



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 601/19 REV

REPORT ON DESIGNATION

Name and Address of Property: Alaska-Yukon-Pacific Exposition Foundry /
University of Washington Engineering Annex
3902 East Stevens Way NE

Legal Description: Those portions of Government Lots 2, 3 and 4, lying west of Montlake Blvd NE, north of NE Pacific Street and north of NE Pacific Place; the west ½ of the northwest ¼, and the northwest ¼ of the southwest ¼, lying east of 15th Avenue NE and south of NE 45th Street and north of NE Pacific Street; all in Section 16, T25N, R4E, W.M..

At the public meeting held on October 2, 2019 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Alaska-Yukon-Pacific Exposition Foundry / University of Washington Engineering Annex at 3902 East Stevens Way NE as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

- A. *It is the location of, or is associated in a significant way with, an historic event with a significant effect upon the community, City, state, or nation.*
- D. *It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction* (EMV)

DESCRIPTION

Campus Setting and Site

Located in the southeast portion of the central campus, the Engineering Annex extends along Jefferson Road NE. The three-story building has a rectangular plan and its primary facades are the east and west sides. The site slopes downward from west to east with a steep bank along the

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east edge above Jefferson Road NE. The grade rises to the north and at the northwest corner it is above the first-floor line, requiring a narrow areaway at windows on the west and north facade.

A narrow, paved service court space (just over 30 feet wide, and also used as parking area C15) separates the building from the Mechanical Engineering Building (1959) to the west, the southeast wing of which connects to the south facade of the Engineering Annex. The Power Plant (1909, expanded in 1932) and Plant Operations Building (1929) are located across Jefferson Road NE, east of the Engineering Annex. Loew Hall (1969) is immediately north.

Stylistically, the building was built as a typical commercial foundry, but with a few key differences, since it was constructed for the Alaska-Yukon-Pacific Exposition (AYPE), Seattle's first world's fair. A 1909 article in *The Foundry*, a report of the proceedings of the sixth annual meeting of the British Foundrymen's Association, noted a few key differences: the placement of the cupola at the south end rather than centered (to improve visibility for spectators at the Alaska Yukon Pacific Exposition), the unusually large windows, and end wall doors large enough to accommodate a box car. During the AYPE, the main two-story center volume was the molding floor with exhibits located in the side bays.

The Building and Changes Through Time

The two- and three-story building's rectangular plan is oriented lengthwise north-south. It comprises a 63-foot-wide by 144-foot-long central portion (interior dimensions) constructed in 1909, with north and south additions constructed in 1920, measuring nearly 37 feet and just over 38 feet, respectively. This industrial building is generally characterized by its brick cladding, square pilasters along the east and west facades, expansive divided-lite wood windows in a variety of configurations, and various roof forms dominated by a main gable roof that generally runs the length of the building.

Brick cladding, along with some horizontal wood siding and stucco at upper walls, clads the building's braced frame structure. The gable roof includes two different clerestories and a monitor. The 1909 interior structure is braced frame, with post and pier construction at the north and south 1920 additions. The interior consists of three floors at the north end, a central two-story open volume, and two floors at the south end. Upper floors contain offices with workshop space throughout the first floor. Multi-lite fixed and operable windows provide day lighting for interior spaces. The building was built as a foundry then operated as facility shops building before shifting to use as an academic and engineering laboratory building.

Landscape

The landscape consists of small beds at the north end of the site, and a narrow 15-foot-wide, steeply sloped strip along the east facade that runs the length of the building. The service court space along the west side of the building is paved up to the foundation.

The north end planting areas include several small birch trees off the northwest corner along with two small shrubs, *Vinca minor* (periwinkle) ground cover, and several large basalt (or similar) rocks.

The sloped east planting area (five- to eight-foot grade difference from top to bottom) includes a narrow gravel path (approximately two feet wide) along the top against the building foundation. The base of the slope along Jefferson Road NE has a low concrete curb. Concrete storage facilities at the north and south ends extend into the area, along with a paved motorcycle parking area towards the north end. The north end of the planting area consists of a steeply sloped lawn with a mature deciduous tree. The central area consists of (from north to south) a birch, evergreen, several Japanese maples, low shrubs, ferns, and ground cover.

The north concrete storage facility provides space for the former liquid nitrogen tank servicing the building. The area consists of reinforced concrete retaining walls with a chain link guard rail along the top.

The south area is for hydrocarbon storage and consists of a reinforced concrete storage area with a flat roof and metal railing around the perimeter of the roof. A pair of top hung metal sliding doors provide access to the storage area.

Foundation and Structure

A board formed, reinforced concrete perimeter foundation and footings support the building's braced framing. The building's braced frame structure carries all the exterior wall, floor, and roof loads with the single wythe of brick cladding serving only to enclose the exterior building envelope. All structural items detailed below are heavy timber construction. Original drawings indicate footings in the north three bays that consist of a concrete pad supporting a granite block that was pinned with a one-inch dowel to the post base. Footings in the south bay feature concrete footings with cast iron lugs connecting to the post base.

The footings are evenly distributed (east to west) on 21-foot-4-inch centers. In contrast, the south six bays have 31 feet of clear space between the posts down the center for a greater work area, and only 16-foot-6-inch-wide spacing between the posts and the outer walls.

1909 building, north three bays

Designed as a two-story portion of the building, these bays have 6-by-10-inch outer posts set on a sill plate bedded in the concrete foundation wall, with 8-by-10-inch interior posts carried on footings. A double top plate runs the length of the outer walls to support the outer rafter ends. Beams, approximately 10 by 20 inches, span east to west to support the 8-by-12-inch joists for the second floor. Above the second floor, secondary beams run north to south to brace between the posts and carry the upper ends of the lower roof rafters. Collar ties span east to west between the posts. King posts extend up from the collar ties to the ridgeline. A third set of beams runs along the top of the inner posts below the clerestory roof rafters.

There is an added layer of bracing to both support the beam ends and reinforce the beam/post connection. This bracing at the first floor consists of posts (4 by 10 inch) paired with the outer and interior posts to pick up the beam ends. Diagonal bracing (knee bracing) occurs at these same connections. At the second floor, smaller members are used at the post and secondary beam connections, with diagonal bracing extending east to west to the rafters, ridgeline, and

north–south diagonal bracing. Clerestory walls consist of posts, supported on the lower roof rafters with a single header along the top of the posts to carry the rafters.

