

UNIVERSITY OF WASHINGTON POPULATION HEALTH FACILITY PROJECT

Final Supplemental Environmental Impact Statement



UNIVERSITY OF WASHINGTON

March 2017

FINAL

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT

for the

UNIVERSITY of WASHINGTON

**Population Health Facility
Project**

University of Washington

Capital Planning and Development Office

The Final Supplemental EIS (Final SEIS) for the University of Washington *Population Health Facility Project* has been prepared in compliance with the State Environmental Policy Act (SEPA) of 1971 (Chapter 43.21C, Revised Code of Washington); the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code); and rules adopted by the University of Washington implementing SEPA (478-324 WAC). Preparation of this Final SEIS is the responsibility of the University's Capital Planning and Development Office. The Capital Planning and Development Office and the University's SEPA Advisory Committee have determined that this document has been prepared in a responsible manner using appropriate methodology and they have directed the areas of research and analysis that were undertaken in preparation of this Final SEIS. This document is not an authorization for an action, nor does it constitute a decision or a recommendation for an action; in its final form, it will accompany the *Proposed Action* and will be considered in making the final decisions on the proposal.

Date of Draft SEIS Issuance December 12, 2016

Date of Final SEIS Issuance..... March 28, 2017

FACT SHEET

PROJECT TITLE	University of Washington Population Health Facility Project
PROPOSER/APPLICANT	University of Washington
LOCATION	<p>Three sites identified in the <i>2003 University of Washington Seattle Campus Master Plan EIS (CMP-Seattle 2003)</i> are analyzed as part of this SEIS: Site 37W, Site 22C, and Site 50S/51S.</p> <p><u>Site 37W</u> is located in the West Campus in an area bounded by NE 40th Street on the north, the Burke-Gilman Trail on the south, University Way NE on the east, and Brooklyn Avenue NE on the west. Site 37W currently contains: the University of Washington Purchasing and Accounting Building; University-owned buildings addressed as 3935, 3939, 3941 and 3947 University Way NE; the Instructional Center/Ethnic Cultural Theater; and, University parking lots W12 and W13.</p> <p><u>Site 22C</u> is located in Central Campus in an area bounded by NE Grant Lane on the north, Architecture and Guthrie Halls on the east, the Physics/Astronomy Building to the south, and 15th Avenue NE on the west. Site 22C currently contains Guthrie Annex Buildings 1, 2, 3 and 4, and University parking lot C8.</p> <p><u>Site 50S/51S</u> is located in the South Campus in an area bounded by NE Columbia Road and the Magnuson Health Sciences Center to the north, the Central Utility Plant Building to the east, the South Campus Center Building to the south, and San Juan Road NE and South Gatehouse to the west. Sites 50S and 51S contain the S1 parking structure and associated drive lanes.</p>
PROPOSED ACTION	The Proposed Action is site selection and development of a new Population Health Facility that meets the needs, goals and objectives of the University of Washington for the Population Health

Project, including the consolidation of currently dispersed Institute of Health Metrics and Evaluation (IHME), the Department of Global Health (DGH), and selected portions of the School of Public Health.

EIS ALTERNATIVES

For the purposes of environmental review, four alternatives are analyzed in this SEIS, including Alternative 1 – Development of the Population Health Facility Project on Site 37W; Alternative 2 – Development of the Population Health Facility Project on Site 22C (two design scenarios); Alternative 3 – Development of the Population Health Facility Project on Site 50S/51S (two design scenarios); and, the No Action Alternative.

Alternative 1 – Development of the Population Health Facility on Site 37W

Under Alternative 1, the proposed Population Health Facility Project would be located on Development Site 37W. Development of the project assumes the removal of all existing buildings on Site 37W; the existing approximately 250 faculty and staff would be relocated to a new facility on-campus consistent with existing University procedures. The assumed five-story with one below grade level Population Health Facility building would contain up to approximately 330,000 gross square feet of classrooms, research labs, communal spaces, offices, administrative areas, and student and faculty support space, which would support approximately 1,800 staff, faculty and students; 1,200 of which would be considered new population to the Seattle campus. The existing approximately 104 parking spaces associated with parking lots W12 and W13 would also be demolished with accommodation of new parking demand, and replacement of spaces removed, provided by capacity available in the University of Washington parking supply.

Alternative 2 - Development of the Population Health Facility on Site 22C

Under Alternative 2, the proposed Population Health Facility would be located on Development Site 22C. Given the design flexibility associated with the 105-foot maximum allowable height for Site 22C, two design scenarios are analyzed for Alternative 2.

Alternative 2 – Scenario 1, assumes development would include a five-story building (plus one below grade level) with an assumed height of 60 feet; the building would contain the same 330,000 gross square feet of building area and provide the same uses as under Alternative 1. Development of the project under Alternative 2 - Scenario 1 assumes the removal of all existing buildings on site 22C, with the existing approximately 120 faculty and staff relocated to a new facility on-campus consistent with University procedures. The approximately 15 parking spaces associated with parking lot C8 would also be demolished with accommodation of new parking demand, and replacement of spaces removed, provided by capacity available in the University of Washington parking supply.

Alternative 2 – Scenario 2, assumes development would reflect a taller building with smaller building footprint than under Alternative 2- Scenario 1. This scenario assumes an eight-story building (plus one below grade level) with a height of 95 feet; the building area, uses and building demolition would be the same as under Alternative 2 – Scenario 1. The existing approximately 15 parking spaces associated with parking lot C8 would be replaced on the site.

Alternative 3 – Development of the Population Health Facility on Site 50S/51S

Under Alternative 3, the proposed Population Health Facility would be located on Development Site 50S/51S. Given the substantial amount of parking provided on Site 50S/51S within the S1

parking structure, two design scenarios are analyzed under Alternative 3.

Under both Alternative 3 scenarios, a 330,000 gross square foot Population Health Facility building would be located in the eastern portion of the site (generally reflective of Site 51S), and would include four stories at a height of approximately 64 feet which would be below the 65 foot height limit; building uses would be the same as under Alternative 1) It is assumed that the entire S1 parking structure, which contains approximately 869 spaces, would be demolished, with two scenarios for replacement parking as described below.

Alternative 3 – Scenario 1 assumes replacement parking provided by a garage located in the western portion of the site (generally reflective of Site 50S). This five level above grade with two levels below grade structure would provide approximately 724 spaces, resulting in approximately 145 less spaces than the existing S1 structure. Accommodation of new parking demand, and replacement of the net spaces removed, would be provided by capacity available in the University of Washington parking supply.

Alternative 3 – Scenario 2 assumes replacement parking would be provided by a garage with three levels above grade and two levels below grade in the western portion of the site (reflective of Site 50S), as well as one below grade parking level under the entire site. Under this scenario approximately 917 spaces would be provided, resulting in a net increase of approximately 48 spaces on the site.

No Action Alternative

Under the No Action Alternative, the proposed consolidation of currently dispersed Institute of Health Metrics and Evaluation (IHME), the Department of Global Health (DGH), and selected portions of the School of Public Health would not

occur. The existing uses on the three sites would remain. The ability of the University of Washington to provide an institution-wide vision to address population health would be curtailed. This alternative would not meet the University's goals and objectives.

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PURPOSE OF THIS SEIS

This SEIS supplements the 2003 *University of Washington Master Plan-Seattle Campus EIS (CMP-Seattle 2003)*. This SEIS provides supplemental environmental analysis of environmental issues associated with the proposed *Population Health Facility Project* that were not analyzed in the *CMP-Seattle 2003 EIS*.

This SEIS is intended to address the potential for significant adverse environmental impacts that could occur as a result of the Proposed Action. The SEPA environmental review process is designed to be used along with other decision-making factors to provide a comprehensive review of the proposal (WAC 197-11-055). The purpose of SEPA is to ensure that environmental values are given appropriate deliberation, along with other considerations.

FINAL ACTION

The decision by the Board of Regents, after consideration of environmental impacts and mitigation, to select a site, approve the project, authorize a design-build contract.

PERMITS AND APPROVALS

Preliminary investigation indicates that the following permits and/or approvals could be required or requested for the Proposed Actions. Additional permits/approvals may be identified during the review process associated with specific development projects.

University of Washington

- Site Selection, Project Approval, and authorize a design-build contract.

Agencies with Jurisdiction

- ***State of Washington***
 - Dept. of Labor and Industries
 - Dept. of Ecology, Construction Stormwater General Permit
- ***City of Seattle***
 - Master Use Permit
 - Grading Permit
 - Shoring Permit
 - Building Permits
 - Electrical Permits
 - Mechanical Permits
 - Occupancy Permits
 - Comprehensive Drainage Control Plain, Inspection and Maintenance Schedule
 - Construction Stormwater Control Plan Approvals
- ***Seattle-King County Department of Health***
 - Plumbing Permits
- ***Puget Sound Clean Air Agency***
 - Demolition and Asbestos Notification

**SEIS AUTHORS AND
PRINCIPAL CONTRIBUTORS**

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**PREVIOUS ENVIRONMENTAL
DOCUMENTS**

Per WAC 191-11-635, this SEIS incorporates by reference the following environmental document:

- University of Washington Master Plan-
Seattle Campus EIS (2003)

**LOCATION OF BACKGROUND
INFORMATION**

Background material and supporting documents are located at the office of:

**University of Washington
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**DATE OF FINAL SEIS
ISSUANCE**

March 28, 2017

AVAILABILITY OF THE DRAFT AND FINAL SEIS

This Draft and Final SEIS have been distributed to agencies, organizations and individuals noted on the Distribution List contained in **Appendix A** to this document. Copies of the Draft and Final SEIS are also available for review at University Capital Planning & Development (University Facilities Building), on the University's Online Public Information Center (<http://cpd.uw.edu/projects/sepa>), and at the following University and Seattle Public Libraries:

University of Washington

- Suzzallo Library
- Architecture and Urban Planning (Gould Hall)
- Health Sciences

Seattle Public Libraries

- Downtown Central Library (1000 Fourth Avenue)
- University District Branch (5009 Roosevelt Way NE)
- Montlake Branch (2300 24th Avenue E)

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Summary

CHAPTER 1

SUMMARY

1.1 INTRODUCTION

This chapter provides a summary of the environmental analysis conducted for the Supplemental Environmental Impact Statement (SEIS) for the University of Washington *Population Health Facility Project*. The Fact Sheet briefly describes the SEIS Alternatives. **Chapter 1** contains a comprehensive overview of environmental impacts identified for the SEIS Alternatives. Please see **Chapter 2** of this Final SEIS for a more detailed description of the Proposed Action and alternatives and **Chapter 3** for an updated description of the affected environment, environmental impacts, mitigation measures, and significant unavoidable adverse impacts associated with historic and cultural resources.

1.2 IMPACTS, MITIGATION MEASURES AND SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

The following highlights the impacts, mitigation measures, and significant unavoidable adverse impacts that would potentially result from the alternatives analyzed in the Draft SEIS along with additional information provided for this Final SEIS. **Table 1-1** provides a summary of the potential impacts that would be anticipated under the SEIS Alternatives. This summary is not intended to be a substitute for the complete discussion of each element that is contained in **Chapter 3** of the Draft SEIS and **Chapter 3** of this Final SEIS. Information added subsequent to issuance of the Draft SEIS is shaded to ease identification of the added information.

**Table 1-1
IMPACT SUMMARY MATRIX**

Alternative 1 Site 37W	Alternative 2 – Site 22C		Alternative 3 – Site 50S/51S		No Action Alternative
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
<u>Land Use</u>					
<ul style="list-style-type: none">No significant land use impacts are anticipated.					<ul style="list-style-type: none">No new development would occur on the alternative sites.
<u>Aesthetics</u>					
<ul style="list-style-type: none">The existing visual character of the site would change as addressed in the 2003 CMP EIS. No significant impacts are anticipated.					<ul style="list-style-type: none">Existing visual character of the sites would remain.
<u>Historic/Cultural Resources</u>					
<i>Historic Resources:</i> <ul style="list-style-type: none">Two of the six buildings¹ are considered NRHP Eligible. Mitigation measures would include DAHP Level II recordation reflecting in-depth history and archival-quality images and maps.	<ul style="list-style-type: none">One of the four buildings² is considered NRHP Eligible. Mitigation measures would include DAHP Level II recordation reflecting in-depth history and archival-quality images and maps	<ul style="list-style-type: none">Same as Alternative 2 - Scenario 1	<ul style="list-style-type: none">The S1 parking structure is not considered NRHP Eligible.	<ul style="list-style-type: none">Same as Alternative 3 - Scenario 1	<ul style="list-style-type: none">No demolition of any buildings anticipated.

¹ Site 37W buildings recommended NRHP Eligible include 3935 University Way NE building and Instructional Center/Ethnic Cultural Center building.

² Guthrie Annex 4 on Site 22C is recommended NRHP Eligible.

Alternative 1 Site 37W	Alternative 2 – Site 22C		Alternative 3 – Site 50S/51S		No Action Alternative
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
<ul style="list-style-type: none"> Site vicinity Ye Collage Inn (listed on NRHP) would not be significantly impacted. 	<ul style="list-style-type: none"> Site vicinity Architecture Hall (Eligible for NRHP listing) would not be significantly impacted. 	<ul style="list-style-type: none"> Same as Alternative 2 - Scenario 1 	<ul style="list-style-type: none"> Site vicinity Harris Hydraulics Lab, Oceanography Teaching, and Portage Bay buildings (Eligible for NRHP listing) would not be significantly impacted. 	<ul style="list-style-type: none"> Same as Alternative 3 - Scenario 1 	<ul style="list-style-type: none"> No development or potential to impact surrounding buildings anticipated.
<u>Cultural Resources:</u> <ul style="list-style-type: none"> Three recorded archaeological sites in vicinity of Site 37W. 	<ul style="list-style-type: none"> Five recorded archaeological sites in vicinity of Site 22C. 	<ul style="list-style-type: none"> Same as Alternative 2 - Scenario 1 	<ul style="list-style-type: none"> Five recorded archaeological sites in vicinity of Site 50s/51S. 	Same as Alternative 3 - Scenario 1	<ul style="list-style-type: none"> Same as Alternative 1, 2 and 3.
<ul style="list-style-type: none"> Site 37W has low to medium potential to encounter cultural resources. 	<ul style="list-style-type: none"> Site 22C has low to medium potential to encounter cultural resources. 	<ul style="list-style-type: none"> Same as Alternative 2 - Scenario 1 	<ul style="list-style-type: none"> Site 50S/51S has moderate potential to encounter cultural resources. 	<ul style="list-style-type: none"> Same as Alternative 3 - Scenario 1 	<ul style="list-style-type: none"> No development or potential to impact cultural resources anticipated.
<u>Construction</u>					
<ul style="list-style-type: none"> Minor, short-term/temporary air, noise and vibration impacts could occur during construction. See Chapter 3 for details of preventative and minimization measures. 					<ul style="list-style-type: none"> No demolition or construction would occur on the alternative sites.
<ul style="list-style-type: none"> 154 existing trees would be removed, including 36 Exceptional trees. 	<ul style="list-style-type: none"> 123 existing trees would be removed, including 13 Exceptional trees. 	<ul style="list-style-type: none"> 123 existing trees would be removed, including 13 Exceptional trees. 	<ul style="list-style-type: none"> 59 existing trees would be removed, including 3 Exceptional trees. 	<ul style="list-style-type: none"> 59 existing trees would be removed, including 3 Exceptional trees. 	<ul style="list-style-type: none"> The existing trees would remain on the alternative sites.
<ul style="list-style-type: none"> Removal of W12 and W13 parking lots would result in the 	<ul style="list-style-type: none"> Removal of the C8 parking lot would result in the loss of 	<ul style="list-style-type: none"> The 15 spaces in Parking lot C8 would be 	<ul style="list-style-type: none"> Removal of the S1 parking garage and approximately 869 	<ul style="list-style-type: none"> Removal of the S1 parking garage and approximately 869 	<ul style="list-style-type: none"> The existing parking areas would remain

Alternative 1 Site 37W	Alternative 2 – Site 22C		Alternative 3 – Site 50S/51S		No Action Alternative
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	
loss of approximately 104 parking spaces.	approximately 15 parking spaces. No replacement parking would be provided.	removed. Approximately 15 spaces would be provided as part of the lower level of the new building.	parking spaces. A new garage would be constructed onsite with approximately 724 parking spaces.	parking spaces. A new garage would be constructed onsite with approximately 917 parking spaces.	on the alternative sites.

1.3 SUMMARY OF MITIGATION MEASURES AND SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

Land Use

Mitigation Measures

Measures Applicable for All Alternatives

- Development of the Population Health Facility would be consistent with applicable provisions of the *CMP-Seattle 2003*.
- Architectural design features would be incorporated into the design of the Population Health Facility to ensure that the development is compatible with surrounding uses.
- Measures would be implemented during the construction process to minimize temporary impacts to surrounding land uses (see Section 3.4, **Construction**, for further details on specific construction-related measures).

Significant Unavoidable Adverse Impacts

No significant unavoidable adverse land use impacts would be anticipated under the EIS Alternatives.

Aesthetics

Mitigation Measures

Measures Applicable for All Alternatives

- Development of the Population Health Facility would be consistent with applicable provisions of the *CMP-Seattle 2003*.
- Architectural design features would be incorporated into the design of the Population Health Facility to ensure that the development is compatible with existing surrounding uses.
- Landscaping would be included as part of the development of Population Health Facility to provide a buffer between the building and surrounding uses and enhance the visual appeal of the site.

Significant Unavoidable Adverse Impacts

No significant unavoidable adverse aesthetic impacts would be anticipated under the EIS Alternatives.

Historic/Cultural Resources

Mitigation Measures

Cultural Measures Applicable for All Alternatives

- An inadvertent discovery plan would be included as part of the construction process for the Population Health Facility. The inadvertent discovery plan would indicate that in the event that archaeological deposits are inadvertently discovered during construction, ground-disturbing activities should be halted immediately, and the University of Washington should be notified. The University of Washington would then contact DAHP and the interested Tribes, as appropriate.
- If ground-disturbing activities encounter human skeletal remains during the course of construction, then all activity that may cause further disturbance to those remains must cease, and the area of the find would be secured and protected from further disturbance. In addition, the finding of human skeletal remains would be reported to the county coroner and local law enforcement in the most expeditious manner possible. The remains should not be touched, moved, or further disturbed. The county coroner would assume jurisdiction over the human skeletal remains, and make a determination of whether those remains are forensic or non-forensic. If the county coroner determines the remains are non-forensic, they would report that finding to DAHP. DAHP would then take jurisdiction over those remains and report them to the appropriate cemeteries and affected tribes. The State Physical Anthropologist would make a determination of whether the remains are Indian or non-Indian, and report that finding to any appropriate cemeteries and the affected tribes. DAHP would then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

Cultural Measures Applicable for Alternative 1 (Site 37W) and Alternative 2 (Site 22C)

- Upon concurrence of the inadvertent discovery plan by DAHP and interested tribes, the University of Washington will provide for a professional archaeological monitor to conduct an orientation and training for construction crews prior to the commencement of construction.

Cultural Measures Applicable for Alternative 3 (Site 50S/51S)

- Because intact deposits may be found during deeper excavations on Site 50S/51S, monitoring would be undertaken below the depth of fill or in undisturbed soil. Locations where monitoring would take place would be determined once geotechnical testing has been conducted, the design of the building has been determined, and the depth of excavation is known. Archaeological monitoring work would proceed under the guidance of an Archaeological Monitoring Plan.

Historic Measures Applicable for Alternative 1 (Site 37W) and Alternative 2 (Site 22C)

- In the event that potentially NRHP-eligible buildings are removed from Site 37W (3935 University Way NE Building and the Instructional Center/Ethnic Cultural Theater addressed as 3940 University Way NE) or Site 22C (Guthrie Annex 3), DAHP Level II recordation would be provided, which consists of a report including an in-depth history of the building and archival-quality contemporary and historic images and maps, which can be shared with local libraries, archives, and historical societies.

Significant Unavoidable Adverse Impacts

Under Alternative 1 (Site 37W), the 3935 University Way NE Building and Instructional Center/Ethnic Cultural Theater (3940 University Way NE) are assumed to be demolished and the historic features associated with the buildings would no longer be on Site 37W, which would result in an adverse impact. Under Alternative 2 (Site 22C), Guthrie Annex 3 is assumed to be demolished from Site 22C, which would also result in an adverse impact. No historic eligible buildings are located on the Alternative 3 site (Site 50S/51S) and no adverse impacts would be anticipated. With the implementation of the identified mitigation measures, significant historic resource impacts would not be anticipated.

With implementation of the identified mitigation measures, significant impacts to cultural resources would not be anticipated under the SEIS Alternatives.

Construction

Mitigation Measures

Air Quality Measures Applicable for All Alternatives

Because of the proximity of residential, academic (classrooms), hospital, child care and other uses near the sites, the University agrees that the mitigation of construction-related air quality impacts is important and are committed to the measures listed below.

- Site development would adhere to the Puget Sound Clean Air Agency (PSCAA) regulations regarding demolition activity and fugitive dust emissions, including: wetting of exposed soils, covering or wetting of transported earth materials, washing of truck tires and undercarriages prior to travel on public streets, and prompt cleanup of any materials tracked or spilled onto public streets.
- The University and project contractor would coordinate to temporarily duct and protect air intakes of adjacent buildings to minimize the potential for the intake of fugitive dust and exhaust fumes, as necessary.

GHG Emission Measures Applicable for All Alternatives

- Continued implementation of the University's Transportation Management Plan (TMP) would reduce vehicle trips to the campus (including the from the Population Health Facility EIS Alternative sites), thereby reducing GHG emissions. Implementation of a Construction Management Plan would also help to control transportation issues during construction and could reduce construction-related GHG emissions.

Noise Measures Applicable for All Alternatives

Because of the proximity of residential, academic (classrooms), hospital, child care and other University uses near the sites, the University agrees that the mitigation of construction-related noise impacts is important and are committed to the measures listed below.

- Low noise portable air compressors would be used where feasible.
- Nighttime activities would not exceed allowable noise levels.
- Construction activities and the use of noise impact-type equipment, such as pavement breakers, pile drivers, jackhammers, sand blasting tools, and other impulse noise sources would comply with City of Seattle construction noise regulations (SMC 25.08). General construction activities could occur between 7 AM and 10 PM on weekdays or between 9 AM and 10 PM on weekends. Impact construction activities (i.e. pile drivers, jackhammers, etc.) could occur between 8 AM and 5 PM on weekdays or between 9 AM and 5 PM on weekends.
- Placement of materials and backing up of trucks, would be accomplished without warning beepers (with flagger walking behind vehicle, or with alternate white noise backup warning systems).
- Loud talking, music, or other miscellaneous noise-related activities would be limited.
- Construction noise would be reduced with properly sized and maintained mufflers, engine intake silencers, engine enclosures, and turning-off idling equipment.

