

Cunningham Hall

Historic Resources Addendum

BOLA Architecture + Planning
August 5, 2008

1. INTRODUCTION

Background

The University of Washington is undertaking planning for a new Molecular Engineering Building, to be located in the central portion of the University's Seattle campus. The proposed project site is on the east side of Stevens Way West, across from Architecture Hall. It is near several other historic buildings and encompasses the current site of Cunningham Hall.

Consistent with its historic preservation policies as outlined in its "University of Washington Master Plan – Seattle Campus" of January 2003 (2003 Seattle Campus Master Plan), the University of Washington has sought historic and urban design information about Cunningham Hall 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 public spaces as identified in Fig. III-2 of the 2003 Seattle Campus Master Plan. This report was developed by Sonja Sokol Fürész and Susan Boyle of BOLA Architecture + Planning with assistance from the University. The research was undertaken and the report prepared in June-July 2008. The report provides historical and architectural information about Cunningham Hall, originally the Women's Building for the 1909 Alaska-Yukon-Pacific Exposition (AYP), which is located on the site of the proposed new Molecular Engineering Building (MEB).

Research Sources

BOLA undertook research to provide historic context and factual data about the development of the campus and the AYP. Research sources included drawings, maps, and studies provided by the University of Washington and those available from its Facilities Records. Research also included a review of the digitized historic photo collections of the Seattle Municipal Archives, UW Libraries Special Collections, and the Museum of History and Industry. Information about the proposed building is from the 2007 predesign study for the proposed MEB.

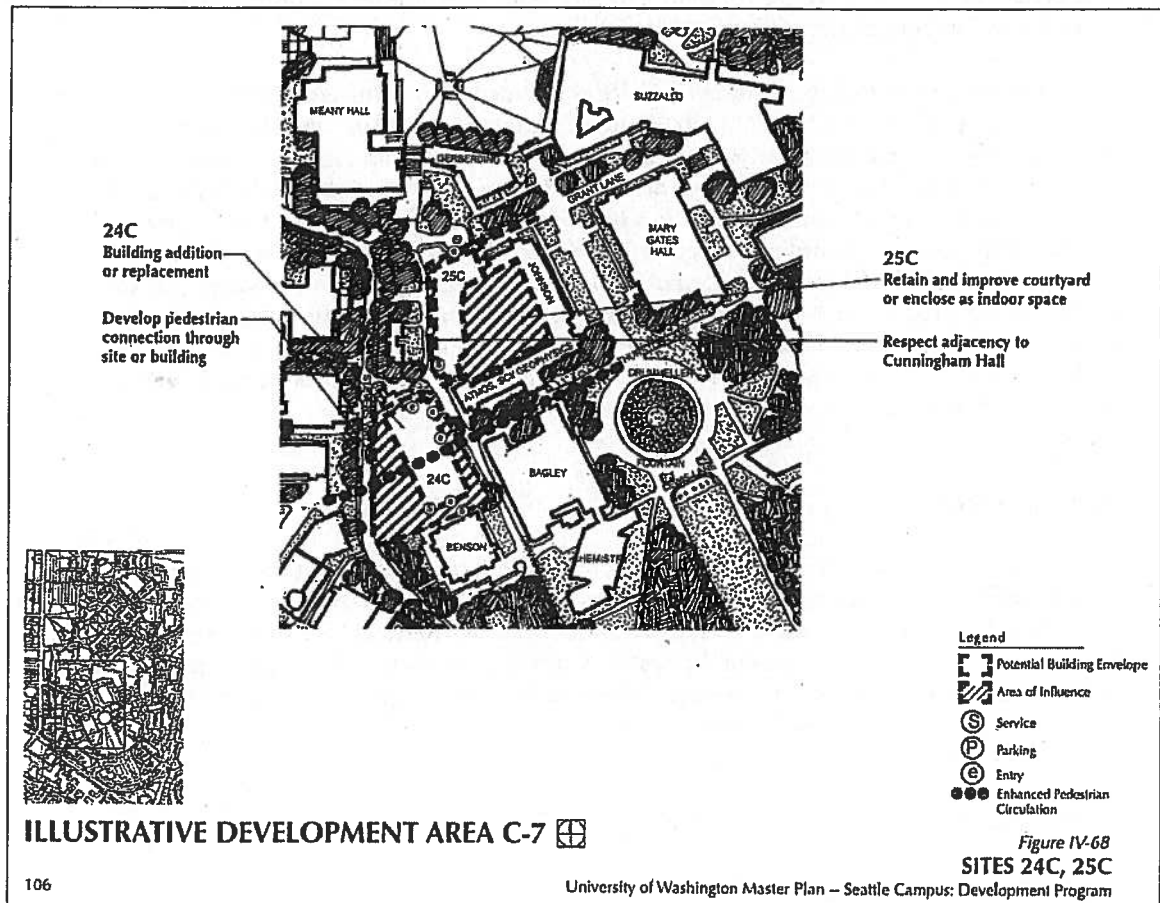
2. HISTORIC PRESERVATION FRAMEWORK

The University Stewardship and Historic Preservation Policies

As noted in the 2003 Seattle Campus Master Plan, the Regents provide stewardship for historic university properties. As part of its development, the University assures that preservation of historic resources is considered through provision of an HRA. This HRA provides the required historic and architectural information for the subject property potentially impacted by the Molecular Engineering Building project. According to the 2003 Seattle Campus Master Plan, the intent of the HRA is to "provide a context to insure that important elements of the campus, its historical character and value, environmental conditions and landscape context are preserved, enhanced, and valued. [It] further insures that improvements, changes and modifications to the physical environment are analyzed and documented."

Based on historic campus planning documents, the 2003 Seattle Campus Master Plan identified significant buildings that are associated with the early development of the campus and early campus master plans – the 1898 Oval Plan, the 1909 Alaska Yukon Pacific Exposition Plan, and the 1915 Regents Plan. The 2003 Seattle Campus Master Plan also identified significant and unique landscapes on the campus. Cunningham Hall is identified as a significant campus element that was part of an early master plan (Fig. III-2, p. 25).

Cunningham Hall is a historically significant building and its preservation is cited also in the 2003 Seattle Campus Master Plan, by reference in the General Design policies relating to new construction in historically distinct areas of campus and resource conservation (p. 21 and p. 23). The building is specifically cited in the Master Plan's Historic Preservation Policies and Practices (Fig. III-2 and p. 23 - 26) and by reference in Development Standards procedures (p. 124).



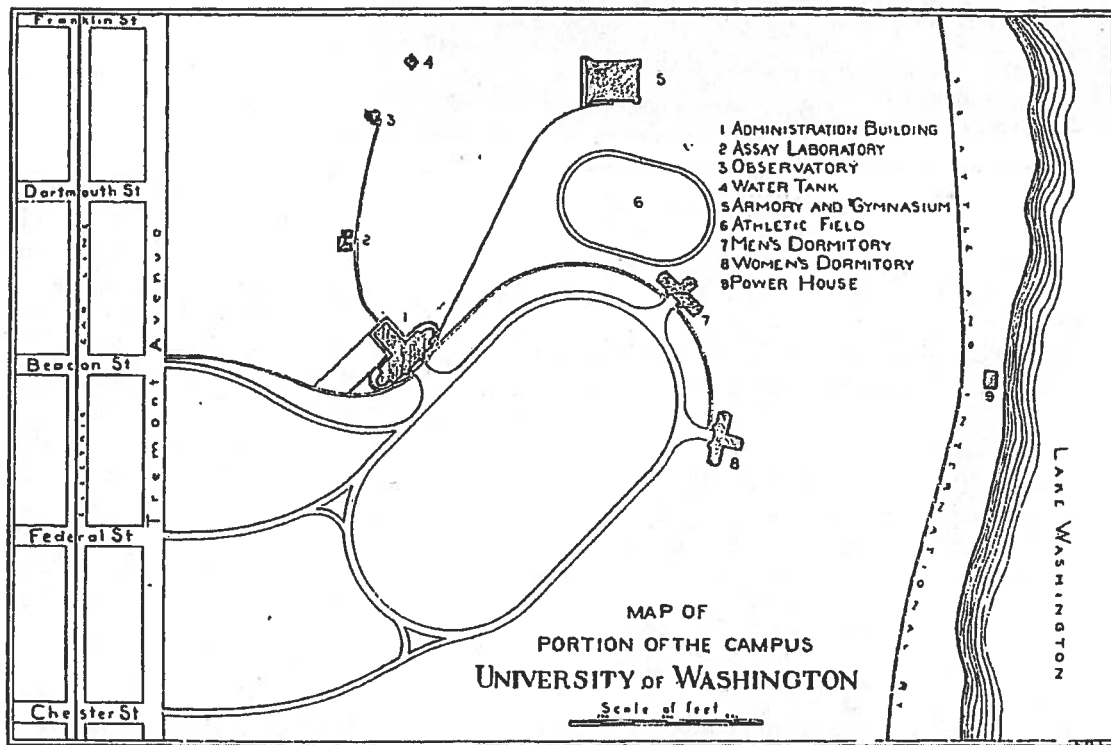
Excerpt from 2003 Seattle Campus Master Plan, indicating that development on site 25C must respect adjacency to Cunningham Hall. (p. 106.)

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. By the late 1880s, increasing university enrollment and the expanding city made a new campus desirable. In 1891, the University Land and Building Commissioners hired local architect William E. Boone to develop a comprehensive plan for a new campus at its present site, and in 1895 the campus was moved there. Denny Hall, originally known as the Administration Building, was completed that year. The Observatory was constructed nearby. A drill hall, gymnasium, and two dormitories followed within the next four years.

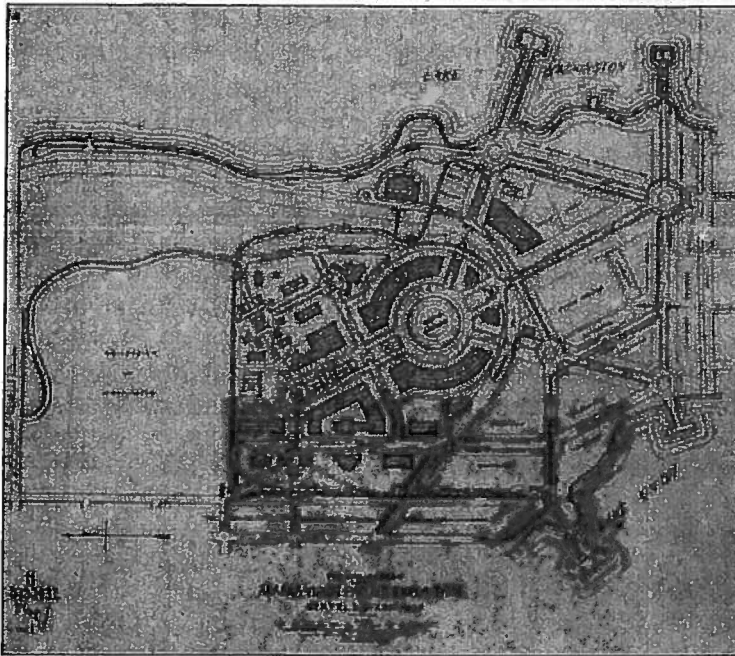
Meanwhile, the University Regents sought to develop a campus plan to guide the location of future buildings. In 1898, engineering professor A.H. Fuller developed a plan known as the Oval Plan, which included only the northern portion of the university site. Remaining buildings constructed in the 1890s include the two earliest dormitories, later named Lewis and Clark Halls, in addition to Denny Hall and the Observatory. All four of these are in the north campus area.