Wood studs frame the walls between the posts at each story and the clerestory. A wood frame gypsum board, originally plaster clad, wall separates these north bays from the south bays.

The sub flooring at the second floor consists of 2-by-6-inch tongue-and-groove decking below contemporary finish flooring. The first floor has a concrete slab on grade floor.

1909 building, south six bays

Designed with a single open central volume and smaller side bays, the structure for this portion consists of 3-by-6-inch outer posts set on a sill with 8-by-10-inch interior posts, which extend into the clerestory just above the lower roofline. A cross beam (8 by 10 inch) runs north to south along the top of these inner posts just below the height of the clerestory window sills. This beam carries the track for the 10-ton crane. Diagonal bracing extends from the posts to this cross beam.

A double header runs the length of the outer walls and above the windows. Wood studs frame the walls between the posts at each story and the clerestory, with diagonal bracing between the studs.

The inner posts have 6-by-10-inch posts attached (through-bolted with 5/8-inch bolts) to their outer face. A 6-by-10-inch beam spans the upper portion of the inner posts to support the rafter ends for the lower roof and the clerestory wall framing. Diagonal bracing runs between the mid portion of the posts and the rafters over the side bays, allowing the bracing and rafters to provide some mid-height rigidity to the tall inner posts.

A smaller beam runs along the top of the clerestory to support the outer ends of the upper rafters. Collar ties bear on these beams and span east–west with diagonal bracing between them and the inner posts. The outer ends of the rafters are notched to receive the collar tie ends, and the joint is bolted. King posts extend up from the collar ties to the ridgeline.

At the southernmost bay, a cross beam (approximately 16 by 20 inches) spans east–west between the inner posts, notched to receive the beam ends, with smaller cross beams extending across the side bays. These support joists carry the mezzanine level. Vertical wood ties connect the outer beams with the rafters above for added support.

These bays have concrete floors.

1920s additions

Two bays on the north and two bays on the south were added in this period.

Heavy timber was consistently used in constructing the south bays, with outer (8 by 10 inch) and inner (6 by 10 inch) posts bearing on cast iron plates at the footings. Framing for the second floor consists of 3-by-16-inch joists. Heavy timber composite trusses span east–west across each addition and support the roof. These consist of 10-by-12-inch bottom and top

chords, with through-bolted vertical steel truss tension rods and diagonal 6-by-10-inch compression members let into the top and bottom chords to prevent slippage. The outer top and bottom chords and innermost diagonal compression member/bottom and top chord joints are through-bolted.

The north bay at the first story utilizes 14-by-14-inch outer and 14-by-20-inch inner posts to support two east–west 10-by-20-inch beams carrying the second floor. At the second story, 8-by-10-inch beams run north–south to carry the clerestory roof framing above.

Exterior Walls

Brick, stucco, and wood siding clad the building over 1-by-6-inch horizontal sheathing.

The 1909 portion utilizes sand-struck red brick with rounded shoulders (edges) as the veneer. The brick cladding steps out slightly at the base of the walls to create a plinth, with a rowlock course along the top of this step. Mortar joints are struck and have a light color with dark aggregate. There is textured stucco at the inner faces of the building's end walls and below the clerestory windows—the texture is much more pronounced on the end walls. Drop lap siding clads the third story and one of the clerestories.

The 1920 additions utilize a red, high fired brick with rounded shoulders and corners. Mortar joints are struck and have a light color. There is slightly smoother, but well matched, brick at the connection with the Mechanical Engineering Building. Sheet metal sheaths the inner face of the north end wall. Drop lap siding clads the clerestory.

End wall parapets on both the 1909 and 1920 portions have sheet metal flashing and caps. The caps occur at the outer piers and include a molding (painted wood or sheet metal with a convex profile) wrapping the top of the pier.

The three-story north extension of the building utilizes a slightly different type of brick from the 1920s addition. Clapboard siding clads the first story portion and part of the second story.

Wall-mounted conduit, emergency lighting, wall mounted signage, and exterior lighting occur on the north, east, and west facades.

Roof

The building has a complicated roof structure, particularly with the additions. Overall, the building has a gable roof with a centered clerestory rising above the main roof's ridgeline. The clerestory has windows on the east and west sides that daylight the interior. There is a small monitor (raised structure straddling the ridgeline with windows) providing additional daylighting towards the middle. A gable roof shelters the third story in the north third of the building. The taller clerestory at the middle of the building corresponds to a full height interior volume, whereas the narrow clerestory at the north end of the building corresponds with daylighting of the second floor.

Asphalt composition shingles clad the roof, with membrane type roofing on the north projection. Fall safety hooks occur along the ridge line. The third story gable roof features flush eaves and gable ends with a convex rake molding and short returns that match the parapets. The north projection features a low sloped gable roof behind low parapets. Coping along the parapets matches the end walls. Modest eave overhangs are present along the rest of the roofline. Exposed rafter ends are decoratively cut.

Sheet metal gutters extend along the lower edges of all eaves and connect to round metal leaders attached to the building facade. Multiple sheet metal vents project up through the roof.

Windows

Building windows consist of multi-lite wood sash in a variety of configurations. Window sizes generally correspond to interior functions, with the larger sash windows used at the open work areas and smaller sash windows used at upper story office locations.

1909 portion

Window sashes feature narrow muntins with a decorative interior profile and include the following types:

- 30-lite fixed sash, each approximately 11 feet tall and just over 4 feet wide. These occur as single windows and in groups of three along the east and west sides of the first floor. Wood brick moldings wrap the masonry window openings, which have a wood sill and a rowlock brick sub sill with a mortar wash (sloped layer of mortar applied to help shed water) along the top of the sub sill. A steel lintel serves as the header at each bay of windows.
- 20-lite horizontal center pivot sash (steel pivot, bottom swings out). These occur at the tall clerestory in groups of four with wood mullions between windows. Pulley cords operate the sash. The fascia along the top of the clerestory wall serves as a continuous header over the openings. The window openings have wood jambs that abut the stucco wall cladding and projecting wood slip sills.
- 12-lite sash. These occur as singles in groups of four at the second story. The fascia along the top of the wall serves as a continuous header over the openings. The window openings have wood jambs that abut the stucco wall cladding and projecting wood slip sills.
- 20-lite fixed relites. These occur along the east side of the first story with wood mullions supporting and separating the sash.