- Truck haul routes would be jointly developed by the UW, Seattle Department of Transportation (SDOT) and Department of Construction and Inspections (DCI) and approved by SDOT.

Tree Measures Applicable for All Alternatives

- Tree removal and replacement would be intended to meet or exceed the City of Seattle's tree replacement requirements and be in accordance with the University's Tree Management Plan.
- Tree replacement on the site would be designed to meet or exceed the University of Washington requirement to provide tree replacement at a 1:1 ratio.

Transportation/Parking Measures Applicable for All Alternatives

- Construction activities would occur in compliance with applicable University of Washington and City of Seattle regulations and would include the preparation of a Construction Management Plan to control and minimize potential construction-related transportation issues.
- Bicycle parking would be provided on the SEIS Alternative sites with the specific amount and location determined during the project design phase.

Other Construction Measures Applicable for All Alternatives

- In the event that groundwater is encountered on the SEIS Alternative sites, temporary construction dewatering measures would be provided. Such measures could include vacuum dewatering points, deep wells or other measures as identified by a geotechnical engineer.

Vibration Measures Applicable for Alternative 2 (22C) and Alternative 3 (50S/51S)

- To the extent feasible, construction activities would utilize practices that would minimize vibration, such as the use of sawcutting for concrete removal in lieu of using impact tools.
- Orientation would be provided for all construction workers to inform them of the importance of minimizing impacts to adjacent buildings, including vibration.
- Advanced notification could be provided to surrounding buildings and uses to inform them of construction activities that would cause vibration (e.g., drilling of soldier piles). Early notification would allow surrounding uses to prepare in advance of potential vibration activities.

Significant Unavoidable Adverse Impacts

Construction of the Population Health Facility Project under Alternatives 1 through 3 would result in some construction-related air quality, GHG emissions, noise, vibration, tree and transportation/parking impacts that would be unavoidable with the project. However, with the implementation of proposed mitigation measures, construction activities would not be anticipated to result in significant impacts to surrounding uses.

Description of Proposed Action and Alternatives

CHAPTER 2

INTRODUCTION AND DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES

This chapter of the Final Supplemental Environment Impact Statement (SEIS) provides a discussion on the intent of the proposed Population Health Facility Project. This chapter also provides information on the three sites under consideration for the Population Health Facility identified in the 2003 University of Washington Seattle Campus Master Plan (*CMP-Seattle 2003*): 1) Site 37W in the West Campus; 2) Site 22C in the Central Campus; and, 3) Sites 50S and 51S in the South Campus (see **Figure 2-1** for a vicinity map and **Figure 2-2** for a campus map). A detailed description of the affected environment, environmental impacts, mitigation measures and significant unavoidable adverse impacts is provided in **Chapter 3** of the Draft SEIS. Information added subsequent to issuance of the Draft SEIS is shaded to ease identification of the added information.

2.1 PROJECT SUMMARY

The University of Washington is poised to accelerate the world's progress in meeting the global health challenges and the multifaceted environmental, social and economic forces that contribute to it by leveraging the strengths of the Institute for Health Metrics and Evaluation (IME), the Department of Global Health (DGH), and selected portions of the School of Public Health (SPH) to provide an institution-wide vision to address Population Health.

The faculty, staff and students working in the interrelated areas of health metrics, global health, public health and medicine are currently spread across the city of Seattle in multiple locations. They are separated from each other, from University of Washington students, and from the important research and teaching at University of Washington Medical Center and Health Sciences. There is extensive evidence on the positive impact of geographic proximity on collaboration and organizational effectiveness, and this evidence supports co-locating related specialties, and improving the student experience by granting students access to multiple types of training opportunities largely within one location.

Accordingly, the University of Washington is proposing to design and construct a Population Health Facility intended to house the IHME, the DGH and selected portions of the SPH in close proximity to University of Washington Medical Center, the University of Washington Health Sciences Complex and the core of campus. The project is in the early planning stages, but it is currently estimated that the Population Health Facility would contain up to 330,000 square feet of building area.

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Source: Sasaki Associates, Inc. and Bing Maps, 2016.

Figure 2-1
Vicinity Map

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Source: University of Washington, 2015.

Figure 2-2
Campus Map

The three sites under consideration for the Population Health Facility are identified in the *CMP-Seattle 2003* as Development Site 37W (Alternative 1), Development Site 22C (Alternative 2), and Development Sites 50S and 51S (Alternative 3), as described below (see **Figure 2-3**).

- **Alternative 1 – Site 37W** – Located in the West Campus in an area bounded by NE 40th Street on the north, the Burke-Gilman Trail on the south, University Way NE on the east, and Brooklyn Avenue NE on the west. Site 37W currently contains: the University of Washington Purchasing and Accounting Building; University-owned buildings addressed as 3935, 3939, 3941 and 3947 University Way NE; the Instructional Center/Ethnic Cultural Theater; and, University parking lots W12 and W13.
- **Alternative 2 – Site 22C** – Located in Central Campus in an area bounded by NE Grant Lane on the north, Architecture and Guthrie Halls on the east, the Physics/Astronomy Building to the south, and 15th Avenue NE on the west. Site 22C currently contains Guthrie Annex Buildings 1, 2, 3 and 4, and University parking lot C8.
- **Alternative 3 – Sites 50S and 51S** – Located in the South Campus in an area bounded by NE Columbia Road and the Magnuson Health Sciences Center to the north, the Central Utility Plant Building to the east, the South Campus Center Building to the south, and San Juan Road NE and South Gatehouse to the west. Sites 50S and 51S contain the S1 parking structure and associated drive lanes.

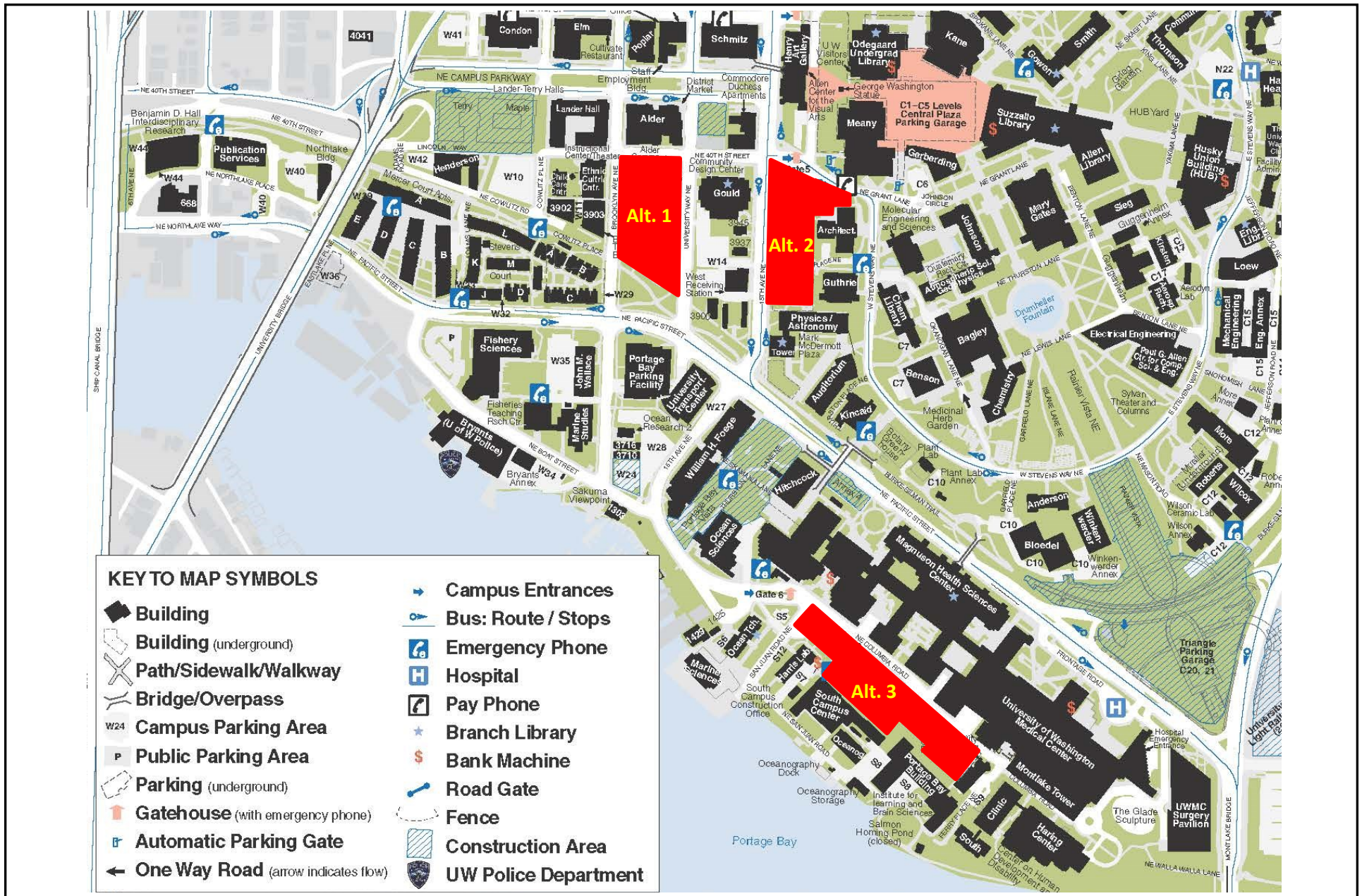
2.2 BACKGROUND

University of Washington Campus

2003 Campus Master Plan

The University of Washington was founded in 1861 as a public research and education institution and currently has campuses in Seattle, Tacoma, and Bothell, as well as research stations across the state. The University of Washington conducts master planning to guide future development on all campuses. In January 2003, the University of Washington adopted the *Seattle Campus Master Plan (CMP-Seattle 2003)*, a conceptual plan for the Seattle Campus that establishes guidelines and policies for up to approximately three million square feet of building area for academic, housing, research, education and support uses. This plan was approved by the University of Washington Board of Regents, and the

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Source: University of Washington, 2015.

Figure 2-3
Alternative Site Map

City of Seattle. All new development on the University of Washington Seattle Campus considers the guidelines and requirements that are identified in the *CMP-Seattle 2003*¹.

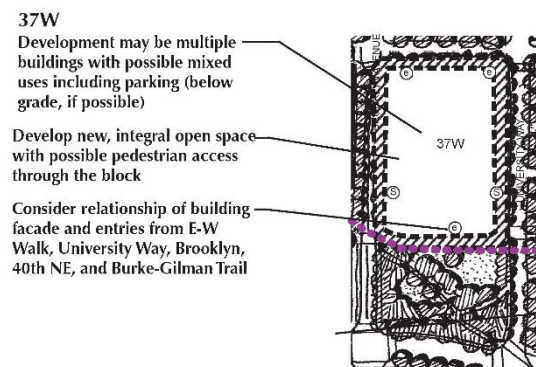
For planning purposes, the *CMP-Seattle 2003* divided the Seattle Campus into four different areas, including the Central, West, South, and East sectors. Each area is characterized by varying structures and uses, and each area follows a list of objectives that represent ideas for future development. As indicated above, the sites are located in the West, Central and South campus sectors

The *CMP-Seattle 2003* contains guidelines for the development of the campus sectors, as well as guidelines for specific individual development sites on campus. The following provides a discussion of the *CMP-Seattle 2003* objectives for the alternative sites identified for the applicable campus sectors, and for the individual Development Sites.

Alternative 1 – Site 37W CMP-Seattle 2003 Objectives

The Alternative 1 site is located in the West Campus on Development Site 37W. Specific objectives for the West Campus sector identified in the *CMP-Seattle 2003* include the following:

- *Create new facilities that better define the form of West Campus, utilizing the grid of existing streets as the structure for buildings and open space;*
- *Create a mix of uses that best serve the needs of the University and the surrounding community;*
- *Make better use of Campus Parkway area by improving traffic and circulation, the quality of open space, and the image of the community and the University;*
- *Strengthen connections to the Central and South Campus;*
- *Create more inviting campus edges and entrances;*



¹ The University of Washington is currently conducting planning and SEPA environmental review for the 2018 Seattle Campus Master Plan, which is intended to guide development on the Seattle Campus, replace the *CMP-Seattle 2003* and extend the continuity of planning developed over the last century.

- *Transform surface parking into structured parking;*
- *Improve pedestrian and bicycle facilities and connections; and,*
- *Contribute to the achievement of the University Community Urban Center Plan where appropriate.*

The *CMP-Seattle 2003* identifies Development Site 37W as a potential site for academic, transportation or mixed-use, with approximately 309,000 square feet of potential building development and a maximum allowable building height of 65 feet (approximately 5 stories). The potential for the demolition of up to 63,507 square feet of existing building area (Purchasing and Accounting Building, four buildings on University Way NE, and the Instructional Center/ Ethnic Cultural Theater) is also identified for the site.

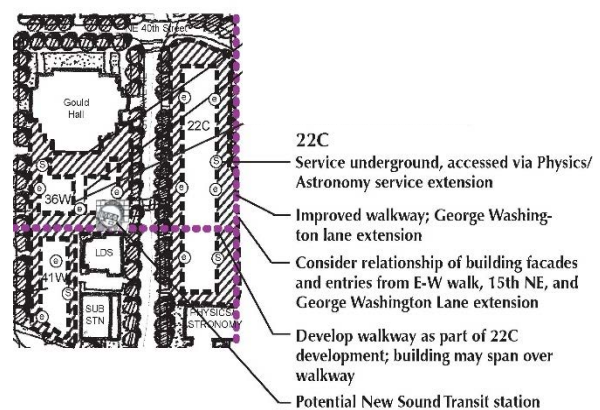
Specific *CMP-Seattle 2003* policies and guidelines that relate to Development Site 37W include:

- *Development may be multiple buildings with possible mixed uses including parking (below grade, if possible);*
- *Develop new, integral open space with possible pedestrian access through the block; and,*
- *Consider relationship of building façade and entries from E-W Walk², University Way, Brooklyn, 40th NE, and Burke-Gilman Trail.*

Alternative 2 – Site 22C CMP-Seattle 2003 Objectives

The Alternative 2 site is located in the Central Campus on Development Site 22C, within the Surrounding Central Perimeter area outside of the Original Core. Specific *CMP-Seattle 2003* objectives for the Surrounding Central Campus Perimeter sector include the following:

- *Preserve and enhance important open spaces;*



² E-W Walk is identified in the *CMP-Seattle 2003* as a major pedestrian pathway and bicycle route that follows along NE 40th Street and NE Grant Lane.

- *Use new development to strengthen campus form by clearly defining open spaces and circulation routes;*
- *Improve connections to University-related uses north of 45th, west of 15th, south across Pacific, and east across Montlake Boulevard;*
- *Create well-designed connections between the University and the larger community; and,*
- *Create more inviting campus edges and entrances.*

The *CMP-Seattle 2003* identifies Development Site 22C as a potential site for academic uses, with approximately 292,000 square feet of potential building development and a maximum allowable building height of 105 feet (approximately eight stories). The potential for the demolition of up to approximately 22,736 square feet of existing building area (Guthrie Annex buildings) is also identified for the site.

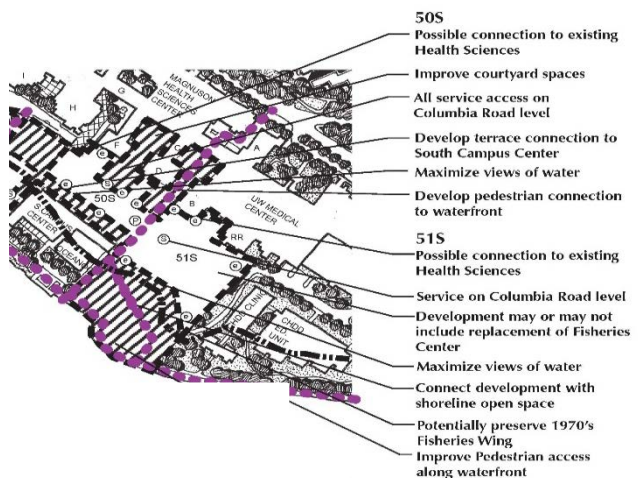
Specific *CMP-Seattle 2003* policies and guidelines that relate to Development Site 22C include the following:

- *Service underground, accessed via Physics/Astronomy service extension;*
- *Improved walkway – George Washington Lane extension;*
- *Consider relationship of building facades and entries from E-W walk, 15th Avenue NE, and George Washington Lane extension; and,*
- *Develop walkway as part of 22C development – building may span over walkway.*

Alternative 3 – Sites 50S and 51S CMP-Seattle 2003 Objectives

The Alternative 3 site is located in the South Campus on Development Sites 50S and 51S. Specific *CMP-Seattle 2003* objectives for the South Campus sector include the following:

- *Take advantage of the shoreline and views to the water;*
- *Improve pedestrian routes along the water;*



- *Provide better connections between the South and Central Campuses over NE Pacific;*
- *Protect the views from Rainier Vista;*
- *Create additional open space;*
- *Accommodate pedestrian traffic between the potential new Sound Transit Station and the Central and South Campuses; and,*
- *Improve pedestrian access through the Medical Center and Health Sciences complex to the water when consistent with security and safety of patients, students, faculty and staff.*

The *CMP-Seattle 2003* identifies Development Site 50S as a potential site for academic and transportation use, with approximately 165,000 square feet of potential building development and a maximum allowable building height of 65 feet (approximately 5 stories). The *CMP-Seattle 2003* does not identify any potential demolition for Site 50S.

Specific *CMP-Seattle 2003* policies and guidelines that relate to Development Site 50S include:

- *Possible connection to existing Health Sciences;*
- *Improve courtyards;*
- *All service access on Columbia Road level;*
- *Develop terrace connection to South Campus Center;*
- *Maximize views of water; and,*
- *Develop pedestrian connection to waterfront.*

The *CMP-Seattle 2003* identifies Development Site 51S as a potential site for academic and transportation use, with approximately 150,000 square feet of potential building development and a maximum allowable building height of 65 feet (approximately 5 stories). The potential for the demolition of up to 99,870 square feet of existing building area (S1 parking structure³) is also identified for the site.

³ Although the S1 parking structure is located on both Sites 50S and 51S, the *CMP-Seattle 2003* assigns the building area associated with the entire S1 parking structure to Site 51S.

Specific *CMP-Seattle 2003* policies and guidelines that relate to Development Site 51S include:

- Possible connection to existing Health Sciences;
- Service on Columbia Road level;
- Development may or may not include replacement of Fisheries Center⁴;
- Maximize views of water; and,
- Connect development with shoreline open space.

Table 2-1 provides a summary of the *CMP-Seattle 2003* site development capacities for the three sites.

**TABLE 2-1
EXISTING CMP-SEATTLE IDENTIFIED SITE DEVELOPMENT CAPACITIES**

Site	Total Gross Square feet	Maximum Building Height	Number of Floors	Demo Gross Square Feet ⁵
37W	309,000	65 feet	5	63,507
22C	292,000	105 feet	8	22,736
50S/51S	315,000	65 feet	5	99,870

Source: University of Washington, CMP-Seattle 2003.

2018 Campus Master Plan

The University of Washington is currently conducting a planning and environmental review process to develop the 2018 Seattle Campus Master Plan (2018 Plan) which is intended to guide development on the Seattle campus; the 2018 Plan will replace the current *CMP-Seattle 2003*. The 2018 Plan will include guidelines and policies for campus development as well as providing recommended development parameters for individual potential development sites.

⁴ Also referred to as the Portage Bay Building.

⁵ The amount of existing building space identified in the *CMP-Seattle 2003* for demolition is an estimate, and site specific analysis can result in updated calculations for the amount of actual building demolition.

The selection of a site and design of the Population Health Facility is anticipated to occur prior to adoption of the 2018 Seattle Campus Master Plan and will be conducted under the *CMP-Seattle 2003*. However, provisions of the Draft 2018 Seattle Campus Master Plan will be considered during the Population Health Facility site selection and design process.

2.3 EXISTING SITE CONDITIONS

Existing Alternative 1 Site (Development Site 37W)

General Conditions

The approximately 2.28-acre (99,500-square foot) Alternatives 1 site (*CMP-Seattle 2003* Development Site 37W) is located in the West Campus of the University of Washington and is generally bounded by NE 40th Street on the north, the Burke-Gilman Trail on the south, University Way NE on the east, and Brooklyn Avenue NE on the west. Site 37W currently contains: the University of Washington Purchasing and Accounting Building; University-owned buildings addressed as 3935, 3939, 3941 and 3947 University Way NE; the Instructional Center/Ethnic Cultural Theater; and, University parking lots W12 and W13 (see **Figure 2-4** for map illustrating existing Site 37W).

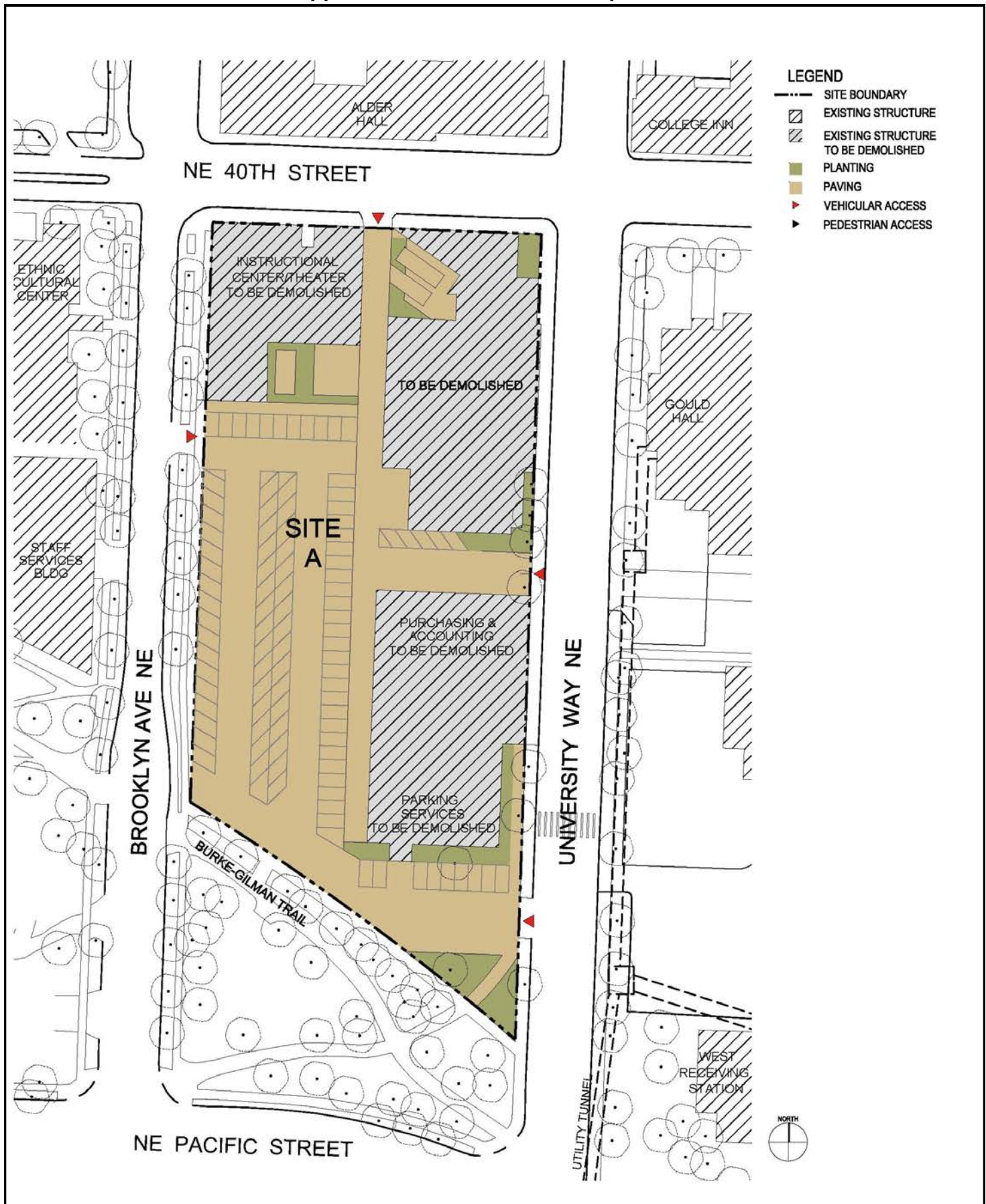
The site generally slopes from north to south with a grade change of approximately 24 feet from NE 40th Street to just north of the Burke-Gilman Trail.