The Oval Plan, also known as the Fuller Plan, c. 1898. (From Johnston, p. 20.)

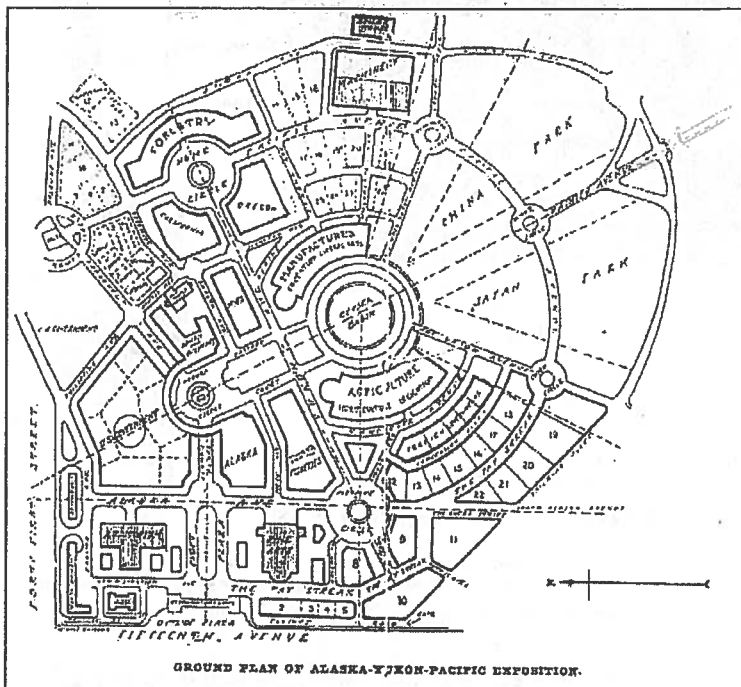
In 1903, the Board of Regents hired the Olmsted Brothers, renowned landscape architects, to prepare a design for a general campus plan. However, the resulting 1904 Olmsted plan was never realized. When Seattle business interests were planning the AYP Exposition in 1906, they approached the University Regents and asked if the fair could be sited on the undeveloped lower (southern) two-thirds of the campus. The exposition plan was then developed by the Olmsted Brothers, who also provided the

landscape design. As a result, the lower campus was cleared of timber. That portion of the campus' present plan descends from the Olmsted's Beaux-Arts design for the 1909 fair.



Left: A preliminary plan of the Alaska Yukon Pacific Exposition, 1906, Olmsted Brothers. (Washington State University Libraries.)

Below: Ground plan of the AYP, 1907. (From "Alaska-Yukon-Pacific Exposition" booklet, MOHAI, 2006.3.1.)



The AYP grounds reverted back to the University in 1909, providing the central axis of Rainier Vista and an emphasis on landscaping. Cunningham Hall dates from the AYP and is one of only two buildings remaining from the Exposition. The six other permanent buildings retained after the fair closed were the Auditorium (which became the original Meany Hall), the Machinery Building, the Washington Building, the Arctic Brotherhood Building, the Forestry Building, and the Fine Arts Building ("The Exposition Beautiful," n.p.). The Fine Arts Building, presently known as Architecture Hall, is the only other building remaining from the AYP. It is located nearby, northwest across Stevens Way West from

Cunningham Hall. The original Meany Hall was seismically damaged in 1964 and replaced by the present Meany Hall in 1972. After the AYP, 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 the Seattle architecture firm, Bebb and Gould, became the University's guiding planning document for the subsequent two decades. It reaffirmed the Olmsted AYP grounds while adapting the symmetry and formality in a design for the upper campus. The plan served as the basis for subsequent construction, and set the Collegiate Gothic character for architectural design.

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

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

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

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

In 1934, the Regents requested a reexamination and update of Bebb and Gould's 1915 plan. The resulting 1935 Plan essentially reaffirmed the earlier one, while recommending some changes such as the location of a student union building east of the library, the siting of a health sciences complex south of Northeast Pacific Street, and location of student housing along the northeasterly campus ridge.

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

Buildings on the campus constructed after World War II were designed in a variety of Modern styles that emphasized new materials and expressive structural qualities. Prominent among these is the Faculty Center (1958 - 1960). In the 1950s, a University Architectural Commission was established and a University architect appointed. Collegiate Gothic was replaced by modern architecture as the preferred style for new campus buildings.

The present campus is characterized architecturally by the assorted styles of its buildings. This stylistic variation provides visual interest and gives a sense of the campus' development over time. While Cunningham Hall does not "match" other campus buildings, it is a part of the diverse fabric of the campus.

The Building Architects

Charles W. Saunders, Saunders and Lawton, Original Architects

Saunders and Lawton designed a number of buildings for the AYP, including the Washington State Women's Building (now Cunningham Hall) and the Forestry Building. Charles W. Saunders (1858-1935) is cited in many publications for his architectural contributions to Seattle, beginning in 1889 and continuing through the 1920s. Saunders was born in Cambridge, Massachusetts and moved to California where he had a brief practice with his wife, Mary Channing Saunders, for several years. He arrived in Seattle in 1889 shortly after the city's Great Fire, opened a sole practice, and quickly found work.

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

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

In 1894 - 1895 Saunders was commissioned by the University Regents to design the Administration Building (Denny Hall), followed by the Observatory and the University's first gymnasium (later destroyed). Late in the 1890s Saunders was joined by a former draftsman, George W. Lawton in a partnership that lasted until ca. 1915. The firm designed the Bon Marché department store in 1900 (demolished), the Lumber Exchange Building (1902), and the Seattle Buddhist Church (1906 - 1908).

In addition to their AYP building designs, Saunders and Lawton is cited in local newspapers for nearly two dozen other projects dating from 1903 through 1908. These include the Beacon Hill School, a downtown firehouse, and the Schwabacher Building. The firm was a finalist in the design competition for the Seattle Armory in 1904. After 1915 Saunders practiced for a period with architect Herman A. Moldenhour; that firm is cited for an additional 16 projects, with construction dates from 1916 through 1928 – primarily apartment and commercial buildings including the Advent Christian Church on Capitol Hill in 1923 and the downtown Liggett Building in 1926.

In addition to his professional work, Saunders had an impact on Seattle's civic development through his work on the Seattle Parks Board. He served as the Board chair in 1903 - 1905 and was instrumental during this period in bringing the Olmsted Brothers to Seattle and forwarding their 1903 plan for parks and boulevards. Saunders became known for his environmental conservation efforts and served as a State Legislator from 1923 to 1932. He was also a founding member of the Washington Chapter of the AIA in

1894. Saunders retired in 1929 and died at the age of 77 in 1935. (Ochsner, p. 34 - 39 and Department of Neighborhoods Preservation Office, architect file database.)

Architect Jane Hastings and the Hastings Group

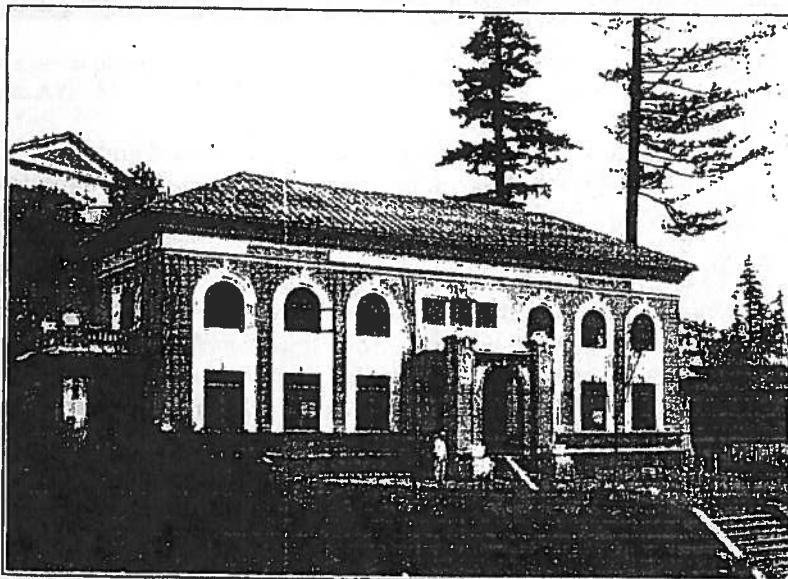
The Hastings Group designed a 1980 - 1981 addition and remodeling project for Cunningham Hall, labeled on drawings from that project as "Johnson Hall Annex B." L. Jane Hastings was born and raised in Seattle, graduating from the University of Washington in 1952 with a Bachelor of Architecture. She was the eighth woman licensed as an architect in Washington State, in 1953.

Hastings established her own practice in 1959 and formed the Hastings Group in 1974. The firm completed more than 500 residential projects in Seattle and the region, as well as small commercial and university facilities remodeling projects, SeaTac Airport renovations, an I-90 freeway bridge approach, and restoration of a Tribal building. Hastings also lectured in Design Studios at the UW College of Architecture and Urban Planning and was an instructor in the Architectural Drafting Program at Seattle Central Community College for ten years. She was the first woman to serve as AIA Seattle President (1975) and was active in the development of AIA's international policies and programs. She became a Fellow of the AIA in 1980 and was the first woman to serve as Chancellor of the AIA College of Fellows (1992). In 1995 Hastings received the AIA Seattle Medal, and she retired from full time practice in the late 1990s.