1920 addition

This addition features a wide range of window types. All are generally wood sash, multi-lite windows. Muntins on these are generally wider than the 1909 sash. Steel L-lintels (4 by 4 inch) are used as window opening headers.

- 12:12 wood, double hung sash. In groups of three and four at the second story in the south end of the building. Wood mullions separate the sashes. Wood brick moldings wrap the

masonry openings. The windows have a wood sill and a rowlock brick sub sill. Window openings have painted interior casings.

- 24-lite side-hinged and horizontal center pivot wood sash. These occur as single sash and groups of four at the first story. Wood brick moldings wrap the masonry openings. The windows have a wood sill and a rowlock brick sub sill.
- 20-lite horizontal center pivot sash. This type occurs, single and paired, on the second story of the north facade. Wood mullions separate the paired windows. The openings have a wood sill and rowlock brick sub sill and brick moldings with a flat steel lintel header.
- 18-lite sash. These occur on the east side of the south addition in pairs. The window openings have a wood sill and rowlock brick sub sill with brick molding around the masonry opening. Wood mullions separate the windows. A flat steel lintel serves as the header.
- 12-lite sash. This window occurs on the north facade. The window opening has a wood sill and rowlock brick sub sill with brick molding around the masonry opening. A flat steel lintel serves as the header.
- 15-lite sash. This window occurs in a pair, separated by a wood mullion, on the second story of the north facade. The masonry window opening has brick molding around it and a wood sill and rowlock brick sub sill. A flat steel lintel serves as the header. These windows were from 1909, relocated to the new north facade as part of the 1920 addition.
- 20-lite sash with an 8-lite transom. This window occurs on the north facade second story as a pair with a wood mullion in between. The openings have a wood sill and rowlock brick sub sill and brick moldings with a flat steel lintel header. These were 1909 windows relocated to the new north facade as part of the 1920 addition.
- 16-lite wood sash. These occur in groups of two and four at the first story on the north façade, on the second story in the north 1920s addition, and on the north end of the 1909 building. Wood mullions separate the windows. Wood brick moldings wrap the masonry openings; the windows have a wood sill and a rowlock brick sub sill.
- 6-lite wood sash. These occur at the third story addition, which spans the north 1920s addition and part of the north end of the 1909 building. The windows are regularly spaced in loose groupings of three. The fascia along the top of the wall serves as a continuous header over the openings, which have projecting wood slip sills and wood jambs that abut the drop lap wood siding.
- 8-lite paired casement sash. These occur on the north end of the 1920s addition. Narrow brick moldings wrap the masonry openings. The windows have a wood sill and rowlock brick sub sill. A wood astragal laps the joint between the two sash.
- Single-lite clerestory windows. These occur in the north 1920s addition and part of the north end of the 1909 building. The fascia along the top of the wall serves as a continuous header over the openings, which have wood mullions between each window.
- Louvered vent at the gable end of the north facade and at the second story of the north facade projection. All louvers have rowlock brick sills.

Entrances

Several personnel and larger garage door service entrances provide access to the building interior. The north and south ends of the building originally served as the main entrances. When the building shifted to shops and then academic uses, the north end of the building

became the main entrance for both the first and second floors. An elevated walkway, later removed, connected the north end of the building to the former Shops Building (current Loew Hall site) to the north. Today the north end remains the main entrance for the building, with secondary access along the west side to the exterior service court space and at the south end to the Mechanical Electrical Building. Doorways on the east side serve mainly egress functions.

1909 building

South, Second Story

Accessed via an exterior metal stairway, this flush-panel doorway (added in 1961) on the south end of the second story serves as an emergency egress route for the second-floor offices. The doorway has plain wood casings with an emergency light mounted to the wall above the opening. The metal stairway has open risers and steel supporting posts.

West, South, First Story

A roll-up wood door with a transom above provides access to the building interior at this location. A single 30-lite sash is located adjacent to the doorway within the same overall masonry opening, which is wrapped with wood brick moldings. T1-11 covers the transom.

West, Central, First Story

A flush panel door with an upper lite provides access to the interior. Painted plywood extends above and to the side of the doorway to fill out the opening.

East, South, First Story

A personnel doorway set within a window bay and consisting of a wood door with five raised panels. The door opens to an exterior concrete landing with a metal railing. The side lite consists of five raised wood panels.

1920 additions

West, South, First Story

There are two entrances that provide access to the building at this location:

- Pair of personnel doors with a 14-lite hopper transom. Wood brick moldings wrap the opening with a plain transom bar above the doorway. Doors consist of two tall raised lower panels with two tall lites and a single horizontal raised panel above the lites. A steel plate astragal laps the connection between the two doors. Hardware consists of a round metal knob, deadbolt, escutcheon, and hinges.
- Group of three personnel doors, two paired and a single. A two-sash transom with a mullion between the sashes spans the doorways. The south portion retains a 10-lite sash and T1-11 cladding added at the north sash. Wood brick moldings wrap the masonry opening, which has a plain transom bar above the doorway. The paired doors each have a lower recessed panel with six upper lites. The single door has a recessed lower panel with nine upper lites. A wide mullion separates the single from the paired doors. A wood astragal laps the gap between the lock stiles on the paired doors. Hardware consists of a round metal knob, deadbolt, escutcheon, and hinges, as well as a contemporary push button lockset and lever handle on the single door.

East, South, First Story

A personnel doorway set within a window bay. The door consists of two lower raised panels with two upper lites. The doorway has a nine-lite transom separated by a mullion from the adjacent windows. The doorway opens to the roof deck of the concrete hydrocarbon storage facility.

North, First Story

A concrete ramp leads up to this entrance, recessed below the north extension. A pair of heavy wood plank doors relocated here from the north facade of the 1909 building, as part of the 1920 addition, provides access to the interior. Each door has an upper single lite with a lower personnel doorway within the larger sliding door.

North, Second Story

A metal stairway off the north side of the building access this entrance, and a pair of aluminum sash doors with tall lites provide access to the interior. A fixed side lite flanks the doorways. The transom above the doorway is clad with clapboard.

