary were also recommended in the first of four phases in the proposed implementation plan.

Comments and Recommendations for McMahon Hall:

McMahon Hall is an architecturally significant Modern era building on the University of Washington Seattle campus, and it should be retained. Its original design is largely intact and it retains its integrity. The building’s design is a unique and successful blend of Brutalism with Northwest Modern styles by masterful architect Kirk Wallace McKinley.

Any proposed changes to McMahon Hall should regard its unique character-defining features. Additions and infill on the exterior, at balconies or the east terrace, for example, should be limited. New design features should respect the rigor and elemental qualities of original design and materials. Material variety should be minimized. Overly decorative features should be avoided.

Concrete facades should be cleaned, but any water-repellant treatment should be pre-tested for efficacy and appearance. They should not be used if they significantly change the appearance of the unfinished exterior surfaces.

Mature trees surrounding McMahon Hall should be retained as they provide considerable environmental, acoustical and aesthetic benefits to the campus and the building. Ivy, an invasive species that rises on tree trunks, should be removed.
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