4. THE BUILDING

Building History

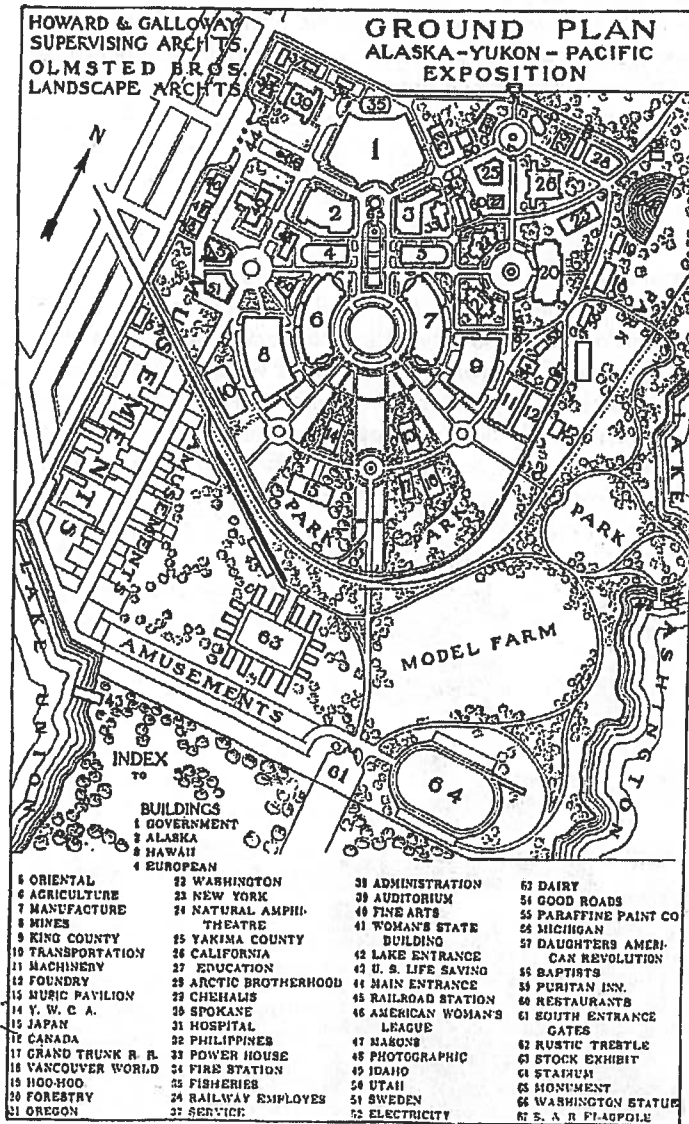
The building known as Cunningham Hall was originally the Washington State Women's Building (also sometimes labeled as the Woman's Building). It was planned and built for the Alaska Yukon Pacific Exposition, which ran for 138 days from July 1 to October 16, 1909. The building was one of seven constructed for the fair that were intended to remain on the UW campus at the close of the Exposition. It was designed by the well known Seattle architectural firm, Saunders and Lawton, and had a construction cost of \$12,219.73.



The Women's Building under construction. (From "The Alaska-Yukon-Pacific Exposition Illustrated," MOHAI, 2006.3.7.)

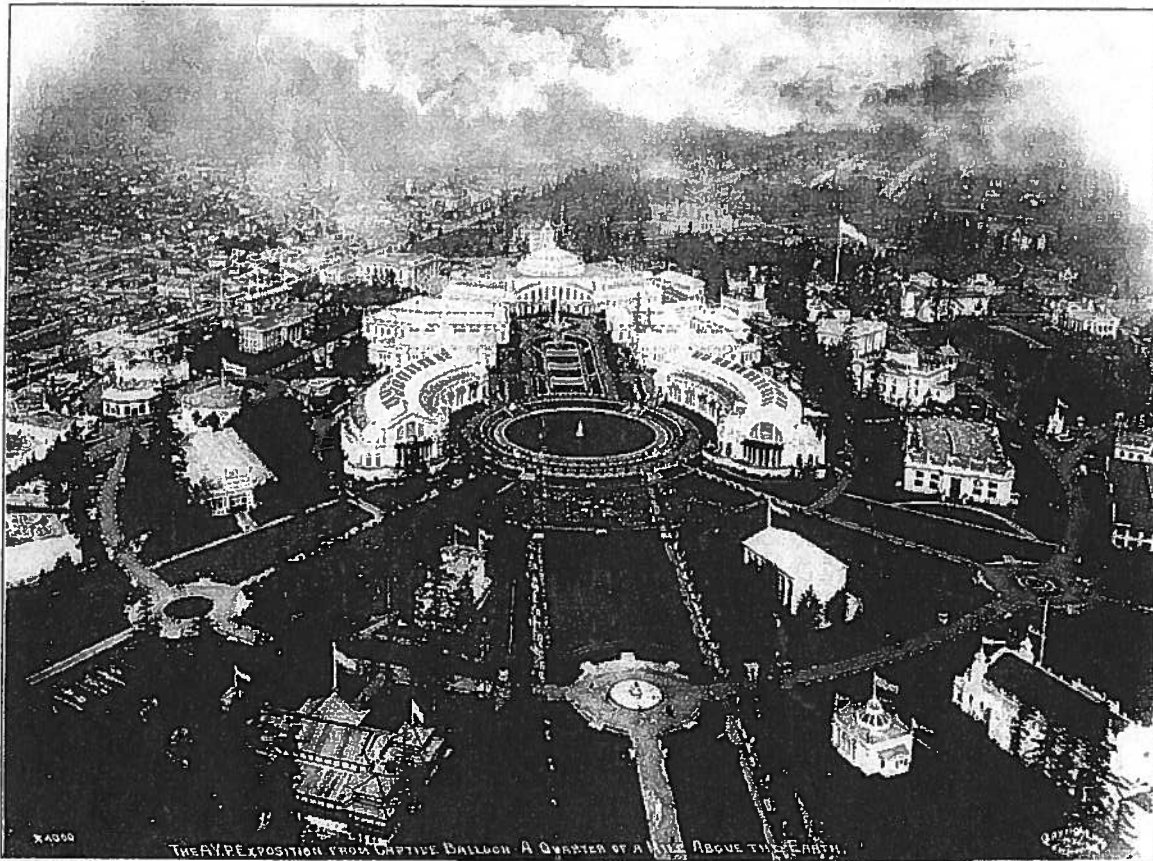
Located on Alaska Avenue, nearly opposite the Fine Arts Building (now Architecture Hall), the Women's Building served as a reception and hospitality site during the fair, as well as containing the women's exhibit. The *Report of Washington State A.-Y.-P. Commission* describes the use of the building:

Realizing that approximately fifty per cent of the visitors to the exposition would be women, and yielding to an insistent demand by the women of the state, a Woman's Building was erected by the Commission... The first floor consisted of a large reception room in which teas, receptions and various functions were held, the office of the director of the exhibit, and a small buffet kitchen... The greater portion of the second floor was devoted to the large exhibit room in which the women's exhibit was located. In addition to this room, there was a small kindergarten with a trained nurse in attendance, in which during the exposition 2007 children were cared for free of charge. Adjoining this room was a smaller room designated for the use of mothers with infants. This room was very rarely found vacant and proved a boon to tired mothers with restless babies. (p. 107 - 109.)



Exposition Ground Plan, 1909. The subject building is identified as No. 41, the Woman's State Building. (From "The Exposition Beautiful," MOHAI, 2006.3.10.)

The building provided 1,500 square feet of exhibit space, primarily at the second floor. Displays consisted of "woman's work and handicraft," including embroidery, lace work, paintings, decorated china, and Native baskets and blankets. At the close of the AYP, exhibit items were returned to the various exhibitors throughout the state, with the exception of the exhibit cases, tables, and window shades and curtains, which were given to the Museum of the University of Washington. The exhibit costs were reported by the AYP Commission as \$3,119.99. (Commission Report, p. 149.)



An aerial photo of the AYP in 1909, looking north. (University of Washington Libraries Special Collections, order no. AYP451.)

The building has had two periods of significant association with women's organizations and women on the campus. Historically this included the period of the fair up until ca. 1916, after which time it was occupied by other academic uses, and since ca. 1980.

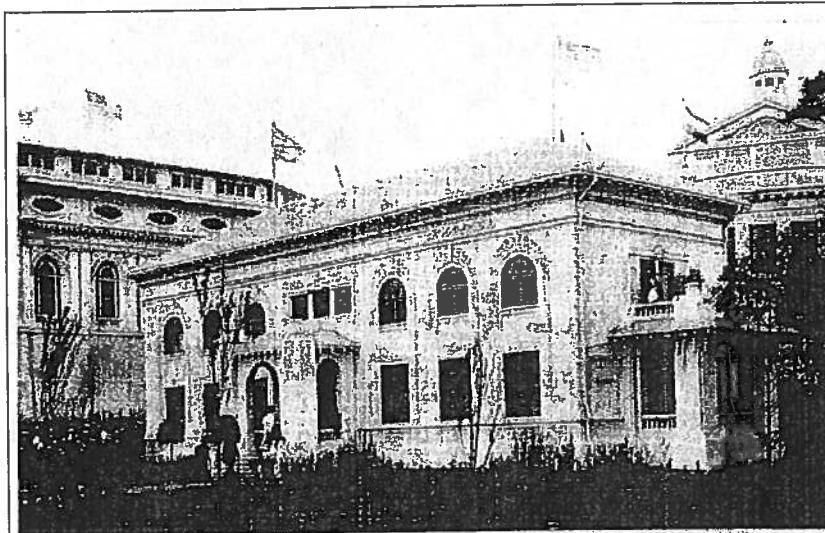
Less is known about the building's interim use, during the period from ca. 1920 to 1980. According to information in the University's Facilities records, the building served the U.S. Bureau of Mines until 1927, Chemistry Annex until 1937, Anatomy Building until 1950, Meteorology Building until 1962, Atmospheric Sciences Annex until 1969, and Johnson Annex B until 1982. (From its construction in 1930, the offices and classrooms in nearby Johnson Hall have been occupied by related science departments.)

By the late 1970s, the building was reportedly in poor condition and the University considered demolishing it. However, women's groups on campus ascertained its history and called for the building's

preservation and continued use. It was reportedly saved in 1979 also in part due to efforts of the university's Architectural Landmarks Commission.

The University remodeled the building in 1980 - 1981; the project was designed by Seattle architect Jane Hastings of The Hastings Group. After the remodel was completed, the building was renamed Cunningham Hall in honor of photographer and UW alumna Imogen Cunningham and occupied by the University of Washington Women's Center.

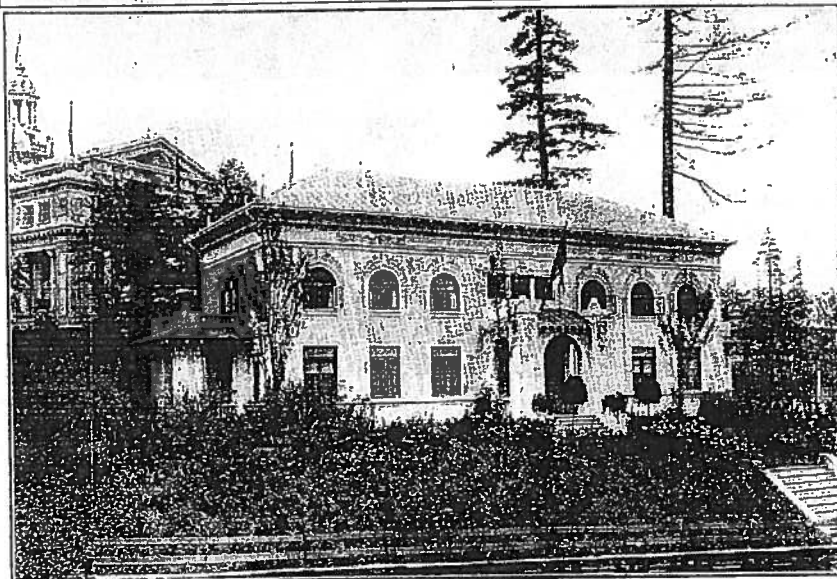
The building is recognized for its historical significance in the 2003 Seattle Campus Master Plan. However, it is not a designated City of Seattle landmark and is not listed on the Washington State Heritage Register or the National Register of Historic Places.