The majority of the site is developed, with approximately 94 percent of the site in building and surface parking area (42 percent in buildings and 52 percent in surface parking). Buildings comprise the majority of the eastern portion of the site (including the Purchasing and Accounting Building; and buildings addressed as 3935, 3939, 3941 and 3947 University Way NE), with the western portion of the site in building (Instructional Center/Ethnic Cultural Theater) and parking lots W12 and W13. Vegetation comprises approximately 6 percent of the site, and is primarily limited to lawn and trees at the southern portion of the site (mostly the area between the Burke-Gilman Trail and parking Lot W12), at the southeast corner of the 3935 University Way NE building, and south east of the Instructional Center/Ethnic Cultural Theater. Street trees are also located along Brooklyn Avenue NE. A total of 154 trees are located on the site, including 132 trees that meet the City of Seattle's definition of significant trees⁶. Of these 132 significant trees, 36 trees would meet the City of Seattle's designation of Exceptional Trees⁷.

⁶ Significant trees are defined as any tree that is six inches in diameter or greater at standard height (4.5 feet above average grade).

⁷ Exceptional trees per City of Seattle Department of Planning and Development – Director's Rule 16-2008.

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Source: Mahlum, 2017.

Figure 2-4

Existing Conditions—Alternative 1 (Site 37W)

Vehicular access to the site is primarily provided by two driveways from University Way NE (one driveway serving parking lot W12 and one driveway serving parking lot W13), one from Brooklyn Avenue NE serving lot W12, and one driveway from NE 40th Street (alley access to parking lots W12 and W13). On-street short-term parking is also provided on the western edge of the site adjacent to Brooklyn Avenue NE, and on the eastern edge of the site adjacent to University Way NE. The Burke-Gilman Trail to the immediate south provides the primary pedestrian and bicycle access route in the site vicinity. Sidewalks and bike lanes associated with the area street grid also provide pedestrian and bicycle access.

Site Buildings

Purchasing and Accounting Building

The two-story Purchasing and Accounting Building was constructed in 1959 and contains approximately 39,575 gross square feet of building space that is primarily used for University of Washington administrative uses.

Instructional Center/Ethnic Cultural Theater Building

The two-story Instructional Center/Ethnic Cultural Theater was constructed in 1941 and contains approximately 12,175 gross square feet of building space that is primarily used for theater use.

Buildings at 3935, 3939, 3941 and 3947 University Way NE

The 3935 University Way NE Building was originally constructed in 1931. The one-story building contains approximately 5,350 gross square feet and was most recently used as University of Washington offices (Department of Psychology).

The one-story 3939 University Way NE Building was originally constructed in 1941 and contains approximately 4,750 gross square feet of building space that was most recently used as offices for the University's Behavioral Research and Therapy Clinics.

The one-story 3941 University Way NE Building was also constructed in 1941 and contains approximately 7,575 gross square feet of space that has been utilized as offices for the University's School of Drama.

The one-story 3947 University Way NE Building was constructed in 1984 and contains approximately 3,135 gross square feet of space that was most recently utilized by the University's College of Built Environments as academic space for a Community Design Center.

Existing Site Utilities

Stormwater

Existing City of Seattle stormwater lines serving Site 37W are located to the east and west of the site, below University Way NE and Brooklyn Avenue NE, respectively. Stormwater collected from the site is conveyed, along with stormwater from West Campus, to an outfall to Portage Bay. There are no known constraints associated with the existing stormwater system.

Water and Sewer Service

Site 37W is served by existing Seattle Public Utilities (SPU) water and sewer mains under University Way NE. The existing buildings on Site 37W are connected to the SPU systems in University Way NE via 3/4 -inch to 2-inch water lines and 6-inch sewer lines. There are no known capacity issues associated with the existing water and sewer system in the West Campus.

Electrical/Communications

Existing electrical and communications lines are located within the existing campus utility tunnel which runs under University Way NE and connects with the overall University of Washington utility tunnel system. The campus utility tunnel provides electrical and communications connections for the majority of the campus.

Steam and Chilled Water System

Steam for building heat (and hot water) and chilled water for building cooling is distributed throughout the campus via the University of Washington utility tunnel system. Steam and chilled water lines are located in the utility tunnel located under University Way NE (steam and chilled water lines are extended as far north as approximately Gould Hall).

Surrounding Area

Surrounding land uses in the vicinity of Site 37W generally include academic uses, student support uses, administrative uses, student housing, and open space.

To the north of Site 37W, beyond NE 40th Street, is Alder Hall (a six-story student residence hall), the College Inn (retail/commercial use), the Commodore Duchess apartments (an eight-story student apartment building), and Lander Hall (an eight-story student residence hall). To the east of the site, beyond University Way NE, is Gould Hall (a four-story building for the University's Department of Architecture), the UW Police Department building (three-stories), the University's West Campus Utility Plant, and the Church of Jesus Christ of Latter-day Saints building (two-stories). To the south of the site is a portion of the Burke-Gilman Trail and

associated vegetated/landscaped areas. To the west of the site, beyond Brooklyn Avenue NE, is the Ethnic Cultural Center (three-stories) and the Brooklyn Trail Building (one-story building for the University's Center for Child and Family Well-Being).

Existing Alternative 2 Site – (Development Site 22C)

General Conditions

The approximately 1.9-acre (81,700-square foot) Alternative 2 site (*CMP-Seattle 2003* Development Site 22C) is located in the Central Campus of the University of Washington and is generally bounded by NE Grant Lane on the north, Architecture Hall and Guthrie Hall on the east, the Physics/Astronomy Building on the south, and 15th Avenue NE on the west (see **Figure 2-5** for a map illustrating existing Site 22C)

Site 22C currently contains the Guthrie Annexes 1, 2, 3 and 4 University parking lot C8, a portion of Asotin Place NE, and pedestrian walkways. University parking lot C8 is located in the northern portion of Site 22C and includes approximately 15 surface parking spaces.

The majority of the site is developed, with approximately 57 percent of the site in building and surface parking lot area. The western portion of the site primarily consists of building (Guthrie Annex 1, 2, 3 and 4) and lawn/tree area, with the eastern portion of the site in surface parking (lot C8), paved pedestrian walks, and lawn/tree area. Vegetation comprises approximately 43 percent of the site. A total of 123 trees are located on the site, including 107 trees that meet the City of Seattle's definition of significant trees. Of these 107 significant trees, 13 trees would meet the City of Seattle's designation of Exceptional Trees.

Site Buildings

Guthrie Annexes 1 and 2 were both constructed in 1918 and are two-story structures that contain approximately 6,300 gross square feet and 7,700 gross square feet, respectively.

The one-story Guthrie Annex 3 was constructed in 1927 and contains approximately 5,300 gross square feet.

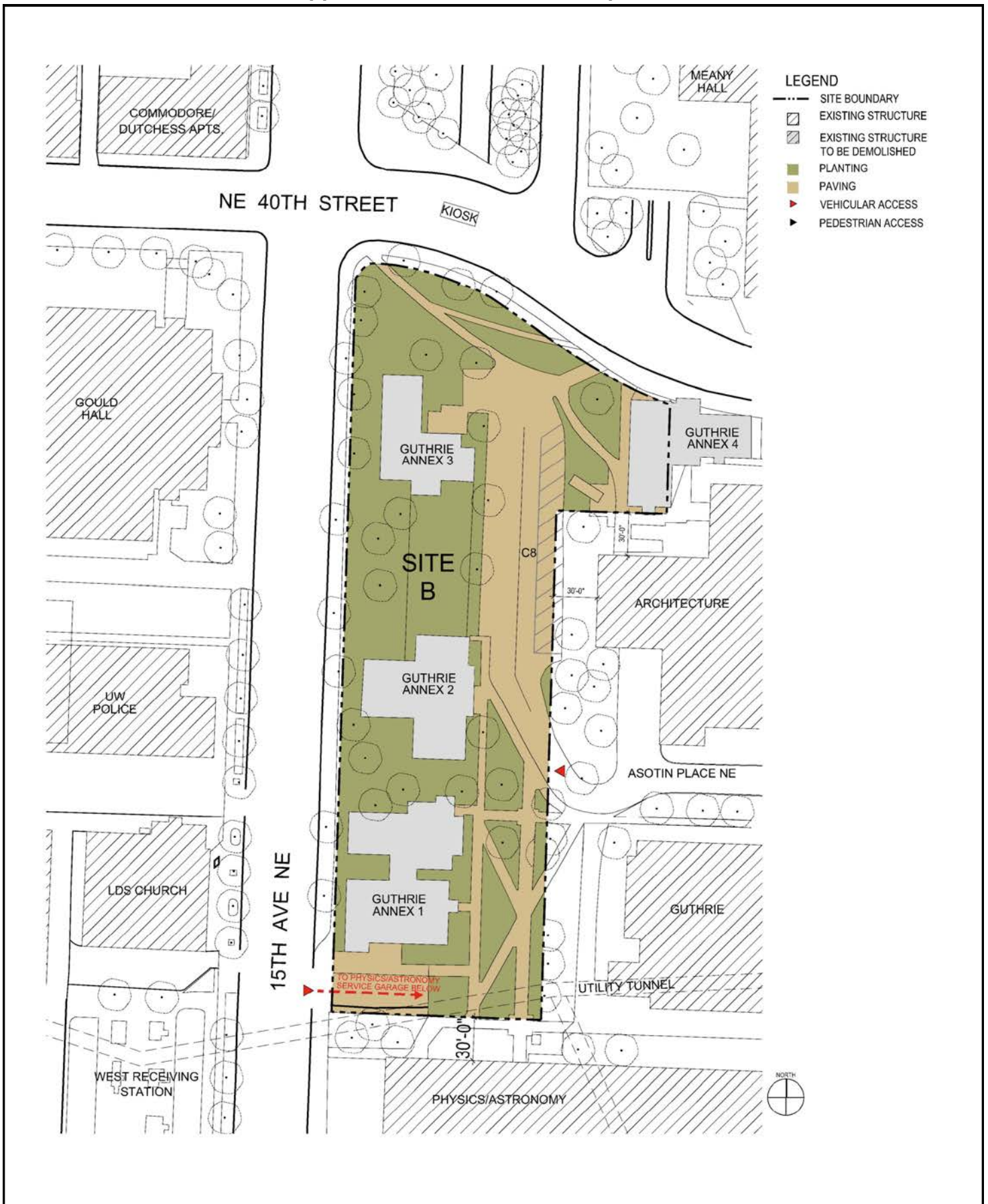
The one-story Guthrie Annex 4 was constructed in 1947 and contains approximately 3,400 gross square feet. All of the Guthrie Annex buildings are currently used by the University's Department of Psychology.

Existing Site Utilities

Stormwater

Existing City of Seattle stormwater lines serving Site 22C are located to the west of the site, below 15th Avenue NE. A stormwater line traveling in an east-west direction to 15th Avenue

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Source: Mahlum, 2016.

Figure 2-5

Existing Conditions—Alternative 2 (Site 22C)

NE is located mid-site between Guthrie Annex 1 and 2. Stormwater collected from the site is conveyed, along with stormwater from West Campus and a portion of Central Campus, to an outfall to Portage Bay. There are no known constraints associated with the existing stormwater system.

Water and Sewer Service

Site 22C is served by existing water and sewer mains under 15th Avenue NE; a water main also loops around Architecture Hall to the immediate east. The existing buildings on Site 22C are connected to the systems in 15th Avenue NE via 2-inch water lines and 6-inch sewer lines. There are no known capacity issues associated with the existing water and sewer system in the West and Central Campus sectors.

Electrical/Communications

Existing electrical and communications lines are located within the existing campus utility tunnel which runs under the southeast corner of the site in an east/west direction. The campus utility tunnel provides electrical and communications connections for the majority of the campus.

Site Vicinity

Existing land uses in the vicinity of Site 22C generally include academic uses, student support uses, and student housing. To the north of the site, beyond NE Grant Lane, is the West Gatehouse and Meany Hall (four- to five-story performing arts center); the Commodore Duchess apartments are also located to the northwest. To the east of the site is the four-story Architecture Hall (Department of Architecture and Department of Construction Management) and the four-story Guthrie Hall (Department of Psychology). To the south is the five-story Physics-Astronomy Building and nine-story Physics/Astronomy Tower. To the west, beyond 15th Avenue NE, is Gould Hall (four-story building for the University's Department of Architecture), the UW Police Department building (three-stories), the University's West Campus Utility Plant, and the Church of Jesus Christ of Latter-day Saints building (two-stories).

Existing Alternative 3 Site – (Development Site 50S/51S)

General Conditions

The approximately 2.75-acre (120,000-square foot) Alternative 3 site (*CMP-Seattle 2003* Development Site 50S/51S) is located in the South Campus of the University of Washington and is generally bounded by NE Columbia Road and the Magnuson Health Sciences Center to the north, the Central Utility Plant Building on the east, the South Campus Center on the south,

and San Juan Road NE and the South Gatehouse on the west (see **Figure 2-6** for a map illustrating Site 50S/51S site conditions).

The site is comprised of University parking structure S1 and associated driveways and landscaping. Parking lot S1 is a structured parking garage with space for approximately 869 vehicles. This parking area is a primary parking area within the South Campus.

The majority of the site is developed, with approximately 93 percent of the site in building (S1 parking garage) and associated driveway area. Approximately 7 percent of the site is in vegetation area, primarily consisting of planter areas along Columbia Road, at the intersection of NE Columbia Road/San Juan Road NE, and at the southeast edge of the S1 garage. A total of 59 trees are located on the site, including 51 trees that meet the City of Seattle's definition of significant trees. Of these 51 significant trees, 3 trees would meet the City of Seattle's designation of Exceptional Trees.

Existing Site Utilities

Stormwater

Existing University of Washington stormwater lines serving Sites 50S/51S are located to the north, east and west of the site, primarily below NE Columbia Road to the north and San Juan Road NE to the west. Stormwater collected from the majority of the site is conveyed, via the University of Washington system, to the Ship Canal and/or Portage Bay; stormwater from the eastern portion of the system is directed to a King County Metro overflow pipe to Portage Bay. There are no known constraints associated with the existing stormwater system.

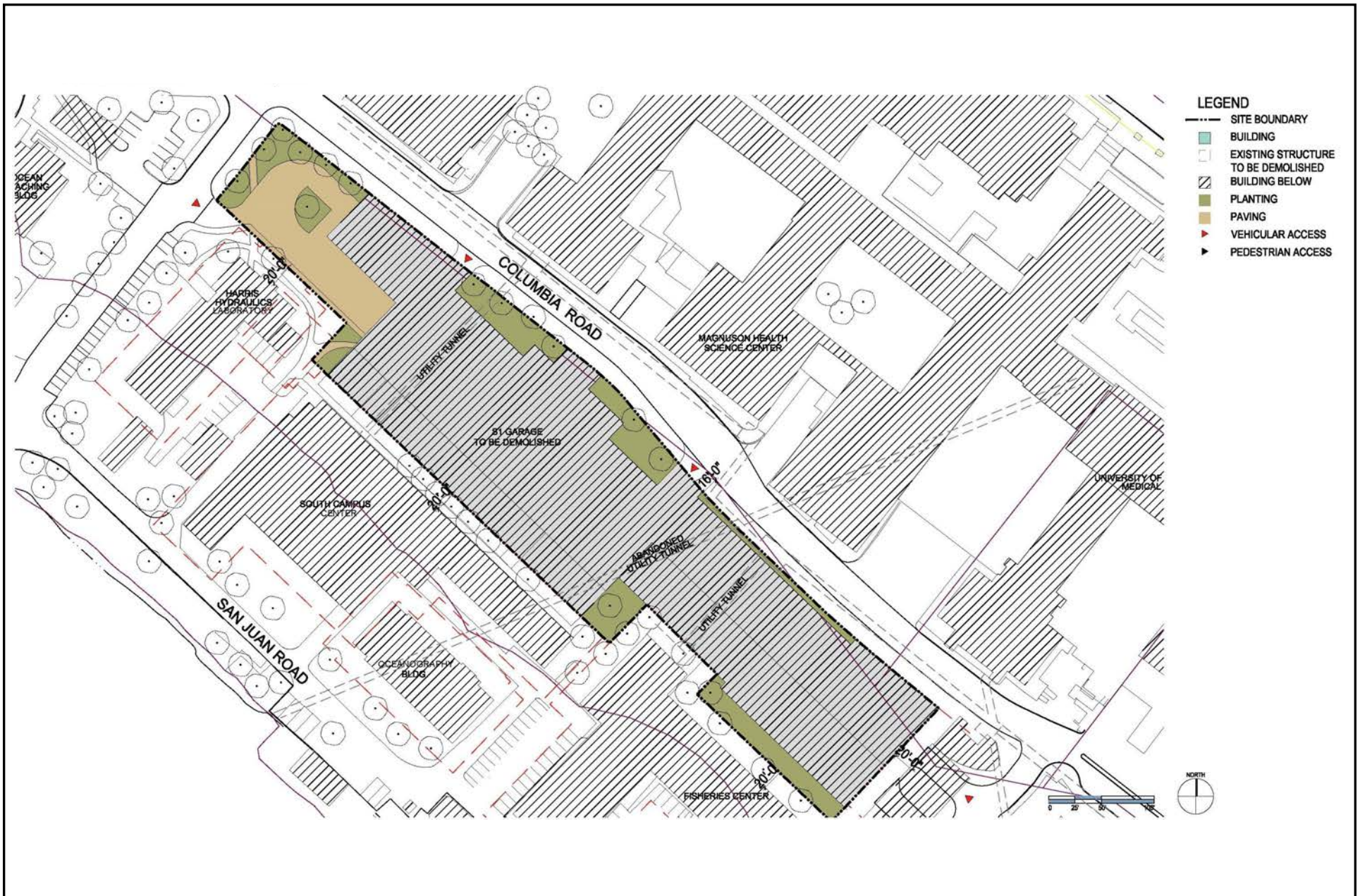
Water and Sewer Service

Site 50S/51S is served by existing University of Washington water and sewer mains in the area. Water lines include a 10-inch main located under NE Columbia Road to the north and an 8-inch main located under San Juan Road NE to the west. Sewer service is provided by a 10-inch sewer main in NE Columbia Road to the north and 12- to 8-inch main in San Juan Road NE to the west. There are no known capacity issues associated with the existing water and sewer system in the South Campus.

Electrical/Communications

Existing electrical and communications lines are located within two campus utility tunnels which run through the site in a north/south direction. The utility tunnels connect with the overall University of Washington utility tunnel system. The campus utility tunnel provides electrical and communications connections for the majority of the campus.

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Source: Mahlum, 2016.

Figure 2-6
Existing Conditions—Alternative 3 (50S/51S)

Steam and Chilled Water System

Steam for building heat (and hot water) and chilled water for building cooling is distributed throughout the campus via the University of Washington utility tunnel system. Steam and chilled water lines are located in the utility tunnels that run under the site in a north/south direction.

Site Vicinity

Existing land uses in the vicinity of Site 50S/51S generally include academic uses, medical center uses, student support uses, and campus infrastructure. To the north of the site, beyond NE Columbia Road, is the Magnuson Health Sciences Center which includes multiple wings ranging from five-stories to seven-stories in height and the University of Washington Medical Center which includes buildings ranging from six-stories to fifteen-stories in height. To the east of the site is the two-story Central Utility Plant Building and the Center on Human Development and Disability. To the south of Site 50S/51S is the two-story Portage Bay Building (Applied Physics Laboratory, Department of Radiology and School of Aquatic and Fishery Sciences), the two-story Institute for Learning and Brain Sciences, the three-story South Campus Center (Health Sciences Academic Services and Facilities), and the three-story Oceanography Building (Department of Earth and Space Sciences and Applied Physics Lab). To the west of the site is the two-story Harris Hydraulics Laboratory, the South Gatehouse, the three-story Oceanography Teaching Building and University parking lots S5, S7 and S12.

2.4 PROJECT GOALS AND OBJECTIVES

The primary mission of the University of Washington is the preservation, advancement, and dissemination of knowledge. The University advances new knowledge through many forms of research, inquiry and discussion; and disseminates this knowledge through the classrooms and laboratories, scholarly exchanges, creative practice, and public service. The proposed Population Health Facility is intended to directly support the mission of the University of Washington.

Key to the University's vision for this new facility is engaging more students and faculty researchers in interdisciplinary partnerships to reduce domestic and global health disparities and address health impacts. The facility will serve as a powerful catalyst for the University's new Population Health Initiative and be an idea laboratory and collaboration incubator. It will be a central gathering place for students, faculty, staff, and visitors from a wide range of disciplines across campus, in the region, nation and world to address global health concerns. It will house the Institute for Health Metrics and Evaluation, the Department of Global Health, and elements of the School of Public Health, all of which will greatly benefit from close proximity. The facility will also provide gathering spaces for students, faculty, staff, and

visitors from a wide range of disciplines across campus, in the region, nation and world to address global health concerns.

The University of Washington's goals and objectives for the Population Health Facility Project are as follows.