Interior

The interior layout generally consists of first floor workspaces with upper story offices. Sprinklers extend throughout the building.

First Floor

The first floor consists of workspaces in the north two-thirds, with the south third containing the open work volume and smaller workshop areas along the south end.

The open volume consists of exposed framing (painted, originally with a lime wash) at the clerestory and a bead board ceiling attached to the underside of the roof framing.

Painted gypsum board clads the framing for the south end of the second-floor offices on the north side of the space. Several large sheet metal ducts for ventilating workshop areas extend into and up through the north end of the volume to exit at the roof and the east clerestory louvers.

Mezzanine Level

The mezzanine projects out into the open work volume of the first floor at the south end. A doorway on the south wall connects to the second-floor corridor. The space consists of painted (originally lime washed) exposed structure with a variety of materials stored in this area.

Second Floor

The second floor occupies the north two-thirds and south quarter of the building, with the mezzanine and open central volume separating the two areas. For the north two-thirds area, the exterior west stairwell provides an egress route from the south end. Internal stairwells at the

north and near the south end connect to floors above and below. Layout generally consists of offices around the perimeter walls, with a series of double loaded corridors subdividing the middle of the floor to provide windowless inner storage and work areas. Interior finishes consist of painted gypsum board walls and ceiling, exposed conduit, and carpet flooring. Exposed trusses are painted. The stairwell serving the south office consists of rubber tread and risers, metal railing, painted gypsum board walls and ceiling along with the painted 1909 south facade brick at the first story level.

The spaces in the south quarter of the floor consist of offices along the outer walls with a central double-loaded corridor. A stairwell at the north end of the corridor descends to the first-floor west entrance. The south end of the corridor connects to the first-floor corridor in the Mechanical Engineering Building. A doorway on the north end of the corridor provides access to the mezzanine level. Interior finishes consist of painted gypsum board walls, acoustical tile ceilings, fluorescent lighting fixtures, exposed conduit, raceways in the corridors, and vinyl composition tile flooring and rubber base. Stairwells between the second and third floor consist of Douglas fir tread and risers, with painted gypsum board walls and ceilings and wood railings.

Third Floor

The third floor occurs within the gable roof story along the north two-thirds of the building. It is a double loaded corridor with offices on either side and a restroom in the south end. Stairs at the north and south ends connect to the floor below. Interior finishes consist of painted gypsum board walls and ceiling, fluorescent lighting fixtures, exposed conduit, vinyl composition tile flooring with a rubber base.

Alterations

Dates provided for alterations are based on drawing dates and not completed work. Original design drawings and specifications for the building are undated, though the contract for construction of the building is dated February 27, 1909. Depending on the scope and complexity of the projects some extended for a couple of years, while others were completed the same year as the drawings were prepared.

Below are key changes for the building:

- 1920: North and south end wall additions
- 1922-1935: Third story addition
- 1937-1947: North addition
- 1959: Connection of the Mechanical Engineering Building to the south façade

Overall alterations tended to occur in the north and south ends of the building in response to programming changes, with fewer changes occurring in the open two-story central volume. Both interior and exterior changes are addressed in the following chronological list of alterations. Changes for which the specific date are not known are identified by ranges based on available background information.

1909

The building was originally designed to be clad with stucco rather than brick. The original specifications, drawings, and contract with the contractor identified “cement plaster” as the cladding material, with a rough troweled finish. Based on ca. 1909 historic photographs the building was constructed with the existing brick cladding.

1920

This work added two bays to either end of the building. At the north end this extended the same basic fenestration pattern (using four horizontal lites rather than five) and continued the narrow clerestory band above the second-floor spaces. This same two-story design (without the clerestory) was used at the south end to support programming. A short, six-lite skylight was included on the south portion.

At the north end wall, the brick was removed (except for the two outer posts) and the 1909 windows were reused—what remain as of 2018 are the side bay windows at the first and second story. The 1909 doors were also pulled forward and remain in use. The original five-panel personnel door was reused, and a doorway was added at the second story into the lower portion of one of the former elliptical arched header windows, to create exterior access. Sheet metal was installed on the back side of the parapet. The new north end wall includes a projecting landing connected to a new stairway for second story access.

The north portion also spans a utility tunnel. New concrete steps descending to the road were added off the northeast corner of the building and were later removed as part of Loew Hall landscaping. At the time two additional stairs on the east facade connected with the road from the existing doorways.

The south end wall was removed at the second story but retained at the first story, with new 6-by-6-inch posts added to the north side of the wall to reinforce it.

North end uses on the first floor included an open-volume machine shop, and on the second floor an open-volume wood working shop.

South end alterations included adding the existing stairway that leads down from the second floor for exterior egress and connection to the first floor. On the first floor, the addition included a pipe shop in the southwest portion, a washroom (including toilets) and lockers in the southeast portion, and a narrow storage area along the north side of the addition. The second floor functioned as a drafting room, with skylights below the monitor. The floor was split into two large volumes, each with a small enclosed corner office. There was a small hallway enclosed at the top of the stairway down to the first floor.

1922–1935

This period includes a third story addition with a gable roof and windows at the north end of the building and south expansion of the second floor with a middle gable roof section between the third story addition and the clerestory over the main two-story volume. No drawings were located to confirm when they were constructed, but they are evident in a 1936 King County aerial photograph. These additions are not shown in the 1920 drawings. In 1923 the Carpenter

Shop moved into the second floor, per UW Facilities 1922 drawing number B36.08 File Number 180.101.

1937–1947

North second story brick addition. This is attributed to the former elevated walkway that extended north to the former Shops Building. Drawings were located for the elevated walkway, but none for the alterations to the north end of the Engineering Annex.

1957

Work prior to 1957 included constructing an elevated covered walkway off the north end of the building over to the facility Paint Shop (at current Loew Hall location).

1958

Work included connecting the Mechanical Engineering Building to the south end of the Engineering Annex. Interior work included a new toilet room with tile floors; concrete block walls; plumbing, mechanical, and electrical; and painted gypsum board ceiling on the first floor to support an existing classroom. Building systems upgrades included new electrical services for the first-floor workshop and laboratory areas and adding existing classroom and central corridor partitions in the south end of the second floor, which included associated building systems and gypsum board furring at trusses.