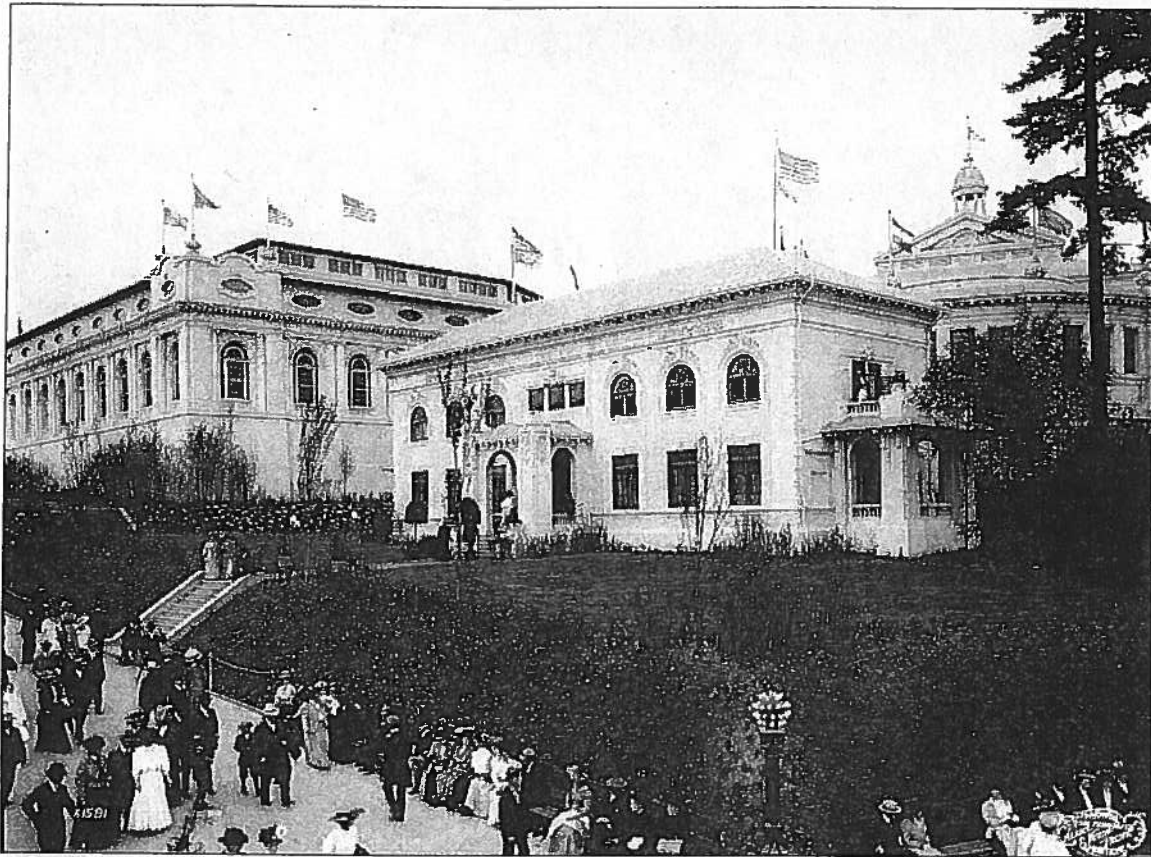
THE WOMEN'S BUILDING

The Women's Building is finely located on Alaska Avenue nearly opposite the Fine Arts Building. It is interesting from the very extensive and fine quality of the productions of women displayed, many of the exhibits being by women of the State of Washington.

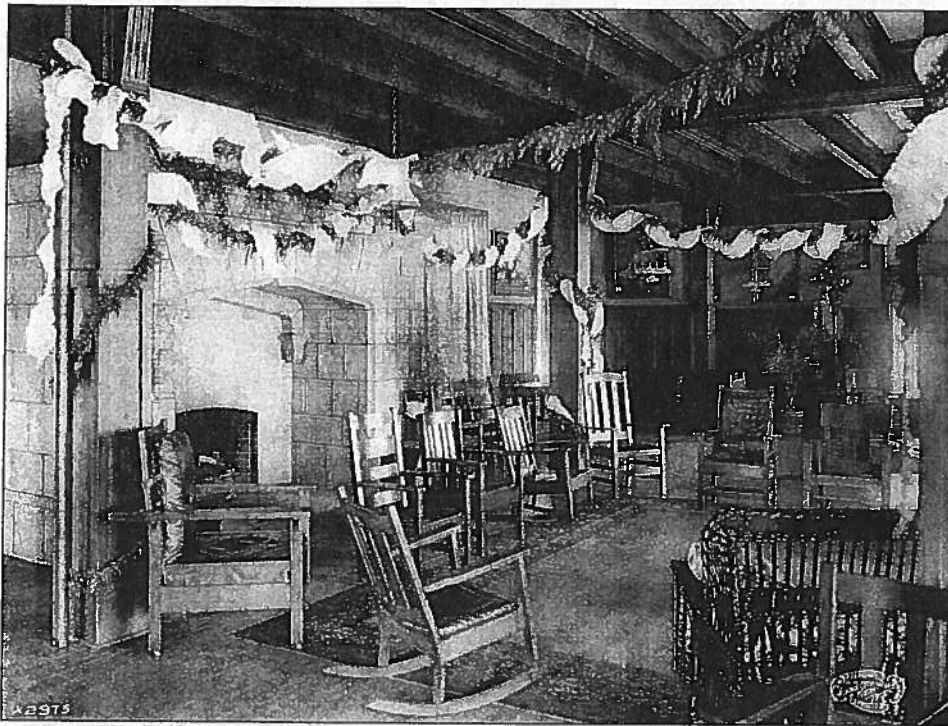
Two views of the building and site during the AYP. Note the open porches with heavy piers at the entry and at the north and south ends, the stucco finish and detailing, and the clay-tiled roof. (Top: from "One Hundred and Fifty Latest Views of the AYP Exposition and the Puget Sound Country," MOHAI, 2006.3.16. Bottom: from "Report of the Alaska-Yukon-Pacific Exposition Commission of the State of Washington," MOHAI 2006.3.24.)



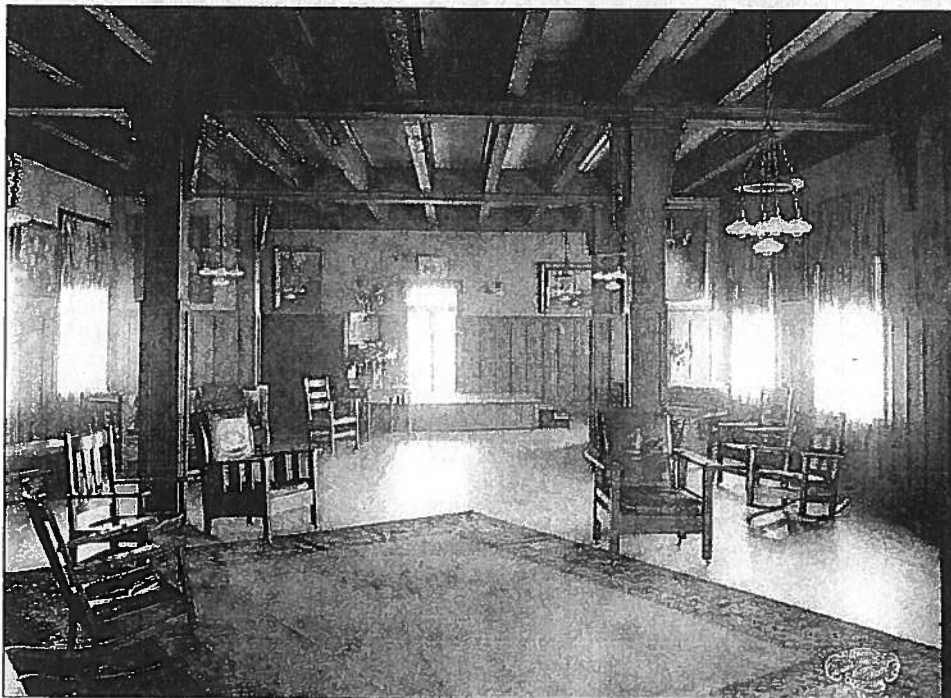
WOMAN'S BUILDING. Erected by the State of Washington.



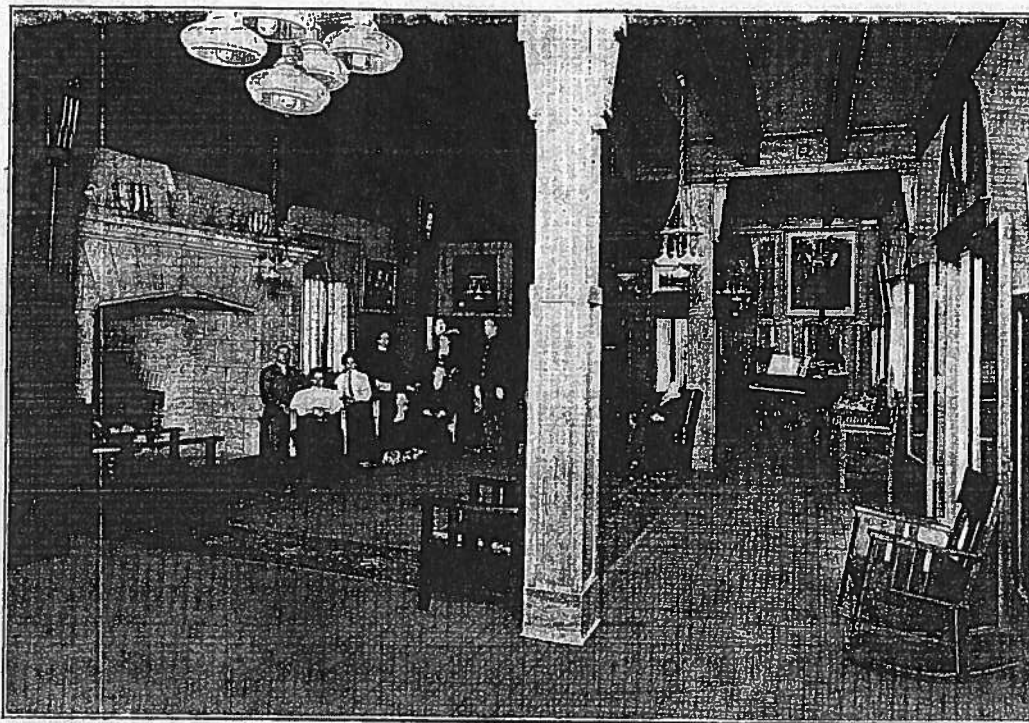
Looking northeast, showing the building and site during the AYP. (University of Washington Libraries Special Collections, order no. AYP181.)