- **Foster collaboration and connectivity** amongst those working within the facility, with other programs and with researchers at the University of Washington, local and global partners, and students;
- **Promote healthy living** within and around the new facility;
- **Design space that is flexible and adaptable** to meet the evolving needs of the IHME, DGH, and selected portions of the SPH;
- **Employ best practices in sustainable building** to reduce energy and water use, lower life cycle costs, and improve occupant satisfaction and health; and,
- **Support and further the institution-wide Population Health Vision.**

2.5 PROPOSED ACTION

Population Health Facility Design Concept

Initial planning by the University of Washington for the Population Health Facility Project has identified the need for an approximately 330,000-gross square foot building to adequately house the consolidated functions of the IME, DGH, and specific portions of the SPH. The Population Health Facility Project would house approximately 1,800 faculty, staff, and students, of which approximately 1,200 would be relocated from off-campus locations, and would be considered new campus population. Approximately 600 faculty, staff and students would be relocated from other areas of the Seattle campus, and would not be considered new campus population.

All new projects on the University of Washington Seattle campus must satisfy the development standards and design requirements of the *CMP-Seattle 2003*⁸. The assumed Population Health Facility on each of the three sites reflects the Population Health program requirements with the *CMP-Seattle 2003* Development Standards, including standards related to setbacks, height, modulation, landscaping, parking and uses.

⁸ Modifications from the *CMP-Seattle 2003* can occur under the major or minor amendment provisions of the *CMP-Seattle 2003*.

Building Design Concept

A specific building design concept has not yet been developed beyond the preliminary site massing studies presented in this SEIS. Further conceptual development will incorporate the proposed Population Health Facility program elements to accommodate the specific goals and objectives of the project. The concept will also consider measures to allow for flexible adaptation of the facility to meet evolving programmatic needs and use patterns over the life of the building.

The project would be intended to create space for ongoing collaborative interactions between IHME, DGH, selected portions of SPH and with students and faculty from six schools of Health Sciences, from UW Medicine and from the rest of the University. The goal is to create interdisciplinary innovation in Population Health and the investigation of the biomedical, social behavioral, cultural, environmental and physical factors affecting the health of populations across the globe. The program will include offices, spaces for collaborative group work, active learning environments and technology-rich spaces to accommodate data visualization and online interactive global teaching and training. Retail spaces may be included to complement the other programmatic elements.

The design process would include advisement and approval from both the UW Architectural Commission (UWAC) and the University Landscape Advisory Committee (ULAC). The design would strive to incorporate scale, character, quality and materiality that are cohesive with the surrounding environment and consistent with the generally high levels of quality and durability of the built environment existing on the University of Washington Campus.

Open Space Concept

As indicated in the Project Goals and Objectives outlined in Section 2.4, objectives for the Population Health Facility Project include *“promote healthy living within and around the new facility.”* Consistent with this objective, the Proposed Action would consider new open space features for the enjoyment of faculty, staff, students and visitors. Outdoor courtyards and landscaping would be integrated within the ultimate design of the Population Health Facility Project. The Population Health Facility would be located within the context of the University of Washington campus open space, and would relate to and integrate with this open space context.

Pedestrian and Bicycle Environment Concept

As indicated in the Project Goals and Objectives outlined in Section 2.4, objectives for the Population Health Facility Project include *“promote healthy living within and around the new facility”* and *“employ best practices in sustainable building to reduce energy and water use, lower life cycle costs, and improve occupant satisfaction and health.”* Consistent with these objectives, the proposed Population Health Facility would include pedestrian access to the building that facilitates Universal access, and features for a safe and healthy environment for pedestrians such as street trees and plantings.

The Proposed Action would include features to enhance the access and safety of faculty, staff, and students using bicycles to commute, including provision of secure and covered bike parking, and connections to established bicycle routes, as feasible.

Vehicle Circulation and Parking Concept

As indicated in the Project Goals and Objectives outlined in Section 2.4, objectives for the Population Health Facility Project include *“foster collaboration and connectivity amongst those working within the facility, with other programs and with researchers at the University of Washington, local and global partners, and students.”* The consolidation of currently dispersed IME, DGH, and selected portions of the SPH would provide the potential for reduction in vehicle trips currently occurring between the IME, DGH and SPH, as well as trips from these currently dispersed facilities and the Seattle campus.

In consultation with University of Washington Transportation Services, the accommodation of parking related to new site population, as well as the accommodation of displaced parking, would be consistent with the CMP-Seattle 2003⁹. Accommodation of new parking demand and spaces removed on Sites 37W and 22C would be provided by the existing parking supply available in the West and Central Campus sectors. For Site 50S/51S, parking would be provided on the site to accommodate both new parking demand and replacement of spaces displaced during construction; two optional design concepts for placement of parking on Site 50S/51S is considered (see **Section 2.7 – SEIS Alternatives** for additional detail).

⁹ The accommodation of parking would also be consistent with applicable provisions of the 2018 Seattle Campus Master Plan.

2.6 SEIS ALTERNATIVES METHODOLOGY SUMMARY AND ELEMENTS OF THE ENVIRONMENT

Selection of SEIS Alternatives

Planning for the Population Health Facility Project was conducted by the University of Washington Health Sciences Board of Deans, the Office of the University Architect, and Department of Capital Planning and Development. This process included the identification of program needs and goals (as listed earlier) and the identification of sites for consideration.

An initial set of criteria was identified and utilized to identify candidate sites for the Population Health Facility Project. The site identification process started with the assumption that all potential sites are identified in the current 2003 Campus Master Plan (*CMP-Seattle 2003*). Criteria utilized to identify potential sites for the Population Health Facility included: **1)** capacity for required building gross square footage; **2)** campus location; **3)** ability to foster collaboration and interaction with campus partners; **4)** ability to support master plan criteria; and **5)** ability to promote healthy living. Based on this evaluation *CMP-Seattle 2003* Sites 37W, 22C and 50S/51S are identified for evaluation in this SEIS.

SEIS Elements of the Environment

The University of Washington issued a *Determination of Significance and Request for Comments on the Scope of the SEIS* on September 15, 2016, which preliminarily identified the following elements of the environment for analysis in the SEIS: Land Use – Relationship to Plans and Policies; Construction (including noise, air quality and greenhouse gas emissions); Historic Resources; and, Cultural Resources. Comments on the SEIS scope were accepted until October 6, 2016 and no comments were received during the scoping period that would necessitate expanding the scope of the SEIS analysis.

2.7 SEIS ALTERNATIVES

At this stage of the process, a preferred site or specific building design has not been determined. Further evaluation (via the SEIS, ongoing pre-design, and ultimately deliberation by the Board of Regents) will lead to consideration and decision to select a preferred alternative.

The proposed action for the project is the development of a new Population Health Facility building that meets the needs, goals and objectives for the project. For the purposes of environmental review, four alternatives for the Proposed Action are analyzed in this SEIS, including Alternative 1 – Development on Site 37W; Alternative 2 – Development on Site 22C; Alternative 3 – Development on Site 50S/51S; and, the No Action Alternative – no

development of the Population Health Facility (refer **Figure 2-3** for an illustration of the Alternative 1, 2 and 3 sites).

In order to disclose environmental information relevant to the consideration and decision regarding a preferred site, massing concepts reflecting the Population Health Facility program have been developed. The massing concepts also include a three-dimensional representation of the Master Plan zoning envelope¹⁰ for each site which illustrates the three-dimensional area where a building¹¹ could be located; thus, the Population Health Facility could be located anywhere within the larger envelope.

The following provides further details on the SEIS Alternatives for the Population Health Facility Project.

No Action Alternative

Under the No Action Alternative, the proposed consolidation of currently dispersed Institute of Health Metrics and Evaluation (IHME), the Department of Global Health (DGH), and selected portions of the School of Public Health would not occur. The existing uses on the sites would remain, (including:

- **Site 37W** - the University of Washington Purchasing and Accounting Building; University-owned buildings addressed as 3935, 3939, 3941 and 3947 University Way NE; the Instructional Center/Ethnic Cultural Theater; and, University parking lots W12 and W13.
- **Site 22C** - Guthrie Annex Buildings 1, 2, 3 and 4, and University parking lot C8.
- **Site 50S/51S** - S1 parking structure and associated drive lanes.

The ability of the University of Washington to provide an institution-wide vision to address population health would be curtailed. This alternative would not meet the University's goals and objectives.

Alternative 1 – Development of the Population Health Facility on Site 37W

Under Alternative 1, the proposed Population Health Facility would be located on Development Site 37W which is generally bounded by NE 40th Street on the north, the Burke-

¹⁰ The Master Plan zoning envelope reflects development standards presented in the CMP-Seattle 2003 related to building setbacks and building height.

¹¹ For illustrative purposes, the massing figures reflect a 300,000-square foot building to allow for an equal evaluation for the various sites.

Gilman Trail on the south, University Way NE on the east, and Brooklyn Avenue NE on the west. The facility on Site 37W would be located approximately 1,000 feet from the Magnuson Health Center and in proximity to other University health-related research and teaching facilities, and the campus core.

The Population Health Facility building is assumed to contain up to 330,000 gross square feet of building space¹², and include up to five stories (plus one basement level). The assumed building height would be approximately 63 feet at its highest point, which would be below the 65-foot height limit established for the site under the *CMP-Seattle 2003*. The new building would include classrooms, research labs, communal spaces, offices, administrative areas, and student and faculty support space. The building would support approximately 1,800 staff, faculty and students, 1,200 of which would be considered new population to the Seattle campus (see **Figure 2-7** for a site plan and massing of Alternative 1).

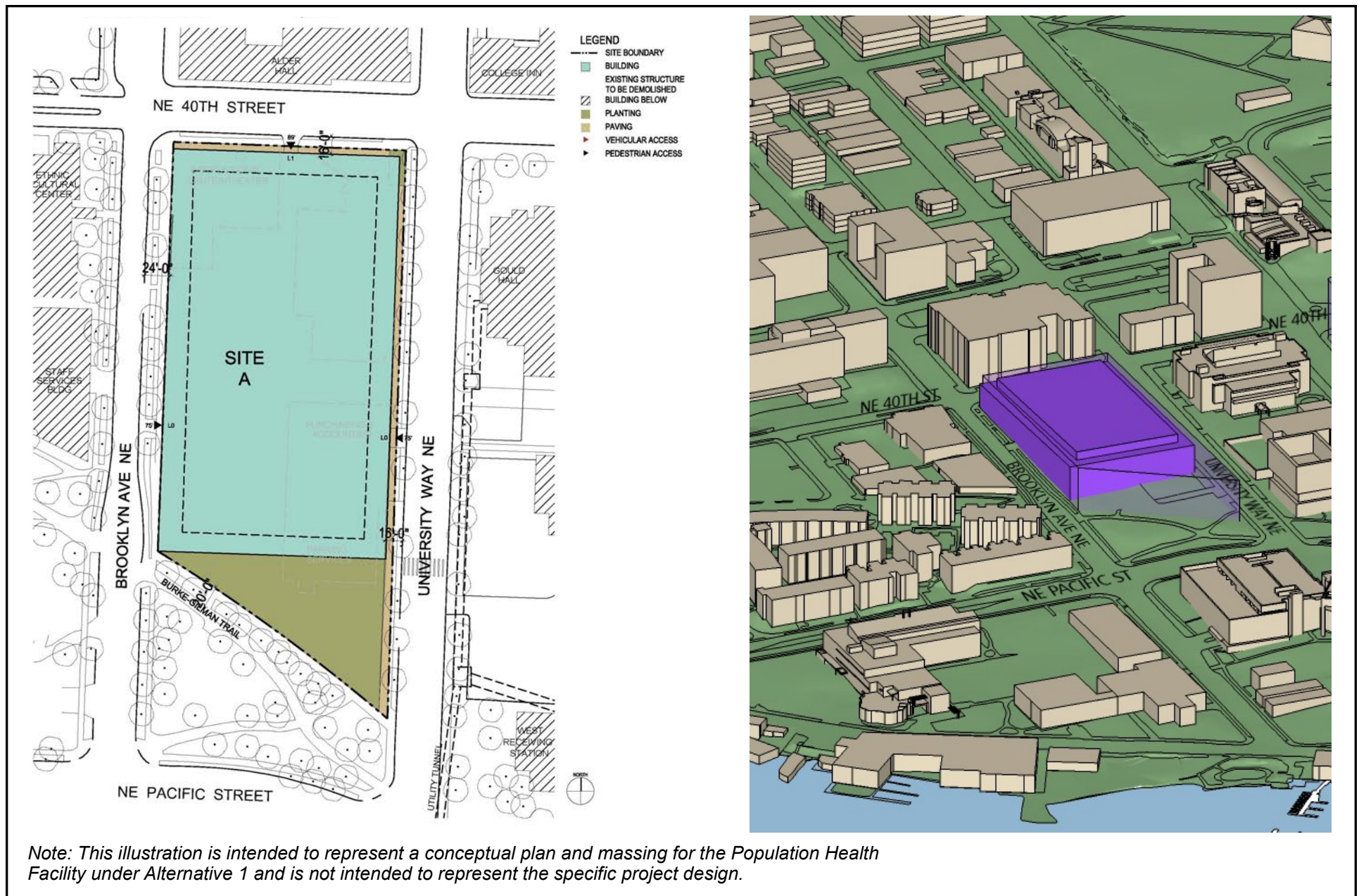
To accommodate construction of the Population Health Facility on Site 37W, it is assumed that all of the existing buildings on the site would be demolished, including the Purchasing and Accounting building, Instructional Center/Ethnic Cultural Theater building, and buildings at 3935, 3939, 3941, and 3947 University Way NE. The amount of existing building space assumed for demolition under Alternative 1 would total approximately 72,560 gross square feet¹³.

The demolition of existing buildings on Site 37W to accommodate the Population Health Facility would result in the displacement and relocation of existing uses and staff to other portions of campus, including: administrative uses and approximately 151 staff associated with the Purchasing and Accounting Building; Department of Psychology use and approximately 34 staff associated with the 3935 University Way building; Behavioral Research and Therapy Clinic use and approximately 21 staff associated with the 3939 University Way building; School of Drama use with no staff associated with the 3941 University Way building; and, Community Design Center use and 46 staff associated with the 3947 University Way building. Offices on the second story of the Instructional Center/Ethnic Cultural Theater Building are used by staff and students. Relocation of existing uses displaced would be accommodated per University of Washington procedures.

¹² Pursuant the *CMP-Seattle 2003*, any below-grade area would not count against the allowed development total for the campus.

¹³ The total of approximately 72,560 gross square feet of building area on the site is greater than the 63,507 gross square feet identified in the *CMP-Seattle 2003*.

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Source: Mahlum, 2016.

Figure 2-7
Alternative 1 (Site 37W) - Site Plan and Massing

The existing approximately 104 parking spaces associated with parking lots W12 and W13 (98 in lot W12 and 6 in lot W13) would be demolished to accommodate construction of the Population Health Facility on Site 37W. No new or replacement parking is assumed for Site 37W, with accommodation of new parking demand associated with the Population Health Facility and spaces removed from the site provided by the existing University of Washington parking supply available in the West and Central Campus sectors.

To provide a conservative assumption for analysis purposes, construction of the facility on Site 37W is assumed to result in the removal of all existing vegetation on the site, including the removal of approximately 154 trees, including approximately 36 Exceptional trees; existing street trees would be retained as feasible. **Table 2-2** provides a summary of the assumed site conditions under Alternative 1.

**TABLE 2-2
ALTERNATIVE 1 SITE DEVELOPMENT SUMMARY**

Assumed Development Conditions	
New Building Square Footage	330,000
Building Square Footage Demolished	72,560
Parking Spaces Demolished	104
Parking Spaces Replaced	0
Net Parking Change	-104
Staff Displaced/Relocated	252
Exceptional Trees Removed	36

Source: Mahlum, 2016.

The assumed Population Health Facility building would comprise the majority of the northern and central portions of the site, with landscaped open space comprising the southwest corner of the site. With development of the Population Health Facility on Site 37W, approximately 85 percent of the site would be in buildings and paved area (80 percent in buildings and 5 percent in paved area). Vegetated open space would comprise approximately 15 percent of the site. As indicated in **Table 2-3**, the amount of impervious surfaces associated with buildings and paved area on the site under Alternative 1 would be less than under existing conditions, and the amount of pervious area associated with landscaping would be greater than under existing conditions.

**TABLE 2-3
ALTERNATIVE 1 SITE CONDITIONS**

	Existing Conditions		Alternative 1 Conditions	
	Square Feet	Percentage	Square Feet	Percentage
Building Footprint	42,000	42	80,000	80
Other Impervious Area ¹	51,500	52	5,000	5
Pervious Area	6,000	6	14,500	15
TOTAL	99,500	100	99,500	100

¹Includes surface parking, driveways and paved walkways.

Building Design Concept

A specific building design has not been determined at this point of the process. However, a general design concept to achieve the Population Health Facility program has been defined, and certain aspects of a building on Site 37W can be assumed for the purpose of environmental review.

The Population Health Facility Project under Alternative 1 would be designed to accommodate the specific goals and objectives of the Population Health Program and allow flexibility for the existing and future needs of the program. Consistent with the *CMP-Seattle 2003*, the design under Alternative 1 would consider the relationship of building facade and entries from the E-W Walk (which follows along NE 40th Street and NE Grant Lane), University Way, Brooklyn Avenue, 40th Street NE, and the Burke-Gilman Trail.

Programmatic elements would be located at grade level to enhance and activate the pedestrian environment in keeping with recent UW development in the West Campus. Similarly activating program elements and improvements would be considered for the open space south of the building abutting and incorporating the Burke-Gilman Trail.

The building's massing and exterior materials would be compatible with other nearby structures (e.g., height and scale, building materials, building orientation, etc.).

Sustainable Design Concept

The design of the Population Health Facility building under Alternative 1 would be intended to meet or exceed the University of Washington's requirement of Leadership in Energy and Environmental Design (LEED) Silver. Sustainable design features would be incorporated into the building and would include energy efficient HVAC systems, natural ventilation, low-flow

plumbing fixtures, natural daylighting, low VOC materials, and a high performing building envelope.

Alternative 1 would leverage its location on Brooklyn Avenue, A City of Seattle Green Street, and incorporate features related to stormwater management and mobility, also creating vital connections between the U District and the waterfront through a linked series of open spaces

Vehicle Circulation

Under Alternative 1, primary service vehicular access would be provided from either University Way NE or Brooklyn Avenue NE. No new parking or replacement parking would be provided on the site, and the amount of vehicular traffic accessing the site would be substantially less than under existing conditions. The accommodation of new parking demand associated with the Population Health Facility, and spaces removed from the site, would be provided by the existing University of Washington parking supply available in the West and Central Campus sectors.

Pedestrian and Bicycle Circulation

The Burke-Gilman Trail is located to the immediate south of the Alternative 1 site and currently provides a bicycle and pedestrian connection between the West Campus and areas to the South and Central Campus sectors to the east. Under Alternative 1, the Population Health Facility Project would include connections between the new building and the Burke-Gilman Trail to facilitate access, including for pedestrians and bicycles; location of the Population Health Facility on Site 37W would not preclude any planned improvements to the Burke-Gilman Trail. Other primary pedestrian and bicycle routes in the area include 15th Avenue NE, University Way NE, Brooklyn Avenue NE and NE 40th Street. Pedestrian access points into the building would be provided from Brooklyn Avenue NE, NE 40th Street, and University Way NE. The University provides multiple locations for securing and storing bicycles on campus. The amount and location of bicycle parking at this site would be determined during the design phase.

Landscaping

The landscape design under Alternative 1 would focus on enhancements to the open space south of the Population Health facility building adjacent to and incorporating the Burke-Gilman Trail. Further, significant redevelopment of the sidewalks and planting strips including street furniture and other amenities is anticipated, similar to what has been incorporated in recent development to the north.

Per University of Washington procedures, the landscape design for the Population Health Facility Project under Alternative 1 would be reviewed by the University's landscape architect and University Landscape Advisory Committee.

All of the approximately 154 existing trees are assumed to be removed as part of the Population Health Facility Project, including approximately 132 significant trees of which 36 are considered Exceptional trees. As part of development, new replacement trees would be planted on the site to replace the existing trees that would be removed during construction. Tree replacement on the site would be designed to meet or exceed the typical University of Washington requirement to provide tree replacement at a 1:1 ratio. If tree replacement at a 1:1 ratio is not possible on the site, additional trees would be planted at an off-site area on-campus in accordance with typical University procedures. Proposed tree removal and replacement would be intended to meet or exceed the City of Seattle's tree replacement requirements and would be in accordance with the University of Washington's Tree Management Plan.

Utilities

Stormwater

Under Alternative 1, the Population Health Facility Project would route stormwater to either the City of Seattle stormwater main located to the east, below University Way NE, or to the City of Seattle stormwater main below Brooklyn Avenue NE to the west; these mains eventually discharge to Portage Bay.

Given that the amount of impervious surface on Site 37W under Alternative 1 would be less than under existing conditions, the amount of stormwater generated on the site would be anticipated to be less than under existing conditions.

Water

Domestic and fire protection water service would be provided from the existing City of Seattle water main adjacent to Site 37W (below University Way NE). The Population Health Facility building would likely require a four-inch domestic service water line and a six-inch fire protection service lines. Water meters at the street and backflow prevention devices would be installed within the building per University of Washington and City of Seattle standards.

Sewer

New side sewer connections would be required for the Population Health Facility building and would be connected to the existing City of Seattle sewer main located adjacent to the site (below University Way NE).

Electrical/Telecommunications/Steam/Chilled Water

Electrical power, telecommunications, steam and chilled water would be provided from the existing campus utility tunnel located adjacent to Site 37W below University Way NE; connecting these services to the Population Health Facility on Site 37W would require extension of the campus utility tunnel to the site. It is anticipated that emergency power for the building (power during electrical power outages) would be provided by the West Campus Utility Plant located to the east of Site 37W, across University Way NE.

Construction Activities and Schedule

Existing buildings on Site 37W under Alternative 1 would be removed as part of the construction activities, including the existing Purchasing and Accounting Building, Instructional Center/Ethnic Cultural Theater Building, and buildings addressed as 3935, 3939, 3941 and 3947 University Way NE. Existing pavement on the site associated with parking lots W12 and W13, walkways and other paved areas would also be demolished and transported from the site to a permitted regional recycling facility. Pedestrian access along sidewalks on Brooklyn Avenue NE, University Way NE and NE 40th Street could be temporarily rerouted during portions of the construction process; it is not anticipated that pedestrian and bicycle access along the Burke-Gilman Trail would be affected by construction of the Population Health Facility on Site 37W.