Connecting the Mechanical Engineering Building's southeast wing to the south end of the Engineering Annex required removal of the south end wall, and approximately 5 to 8 feet of the side walls, of the Engineering Annex. A new reinforced concrete block wall and associated foundation was built as the new south end wall for the Engineering Annex with a six-inch air space between this end wall and the concrete structure of the Mechanical Engineering Building. The location for the new south wall of the Engineering Annex was shifted slightly north of its original location in order to accommodate the Mechanical Engineering Building. Existing wood framing and roof structure for the Engineering Annex were anchored to this new end wall. Stepped wall projections along the north wall of the Mechanical Engineering Building transition to the counter flashing over the cavity between the two buildings and the parapet of the new end wall. Brick cladding on the side walls of the Engineering Annex was rebuilt and the southernmost windows at each floor were removed and replaced with solid, brick clad walls.

A doorway was added at the first and second floors of the new end wall to connect the buildings.

1961

Work included alterations to the building designed by Richard Bouillon. This included installing the existing west exterior metal stairway up to the second story and modifying a bank of three 12-lite sash windows by removing one to install the flush panel egress door and covering another with cedar siding. Work also included a new restroom; installation of glue-lam beams in the north end of the building to reinforce existing framing; framing out the south expansion of the second story offices; upgrades to building systems in the north end of the building (first, second, and third floors); construction of existing office partitions within the second floor at the north end; conversion of some first and second floor windows to awning

operation; remodeling the third story to function as offices; new aluminum entrance doors at the north second floor entrance; new wood tread at the upper story stairs; insulation, gypsum board, and new wood sills added at the first floor perimeter walls; and insulation and gypsum board added at the upper floor perimeter.

1963

Work included installation of an exterior dust collection system (west side of building) supporting the wood working shop on the first floor. This included extending a duct through an existing window to connect with workstations on the building interior.

1964

Work included improvements to the building's interior lighting system on the first floor.

1966

Work included constructing a reinforced concrete hydrocarbon storage space off the east side of the building, designed by Tman & Sanders and Associates. This consisted of an 11-foot-deep 13 1/2-foot-wide 8-foot-tall storage area with a flat roof and a metal railing around the perimeter of the flat roof. A pair of top hung metal sliding gates provided access to the storage area.

Work also included removing some second-floor partitions at the north end of the building to create larger offices and a new reception counter.

1967

Work included the remodel of rooms 201 and 203, including enlarging the window opening and installing a pair of new 18-lite sash windows, relocating doors and lighting, and new partitions. Work also included new electrical work for the first floor Heat Treat Area, which comprises the main two-story volume, Sand Lab, and the Pattern and Wood Shop.

1968

Work included connecting the building to the chilled water air conditioning equipment in the Mechanical Engineering Building to deliver cooling to the second-floor offices.

1969

Work included conversion of room 242 to a student lounge and an interior first floor renovation, including new gypsum board cladding, wood base, window casings along the exterior walls, exhaust vents and booths for the welding area, and a new air handling unit for the Sand Lab.

Landscape alterations were made along the north side of the building as part of the construction of Loew Hall (1969). This work was designed by Richard Haag Associates, Inc. and established the planting areas along the north facade and on the brick landing and associated steps. The new work added asphalt paving between the two buildings and down from the north side of the Mechanical Engineering Building to the landing and steps above Jefferson Road NE.

- Vinca minor (periwinkle) was specified as the ground cover at both the north and east planting areas. Trees specified for the northwest area were Malus floribunda (Japanese flowering crabapple) and Malus cashmere (Cashmere crabapple). These do not exist as of 2018.
- Trees in the northeast area start to blend between foundation plantings and trees associated with the landing and steps. They included Malus floribunda (Japanese flowering crabapple), Malus cashmere (Cashmere crabapple) and a Gleditsia triacanthos var. inermis 'Moraine' (Moraine honey locust). The honey locust does not appear to exist as of 2018 and the other two relate to the landing and steps that are part of Loew Hall landscaping. The specifications also included Parthenocissus tricuspidata (Boston ivy) for this area, which does not exist as of 2018.
- The planting area along the east side of the building was also in the Loew Hall project contract and included a Gleditsia Triacanthos var. inermis 'Moraine' (Moraine honey locust), which does not exist as of 2018.

1972

New exterior door numbers were added.

1976

The second-floor north offices for the Institute of Environmental Studies were remodeled. This included combining multiple second floor rooms into larger teaching labs and laboratory space for public archaeology, upgrades to building systems, new interior cabinetry and vinyl asbestos tile flooring, and a fume hood requiring an exterior metal chimney for venting.

1978

Work included upgrades to the building's fire alarm system, including new emergency lights, alarms, and sensors throughout the building.

1979

Work included insulating the floor of the north addition and structural modifications to the third-floor framing of this area, adding new joists and columns. Structural improvements were also made to the second and third floor areas; this included adding a C channel along the inner posts at the third story with rod hangers extended down to joist hangers at the second-floor framing and installing a new C channel east-west between the first-floor inner posts to support the second-floor framing.

1980

Improved exterior exhaust systems for the steel melt furnace stack and corrected electrical deficiencies in the first floor Machine Shop.

1984

The building's fire alarm system was upgraded, including new sprinklers for the north end of the first-floor and new plumbing and ventilation systems along with building systems upgrades for the Microelectronic Laboratory.

1985

Work included the relocation of electrical systems within the central two-story work volume and the south end of the first floor, including furring out the walls below the window sills to run utilities; adding the existing overhead roll-up wood garage door on the west side of the building (which entailed removing two existing windows); covering over beams, posts and diagonal bracing on the first floor north end with gypsum board; installing a crushed stone pathway along the east side of the building along the top of the slope and a new concrete stoop at the east entrance; installing a new concrete slab in the north end of the building; constructing the northernmost concrete enclosure with a chain link fence along the top along Jefferson Road NE for onsite liquid nitrogen tank storage (included relocating the existing northeast tree to its current location); and an addition was made to the north entrance for a microsensor lab waste processing facility. This addition consists of a wood frame structure off the east side of the north addition.

1986

Work included upgrades to the second and third floor alarm systems; and power upgrades to room 127 for computer equipment.