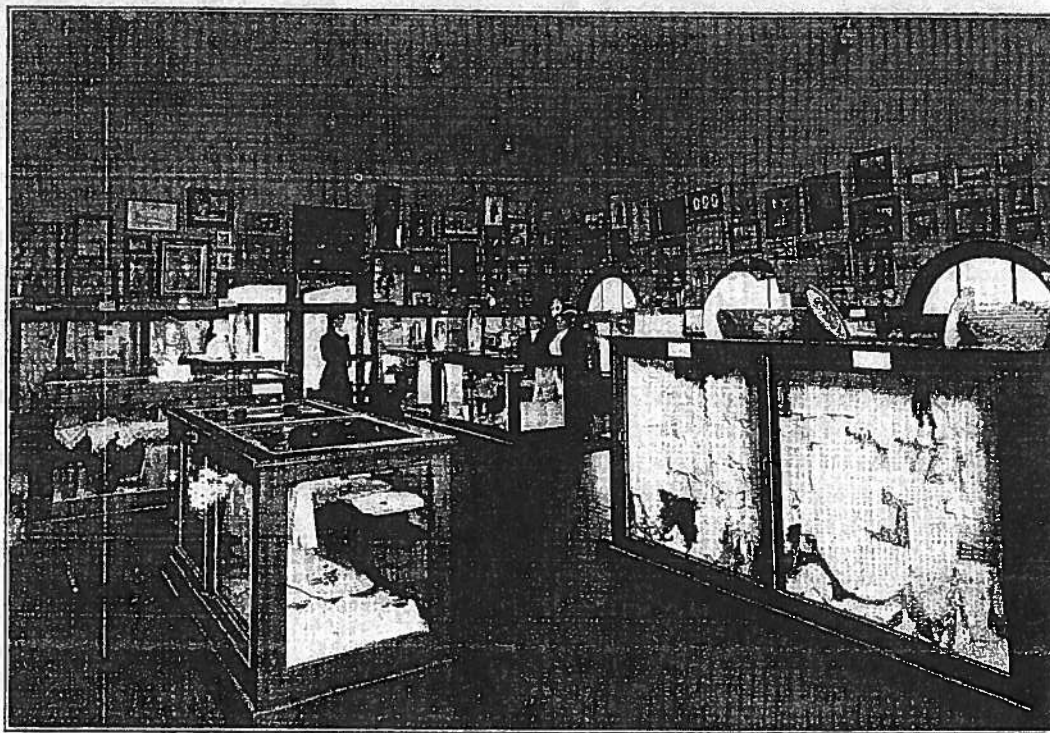
Original first floor interior, looking southwest. Note the projecting inglenook and fireplace, as well as the stained wood posts, beams, brackets, wainscoting, and flooring. (University of Washington Libraries Special Collections, order no. AYP211.)



Original first floor interior, looking south at the original south exit doors fronted by a temporary platform stage. (University of Washington Libraries Special Collections, order no. AYP192.)

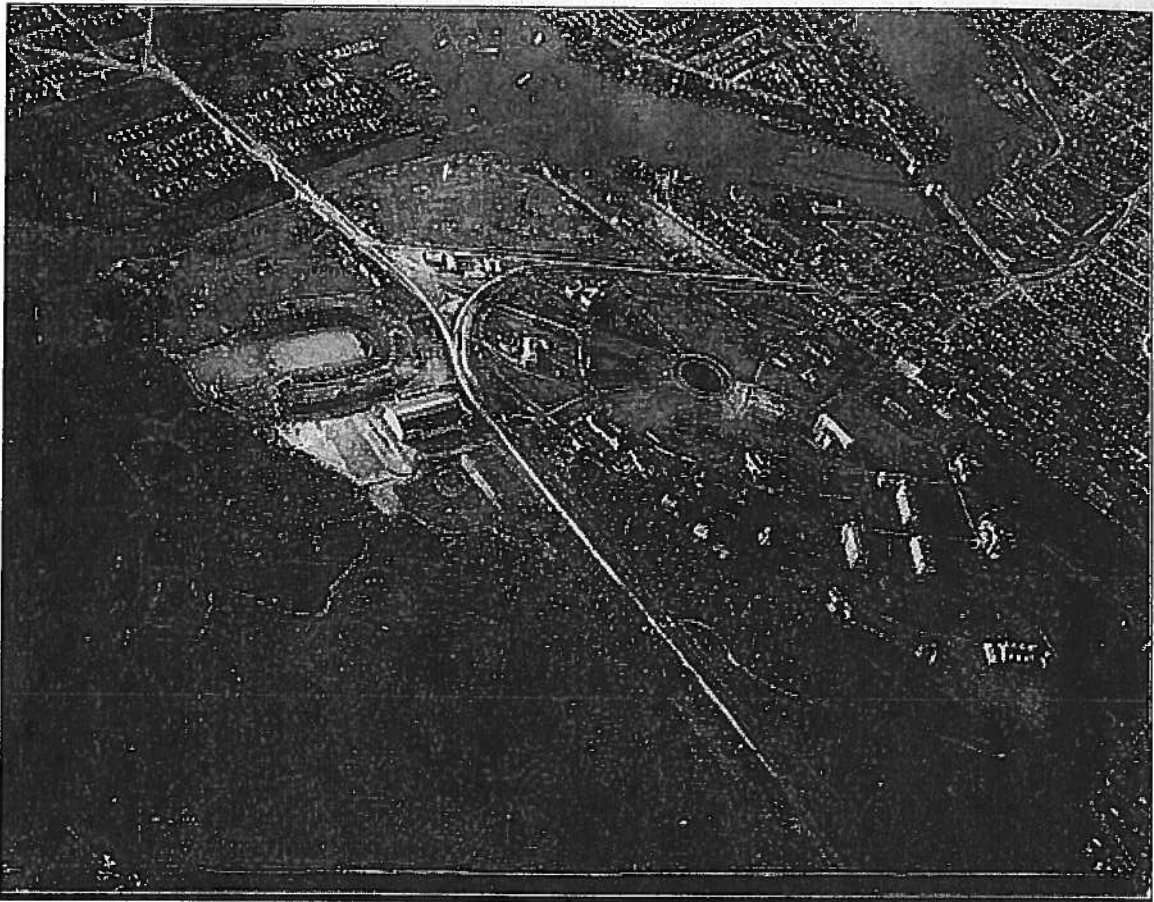


INTERIOR, FIRST FLOOR OF WOMAN'S BUILDING.



SECOND FLOOR, WOMAN'S BUILDING. Showing Washington State Woman's Exhibit.

Two interior views during the AYP, first floor (top) and second floor (bottom). (From "Report of the Alaska-Yukon-Pacific Exposition Commission of the State of Washington," MOHAI 2006.3.24.)



Aerial view of the campus, looking southwest, ca. 1927. (University of Washington Libraries Special Collections, neg. no. UW2169.)

Architectural Description

Existing Site Features

The building is situated centrally on a raised site, approximately 95' by 160' or 15,200 square feet, which serves as a raised plinth. The grass-covered yard areas that surround the structure have edges defined by trees along Stevens Way West on the west, a paved parking lot on the north, and a deep retaining wall on the south. A concrete walk leads to the front entry porch from the sidewalk. Johnson Annex, a small ca. 1917 "temporary" building, which has been upgraded many times, sits approximately 20' to the east. At the front (west), Cunningham Hall is set back approximately 56' from the main sidewalk along Stevens Way.

Around the perimeter of the building are a number of mature trees and bushes, which include heritage types: lilacs, a mock orange, a large laurel along the front facade, and three ornamental fruit trees in the south yard area. Historic photos confirm the presence of trees along the western edge of the site, and sometimes along the back side.

Access to the building is provided primarily via the paved walkway and stairs from the sidewalk along Stevens Way West to concrete steps that lead to the porch and exterior vestibule. Level access to a back door on the east facade is provided by a walkway at the northeast.

The Structure

Cunningham Hall is a two-story wood-frame structure with a hipped roof with its ridge line running north-south. The building footprint measures approximately 80' wide by 30' deep. Conventional platform-framed roof rafters, ceiling joists, and floor joists are supported by stud bearing walls, headers and posts. The second floor is supported by a combination of bearing walls, timber posts and beams. The structure is supported on native soils by concrete strip and pad footings, which replaced original posts. There is a crawlspace of up to 3' in height due to the slope of the grade along the perimeter walls from northeast to southwest.

Exterior Building Features

The building exterior is characterized by the symmetrical composition of the primary west facade, regular fenestration, and non-original wood cladding and trim. The central, covered entry porch consists of large wood-frame and clad piers flanking an arched opening. The north and south sides of the porch each have a large arched opening as well. Concrete steps with four risers provide access from the front walkway to the porch. An enclosed, two-story stair is located at the building's south end, where formerly there was a one-story porch with roof deck surrounded by a balustrade. Originally there was a similar porch at the north end, subsequently removed. On the back (east) side there is an exposed fireplace and chimney of buff colored brick.

Originally, the exterior was finished with stucco with neo-classical decorative detailing. The stucco was replaced with wood cladding sometime prior to WWII, according to architect Jane Hastings. The present cladding is painted clapboard with a narrow exposure and corner trim. Arched second-story windows are trimmed out to a rectangular shape, whereas originally there was stucco detailing above the arched openings. The wood cladding gives Cunningham Hall a relatively contemporary and residential quality, in contrast to the original decorated stucco, which was used throughout most of the AYP Exhibition. Flat soffits on the underside of the roof overhangs are finished with painted beadboard, and the hipped roof, originally finished with clay roofing tiles, has been reroofed with composition shingles.

The main entry features a contemporary style, double-leaf glazed wood "storefront" door, with a historic fanlight above. There are three other exterior doors – a back entry on the east side and exit doors on the north and south ends of the building. These doors are wood types with transom glazing. Presently there are 14 windows at the first floor and 19 at the second floor. First-story windows are paired casement windows with rectangular transom, while second-story windows are primarily paired casement windows with three-light arched transom. Original windows were also casement.