A construction staging area and construction parking plan would be coordinated between the general contractor/construction manager (GCCM) and the University of Washington prior to development on the site. Construction vehicle traffic routes would also be coordinated between the GCCM and the University of Washington, and approved by the City of Seattle as part of the permit process, and would be intended to minimize disturbance to the extent feasible, while also protecting pedestrian and vehicle safety in the area.

Due to the nature of the assumed building under Alternative 1, including a partial basement level, the Population Health Facility Project would require minor regrading on the site, as well as areas of cut and fill. Construction of the project under Alternative 1 would require approximately 44,500 cubic yards of cut/excavated materials and approximately 1,500 cubic yards of imported fill material.

The current project schedule anticipates that site selection would occur in Spring 2017, construction activities would begin in Spring 2018 and that the Population Health Facility would be operational by Spring 2020.

Consistency with CMP-Seattle 2003 for Site 37W

As described in Section 2.2, the *CMP-Seattle 2003* includes specific policies and guidelines related to Development Site 37W including: development may be multiple buildings with possible mixed uses; develop new, integral open space with possible pedestrian access through the site; and, consider relationship of building façade and entries from E-W Walk, University Way, Brooklyn, 40th NE and Burke-Gilman Trail.

The design for the Population Health Facility Project on Site 22C under Alternative 2 would consider the *CMP-Seattle 2003* policies and guidelines for the site by providing landscaped open space at the southeast corner of the site that would relate to the existing landscape area associated with the Burke-Gilman Trail to the south. The location of the Population Health Facility on Site 37W is anticipated to include building entries at University Way NE, NE 40th Street, and Brooklyn Avenue NE. Pedestrian access adjacent to Site 37W (along Brooklyn Avenue NE, NE 40th Street NE, and University Way NE) would be maintained, and additional pedestrian access opportunities to the Burke-Gilman Trail would be available (refer to Section 3.1, **Land Use**, for a more detailed discussion on the relationship of the EIS Alternatives to the *CMP-Seattle 2003*).

Alternative 2 – Development of the Population Health Facility on Site 22C

Under Alternative 2, the proposed Population Health Facility would be located on Development Site 22C which is generally bounded by NE Grant Lane on the north, Architecture and Guthrie Halls on the east, the Physics/Astronomy Building to the south, and 15th Avenue NE on the west. The facility on Site 22C would be located approximately 800 feet from the Magnuson Health Center and in proximity to other University health related research and teaching facilities, and the campus core.

The *CMP-Seattle 2003* establishes a 105-foot height limit for Site 22C, which allows for flexibility in building design. Given this flexibility of potential building design, the following two potential scenarios for the assumed building design is considered under Alternative 2:

- **Scenario 1** – Establishment of a five-story building with a larger building footprint; and,
- **Scenario 2** – Establishment of an eight-story building with a smaller building footprint.

The following provides a description of Alternative 2 development under Scenario 1 and Scenario 2.

Scenario 1 – Five-Story Building with Larger Building Footprint

Under Alternative 2 – Scenario 1, the Population Health Facility building is assumed to contain up to 330,000 gross square feet of building space¹⁴, and include five stories (plus one basement level). The assumed building height would be approximately 60 feet at its highest point, which would be below the 105-foot height limit established for the site under the *CMP-Seattle 2003*. The new building would include classrooms, research labs, communal spaces, offices, administrative areas, and student and faculty support space. The building would support approximately 1,800 staff, faculty and students; 1,200 of which would be considered new population to the Seattle campus (see **Figure 2-8** for a site plan and massing of Alternative 2 – Scenario 1).

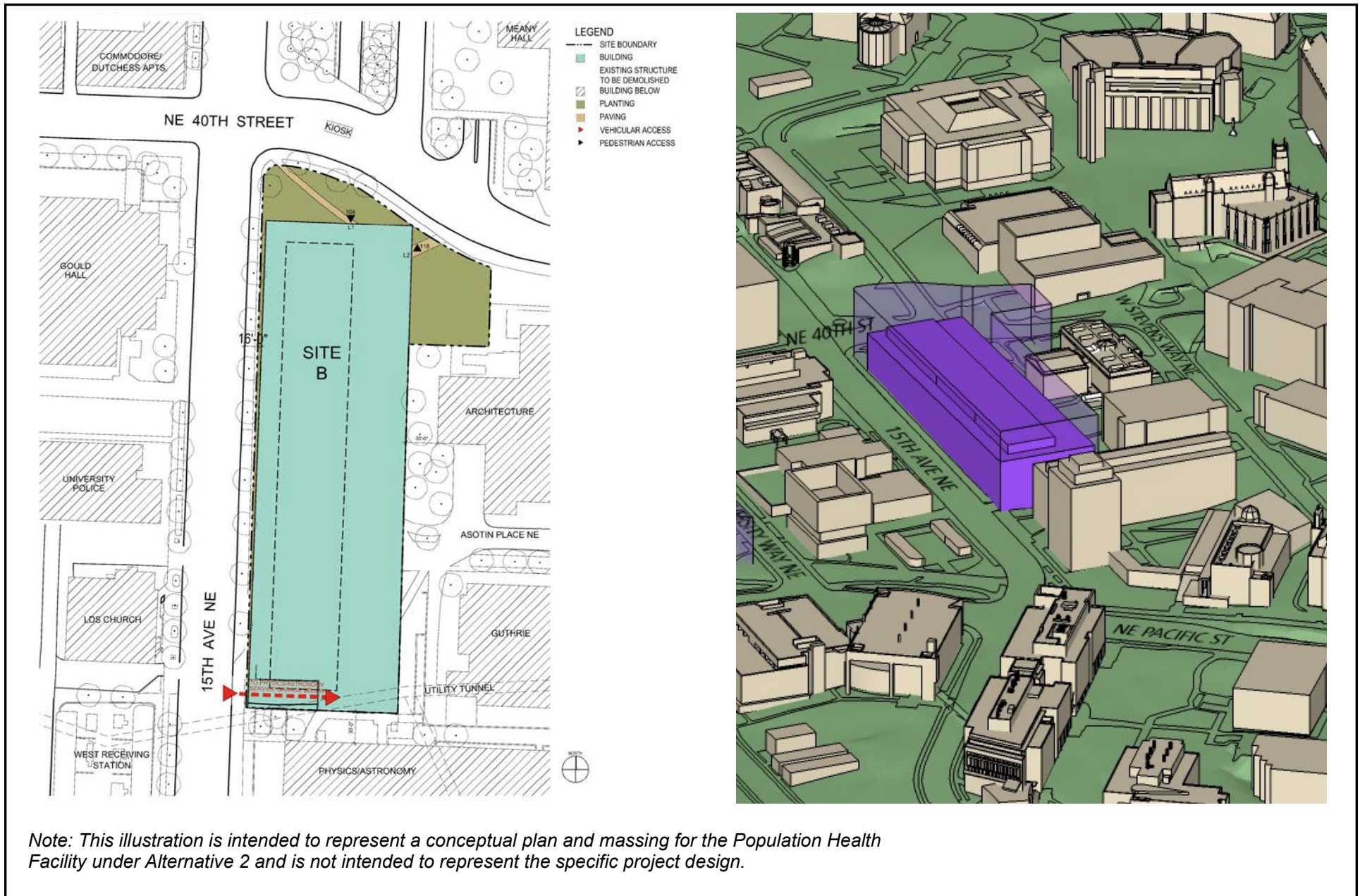
To accommodate construction of the Population Health Facility on Site 22C under Alternative 2 – Scenario 1, it is assumed that all of the existing buildings on the site would be demolished, including Guthrie Annex 1, 2, 3 and 4 buildings. The demolition of existing buildings on Site 22C to accommodate the Population Health Facility would result in the displacement and relocation of existing uses and staff to other portions of campus, including: Department of Psychology uses and approximately 120 staff associated with the Guthrie Annex 1, 2, 3 and 4 buildings.

Under Alternative 2 – Scenario 1, the existing approximately 15 parking spaces associated with parking lot C8 would be demolished to accommodate construction of the Population Health Facility on Site 22C. No new or replacement parking is assumed for Site 22C, with accommodation of new parking demand associated with the Population Health Facility and spaces removed from the site provided by the existing parking supply available in the West and Central Campus sectors.

Construction of the facility on Site 22C under Alternative 2 – Scenario 1 is assumed to result in the removal of all existing vegetation on the site, including the removal of approximately 123 trees, including approximately 13 Exceptional trees; existing street trees would be retained as feasible. **Table 2-4** provides a summary of the assumed site conditions under Alternative 2.

¹⁴ Pursuant the *CMP-Seattle 2003*, any below-grade area would not count against the allowed development total for the campus.

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Source: Mahlum, 2016.

Figure 2-8
Alternative 2 (Site 22C) Scenario 1 - Site Plan and Massing

TABLE 2-4
ALTERNATIVE 2 – SCENARIO 1 SITE DEVELOPMENT SUMMARY

Assumed Development Conditions	
New Building Square Footage	330,000
Building Square Footage Demolished	22,700
Parking Spaces Demolished	15
Parking Spaces Replaced	0
Net Parking Change	-15
Staff Displaced/Relocated	120
Exceptional Trees Removed	13

Source: Mahlum, 2016.

The assumed Population Health Facility building on Site 22C under Alternative 2 – Scenario 1 would comprise the majority of the site, with landscaped open space comprising the northern portion of the site. With development of the Population Health Facility on Site 22C under Alternative 2 – Scenario 1, approximately 82 percent of the site would be in buildings and paved area (81 percent in buildings and 1 percent in paved area). Vegetated open space would comprise approximately 18 percent of the site. As indicated in **Table 2-5**, the amount of impervious surfaces associated with buildings and paved area on the site under Alternative 2 – Scenario 1 would be greater than under existing conditions, and the amount of pervious area associated with landscaping would be less than under existing conditions.

TABLE 2-5
ALTERNATIVE 2 – SCENARIO 1 SITE CONDITIONS

	Existing Conditions		Alternative 2 – Scenario 1 Conditions	
	Square Feet	Percentage	Square Feet	Percentage
Building Footprint	18,700	23	66,000	81
Other Impervious Area ¹	29,400	36	1,200	1
Pervious Area	33,600	41	14,500	18
TOTAL	81,700	100	81,700	100

¹Includes surface parking, driveways and paved walkways.

Building Design Concept

A specific building design has not been determined at this point of the process. However, a general design concept to achieve the Population Health Facility program has been defined, and certain aspects of a building on Site 22C can be assumed for the purpose of environmental review.

The Population Health Facility Project under Alternative 2 – Scenario 1 would be designed to accommodate the specific goals and objectives of the Population Health Program and allow flexibility for the existing and future needs of the program. Consistent with the *CMP-Seattle 2003*, the design under Alternative 2 would consider the relationship of building facade and entries from the E-W Walk (which follows along NE 40th Street and NE Grant Lane), 15th Avenue NE, and George Washington Lane extension.

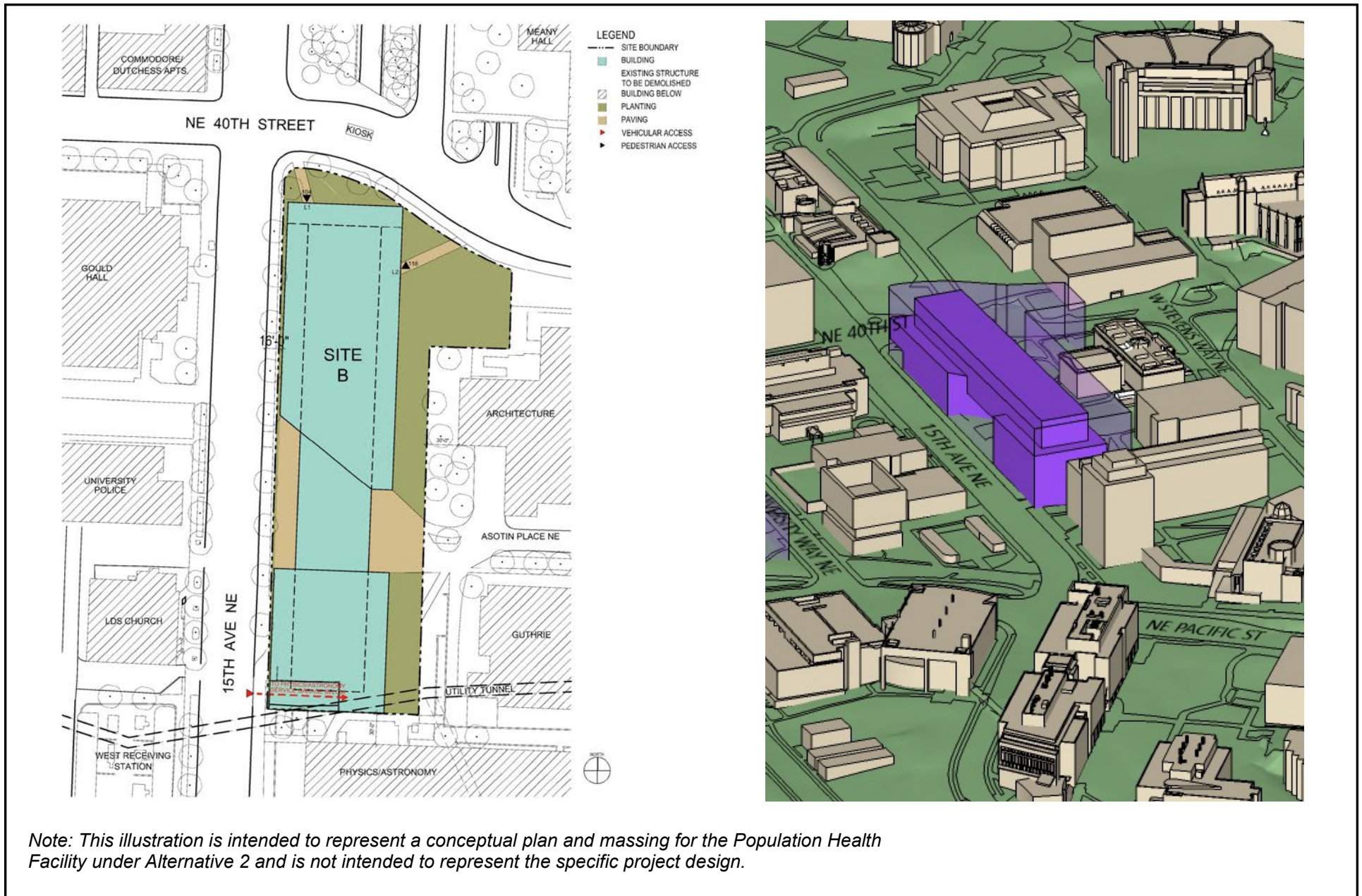
The building's massing and exterior materials would be compatible with other nearby structures (e.g., height and scale, building materials, building orientation, etc.). Focus of the design concept would be on minimizing building height and mass in relation to Architecture Hall to the east. Grade level program elements would be placed to complement right-of-way improvements in order to activate the pedestrian environment along 15th Avenue NE to the west.

Scenario 2 – Eight-Story Building with Smaller Building Footprint

Under Alternative 2 – Scenario 2, the Population Health Facility building is assumed to contain up to 330,000 gross square feet of building space¹⁵, and include eight stories (plus one basement level). The assumed building height would be approximately 95 feet at its highest point, which would be below the 105-foot height limit established for the site under the *CMP-Seattle 2003*. The building under this scenario would allow for an east-west pedestrian pathway connecting 15th Avenue NE with Central Campus with the building spanning the pathway, and a larger building setback from Architecture and Guthrie Halls to the east. The new building would include classrooms, research labs, communal spaces, offices, administrative areas, and student and faculty support space. The building would support approximately 1,800 staff, faculty and students; 1,200 of which would be considered new population to the Seattle campus (see **Figure 2-9** for a site plan and massing of Alternative 2 – Scenario 2).

¹⁵ Pursuant the *CMP-Seattle 2003*, any below-grade area would not count against the allowed development total for the campus.

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Source: Mahlum, 2016.

Figure 2-9
Alternative 2 (Site 22C) Scenario 2 - Site Plan and Massing

To accommodate construction of the Population Health Facility on Site 22C under Alternative 2 – Scenario 2, it is assumed that all of the existing buildings on the site would be demolished, including Guthrie Annex 1, 2, 3 and 4 buildings. The demolition of existing buildings on Site 22C to accommodate the Population Health Facility would result in the displacement and relocation of existing uses and staff to other portions of campus, including: Department of Psychology uses and approximately 120 staff associated with the Guthrie Annex 1, 2, 3 and 4 buildings.

Under Alternative 2 – Scenario 2, the existing approximately 15 parking spaces associated with parking lot C8 would be demolished to accommodate construction of the Population Health Facility on Site 22C, with up to 15 replacement parking spaces accommodated on the site.

Construction of the facility on Site 22C under Alternative 2 – Scenario 2 is assumed to result in the removal of all existing vegetation on the site, including the removal of approximately 123 trees, including approximately 13 Exceptional trees; existing street trees would be retained as feasible. **Table 2-6** provides a summary of the assumed site conditions under Alternative 2 – Scenario 2.

**TABLE 2-6
ALTERNATIVE 2 – SCENARIO 2 SITE DEVELOPMENT SUMMARY**

Assumed Development Conditions	
New Building Square Footage	330,000
Building Square Footage Demolished	22,700
Parking Spaces Demolished	15
Parking Spaces Replaced	15
Net Parking Change	0
Staff Displaced/Relocated	120
Exceptional Trees Removed	13

Source: Mahlum, 2016.

The assumed Population Health Facility building on Site 22C under Alternative 2 – Scenario 2 would comprise the majority of the site, with landscaped open space comprising the northern and eastern edges of the site. Compared to Alternative 2 – Scenario 1, more site area would be in building setback and landscaped area than under Alternative 2 – Scenario 1. With development of the Population Health Facility on Site 22C under Alternative 2 – Scenario 2, approximately 69 percent of the site would be in buildings and paved area (60 percent in buildings and 9 percent in paved area). Vegetated open space would comprise approximately 31 percent of the site. As indicated in **Table 2-7**, the amount of impervious surfaces

associated with buildings and paved area on the site under Alternative 2 – Scenario 2 would be greater than under existing conditions but less than under Alternative 2 – Scenario 1, and the amount of pervious area associated with landscaping would be less than under existing conditions but more than under Alternative 2 – Scenario 1.

**TABLE 2-7
ALTERNATIVE 2 – SCENARIO 2 SITE CONDITIONS**

	Existing Conditions		Alternative 2 - Scenario 2 Conditions	
	Square Feet	Percentage	Square Feet	Percentage
Building Footprint	18,700	23	49,100	60
Other Impervious Area ¹	29,400	36	7,600	9
Pervious Area	33,600	41	25,000	31
TOTAL	81,700	100	81,700	100

¹Includes surface parking, driveways and paved walkways.

Concepts Similar to Alternative 2 - Scenario 1 and Scenario 2

Sustainable Design Concept

The design of the Population Health Facility building under Alternative 2 would be intended to meet or exceed the University of Washington's requirement of Leadership in Energy and Environmental Design (LEED) Silver. Sustainable design features would be incorporated into the building and would include energy efficient HVAC systems, natural ventilation, low-flow plumbing fixtures, natural daylighting, low VOC materials, and a high performing building envelope.

Vehicle Circulation

Under Alternative 2, primary service vehicular access would continue to be provided from 15th Avenue NE, although access from W Stevens Way NE via Asotin Place could be provided. The design would allow for continued vehicle access to the below grade loading dock and service garage serving the Physics/Astronomy Building at the south end of the site. Emergency access would continue to be provided from the east from W Stevens Way NE via Asotin Place NE.

Pedestrian and Bicycle Circulation

Site 22C is located adjacent to the *CMP-Seattle 2003* identified E-W Walk major pedestrian pathway and bicycle route (which follows along NE 40th Street and NE Grant Lane), and the identified pedestrian pathway associated with 15th Avenue NE. Under Alternative 2, the Population Health Facility Project would include connections between the new building and the identified facilities to facilitate Universal pedestrian and bicycle access. Pedestrian access points into the building would be provided from NE Grant Lane and 15th Avenue NE. The amount and location of bicycle parking at this site would be determined during the design phase.

Landscaping

Per University of Washington procedures, the landscape design for the Population Health Facility Project under Alternative 2 would be reviewed by the University's landscape architect and University Landscape Advisory Committee.

Landscape design for either scenario would focus on development of the pedestrian environment in the right-of-way of 15th Avenue NE, development of an enhanced campus gateway at NE Grant Lane to the north and an enhanced pedestrian environment to the east connecting to Guthrie Hall and the Physics/Astronomy building. Scenario 2 would leverage the opportunity to develop an accessible connection from Central Campus to 15th Avenue NE by creating a new, active pedestrian environment at the building entry.

Approximately 123 existing trees are assumed to be removed as part of the Population Health Facility Project, including approximately 107 significant trees which includes 13 Exceptional trees. As part of development, new replacement trees would be planted on the site to replace the existing trees that would be removed during construction. Tree replacement on the site would be designed to meet or exceed the typical University of Washington requirement to provide tree replacement at a 1:1 ratio. If tree replacement at a 1:1 ratio is not possible on the site, additional trees would be planted at an off-site area on-campus in accordance with typical University procedures. Proposed tree removal and replacement would be intended to meet or exceed the City of Seattle's tree replacement requirements and would be in accordance with the University of Washington's Tree Management Plan.

Utilities

Stormwater - Under Alternative 2, the Population Health Facility Project would route stormwater to the City of Seattle stormwater main located to the immediate west, below 15th Avenue NE; this main eventually discharges to Portage Bay. It is anticipated that the existing stormwater line located mid-site (between Guthrie Annex 1 and 2) would be abandoned under Alternative 2.

Water - Domestic and fire protection water service would be provided from the existing University-owned water main adjacent to Site 22C. The Population Health Facility building would likely require a four-inch domestic service water line and a six-inch fire protection service lines. Water meters and backflow prevention devices would be installed within the building per University of Washington standards.

Sewer - New side sewer connections would be required for the Population Health Facility building and would be connected to the existing City of Seattle sewer main located adjacent to the site (below 15th Avenue NE).

Electrical/Telecommunications/Steam/Chilled Water - Electrical power, steam, chilled water, and telecommunications would be provided from the existing campus utility tunnel which runs through the southeast corner of Site 22C. It is anticipated that emergency power for the building (power during electrical power outages) would be provided by the West Campus Utility Plant located to the west of Site 22C, across 15th Avenue NE.

Construction Activities and Schedule

Existing uses on Site 22C under Alternative 2 would be removed as part of the construction activities, including the existing Guthrie Annex 1, 2, 3 and 4 buildings. Existing pavement on the site associated with parking lot C8, walkways and other paved areas would also be demolished and transported from the site to a permitted regional recycling facility. Pedestrian access along adjacent sidewalks on 15th Avenue NE and NE Grant Lane could be temporarily rerouted during portions of the construction process.