1987

Work included revisions to the microelectronics lab for a new fan room.

1989

Work included updating exterior building numbers.

1992

Work included alterations to rooms 215 and 239 (outlets, light fixtures, and fume hood); and upgrades to room 202 (new counters, outlets, and shelving).

1993

Work included upgrades to room 232, including air balance and exhaust, door, carpeting, and partition additions.

1994

Building was reroofed, adding new roofing, a metal parapet and parapet pier coping caps and moldings; new metal flashing along the back side of the north end wall; and fall restraints along ridgeline.

1996

Work included remodel for the MEEP integrated learning factory; upgrades to the building's communication systems, including installation of raceway trays in the second and third story corridors; first floor lighting and outlet upgrades (north end); and modification to welding booths on the first floor.

1998

Work included upgrades to the building's fire alarm and emergency lighting system (on each floor, included lighting fixtures in corridors and stairwells, and asbestos and PCB abatement, all raceways and the surface-mounted conduit painted to match wall color); and replacement of

the two doors connecting the building to the MEB, repainting the second floor corridor and new flooring and metal handrailing in the stairway between the first and second floor at the south end of the building.

1999

Work included upgrades to the building's fire alarm system.

2000

Work included modifying the exhaust system for an existing welding booth.

2003

Work included installing low flow fume hood monitors on the second floor.

2004

Work included modifications to the chilled water coils on the second and third floors.

2005

Work included replacement of the exterior north ramp with the existing stairs, railings, concrete footings, and landings. The project also installed diagonal bracing at the east side of the north addition's first story.

2011

Work included upgrades to the building's communication system at the second-floor offices.

2015-2018

Work included completion of a Resource Conservation Program audit report for the building in 2015 and window repairs and in-kind replacement of several failed windows on the east facade through 2018

SIGNIFICANCE

Early Development of the University

The University of Washington began as the Washington Territorial University in 1861 when the Washington Territorial Legislature incorporated the school. The university, the first in the territory, opened its doors to 30 students on November 4, 1861. The original campus was located on a ten-acre parcel in present-day downtown Seattle, then the outskirts of Seattle. That property was donated by Arthur and Mary Denny, Charles and Mary Terry, and Edward Lander. The university did not maintain consistent student enrollment over the next decade, opening and closing depending upon enrollment numbers. The first graduate, Clara A. McCarty, graduated in June 1876. By the early 1880s, the university was more financially stable, through private donations and appropriations from the Legislature, and had steadily increasing student enrollment. In 1889 the university became the University of Washington as Washington gained statehood.

As the university flourished, the original campus became increasingly inadequate to support the growing institution. In 1891 the state legislature looked to a new site along Union Bay, initially purchasing 160 acres, and then another 580-acres in 1894. The university hired architect William E. Boone (1830-1921) in 1891 to create a comprehensive plan for the new campus, but the Boone Plan, as it was called, was deemed too extravagant and not implemented. Not only did the new site dramatically increase the size of the campus, but the university's move to the site removed the school, at the time, from city life.

The university hired architect Charles W. Saunders (1857-1935) to design the first building for the new campus. The Administration Building, now called Denny Hall, was completed in 1895 and classes began on September 4, 1895. The Observatory, constructed from leftover stone from the Administration Building, was also completed in 1895. No plan was utilized in siting these two buildings.

At its new location, the university once again desired to create a campus plan to guide development. Engineer professor A.H. Fuller developed a plan for the campus, called the Oval Plan, in 1898. The Oval Plan only included the northern portion of the campus. At the time the Oval Plan was developed, four buildings were present on campus: the Administration Building, Observatory, a men's dormitory (Meriwether Lewis Hall, 1896), and a women's dormitory (William Clark Hall, 1896). Fuller's Oval Plan made sense of the four buildings' locations and recommended future buildings be grouped in an oval around an open space. Science Hall (known today as Parrington Hall) was the first building constructed in accordance with this plan, followed by a powerhouse. Science Hall was located south and west of the Administration Building. Fuller's plan also established the basic circulation relationship between the street grid west of 15th Avenue NE and the campus.

Olmsted Plan & Alaska-Yukon-Pacific Exposition

In August 1903, the Regents of the University hired the Olmsted Brothers, renowned landscape architecture firm based in Brookline, Massachusetts, to design a new campus plan for the university. The Olmsted Brothers worked on this plan for the University while they were also working on a Seattle Parks Plan (1903) for the City of Seattle. In correspondence with John C. Olmsted, the Regents asked the firm to propose design improvements to the University of Washington campus in harmony with their proposed park system for the city. The Olmsted design for the campus converted the Oval Plan's oval circulation to an arts quadrangle and added a science quadrangle, incorporating land south of the Oval Plan's campus. The Olmsted Plan was submitted to the Regents in early 1905.

In the midst of this design work, an opportunity arose for Seattle to host a world's fair. Numerous world's fairs were held around the world during the latter half of the 19th century. After witnessing the success of the 1905 Lewis & Clark Exhibition held in Portland, Oregon, Seattleites William M. Sheffield, James A. Wood, and Godfrey Chealander began to promote the idea that Seattle could also host a world's fair. The initial 1907 date was postponed to 1909 to avoid conflicts with the Jamestown, Virginia tricentennial celebration and allow time for proper fund raising and planning. The proposal received an appropriation from the Washington State Legislature and plans moved forward to host the fair on property leased from

the University of Washington. The U.S. Congress also appropriated funds for constructing the fair campus.

A board of trustees was assembled to plan the fair, coined the Alaska-Yukon-Pacific Exposition (AYPE). The fair was to highlight Seattle's ties to Alaska, northwestern Canada, and the Pacific Rim, hence the name. In 1906, the Board of Trustees retained the Olmsted Brothers again to layout the fairgrounds at the University of Washington campus, on the southern two-thirds of the campus. The current scenic vistas, such as the central axis of Rainier Vista, and scenic vistas on the lower campus largely date from this period. The AYPE layout differed from the Olmsted's general layout for the campus particularly with its emphasis on outward vistas.