Plan and Interior Features

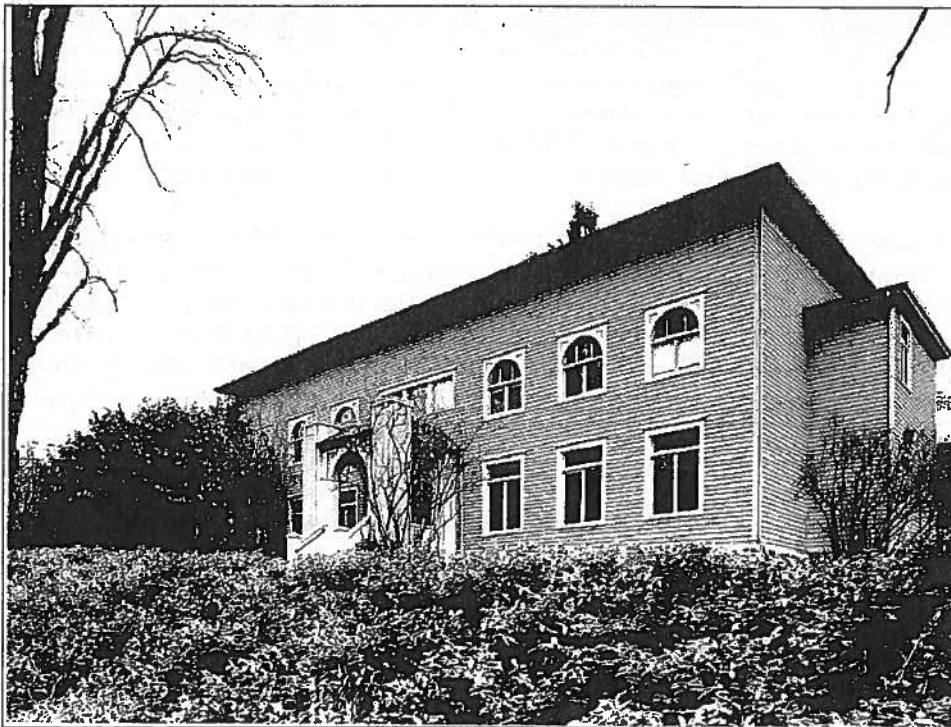
Historic photographs indicate original interior finishes. The first floor was a relatively large open space with a ceiling height of 12' and offset heavy timber posts and beams running east-west that established six 15'-wide bay spaces. An oversized fireplace was centrally located at the east wall. Stained wood panel wainscot, trim, and molding finished the space. The wood posts were detailed with wood paneling and brackets. At the second floor, the south end of the building was open and used for exhibit space. Stained wood flooring was used at first and second floors.

The present interior layout dates from a major remodel in 1980 - 1981. The first floor has been changed considerably, and the present layout features an open reception area immediately inside the entry. A double-loaded corridor serves offices, a restroom, and interior stairs and east door at the north end; and offices and a conference room at the south end. An enclosed fire exit stair is on the south end. The open reception and library area, as well as the south conference room at the first floor, retain the original ceiling heights and exposed timber beams. Other ceilings have been lowered and panel type fluorescent ceiling light fixtures added. Throughout the building, original stained framing and wainscot have been painted to match adjacent wall and ceiling surfaces.

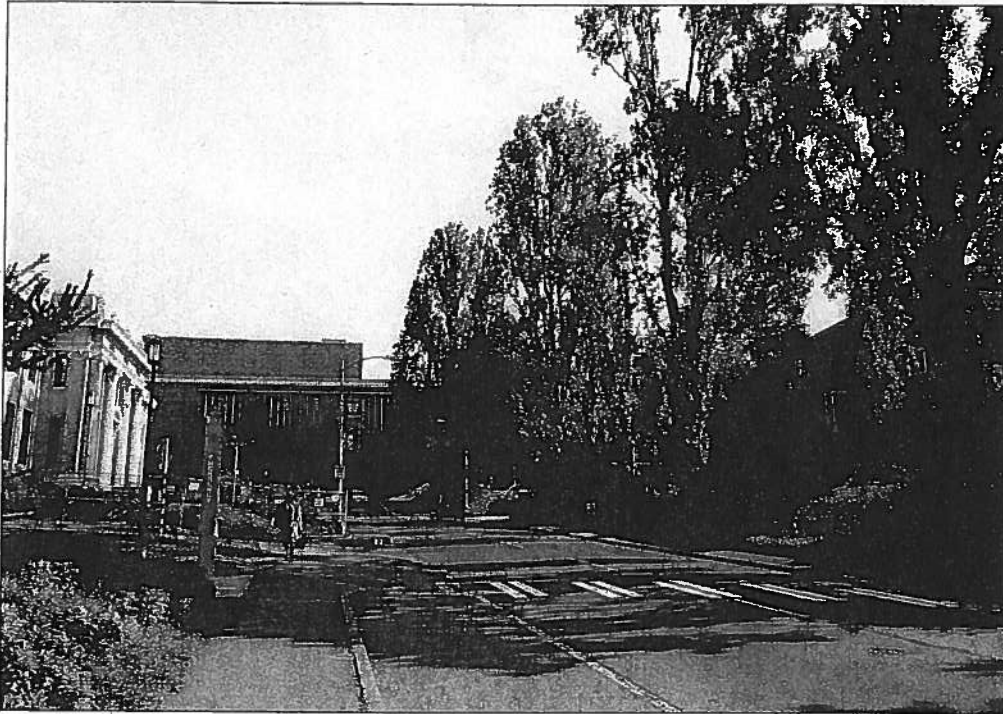
The second floor of the building also has been changed and currently contains a double-loaded corridor that links the two egress/exit stairs, and eleven small offices. The offices and corridor have flat, 8'-6" high ceilings. In some areas these replaced original vaulted ceilings.

Historic photographs indicate that the walls and ceiling were finished with painted plaster with stained wood panel-type wainscot, with stained fir flooring and baseboards. Current finishes include painted gypsum wallboard or plaster walls and ceilings, painted wood and resilient base, resilient flooring, and carpet. Interior doors are wood flush types with 5" flat stock wood casing. There is no wall trim with the exception of the remnants of wainscot in the library. Much of the electrical distribution is via surface-mounted conduits. Lighting is provided typically by ceiling-mounted, translucent panels with fluorescent lamps. Window treatment consists of mini-blinds.

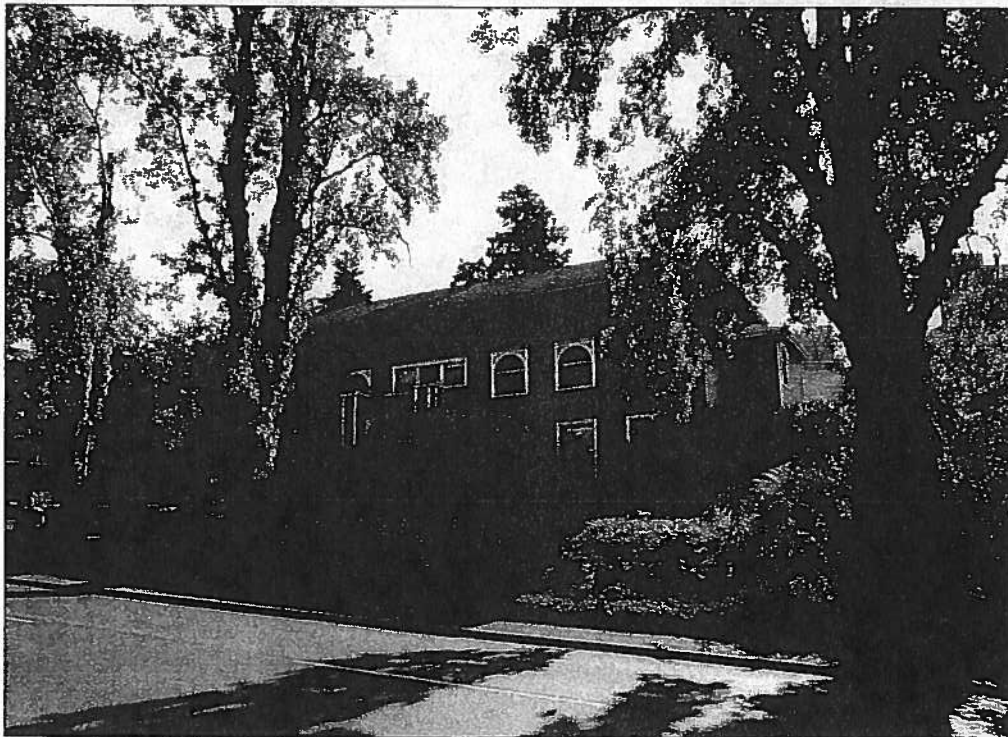
The University Women's Center presently occupies only the first floor of the building with a reception area, library, five offices, and a small conference room at the south end. The building directory identifies other occupants of offices on the second floor, which are unrelated to the Women's Center. They include the Honor Academy, UW Gear-Up Project, Phi Beta Kappa Undergraduate Honor Society, Rural Girls in Science, a faculty office for Applied Math, and part-time Visiting Faculty Housing Services. Room 208 is a small conference room.



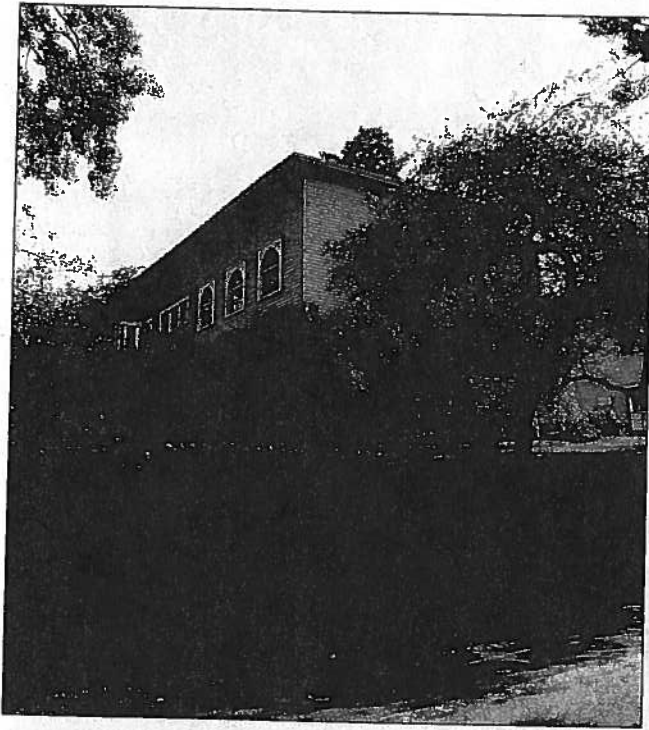
A view looking northeast at the building after the completion of the 1980 - 1981 remodel. (Courtesy of Virginia Tech University Libraries Special Collections: L. Jane Hastings Architectural Papers 1951-1998, in the International Archive of Women in Architecture.)