A construction staging area and construction parking plan would be coordinated between the general contractor/construction manager (GCCM) and the University of Washington prior to development on the site. Construction vehicle traffic routes would also be coordinated between the GCCM and the University of Washington, and approved by the City of Seattle as part of the permit process, and would be intended to minimize disturbance to the extent feasible, while also protecting pedestrian and vehicle safety in the area.

Due to the nature of the assumed building under Alternative 2 including a partial basement level, the Population Health Facility Project would require minor regrading on the site, as well as areas of cut and fill. Construction of the project under Alternative 2 – Scenario 1 would require approximately 37,000 cubic yards of cut/excavated materials and approximately 1,000 cubic yards of imported fill material. Construction of the project under Alternative 2 – Scenario 2 would require approximately 27,500 cubic yards of cut/excavated materials and approximately 1,000 cubic yards of imported fill material. Under either scenario, the depth of excavation would not exceed that of the adjacent Physics/Astronomy Building loading dock and would not conflict with the existing utility tunnel.

The current project schedule anticipates that site selection would occur in Spring 2017, construction activities would begin in Spring 2018 and that the Population Health Facility would be operational by Spring 2020.

Consistency with CMP-Seattle 2003 for Site 22C

As described in Section 2.2, the *CMP-Seattle 2003* includes specific policies and guidelines related to Development Site 22C including: service underground, accessed via Physics/Astronomy service extension; improved walkway – George Washington Lane extension; consider relationship of building facades and entries from E-W walk, 15th Avenue NE, and George Washington Lane extension; and, develop walkway as part of 22C development – building may span over walkway.

The design for the Population Health Facility project on Site 22C under Alternative 2 would consider the *CMP-Seattle 2003* policies and guidelines for the site, including providing building entries at 15th Avenue NE and NE Grant Lane, as well as considering building façade treatments related to these roadways. During the design phase, the service area of the Population Health Facility building on Site 22C under Alternative 2 would be located. For purposes of analysis it is assumed that the service area would be located at the southern edge of the building, in proximity to the Physics/Astronomy Building, allowing for the potential for connection with the Physics/Astronomy Building service area; although direct service access from 15th Avenue NE is assumed, access from W Stevens Way NE via Asotin Place NE could be provided. Pedestrian walkway improvements would be provided at the northern edge of the site, and would be located in proximity to George Washington Lane NE, across NE Grant Lane (refer to Section 3.1, **Land Use**, for a more detailed discussion on the relationship of the EIS Alternatives to the *CMP-Seattle 2003*).

Alternative 3 – Development of the Population Health Facility on Sites 50S/51S

Under Alternative 3, the proposed Population Health Facility would be located on Development Sites 50S and 51S which is generally bounded by NE Columbia Road and the Magnuson Health Sciences Center to the north, the Central Utility Plant Building to the east, the South Campus Center Building to the south, and San Juan Road NE and South Gatehouse to the west. Sites 50S and 51S contains the S1 parking structure and associated drive lanes. The facility on Sites 50S/51S would be located adjacent to the Magnuson Health Center (approximately 100 feet distant) and in proximity to other University health related research and teaching facilities, and the campus core.

The Population Health Facility building is assumed to contain up to 330,000 gross square feet of building space¹⁶, and include four stories (plus one basement level). The assumed building height would be approximately 64 feet at its highest point, which would be below the 65-foot height limit established for the site under the *CMP-Seattle 2003*. The new building would include classrooms, research labs, communal spaces, offices, administrative areas, and student and faculty support space. The building would support approximately 1,800 staff, faculty and students; 1,200 of which would be considered new population to the Seattle campus.

To accommodate construction of the Population Health Facility on Sites 50S/51S, it is assumed that the entire S1 parking garage structure would be demolished. The demolition of the existing structure on Sites 50S/51S to accommodate the Population Health Facility would not be anticipated to result in the displacement of existing staff to other portions of campus.

The existing approximately 869 parking spaces associated with parking structure S1 would be demolished to accommodate construction of the Population Health Facility on Sites 50S/51S. Development under Alternative 3 would include the provision of new parking stalls to replace a portion or all of the 869 spaces demolished in parking garage S1. Replacement parking under Alternative 3 is considered under the following two scenarios:

- **Scenario 1** – Replacement parking provided in a new garage on the western portion of Site 50S; and,
- **Scenario 2** – Replacement parking provided in a combination of new garage and parking below Sites 50S and 51S.

Under Scenario 1, all replacement parking would be provided by a garage with five levels above grade and two below-grade levels; under this scenario approximately 724 spaces would be provided. Under Scenario 2, replacement parking would be provided by a garage with three levels above grade and two levels below grade, as well a one below grade parking level under the entire site; under this scenario approximately 917 spaces would be provided

The following provides a description of Alternative 3 development under Scenario 1 and Scenario 2.

¹⁶ Pursuant the *CMP-Seattle 2003*, any below-grade area would not count against the allowed development total for the campus.

Scenario 1 – Garage

As indicated above, under Alternative 3 - Scenario 1, all replacement parking would be provided by a garage with five levels above grade and two levels below grade (see **Figure 2-10** for a site plan and massing of Alternative 3 – Scenario 1).

Construction of the facility on Sites 50S/51S under Alternative 3 - Scenario 1 is assumed to result in the removal of all existing planter vegetation on the site, including the removal of approximately 59 trees, including approximately 3 Exceptional trees; existing street trees would be retained as feasible. **Table 2-8** provides a summary of the assumed site conditions under Alternative 3 - Scenario 1.

TABLE 2-8
ALTERNATIVE 3 - SCENARIO 1 SITE DEVELOPMENT SUMMARY

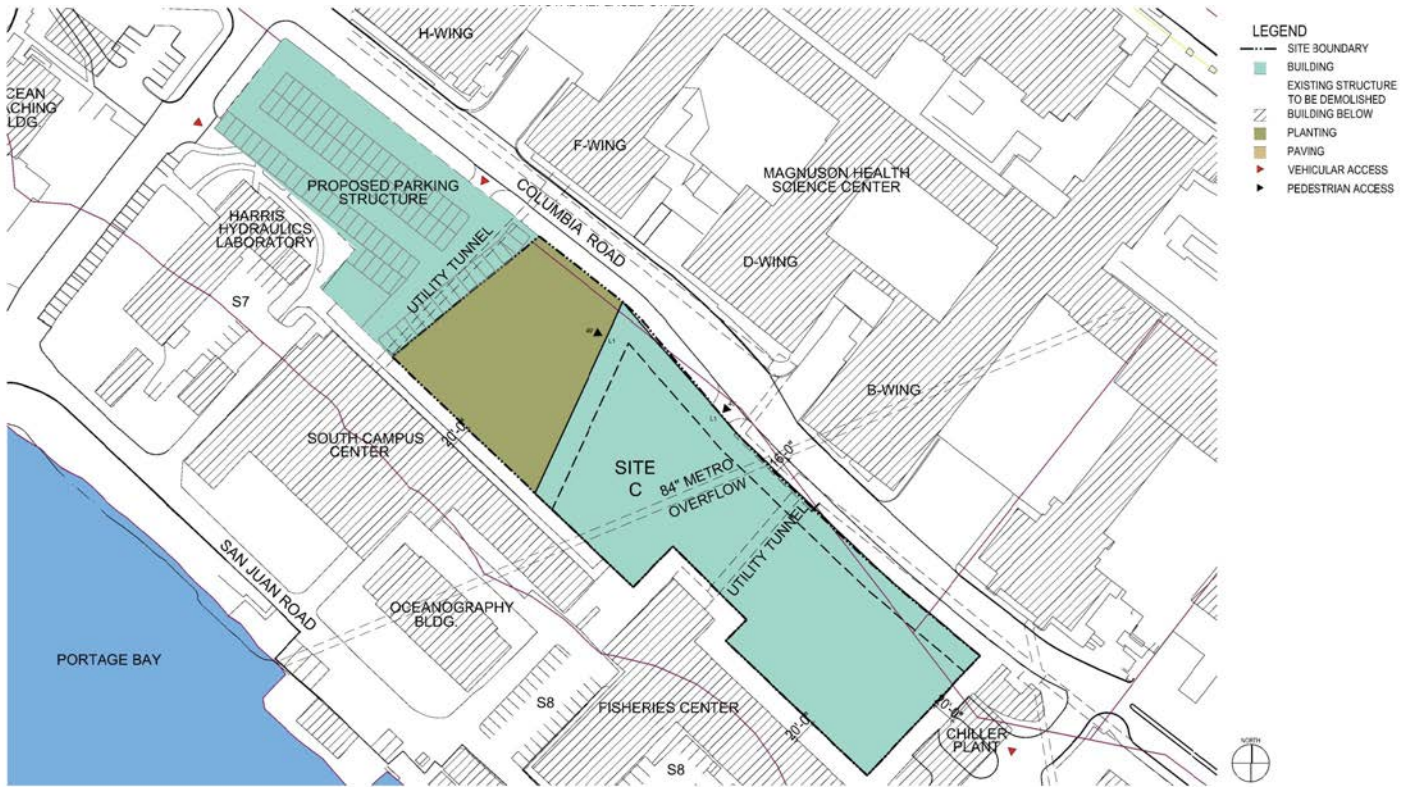
Assumed Development Conditions	
New Building Square Footage	330,000
Building Square Footage Demolished	99,870
Parking Spaces Demolished	869
Parking Spaces Replaced	724
Net Parking Change	-145
Staff Displaced/Relocated	0
Exceptional Trees Removed	3

Source: Mahlum, 2016.

As indicated in **Table 2-8**, Alternative 3 - Scenario 1 would include the construction of approximately 724 replacement parking spaces, resulting in the replacement of approximately 83 percent of the existing 869 spaces in the S1 garage.

The assumed Population Health Facility building on Sites 50S/51S under Alternative 3 - Scenario 1 would be located on Site 51S (eastern portion of the combined 50S/51S site) with the garage located on Site 50S (western portion of the combined 50S/51S site). Building area would comprise the majority of the site, with landscaped open space located in the central portion of the site. With development of the Population Health Facility on Site 50S/51S under Alternative 3 - Scenario 1, approximately 89 percent of the site would be in building area. Vegetated open space would comprise approximately 11 percent of the site.

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Note: This illustration is intended to represent a conceptual plan and massing for the Population Health Facility under Alternative 3 and is not intended to represent the specific project design.

Source: Mahlum, 2016.



Figure 2-10

Alternative 3 (Site 50S/51S) Scenario 1 - Site Plan and Massing

As indicated in **Table 2-9**, the estimated amount of impervious surfaces associated with buildings and paved area on the site under Alternative 3 - Scenario 1 would be slightly greater than under existing conditions, and the amount of pervious area associated with landscaping would be slightly less than under existing conditions.

**TABLE 2-9
ALTERNATIVE 3 - SCENARIO 1 SITE CONDITIONS**

	Existing Conditions		Alternative 3 Scenario 1 Conditions	
	Square Feet	Percentage	Square Feet	Percentage
Building Footprint	92,000	77	106,500	89
Other Impervious Area ¹	11,000	9	0	0
Pervious Area	17,000	14	13,500	11
TOTAL	120,000	100	120,000	100

¹Includes surface parking, driveways and paved walkways.

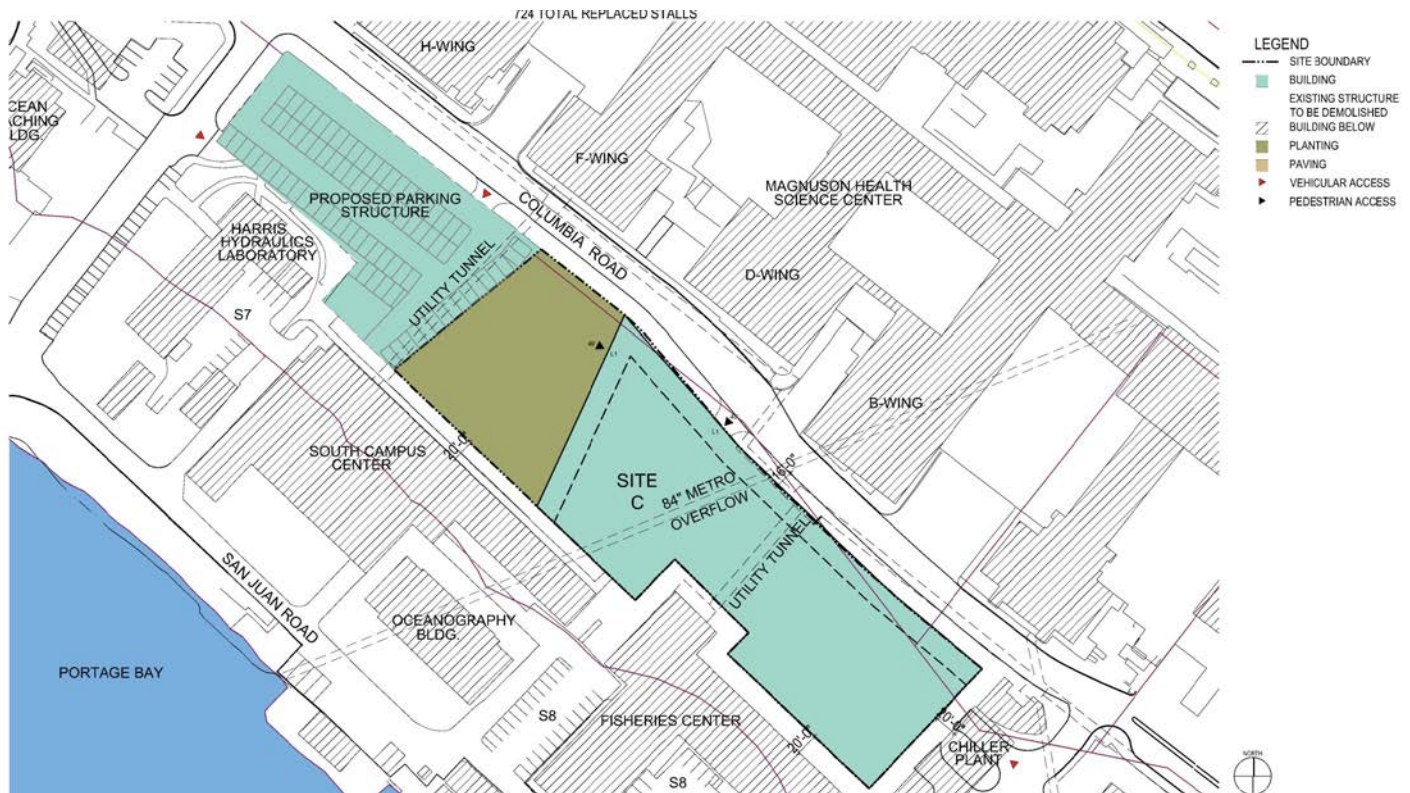
Scenario 2 – Combination Garage and Below Grade Parking

As indicated earlier, under Alternative 3 - Scenario 2, replacement parking would be provided by a combination of a garage with three levels above grade and two levels below grade, as well as one level of parking below the entire site **Figure 2-11** for a site plan and massing of Alternative 3 – Scenario 2).

Construction of the facility on Sites 50S/51S under Alternative 3 - Scenario 2 is assumed to result in the removal of all existing planter vegetation on the site, including the removal of approximately 59 trees, including approximately 3 Exceptional trees; existing street trees would be retained as feasible. **Table 2-10** provides a summary of the assumed site conditions under Alternative 3 - Scenario 2.

As indicated in **Table 2-10**, Alternative 3 - Scenario 2 would include the construction of approximately 917 replacement parking spaces, resulting in an increase of approximately 48 spaces over the existing approximately 869 spaces in the S1 garage.

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Note: This illustration is intended to represent a conceptual plan and massing for the Population Health Facility under Alternative 3 and is not intended to represent the specific project design.

Source: Mahlum, 2016.



Figure 2-11
Alternative 3 (Site 50S/51S) Scenario 2 - Site Plan and Massing

TABLE 2-10
ALTERNATIVE 3 - SCENARIO 2 SITE DEVELOPMENT SUMMARY

Assumed Development Conditions	
New Building Square Footage	330,000
Building Square Footage Demolished	99,870
Parking Spaces Demolished	869
Parking Spaces Replaced	917
Net Parking Change	+48
Staff Displaced/Relocated	0
Exceptional Trees Removed	3

Source: Mahlum, 2016.

Similar to Alternative 3 - Scenario 1, the assumed Population Health Facility building on Sites 50S/51S under Alternative 3 - Scenario 2 would be located on Site 51s (eastern portion of the combined 50S/51S site) with the garage located on Site 50S (western portion of the combined 50S/51S site), with building area comprising the majority of the site, with landscaped open space located in the central portion of the site. With development of the Population Health Facility on Site 50S/51S, it is estimated that under Alternative 3 - Scenario 2, approximately 82 percent of the site would be in building area. Vegetated open space would comprise approximately 11 percent of the site. As indicated in **Table 2-11**, the amount of impervious surfaces associated with buildings and paved area on the site under Alternative 3 - Scenario 2 would be slightly greater than under existing conditions, and the amount of pervious area associated with landscaping would be slightly less than under existing conditions.

TABLE 2-11
ALTERNATIVE 3 - SCENARIO 2 SITE CONDITIONS

	Existing Conditions		Alternative 3 Scenario 2 Conditions	
	Square Feet	Percentage	Square Feet	Percentage
Building Footprint	92,000	77	106,500	89
Other Impervious Area ¹	11,000	9	0	0
Pervious Area	17,000	14	13,500	11
TOTAL	120,000	100	120,000	100

¹Includes surface parking, driveways and paved walkways.

Concepts Similar to Alternative 3 - Scenario 1 and Scenario 2

Building Design Concept

A specific building design has not been determined at this point of the process. However, a general design concept to achieve the Population Health Facility program has been defined, and certain aspects of a building on Site 50S/51S can be assumed for the purpose of environmental review.

The Population Health Facility Project under Alternative 3 would be designed to accommodate the specific goals and objectives of the Population Health Program and allow flexibility for the existing and future needs of the program. Consistent with the CMP-Seattle 2003, the design under Alternative 3 would consider the potential for connections to existing Health Sciences Center, provision of courtyards, connections to South Campus Center, and connections to the shoreline.

The design concept under Alternative 3 includes the reservation of area in the center of the site for a potential open space connection between the medical Center/Health Sciences complex to the north and the waterfront to the south, so as not to foreclose the potential for this connection as envisioned in the Draft 2018 Campus Master Plan.

The building's massing and exterior materials would be compatible with other nearby structures (e.g., height and scale, building materials, building orientation, etc.).

Sustainable Design Concept

The design of the Population Health Facility building under Alternative 2 would be intended to meet or exceed the University of Washington's requirement of Leadership in Energy and Environmental Design (LEED) Silver. Sustainable design features would be incorporated into the building and would include energy efficient HVAC systems, natural ventilation, low-flow plumbing fixtures, natural daylighting, low VOC materials, and a high performing building envelope.

Vehicle Circulation

Under Alternative 3, primary vehicular and service access to the Population Health Facility on Site 50S/51S would continue to be provided from NE Columbia and San Juan Road NE; it is anticipated that at least one additional access point from Columbia Road NE would be required under Alternative 3 - Scenario 2, compared to Alternative 3 - Scenario 1. As described earlier, the 869 parking spaces currently associated with the S1 parking structure would be demolished during construction, and replacement parking totaling approximately 724 spaces (Alternative 3 - Scenario 1) to 917 spaces (Alternative 3 - Scenario 2) would be

provided as an element of the Population Health Facility project on Site 50S/51S. The accommodation of shortfall between the number of current parking stalls in the S1 parking structure and replacement parking provided on the site, along with new parking demand associated with the Population Health Facility, would be provided by the existing parking supply available in the West, South and Central Campus sectors (refer to Section 3.4, **Construction**, for additional detail).

Pedestrian and Bicycle Circulation

Site 50S/51S is located adjacent to the CMP-Seattle 2003 identified pedestrian pathway along NE Columbia Road and San Juan Road NE. and bicycle route along NE Columbia Road; San Juan Road NE is also identified as a “possible bicycle improvement”. Under Alternative 3, the Population Health Facility Project would include connections between the new building and the identified facilities to facilitate Universal pedestrian and bicycle access. Pedestrian access point into the building would be provided from NE Columbia Road. The amount and location of bicycle parking at this site would be determined during the design phase.

Landscaping

Per University of Washington procedures, the landscape design for the Population Health Facility Project under Alternative 3 would be reviewed by the University’s landscape architect and University Landscape Advisory Committee.

Approximately 59 existing trees are assumed to be removed as part of the Population Health Facility Project, including approximately 51 significant trees of which 3 are considered Exceptional trees. As part of development, new replacement trees would be planted on the site to replace the existing trees that would be removed during construction. Tree replacement on the site would be designed to meet or exceed the typical University of Washington requirement to provide tree replacement at a 1:1 ratio. If tree replacement at a 1:1 ratio is not possible on the site, additional trees would be planted at an off-site area on-campus in accordance with typical University procedures. Proposed tree removal and replacement would be intended to meet or exceed the City of Seattle’s tree replacement requirements and would be in accordance with the University of Washington’s Tree Management Plan.

Utilities

Stormwater - Under Alternative 3, the Population Health Facility Project would route stormwater to the University of Washington stormwater main located to the immediate north, below NE Columbia Road, and to the immediate west, below San Juan Road NE; these lines eventually discharge to Portage Bay.

Water - Domestic and fire protection water service would be provided from the existing University-owned water mains adjacent to Site 50S/51S (below NE Columbia Road and San Juan Road NE). The Population Health Facility building would likely require a four-inch domestic service water line and a six-inch fire protection service lines. Water meters and backflow prevention devices would be installed within the building per University of Washington standards.

Sewer - New side sewer connections would be required for the Population Health Facility building and would be connected to the existing University-owned sewer mains located adjacent to the site (below NE Columbia Road and San Juan Road NE).

Electrical/telecommunications/Steam/Chilled Water - Electrical power, steam, chilled water, and telecommunications would be provided from the existing campus utility tunnels which run through Site 50S/51S. It is anticipated that emergency power for the building (power during electrical power outages) would be provided by the West Campus Utility Plant located approximately 1,000 feet to the northwest of Site 50S/51S.

Construction Activities and Schedule

The existing S1 parking structure on Site 50S/51S under Alternative 3 would be removed as part of the construction activities. Existing pavement on the site associated with parking structure driveways and other paved areas would also be demolished and transported from the site to a permitted regional recycling facility. Pedestrian access along sidewalks on NE Columbia Road and San Juan Road NE could be temporarily rerouted during portions of the construction process.

A construction staging area and construction parking plan would be coordinated between the general contractor/construction manager (GCCM) and the University of Washington prior to development on the site. Construction vehicle traffic routes would also be coordinated between the GCCM and the University of Washington, and approved by the City of Seattle as part of the permit process, and would be intended to minimize disturbance to the extent feasible, while also protecting pedestrian and vehicle safety in the area.