In addition to landscape elements and circulation networks, 25 buildings were constructed for the AYPE, including the subject property (the Foundry/Engineering Annex). Many of these buildings were constructed of lath and plaster as empty shells (i.e. finished exteriors with open, unfinished interiors), anticipated to last only as long as the fair. A handful of buildings were intended as permanent structures and were funded by an appropriation from the Washington State Legislature. The state-funded buildings were to be turned over to the university after the fair ended: the Forestry Building, Auditorium, Fine Arts Building, Washington State Building, and the Foundry. The Regents hired Howard & Galloway, architects and engineers from San Francisco, to be the supervising architects for the construction of AYPE buildings for the university (funded through a \$600,000 appropriation from the State Legislature). As the fair ended in October 1909, recommendations were made to the Regents by a buildings committee on how to reuse 15 exposition buildings for the university. Those 15 buildings and several more were reused by the university. Of the purpose-built AYPE buildings five remain on campus (Architecture Hall, Cunningham Hall, Foundry, Michigan Building, and the [altered] Power Plant).

The fair opened on June 1, 1909, and extended through the summer and into the fall, concluding on October 16, 1909. Nearly 80,000 visitors toured the fairgrounds on opening day. Over 3 million people in total visited the fair during its tenure. The success of the fair lived on well after its closure as the city leased the exposition grounds from the University through 1915. This allowed city residents and visitors continued to enjoy the fairgrounds, maintained by the Seattle Parks Department, and the additional miles of streetcar tracks.

Post- AYPE Campus

Following the conclusion of the AYPE, the University began the process of moving beyond the fair and planning for its newly enlarged campus. The following is a list of the plans created for the university, largely summarized from the 2017 "Historic Resources Survey and Inventory of the University of Washington Seattle Campus".

- Regents Plan of 1915.
Local architect and founder of the university's newly formed architecture department, Carl F. Gould designed this new plan. This plan became the guiding document for the university for the next two decades. The Regents Plan followed a simplified version of the Beaux Arts-design of the Olmsted's plan. Collegiate Gothic was established as the predominant

architectural style for new construction, which persisted into the 1950s. The plan established groupings of buildings on campus with the liberal arts programs on the Upper Campus, administrative and library facilities on a quadrangle at the center of campus and science and engineering programs along Rainier Vista and southern campus.

- 1920 Revised Campus Plan.
This plan laid out an estimated 100 acres which were previously submerged but exposed following the completion of the Lake Washington Ship Canal. This plan did not substantially affect the main campus.
- 1934 Regents Plan.
This plan, adopted during the Great Depression, called for new dormitories near the north and northeast parts of the campus. This plan retained many elements of the 1915 Regents Plan within the core campus.
- 1948-49 Plan by Bindon & Jones.
This plan reflected the university's growing enrollment, recommending the acquisition of additional acreage southwest of the original campus (the Northlake area) and the creation of additional student housing (dormitories and married student housing).
- 1960 University of Washington Master Plan.
Developed from a series of master plans prepared by Paul Thiry and Lawrence Halprin, this plan sought to provide an organized framework for both an ambitious program of development during the 1960s, and long-range development goals. This plan sought to extend campus axis east toward Montlake Boulevard NE.
- 1962 General Development Plan and 1965 General Planning and Development Plan.
These plans, designed by Paul Thiry (1962) and Walker & McGough (1965), recommended the introduction of larger developments on the campus including the plaza garage, Red Square and surrounding buildings, additions to Suzzallo Library, and a range of new buildings (science, medical, professional, recreation, and residential). These plans also substantially reconfigured the northwest portion of the campus.

Construction & Use of the Building

The subject building was constructed in 1909 for use as a foundry with exhibit space for the AYPE. A foundry is a workshop or factory where metal is heated to a molten state and cast. The building opened to the public on July 22, 1909. According to the September 1909 edition of *The Foundry*, the AYPE foundry was "the first attempt to hold an exhibition of foundry supplies and equipment at any point west of the Mississippi River."

During the AYPE, the building exhibited foundry supplies and equipment in the side bays with the central bay utilized as the molding floor for demonstrations. Exhibits displayed in the Foundry included:

- A 26-inch Whiting cupola, Whiting Foundry Equipment Co., Harvey, Illinois
- One roll-over and one stripping plate molding machine, Henry E. Pridmore, Chicago
- Adams squeezer molding machine, Adams Co., Dubuque, Iowa
- Sand blast apparatus, Detroit Foundry Supply Co., Detroit
- Cinder mill, dust arrester, and tumbling mill, W. W. Sly Manufacturing Co, Cleveland

- Oil-burning melting furnace and oil-fired core oven, Monarch Engineering & Manufacturing, Co., Baltimore
- Corliss engine, Murray Iron Works, Burlington, Iowa
- Pressure gas producer designed for burning bituminous coal, lignites, soft wood and mill refuse, Northern Gas & Power Co., Vancouver, B. C.
- Chinese pig iron, Han Yang Iron & Steel Co., through its distributor, E. P. Jamison & Co., Seattle
- Wilkeson Coal & Coke Co., manufacturers of foundry coke in Pierce County, Washington
- Cedar Mountain Coal & Coke Co., miners of molding sand
- E. P. Jamison & Co., dealers in foundry supplies

In September 1909 a fire, started from a gas generator within the building, damaged the Foundry building during the world's fair. Charring to the roof and window sashes cost an estimated \$2,000 to repair.

This building was one of the few fair buildings intended as a permanent structure, constructed for the AYPE with a post-fair use in mind. The building was constructed for use by the mechanical engineering department of the university; and, mechanical engineering professor O. E. Eastwood ran the foundry during the AYPE. Prior to the fair, the Regents began discussions by 1908 about establishing a permanent foundry operation on the campus with a committee of two individuals (John P. Hartman and Dr. Thomas F. Kane) conferring with the United Metal Trades Association.

After the fair ended, the building continued to have a utilitarian function. It showed up on various plans as "Shops" (1915 and 1920 plans) and "Buildings & Grounds Shops" (1949 plan). In 1920, additions were made to the foundry building to extend it to the north and the south. Sometime after this renovation, the Mechanical Engineering department fully took over the building—which housed classrooms, offices, shops and study spaces—or at least its use of the building was more clearly documented on campus plans.

The building, now known as the Engineering Annex, continues to house the Mechanical Engineering Department, along with environmental studies and the Industrial & Systems Engineering's Integrated Learning Factory. The Mechanical Engineering Building (MEB) is immediately adjacent to the Foundry/Engineering Annex to the west.