Contextual view looking north on Stevens Way West. Cunningham Hall is at the right, raised above the road on its site.



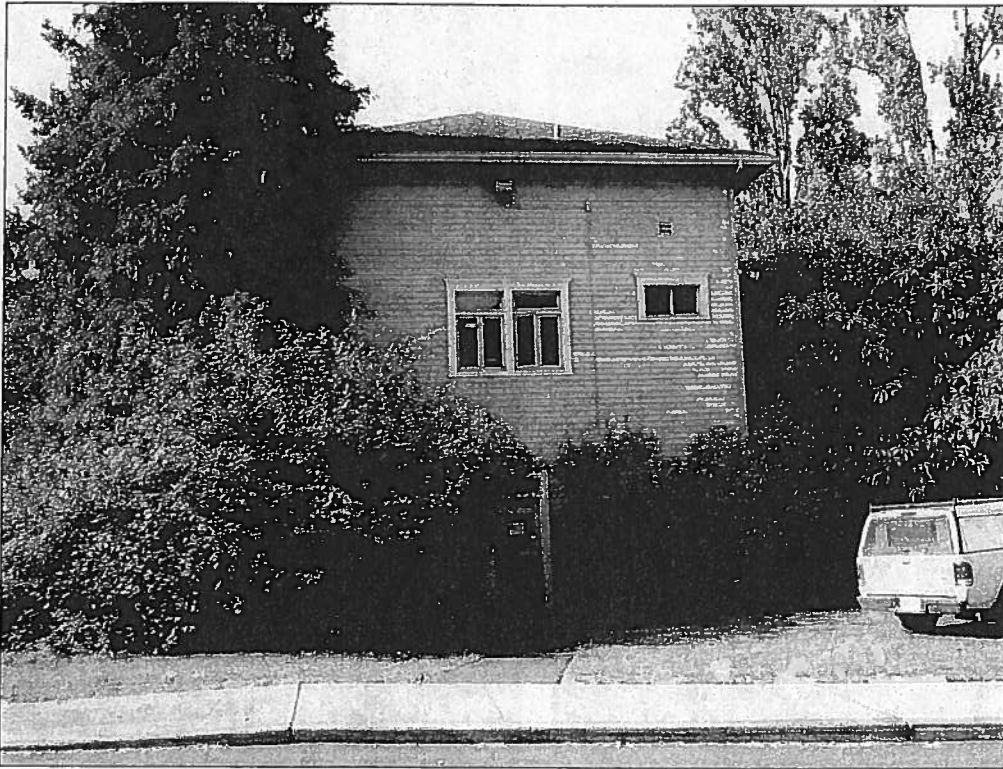
View looking northeast, showing the primary west facade of the building and landscaping on the site.



Left: View looking northeast, showing the retaining wall along the south end of the site, as well as portions of the west and south facades.

Below: Looking south along the east (back) facade.

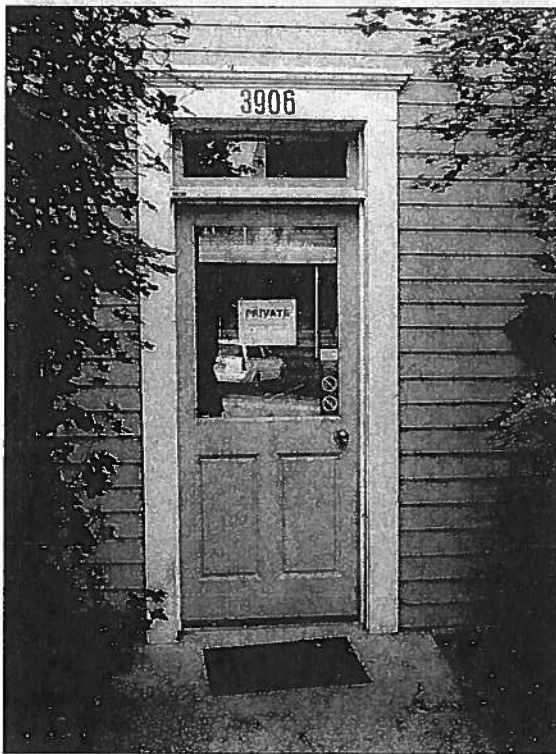
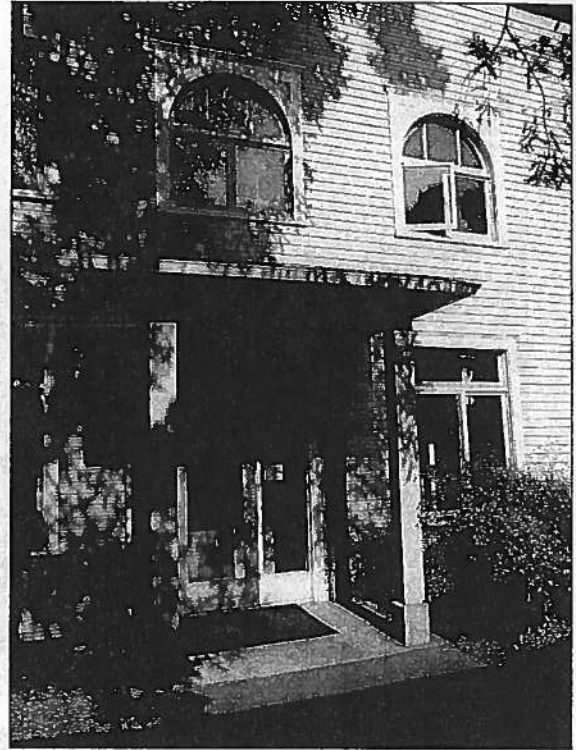




Above: View looking south at the north facade.



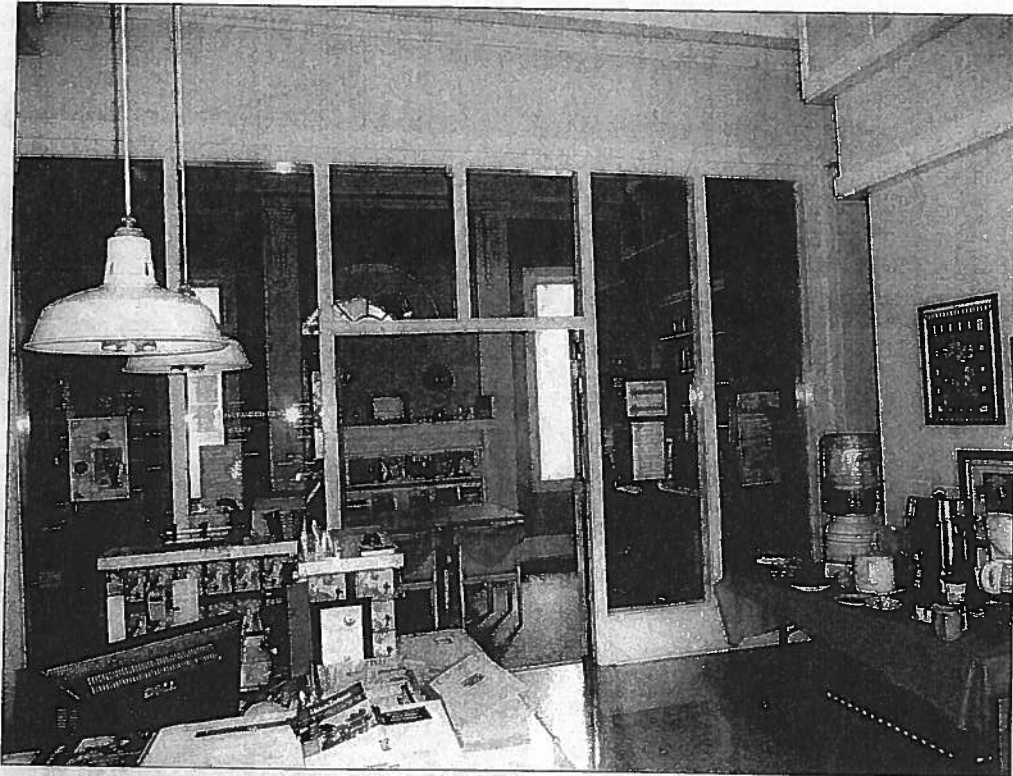
Left: View of the non-original enclosed stair at the south end of the building. Also note the non-original, rectangular trim that demphasizes the arched shape of the second-story windows.



Top left: Main entry porch and entrance, with contemporary doors and historic fanlight above.

Top right: Back door at east facade.

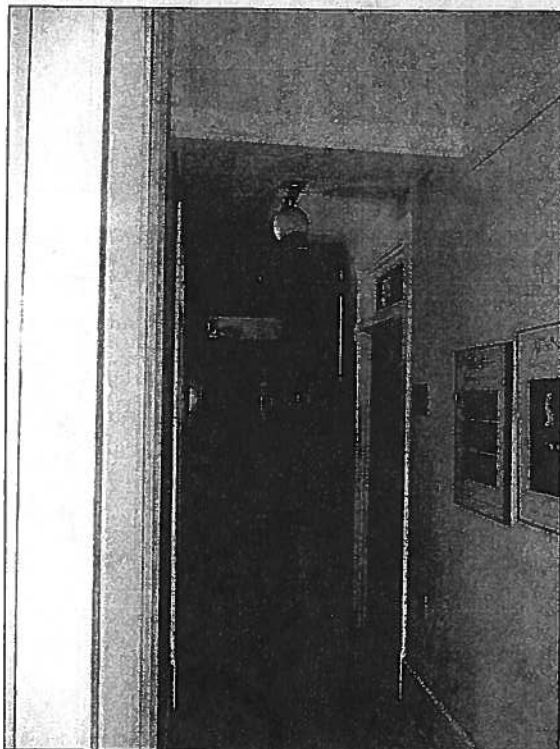
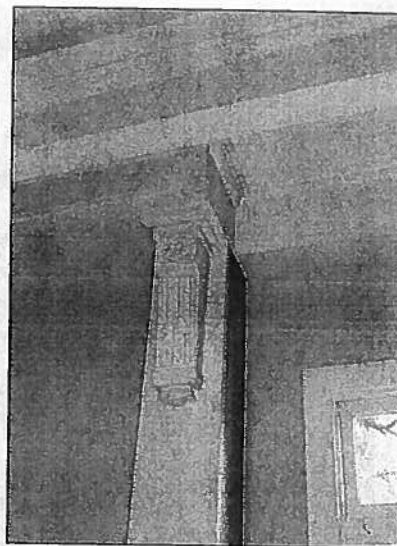
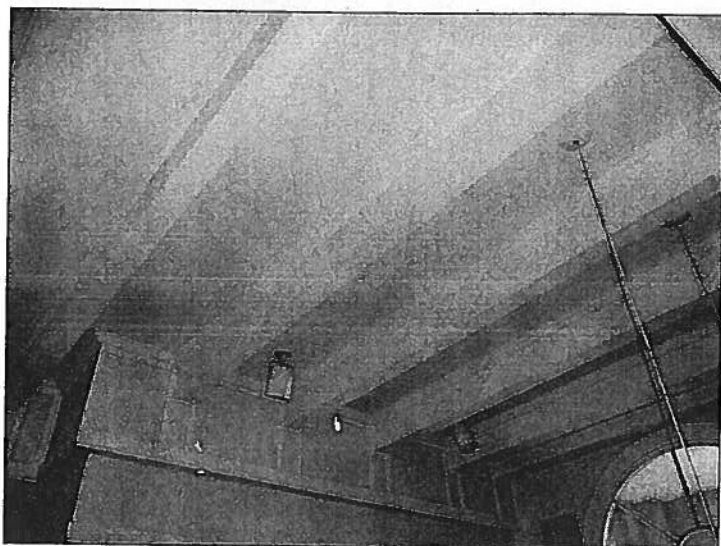
Bottom left: Door and transom at north facade.