Due to the nature of the assumed building under Alternative 3 including underground parking, the Population Health Facility Project would require regrading on the site, as well as areas of cut and fill. Alternative 3 – Scenarios 1 and 2 would result in approximately 28,000 cubic yards of cut/excavated materials and 1,000 cubic yards of imported fill to accommodate assumed development, including underground parking and building area. Under either scenario, the depth of excavation would not exceed that of the lower level of the S1 Garage and would not conflict with the existing utility tunnels.

The current project schedule anticipates that site selection would occur in Spring 2017, construction activities would begin in Spring 2018 and that the Population Health Facility would be operational by Spring 2020.

Consistency with CMP-Seattle 2003 for Site 50S/51S

As described in Section 2.2, the *CMP-Seattle 2003* includes specific policies and guidelines related to Development Site 50S/51S including: possible connection to existing Health Sciences; improve courtyards; all service access on Columbia Road level; develop terrace connection to South Campus Center; maximize views of water; and, develop pedestrian connection to waterfront.

The design for the Population Health Facility project on Site 50S/51S under Alternative 3 would consider the *CMP-Seattle 2003* policies and guidelines for the site, including providing connections to Health Sciences and South Campus Center (most likely surface connections), providing service access from Columbia Road NE, reserving area for pedestrian connections to the waterfront, and providing opportunities for views to the water (refer to Section 3.1, **Land Use**, for a more detailed discussion on the relationship of the EIS Alternatives to the *CMP-Seattle 2003*).

2.8 SUMMARY OF ALTERNATIVES DEVELOPMENT

The following **Table 2-12** provides a summary of the site development conditions for the EIS Alternatives as described in Section 2.7.

TABLE 2-12
SUMMARY OF ASSUMED ALTERNATIVES DEVELOPMENT CONDITIONS

Site Condition	Alternative 1	Alternative 2		Alternative 3	
		Scenario 1	Scenario 2	Scenario 1	Scenario 2
Building Sq. Ft.	330,000	330,000	330,000	330,000	330,000
Building Height in Feet	63	60	95	64 ¹ /50 ²	64 ¹ /30 ²
Building Sq. Ft. Demolished	72,560	22,700	22,700	99,870	99,870
Parking Spaces Demolished	104	15	15	869	869
Parking Spaces Replaced	0	0	15	724	917

Table 2-12 - Continued

Site Condition	Alternative 1	Alternative 2		Alternative 3	
Net Parking Change	-104	-15	0	-145	+48
Staff Displaced/Relocated	252	120	120	0	0
Significant Trees Removed	132	107	107	51	51
Exceptional Trees Removed ³	36	13	13	3	3
Total Cubic Yards of Grading	46,000	38,000	28,500	29,000	29,000

¹Population Health Facility building height.

²Parking garage structure height; assumes 10-foot floor-to-floor height.

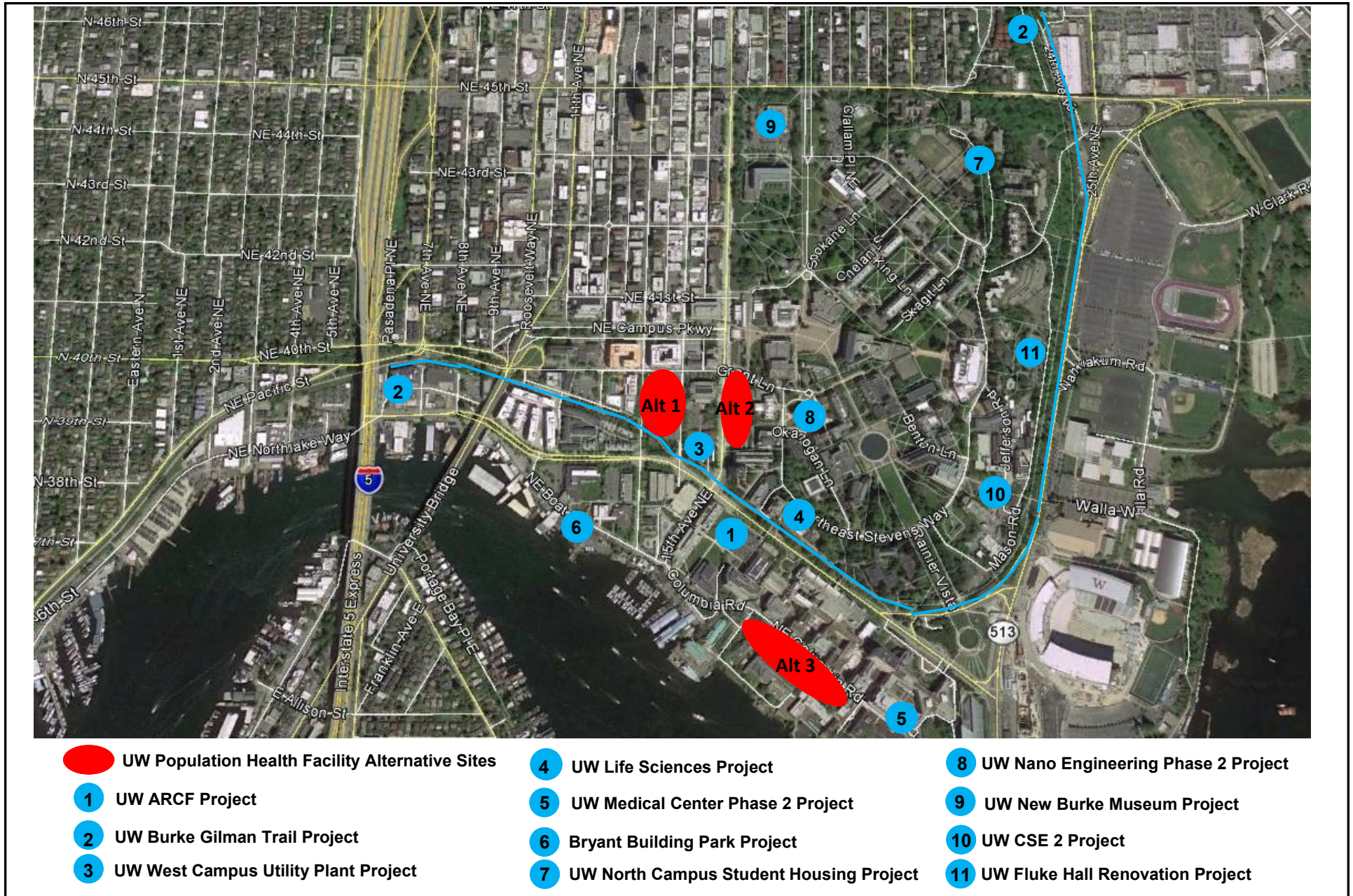
³ Exceptional trees are also counted within the significant tree total.

2.9 SEPARATE ACTIONS/PROJECTS

In addition to the Population Health Facility Project, there are several separate actions/projects on the University of Washington campus that are in the vicinity of the three sites contemplated for the Population Health Facility Project that are currently under construction or are anticipated to be under construction during the development timeframe for the project. These projects include the University of Washington New Burke Museum Project, University of Washington Animal Research and Care Facility (ARCF) Project, University of Washington Burke Gilman Trail Project, the University of Washington West Campus Central Utility Plant Project, the University of Washington Medical Center Phase 2 Project, and the Bryant Building Park Project, and the University of Washington Life Sciences Project (see **Figure 2-12** for a map of the separate action/project locations).

- The **University of Washington New Burke Museum Project** is located on the parking lot of the existing Burke Museum and will include the construction of a new, approximately 105,387-square foot museum building. Construction will occur on the western edge of the site to allow the existing museum to remain open until the new building is completed. Once the new building is complete the existing museum will be demolished to accommodate the remaining site development (i.e., Burke Yard, parking, landscaping, and open space and pedestrian pathways). Construction is currently underway and the earliest construction completion date is estimated as March 2018.

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Source: Google Earth and EA Engineering, 2016.

Figure 2-12
Separate Actions/Projects Map

- The **University of Washington Animal Research and Care Facility (ARCF) Project** is located between the William H. Foege Building and Hitchcock Hall and consists of a two-level, below-grade building with approximately 95,700 square feet of building space for research and animal housing at the University. The proposed project will include an above-grade exhaust tower, an above-grade entry pavilion, and new landscaping and pedestrian pathways to enhance the site landscape and maintain the Portage Bay Vista. Construction of this project is currently underway and anticipated to be completed in April 2017.
- The **University of Washington Burke Gilman Trail Project** includes improvements to the 1.7-mile University-owned portion of the trail from Pasadena Place NE to NE 47th Street. The improvements are designed to improve safety and accommodate existing/future traffic flows and include trail widening and consolidated intersections/connections with the trail. The initial phase of the project will occur from 15th Avenue NE to Rainier Vista. Four additional phases will occur in the future, including Pasadena Place NE to University Bridge, University Bridge to Brooklyn Avenue NE, Brooklyn Avenue NE to 15th Avenue NE, and Rainier Vista to NE 47th Street. The initial phase is complete and construction of future phases would occur once funding is available.
- The **University of Washington West Campus Utility Plant Project** is located to the south of the new Police Department Building (near the intersection of University Way NE and NE Pacific Street) and provides process chilled water and emergency power to portions of the South and West campus. The building is approximately 20,000 square feet and will include one below-grade level and one above-grade level. Construction of this project is underway and is anticipated to be complete in January 2017.
- The **University of Washington Medical Center Phase 2 Project** is located at the southern portion of the Medical Center and includes the buildout of three bed floors and the operating rooms suite within the new Montlake Tower (Phase 1) and the renovation of approximately 125,000 square feet within the existing Cascade and Pacific Towers. Construction of this project is currently underway and is anticipated to be completed by April 2018.
- The **Bryant Building Park Project** will include the development of a new park at the current Bryant Building location (adjacent to Portage Bay) to serve as a park replacement for existing park property that was converted to non-park use as part of the WSDOT SR-520 Bridge Project. The specific timeline is unknown at this time.
- The **University of Washington Life Sciences Project** site is located in the southern portion of the Central Campus, adjacent to Kincaid Hall. The proposed seven level building (including two basement levels) will contain approximately 180,000 square feet of academic and research uses and approximately 20,000 square feet of green

house space. The proposed building will provide space for greenhouse uses, laboratory and associated laboratory support space, classrooms, offices, conference rooms, and animal care and associated animal care support spaces. Construction is underway and is anticipated to be completed by July 2018.

- The **Computer Science and Engineering Project** is located in Central Campus, adjacent to the Mechanical Engineering Building, and will provide approximately 134,000 gsf of research, undergraduate education, and related support space for the College of Engineering's Department of Science and Engineering. Construction is underway and is anticipated to be completed by the end of 2018.
- The **University of Washington Molecular Engineering Building Phase 2 Project** (also referred to as Nano Engineering Project) site is located to the north of the existing Molecular Engineering Building (east of Stevens Way and south of Grant Lane). The Phase 2 building includes a six-story, approximately 78,000-square foot building with research, laboratory and faculty/staff office uses. Construction is currently underway and is anticipated to be completed in mid-2017.
- The **Fluke Hall Renovation Project** will renovate the interior of Fluke Hall so that it will serve as a long-term core UW research facility, supporting research, industry partnership, and technology start-up incubation. The work includes upgrades to building infrastructure (HVAC, plumbing, and electrical) to support the cleanroom tenant improvements on the first floor.
- The **University of Washington North Campus Housing Project** site is located in the northeast corner of the Central Campus and would occur over two phases. Phase A will consist of replacing McCarty Hall with two new buildings and the demolition of Haggett Hall. Phase B will entail the construction four buildings, two on the Haggett Hall site and two on the site of the existing tennis courts. Three options for McMahon hall will be analyzed. The proposed redevelopment will result in approximately 3,200 student beds, an increase of 350 beds over existing conditions. Construction is underway and the first phase is anticipated to be complete in fall 2018, with the second phase anticipated to be completed in Fall 2020.

Temporary construction activity associated with any of these separate actions/projects will occur in compliance with applicable University of Washington, City of Seattle, and other relevant regulations. Significant cumulative construction-related impacts are not anticipated because each project has its own separate construction schedule and haul routes that are specific for each project site. Additionally, each project will prepare a Construction Management Plan (CMP) to control and mitigate potential transportation issues during the construction process.

2.10 BENEFITS AND DISADVANTAGES OF DEFERRING IMPLEMENTATION OF THE PROPOSAL

The benefits of deferring approval of the Proposed Action and implementation of development of the Population Health Facility Project include the deferral of:

- Temporary construction-related impacts associated with vibration, noise, air pollution and traffic.

The disadvantages of deferring the approval of the Proposed Action and development of the Population Health Facility Project include the deferral of:

- The opportunity to develop a new Population Health Facility building to meet the current and future needs of the Institute for Health Metrics and Evaluation (IME), the Department of Global Health (DGH), and selected portions of the School of Public Health (SPH).
- The opportunity to locate the Population Health Facility building in proximity to the Magnuson Health Sciences Center and other health sciences uses to allow for collaboration and efficient operation of the programs.

**Affected Environment,
Impacts, Mitigation
Measures, and Significant
Unavoidable Adverse Impacts
for Historic and Cultural
Resources**

CHAPTER 3

UPDATED AFFECTED ENVIRONMENT, IMPACTS, MITIGATION MEASURES AND SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

This section of the Final SEIS reflects Section 3.3 (Historic and Cultural Resources) of the Draft SEIS with information added subsequent to issuance of the Draft SEIS. Information added subsequent to issuance of the Draft SEIS is shaded to ease identification of the added information.

3.3 HISTORIC AND CULTURAL RESOURCES

This section of the Final SEIS identifies historic and cultural resources on and in the vicinity of the alternative sites, and analyzes the potential for impacts associated with development of the Population Health Facility Project on the alternative sites (*CMP-Seattle 2003* Sites 37W, 22C and 50S/51S) on the University of Washington's Seattle Campus. A Cultural Resources Report and Historic Resource Addendums (HRA) were prepared by Historical Research Associates, Inc. and are summarized within this section. The Cultural Resources Report is included in **Appendix B** of this Final SEIS.

3.3.1 Affected Environment

Regulatory Context

This cultural resources and architectural resources inventory is intended to identify resources that need to be considered during State Environmental Policy Act (SEPA) review, including whether the construction of the facility would impact any historic or cultural resources (listed or eligible for listing in federal, state, or local historic registers on or immediately adjacent to the alternative sites. Refer to **Appendix B** for discussion on the National Register of Historic Places (NRHP) criteria for listing eligibility.

In addition to the mandated SEPA process, the University of Washington outlines its own process for considering the potential effects of new project planning on campus buildings and features in the University of Washington Master Plan – Seattle Campus (*CMP-Seattle 2003*). The *CMP-Seattle 2003* calls for the production of a Historic Resources Addendum (HRA) for any project that makes exterior alterations to a building over 50 years old, and this HRA will be included as an attachment to all project documentation and considered by the appropriate decision makers. The HRA provides context and analysis to insure that important elements of the campus, its historical character and value, environmental considerations, and landscape

context are preserved, enhanced, and valued. The HRA further ensures that improvements, changes, and modifications to the physical environment may be clearly analyzed and documented. Consistent with the *CMP-Seattle 2003* guidelines, an HRA has been prepared for each of the alternative sites (Site 37W, 22C and 50S/51S). The HRAs for each site are on file with the University of Washington.

General Background

The following provides information on the cultural resources and architectural context of the University of Washington campus.

Cultural Resources

Archaeological and historical evidence indicates that Native Americans moved into the area at the close of the last ice age, occupying Western Washington for at least the last 11,000 years. More evidence is available for occupation after about 5,000 years ago and especially for the last 2,500 years when populations apparently increased and large, permanent villages were inhabited. The human history of the area is a response to the availability of natural resources along the rivers, streams, marshes, sloughs, prairies, and nearby coastal areas.

Prehistory

The earliest archaeological evidence of human presence in Washington State comes from Clovis fluted projectile points and stone tools dating to about 11,000 before present (BP). These tools are believed to be associated with highly mobile Paleoindian groups adapted to hunting large fauna such as mammoth and mastodon, with some reliance on plants and other animals. Clovis materials are rare in Washington, known from nine isolated finds. Other evidence for this adaptation includes the Manis Mastodon site near the town of Sequim where extinct bison and mastodon remains dating from 12,000 BP and 10,000 BP were found in possible association with cultural remains.

The Early period in Western Washington spans from approximately 8,000-5,000 BP. Artifacts are referred to as “Olcott” after the site type in Snohomish County and referred to in other areas of the country as “Old Cordilleran” or “Early Lithic”. The distinctive Olcott stone tool assemblage consists of large, leaf-shaped and stemmed points, and cobble and flake tools, often made of heavily weathered volcanic rock like dacite or basalt. Sites with Olcott assemblages, which generally lack organics and features, are usually found inland on raised terraces where human occupation likely became established as landforms stabilized during the middle Holocene.

The Middle period in Puget Sound prehistory, from approximately 5,000-2,500 BP, is characterized by increasing populations with more complex socio-economic organization and

evidence for greater reliance on marine and riverine resources. Marine resource use may extend back further in time; however, earlier shoreline sites would have been inundated by rising sea levels which reached near-modern elevations by about 5,000 BP. Middle period sites yield more stone and bone tools in addition to chipped stone tools. The developing importance of woodworking is evident in the presence of tools such as adzes, wedges, and mauls. A diversification of economic pursuits in this period is indicated by sites in a variety of environmental settings and common finds of the remains of sea mammals, fish, and shellfish.

The Late period of the last 2,500 years in the Pacific Northwest is marked by sites and assemblages that indicate development of craft specialization and a significant concentration of wealth, both traits being representative of the “classic” Northwest Coast cultural complex. Of note are abundant shells, and increase in art objects and status markers, and a large variety of tools including ground slate knives and points, celts, and bone harpoons and points. The seasonal use of resources and locations continued, and permanent and semi-permanent winter villages were established. Archaeological sites of the Late period provide evidence of subsistence and settlement patterns including hunting, fishing, woodworking, and plant processing.

Native Americans

Areas of campus were formerly occupied by the Duwamish, a Lushootseed speaking group who inhabited all of present-day Seattle and Renton, and who occupied villages along the shorelines of Lake Union, Lake Sammamish, Lake Washington, Elliott Bay, Shilshole Bay, and the Duwamish, Black, and Cedar Rivers. The Duwamish maintained close ties with neighboring groups, including the Snoqualmie, Suquamish, Puyallup, and people living on the Upper Green and White Rivers. Known as the *xa'tcoabc* (lake people), the Lake Washington people were considered by some to be intermediate between the Duwamish and Snoqualmie.

Recorded place names indicate native presence in the project vicinity, as well as, through the environs of greater Seattle. East of the project area, longhouses of the group living at *SWAH-tsu-gweel* on the shore of Union Bay near the present day University of Washington campus marked the eastern end of an important portage route that led to salt water. An “Indian trail” marked on the 1856 land survey map is shown from the northwest side of Union Bay and entering Portage Bay on the east side just south of the project area. Another trail farther south connects the lower end of Union Bay with the southern end of Portage Bay and continues across the terrain to reach the east side of Lake Union, crossing land again in the vicinity of today’s Gaswork’s Park.

There are references in the literature to Native American names for features in the site vicinity. *Baqwob* referred to a prairie or open space north of Portage Bay. *Waq³e'q³ab* from the word for frog, was a small creek that entered Lake Union just east of today’s Interstate 5

Bridge. A small promontory, Sqwitsqs, jutted into Lake Union where the University Boat Club once stood. *SSlu?wi't* referred to a creek passage from the north shore of Union Bay through the marsh lying between Webster Point and the buildings of the University. It may have been the location of a fish trap. In Union Bay on today's Foster Island, the Duwamish had a burial ground, *Stitici*, where the dead were placed in boxes placed up in the branches of trees. Other places were noted in the vicinity of Webster Point, Sand Point, and Laurel Point.

The annual cycle of activities was based on the availability of resources in different seasons and varied environments. In spring and summer, traveling along trails or by dugout canoe, small groups set up temporary camps to fish, hunt, harvest shellfish, and gather berries, roots, bulbs, and other plant resources. Salmon and shellfish, especially clams, formed the most important part of their diet. Other resources included freshwater fish caught in the lakes and streams throughout the area; deer, bear, and small mammals hunted in the valleys, uplands, and lake shores, waterfowl found on the numerous waterways; and, marine resources including sea mammals, clams, crabs, shrimp, oysters, mussels, and other invertebrates found along the coast.

The Duwamish spent the winter months in cedar plank houses built along shorelines and riverbanks living on the salmon, clams, berries, roots and other foods they had preserved by smoking or drying and tending to social relationships through visiting, trading, and engaging in festivities and ceremonies. The Duwamish were linked by marital ties as well as by shared use of some resource areas with the Suquamish to the west, Snohomish to the north, Snoqualmie to the east, and with groups on the White and Green Rivers to the south now collectively referred to as the Muckleshoot.

The Duwamish maintained friendly relations with Seattle pioneers, providing them with labor, salmon, shellfish, baskets, and other resources, and continuing to live among them in spite of treaty-era tensions and diminishing means of pursuing a traditional lifestyle. The last Duwamish natives known to live in the project vicinity were Cheshiahud (also known as Lake John), a canoe maker and lake guide who lived with his family at the foot of today's Shelby Street on Portage Bay until about 1900. Formerly the leader of a village on Lake Union, he and his family lived on a small piece of land with a cabin and potato patch. He is believed to have moved to the Suquamish Reservation following the death of his wife Madeline. A trail recently opened around Lake Union was named the Cheshiahud Lake Union Loop Trail in honor of the association of Duwamish natives with the area.

Today many people of Duwamish descent live among the Muckleshoot, Snoqualmie, Suquamish, and Tulalip Tribes, as a result of the 1854-1855 treaties that led to the creation of area reservations and to shifts in settlement and inter-group relationships. Others continue to seek independent Duwamish tribal status.

Historic Context

The University of Washington was established by the State Legislature in 1861, as the first public university in the state. It was sited on a ten-acre parcel of land in what is now downtown Seattle. In 1895, the campus was moved to its present site, and the University Regents sought some type of campus plan to guide the location of future buildings. In 1898, engineering professor A.H. Fuller developed a plan known as the Oval Plan.

In 1903, the Board of Regents hired the Olmsted Brothers renowned landscape architects, to prepare a design for a general campus plan. However, this 1904 Olmsted Plan was never realized, and the present campus plan descends from the Olmsted's Beaux-Arts design for the Alaska Yukon Pacific Exposition (AYPE) of 1906. The AYPE grounds reverted back to the University in 1909, providing the central axis of Rainier Vista and an emphasis on landscaping. Cunningham Hall, 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 are the seven permanent buildings retained after the fair.