Mechanical Engineering Department

The Foundry has had a connection with the Mechanical Engineering Department since its inception, from Professor O. E. Eastwood's operation of the facility during the AYPE to its current use hosting mechanical engineering classes and labs. The former Machinery Building, built in 1909 as part of the AYPE and replaced in 1959 by the Mechanical Engineering Building, stood just 28 feet to the west of the Foundry. The Machinery Building was designed by Howard & Galloway, funded by the State of Washington, and constructed by the Westlake Corporation of St. Louis. During the AYPE, the Machinery Building housed machinery exhibits, including a timber-testing plant and a stone-testing plant which tested the breaking

points of wood and stone, respectively. Like the Foundry, the Machinery Building was intended to serve the Mechanical Engineering Department after the fair ended.

The Engineering Department got its start at the University with the School of Mines in 1894 and sub-departments for Civil Engineering and Electrical Engineering were then established. At this time, mechanical and electrical engineering were grouped together in the Electrical Engineering Department and classes were held in the Administration Building (now Denny Hall). Mechanical Engineering became its own department in 1905 and was chaired by O. E. Eastwood until 1947. Eastwood, a 1902 MIT graduate, also went on to establish the university's first master's degree program (in mechanical engineering) and helped found the Aeronautical Engineering Department in 1921. The Powerhouse was converted for lab use by the electrical and mechanical engineering departments in 1905.

The 1910-1911 catalogue for the College of Engineering describes the facilities for the various engineering departments. Mechanical engineering classes and labs are listed as held in the Engineering Building (former 1909 Machinery Building) and a "new shop building." The shop building, likely the Foundry, contained the department's wood shop, machine shop, forge shop, and foundry. The building had about 13,000 square feet for these shops. The catalogue details the range of equipment used in the shops:

- Wood Shop: lathes, benches, band saws, circular saws with boring attachment, planer, wood trimmer, and necessary accessories;
- Machine Shop: modern high-speed lathes with turret attachment, planer, sharper, drill press, a universal milling machine, a universal grinding machines, metal shop saw, emery wheels, and complete equipment for bench and vise work;
- Forge Shop: power hammer and down draft forges with suitable blower and necessary accessories; and
- Foundry: cupola with two tons of capacity, brass melting furnace, core oven, moulding machines, riddles, shakers, cinder mill, rattler, gas furnace, and a traveling crane.

The 1920 expansion of the building provided increased student workspaces. At the north end, the addition included a machine shop on the first floor with an open wood working shop above on the second floor. Spaces in the south end contained a pipe shop and lockers on the first floor with drafting rooms on the second floor. A later third story addition further expanded the building's usable spaces.

The Mechanical Engineering Department has continued to grow and flourish over the last several decades. When the Engineering Hall was demolished in 1957, a new building for mechanical engineering was erected in its place in 1959. Subsequent alterations to the Foundry/Engineering Annex connected these two buildings via the south end wall of the Foundry, creating a small complex for mechanical engineering. Additional engineering buildings were constructed in this part of the campus, including More Hall (1946), Loew Hall (1965), the Engineering Library (1969), Electrical Engineering Building (1998), and the Paul G. Allen Center for Computer Science and Engineering (2003). This area, centered around the former Washington Circle in the AYPE plans, remains the epicenter of the University's College of Engineering.

Architects & Builders

The original building was designed by Washington N.G. Place (variously listed as G. Washington Place or W. M. G. Place or W. G. N. Place). The building has had two significant additions: one in 1920 designed by architect F. W. Elwell adding the north and south additions, and another constructed between 1922 and 1935 adding the third story for which there are no drawings or archival records.

Washington Place

Washington Place (1850-1916) was born in New Hampshire on November 5, 1850. Place was a Civil War veteran, briefly serving as a private in the 4th New Hampshire Volunteer Infantry Regiment, Company D; he enlisted when he was only 14 years old. He married Julia Sanborn in 1869. They had a daughter, Bessie M. Place (born 1872), but eventually divorced. He married his second wife, Nellie M. (Mary) Morris, in 1880 and together they had two children: Annette and Linton. It is unclear exactly when the family moved to Washington State, but Place is listed in the Seattle city directories beginning in 1889. His occupation is listed as contractor, carpenter, and builder over the years. He eventually became a building inspector for the City of Seattle. Place's career as a building inspector began as early as 1900; he worked under City Engineer R. H. Thomson. By spring 1908, Place was no longer working as the building inspector for the city.

Place formed an architectural firm with J. L. McCauley—Place and McCauley. They dissolved the firm in July 1910, each going their own way and Place maintaining an office at 2802 East Valley Street. As a designer and builder, Place designed a two-story apartment building for Henry Gobel at the southwest corner of Rainier Avenue and Walker Street. Place is also credited with designing an apartment building in the Central Area, three cottages in the University District, and an industrial building near Lake Union. Place died in 1916.

F.W. Elwell

Frederick (F.W. or Fred) W. Elwell (1891-1954) served as the University's Superintendent of Buildings and Grounds during the 1920s; Elwell served for 10 years until his resignation in August 1929. He was also a member of the University's Building Committee. Elwell was listed on the construction drawings for the 1920 addition to the Engineering Annex (then referred to as the Shops Building). O.H. was listed as the draftsman. Numerous projects were constructed on campus under Elwell's watch as superintendent, including Suzzallo Library (1923-1927), Hec Edmundson Pavilion (1928), and Physics Hall (1928), as well as smaller projects like tennis courts. He also managed construction of the university's Biology Station at Friday Harbor and work at Meany Auditorium.

According to the 1930 U.S. Census, Elwell was born in Iowa in 1891. By 1910, he had moved to Seattle and was listed in the U.S. Census that year as a boarder in the household of Eliza Everett. His occupation was listed as an architectural draftsman. In 1920, Elwell married his wife Blanche (Golay) in Pierce County. The couple had at least one child, a daughter, Barbara. Elwell died in 1954.

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The features of the Landmark to be preserved include: *the exterior of the building; a portion of the site around the building perimeter measured thirty feet out from the base of the building, excluding the adjacent Mechanical Engineering Building; and a portion of the building interior that includes the high-bay shop space's volume and heavy timber framing.*

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