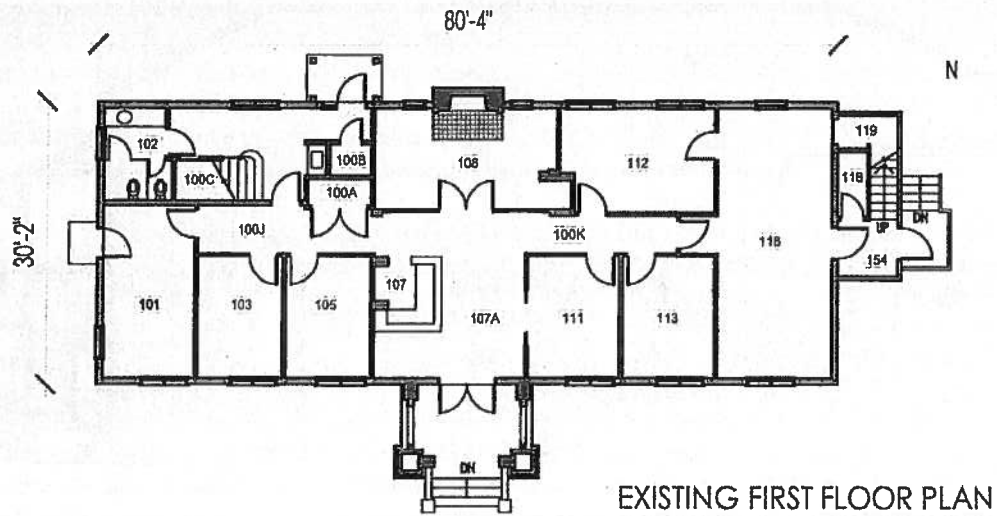
Above: Reception space just inside the main entry.



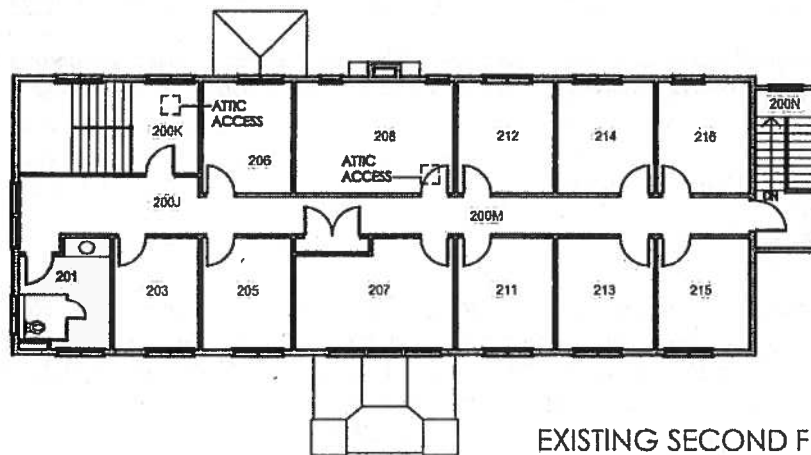
Left: Casework located in place of the original fireplace at the interior west wall in the Women's Center Library.



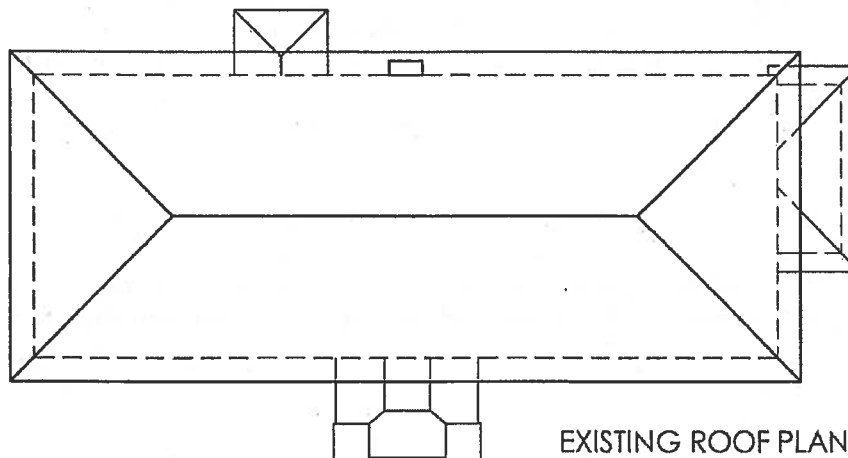
Top: Detail views of original wood beams, molding, paneling, and brackets, now painted.
Bottom: The double-loaded corridor at first floor (left) and second floor (right). Both feature lowered ceiling with fluorescent light panels.



EXISTING FIRST FLOOR PLAN

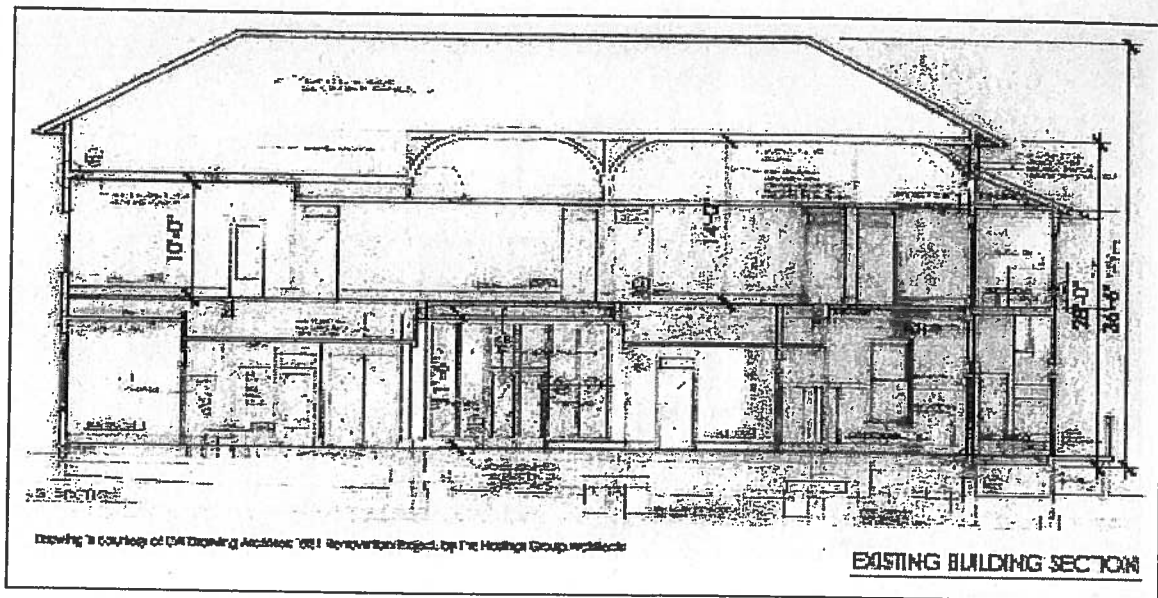


EXISTING SECOND FLOOR PLAN



EXISTING ROOF PLAN

Existing floor plans, not to scale. (BOLA Architecture + Planning, June 2008.)



The 1980 - 1981 remodel section drawing indicates some of the original ceiling heights and second-floor vaulted ceiling areas above the current lower ceilings. (Excerpt from a drawing by The Hastings Group.)

5. IMPACTS AND MITIGATION

The Proposed Project

The project will provide a new Institute for Molecular Engineering and Sciences in a two-phase development. Phase 1 includes two components in one structure – the construction of a new, 49,000 gross square foot (GSF) structure on Site 25C, currently occupied by Cunningham Hall and Johnson Annex; and simultaneous construction of 28,000 GSF of shell space. This will be followed by a future Phase 2, to provide an additional approximately 83,000 GSF.

The 2003 Seattle Campus Master Plan calls for conservation of significant buildings and plantings in the historic core. For the Central Campus, the Master Plan also calls for new "structures and open spaces [to] be complementary in scale and character with the Central Campus ...help define open spaces, views and circulation routes to enhance the campus environment [and]... maintain and protect the value of the University's significant [historical structures and open space]." Specific Master Plan comments relating to Site 25C note that development is to "[r]espect adjacency to Cunningham Hall" (p. 106).

The MEB "Predesign Report" of December 20, 2007 indicated that Phase 1 of the new MEB will be a four-story structure above grade, with an additional below grade level to house vibration-sensitive instrumentation. The building will contain flexible laboratory space and related office functions. The preferred option for the project calls for relocation of Cunningham Hall and demolition of the Johnson Hall Annex.

Recommended Mitigation

The proposed new MEB has a significant impact on Cunningham Hall, a recognized historic building on the UW campus. In the preferred option for the proposed project, the new building is located on the present site of Cunningham Hall. Because this proposal conflicts with the 2003 Seattle Campus Master Plan, the relocation of Cunningham Hall to a new site was required in the predesign report.

Moving a building is not a preferred preservation approach, but at times it may be the only alternative to demolition. Moving should be undertaken only as a last resort, as it "unavoidably destroys some of the historic fabric and lessens the historic integrity of the building" (Curtis, p. 2). Regardless of the sensitive selection of a new site for Cunningham Hall, moving the building will have a negative impact on its integrity. This is true both in a material sense and also in a contextual sense; the building will be disassociated from the AYP portion of campus if it is moved to another site.

To preserve the legacy of the AYP, additional measures are recommended to strengthen the tangible link between the building and the 1909 exposition. Restoration of original finishes and reopening some of the first floor interior spaces are two mitigation measures that should be considered as a way to renew the association between Cunningham Hall and the AYP.

Furthermore, an interpretive component should be considered for the project. The most accessible element may be a durable exterior display providing graphics and interpretive text about Cunningham Hall. Provision of the building's history on the UW history website, or on a public website such as HistoryLink.org, the online encyclopedia for Washington State history, will help educate visitors about the historical significance of the building and the 1909 exposition that facilitated establishment of the early campus.

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