Henry Suzzallo was the University of Washington's fifteenth president with a tenure lasting eleven years (1915-1926), and he worked closely with architect Carl Gould in the physical planning of the campus and its buildings. The Regents Plan of 1915, adopted during Suzzallo's first year as president, became the University's guiding planning document. It reaffirmed the Olmsted's AYPE grounds and 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. The plan placed Suzzallo Library clearly beside the intersecting axis from Liberal Arts Quadrangle and Rainier Vista, and the main axis of the Science Quadrangle. Major athletic facilities were later located along the eastern edge of the campus near Lake Washington. This plan served as the basis for subsequent construction, and set the Collegiate Gothic character for architectural design.

Planning for the Magnuson medical complex began directly after World War II on the site of the former golf course and training facilities. University enrollment swelled at the end of the war, and in 1949, the University opened the Health Sciences Building, the first of its sprawling medical complex. In 1959, the University Hospital was opened. The complex was renamed the Magnuson Health Sciences Center in 1978, when it was approximately a third of its current size.

Other buildings on the campus that were constructed after World War II were designed in a variety of Modern styles that emphasized new materials and expressive structural qualities. 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 buildings. The 1962 General Development Plan was prepared by the University architect, with input from consultants including alumnus Paul Thiry.

While development in the southern campus was still sparse, the Northern Pacific Railroad (NPRR), owners of the segment of line within the campus, continued heavy use of the line until 1963. The NPRR merged with two other railroad companies, Burlington and The Great Northern, in 1970, and the new company, the Burlington Northern Railroad, abandoned the line that would become the Burke-Gilman Trail in 1971. The first section of the line to be paved and turned into the Burke-Gilman Trail connected Gas Works Park within Tracy Owen Park in Kenmore.

Historic Resources (Buildings and Spaces)

The following provides detail on architectural resources on the SEIS Alternative sites and in the site vicinity.

Alternative 1 - Site 37W

Buildings and features on Site 37W that are over 50 years of age and/or have the potential for historic significance including the Purchasing and Accounting Building (3917 University Way NE), the Behavior Research and Therapy Clinic (3935 University Way NE), the Stress and Development Lab (3939 University Way NE), the Drama Scene Shop (3941 University Way NE) and the Instructional Center/Ethnic Cultural Theater (3940 Brooklyn Avenue NE). A brief discussion on these buildings and features is provided below. Refer to **Appendix B** for additional detail. The building addressed as 3947 University Way NE is less than 50 years of age and is not evaluated in this section.

Purchasing and Accounting Building (1959)

The Purchasing and Accounting Building (3917 University Way NE) was originally constructed in 1959 as a utilitarian building in the modern style of architecture for use as a sheet metal warehouse. The University of Washington acquired the building in 1964 and renovated the building to provide space for University offices that require public accessibility. In 1982, the building was renovated and expanded to include a two-story addition to the south of the existing building.



The building is not considered to be architecturally significant, retains poor integrity from its period of construction and is not known to be associated with specific important events or people in our shared history. As a result, the building is not considered to be eligible for listing in local, state or national registers of historic places. (Refer to **Appendix B** for discussion on the criteria for NRHP eligibility for listing associated with this building.)

3935 University Way NE (Behavior Research and Therapy Clinic - 1931)

The Behavior Research and Therapy Clinic (3935 University Way NE) was originally constructed in 1931 for the Columbia Lumber Company as an office building. It was purchased by the University of Washington in 1962 and is used by the Behavioral Research Therapy Clinic. The building is a twentieth-century example of Greek Revival architectural style and is an example of a Depression-era building constructed with ornamentation.



In 2008, the Washington State Department of Archaeology and Historic Preservation (DAHP) determined that the building was eligible for listing in the National Register of Historic Places (NRHP) for its associations with important economic and commercial trends in the history of the University District and as a well-executed example of architectural type and style.

3939 University Way NE (Stress and Development Lab - 1946)

The Stress and Development Lab (3939 University Way NE) was originally constructed in 1946 as a warehouse/office building for Strand and Sons General Contractors. The building was purchased by the University of Washington around 1962 and has been used by several University departments, including the School of Social Work and the Drama Department. Most recently the building has been utilized as the Stress and Development Lab as part of the Child Clinical Psychology program.



The building was constructed in the modern architectural style and developed as a utilitarian warehouse/office building with large windows on a relatively unadorned façade. While the building is identifiable as a post-World War II modern building, it does not possess the high artistic qualities that would distinguish it from others of its type. Additionally, the building was constructed of common and readily available materials and is unlikely to yield information important to the understanding of the past. The building is also not known to be associated with specific people important in the history of the campus¹, city, state or nation, and is not considered significant based on any of its historic associations. Therefore, this building is not considered to be eligible for listing in local, state or national registers. (Refer to **Appendix B** for discussion on the criteria for NRHP eligibility for listing associated with this building.)

¹ While particularly talented crafts people, staff, and students may have used the building, there is no documented evidence that the building was closely associated with the primary work of any one person.

3941 University Way NE (Drama Scene Shop - 1942)

The Drama Scene Shop (3941 University Way NE) was originally constructed in 1942 for the University Plumbing and Heating Company as an office building with an open shop in the back of the building. The University of Washington purchased the building around 1962 and in 1970 it was remodeled for use by the Drama Department.

The building is a relatively intact example of modern commercial architecture. However, the building resembles many other buildings throughout the Pacific Northwest, employees a common plan and massing, utilized easily accessible materials, and does not possess the creative elements that defined innovative modern architecture.



While the building has been used by prominent local companies and the University's Drama Department, it would not be considered significant for its historic associations and would not be considered eligible for listing in local, state or national registers. (Refer to **Appendix B** for discussion on the criteria for NRHP eligibility for listing associated with this building.)

Instructional Center/Ethnic Cultural Theater (1912)

The Instructional Center/Ethnic Cultural Theater (3940 Brooklyn Avenue N) was constructed in 1912 by the University Plumbing and Heating Company. The building was acquired by the University of Washington around 1966 and was remodeled in 1971 as a theater for the adjacent Ethnic Cultural Center (immediately west). The current building is a combination of three distinct masses from three different periods of construction.



Due to several additions and alterations, the original building has lost a great deal of its integrity. As a result, it is not considered an example of its architectural style/type and does not possess high artistic values. The building would be considered significant for its associations with cultural heritage and would be considered eligible for listing in the NRHP under Criterion A.

Alternative 1 - Site 37W Vicinity

Buildings over 50-years old in the immediate vicinity of Site 37W include the Ye College Inn. Brief discussion on the historic characteristics of this building is provided below.

Ye College Inn (1909) – The Ye College Inn building (4000 University Way NE) was originally constructed in 1909 and is one of the last remaining buildings associated with the 1909 AYP. The building was originally listed in the NRHP in 1982 and the eligibility of the building was reevaluated and confirmed in 2011.



Alternative 2 - Site 22C

Buildings and features on Site 22C that are over 50 years of age and/or have the potential for historic significance include the Guthrie Annex 1, Guthrie Annex 2, Guthrie Annex 3 and Guthrie Annex 4. A brief discussion on these buildings is provided below.

Guthrie Annex 1 (1918)

Guthrie Annex 1 was constructed in 1918 as part of the US Navy Training Camp during World War I and was moved to its current location in 1920. A second (south) wing was added to the building in 1934 as the University began to utilize the building as the Pharmacy Building. The Washington Emergency Relief Administration (WERA) and Works Progress Administration (WPA) also utilized portions of the building during the Great Depression. During the 1950s and 1960s, the building was used by the School of Social Work and most recently has been used by the Department of Psychology.



Guthrie Annex 1 is associated with a number of significant periods of history in the campus, city, state and nation (including U.S. Naval Training Camp in 1918 and Seattle's local relief efforts during the Great Depression in the 1930s) and the building can be considered significant due to its association with these periods of history.

Buildings that have been moved are rarely eligible for listing in the NRHP, as moving a property can destroy the relationships between the property and its surroundings and destroy associations with historic events or persons. However, a property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value; it is the surviving property most importantly associated with a historic

person or event; or if the property was moved prior to its period of significance. Guthrie Annex 1 was moved in approximately 1920. The north wing of Guthrie Annex 1 is associated with the U.S. Naval Training Camp (1918), and other portions of the building, including the 1934 addition, are associated with Seattle's local relief efforts during the Great Depression (1934). However, archival research did not reveal that the building had a documented association with any specific historic event related to either the camp or the relief efforts sufficient to be the most important resource associated with either trend.

Further, to be eligible for listing in the NRHP, a building must be determined to both have significance and retain the integrity to convey that significance. While Guthrie Annex 1 can be considered significant in regards to association with historic events, the building has an irretrievable loss of integrity and is not considered able to convey this significance. As noted in National Register of Historic Places Bulletin 15, the test of integrity is to ask if the building would be recognized by one of its historical contemporaries. It is concluded that moving the north wing to a new location, adding a 1934 addition in a different style, and later alterations to the building's exterior and interior, which resemble an office building rather than a hospital ward, has rendered it unrecognizable to a historical contemporary of either the 1910s or 1930s.

In summary, although associated with significant historic events, Guthrie Annex 1 has lost significant integrity from the period of its most important associations, and no longer expresses its associations with those historic events. Guthrie Annex 1 does not retain sufficient integrity to be eligible for listing in local, state, or national registers of historic places, and demolition or alteration of Guthrie Annex 1 does not constitute an adverse impact on a historic building. (Refer to **Appendix B** for discussion on the criteria for NRHP eligibility for listing associated with this building.)

Guthrie Annex 2 (1918)

Guthrie Annex 2 is a two-story, utilitarian frame building with minimal architectural ornament. The building was used as a nursing education building as well as by the Department of Psychology. The building is not considered to be architecturally significant as it is intentionally utilitarian in design and style, is not an example of its type and does not possess high artistic qualities. The building is not considered eligible for listing on local, state or national registers. (Refer to **Appendix B** for discussion on the criteria for NRHP eligibility for listing associated with this building.)



Guthrie Annex 3 (1942)

Guthrie Annex 3 was constructed in 1942 as the Home Management House for the University's Home Economics Department. The two-story building is distinctly residential in character with the exception of the north wing which features classroom space. It is currently used by the Department of Psychology. The building is an altered example of a home management house constructed in the International Style specifically as a practice cottage or home management house for a university program. The building is considered eligible for listing in the NRHP for its association with the once popular School of Home Economics.



Guthrie Annex 4 (1947)

Listed in the *CMP Seattle 2003* as being constructed in 1947, Guthrie Annex 4 is the last of the Guthrie Annex buildings to be constructed and is similar in style to other buildings from the U.S. Naval Training Camp. Although listed as a single building being constructed in 1947, the building appears to be a conglomeration of two buildings that were moved to the current location after World War I. The building is a single-story L-shaped building built around a projecting wing of the adjacent Architecture Hall. By the 1950s, the building was known as the Safety Division Building (housing campus police and fire personnel) but is currently used by the Department of Psychology.



Although the building may be associated with historic events, as its two component parts may have been part of the U.S. Naval Training Camp prior to relocation to the current location, there is no documented evidence that the building has been the site of historic events, or was in fact associated with the U.S. Naval Yard. Due to a failure to meet any criteria for eligibility and inability to convey significance (due to irretrievable loss of integrity) the Guthrie Annex 4 building is not considered eligible for listing on local, state or national registers. (Refer to **Appendix B** for discussion on the criteria for NRHP eligibility for listing associated with this building.)

Alternative 2 - Site 22C Vicinity

Buildings over 50-years old in the immediate vicinity of Site 22C include: Architecture Hall. A brief discussion on the historic characteristics of this building is provided below.

Architecture Hall (1909) – Architecture Hall was constructed in 1909 as the Fine Arts Pavilion for the AYPE and was listed in the Washington Heritage Register (WHR) in 1971. The building is considered significant for its architectural character as well as its association with historic events. DAHP determined the building was eligible for listing in the NRHP in 2008 under Criteria A and C due to its original construction as the Fine Arts Pavilion for the AYPE and its Romanesque style of architecture with brick and terra cotta.



Alternative 3 - Site 50S/51S

The South Campus Parking Garage is the only building located on Site 50S/51S. A brief discussion on that building is provided below.

South Campus Parking Garage (1967)

The South Campus Parking Garage (S1 parking lot) was constructed in 1967 in a utilitarian, modern style that was responsive to the surrounding landscape and buildings. While the South Campus Parking Garage was designed by the well-known firm NBBJ, the plans are not attributed to one of the partners but rather to staff members. The structure is not significant when compared to other projects designed by the principal partners, many of which can be found on the University of Washington campus.



The South Campus Parking garage was among three parking garages built at the University of Washington campus in response to the growing need to accommodate vehicles on campus following the post-WWII period. The others were the Padelford Garage (1960), designed by the architecture firm of Walker & McGough of Spokane, and the Central Plaza Garage (1971), designed by the Seattle architectural firm Kirk, Wallace, McKinley, AIA, & Associates. While the post-WWII period was one of obvious growth for the university, specifically in the growth of private automobile usage on campus, the South Campus Parking Garage is not known to be associated with specific historic events or elements of our shared cultural, political, or economic heritage that are sufficient for the structure to rise to a level of individual significance.

The parking garage structure has received several alterations since its construction, including an addition on the east end, and repairs and upgrades that took place in 1997, when the

landscaping and sidewalk plan on the north elevation was altered and new aluminum handrails were installed in some locations. A portion of the upper level of the garage has also been used as the site of temporary, mobile structures. New construction along the structure's east elevation has altered the approach from that direction and obscured a primary view of the structure.

Given that the South Campus Parking Garage is not a particularly distinctive example of its type or style, nor are known individuals associated with the design or use, the structure is not considered eligible for listing in local, state or national registers. (Refer to **Appendix B** for discussion on the criteria for NRHP eligibility for listing associated with this structure.)

Alternative 3 - Site 50S/51S Vicinity

Buildings over 50-years old in the immediate vicinity of Site 50S/51S include: the Harris Hydraulics Laboratory, the Oceanographic Teaching Building, and the Portage Bay Building. Brief discussions on the historic characteristics of these buildings are provided below.

Harris Hydraulics Laboratory (1920) – The Harris Hydraulics Laboratory was constructed in 1920 and essentially consists of two buildings: the original 1920 two-story building and a southwest addition constructed in 1960. The original 1920 building is an example of Collegiate Gothic architecture, the dominant style of construction on campus since 1915. The 1960 addition, while constructed to honor the original building is distinctly modern. While the original building is an example of Collegiate Gothic architecture, the building lacks integrity as a result of the 1960 addition. The building would not be considered eligible for individual listing in the NRHP but would qualify as a contributing resource to a historically significant district.



Oceanographic Teaching Building (1969) – The Oceanographic Teaching Building was constructed in 1969 and is brutalist in style with the look and feel of a monumental structure, but the building is utilitarian rather than creative in its use of forms. While the building is a recognizable brutalist building, it is not a distinct enough expression of the architectural style to be considered individually eligible for listing in the NRHP.



Portage Bay Building (1951 and 1969) – The Portage Bay Building was originally constructed in 1951 as the Fisheries Center and an addition was added to the east wing in 1969. The original 1951 building was designed in a utilitarian modern form with few references to earlier styles. The 1969 addition would be considered an example of Northwest Regional Style on its own, but is more appropriately considered an addition to an existing building and not a distinct entity. As mix of styles, the Portage Bay Building does not distinguish itself as an example of any one particular type of architectural style and would not be considered to be eligible for listing in the NRHP.



Cultural Resources (Archaeology)

The SEIS Alternative sites are located in the vicinity of seven previously recorded archaeological sites. The following provides a brief description of archaeological sites in the vicinity of the EIS Alternative sites (see **Appendix B** for further details on each site).

Precontact sites include Site 45KI957 (the UW Greenhouse Site) and Site 45KI1181, which was an isolated basalt flake located along the Burke-Gilman Trail. Site 45KI957 is a precontact lithic scatter located on an eroded slope overlooking the Burke-Gilman Trail. Materials observed included two lithic quartzite flakes and a chert projectile point mixed with historic-era debris (iron fragments, hardware, gardening tags, and ceramic sherds). The context was thought by the recorders to have been redeposited during construction of the railroad grade of the modern Burke-Gilman Trail. Site 45KI1030, the Lewis Hall Stone Staircase. This was a structural remnant of a 1920s construction at the north end of the University of Washington campus.

Historic-period sites include the University Landfill Site 45KI1201, a currently abandoned landfill on 166 acres of reclaimed marshland in the East Campus, which operated between 1926 and 1966. It was capped with fill in 1973 and now is the site of recreational fields, facilities, and parking for the University of Washington. Historic-era isolate Site 45KI952 was an amber glass bottle dating to the 1920s or 1930s that was found during construction excavation in redeposited fill dirt at approximately four feet below ground surface. In the same general location as Site 45KI952, the remnants of an abandoned wood stave pipeline and associated metal pipeline were identified as Site 45KI955. The pipe is probably associated with the sewage system constructed in Seattle during the early 1900s, as its trajectory was downhill toward Portage Bay. The historic-era Site 45KI760 (Miller Street Dump) is also in the vicinity. This historic-era site included a diverse collection of domestic and construction debris as well as some human remains. The stratified 4-meter-thick deposit dated to the 1910s or 1920s (see **Appendix B** for more details concerning the inventory methodology and results).

Washington State Department of Archaeology and Historic Preservation - Predictive Model and UW Predictive Model

The Washington State Department of Archaeology and Historic Preservation (DAHP) predictive model for archaeological sites is based on statewide information, using largescale factors. Information on geology, soils, site types, landforms, and from General Land Office (GLO) maps was used to establish or predict probabilities for archaeological resources throughout the state. The DAHP model uses five categories of prediction: Low Risk, Moderately Low Risk, Moderate Risk, High Risk, and Very High Risk. Additionally, the University of Washington contracted HRA to develop a campus-specific archaeological predictive model to assist with planning and development. This model weighted factors, including slope, distance to water, geology, previously recorded sites, previous surveys, the native shoreline, and campus features, to generate a predictive model specific to the UW campus. Ground disturbance associated with the construction of the campus are factored into the HRA model.

The DAHP predictive model map indicates that Site 37W is in an area of High Risk for the discovery of archaeological resources. The HRA model predicts a low to medium probability for encountering cultural resources, due to the inclusion of campus construction in the model.

Site 22C is indicated as an area of High Risk for the discovery of archaeological resources based on the DAHP predictive model. The HRA model predicts a low to medium probability for encountering cultural resources, due to the inclusion of campus construction in the model.

The DAHP predictive model map indicates that the Site 50S/51S area is located in a Very High Risk area, based on its proximity to the shoreline. The HRA model predicts Site 50S/51S to be in an area of low probability, due to the inclusion of campus construction in the model (see **Appendix B** for more details).

3.3.2 Impacts

As noted in the *CMP-Seattle 2003*, the Regents provide stewardship for historic University properties. Based on historic campus planning documents, the *CMP-Seattle 2003* identified well known buildings that are associated with the early development of the campus and early master plans.

As part of development on campus, the University assures that the preservation of historic resources is considered through the provision of a Historic Resources Addendum (HRA). An HRA is required for any project that makes exterior alternations to a building over 50 years old. The information and analysis provided in the HRA provides a framework and context to

ensure that important elements of campus, its historical character and values, environmental considerations and landscape context are valued. An HRA has been prepared for each of the SEIS Alternative sites. The HRAs are on file with the University of Washington. Refer to **Appendix B** to this Final SEIS for additional details.

No Action Alternative

Under the No Action Alternative, the Population Health Facility Project would not be constructed and no direct or indirect long-term or construction-related impacts would affect historic or cultural resources on campus.

Alternative 1 – Development Site 37W

The University of Washington Campus Master Plan approved by the Board of Regents and the City of Seattle in 2003 (*CMP-Seattle 2003*) contemplates demolition of the existing buildings on Site 37W and development of approximately 330,000 square feet of potential building development.

Under Alternative 1, the existing uses on the site would be demolished as part of the construction activities, including the existing Purchasing and Accounting Building, Instructional Center/Ethnic Cultural Theater Building, and buildings addressed as 3935, 3939, 3941 and 3947 University Way NE. Existing pavement on the site associated with parking lots W12 and W13, walkways and other paved areas would also be demolished.

Historic Resources (Buildings and Spaces)

Buildings and Spaces on the Site (Site 37W)

As indicated above, through the *CMP-Seattle 2003*, the Regents provide stewardship for historic University properties. Based on historic campus planning documents, the *CMP-Seattle 2003* identified well known buildings that are associated with the early development of the campus and early master plans. None of the buildings on Site 37W are identified in the *CMP-Seattle 2003* as being historically significant; however, the 3935 University Way NE Building (Behavior Research and Therapy Clinic) and Instructional Center/Ethnic Cultural Theater (3940 Brooklyn Avenue NE) were determined to be eligible for listing in the NRHP and potential demolition of this building would be considered an adverse impact and require mitigation. The Purchasing and Accounting Building (3917 University Way NE), Stress and Development Lab (3939 University Way NE), Drama Scene Shop (3941 University Way NE) are not considered eligible for listing in historic registers and demolition of these buildings would not be considered an adverse impact.

To mitigate the loss of the 3935 University Way NE Building and Instructional Center/Ethnic Cultural Theater, DAHP Level II recordation would be provided which consists of a report including an in-depth history of the building and archival-quality contemporary and historic images and maps, which can be shared with local libraries, archives and historical societies.

Vicinity Buildings and Spaces

The Ye College Inn is located immediately northeast of Site 37W. It is not anticipated that the assumed Population Health Facility Project would create indirect impacts to the Ye College Inn, and the assumed building under Alternative 1 would not be anticipated to impact the eligibility or have an adverse impact on the Ye College Inn.

Cultural Resources (Archaeology)

Based on archival research, Site 37W is surrounded by the fewest recorded archaeological sites; however, sites and isolates were present in the 0.5 mi area surrounding Site 37W, indicative of both precontact and historic-era activity at this locale. The shallow geology and history of construction in the area (including the presence of belowground construction in the historic and modern eras) diminishes the potential that additional archaeological resources would be encountered at Site 37W. For these reasons, the discovery of intact archaeological deposits is not anticipated within Site 37W. Mitigation measures related to inadvertent discovery of cultural resources would be implemented for construction activities under Alternative 1 (see Section 3.3.3, Mitigation Measures, for further details).

Alternative 2 – Development Site 22C

Under Alternative 2, the design of the Population Health Facility Project is assumed to include the same amount of building space as Alternative 1 (up to approximately 330,000 gross square feet) and would include the same types of uses and number of staff, faculty and students. The *CMP-Seattle 2003* establishes a 105-foot height limit for Site 22C, which allows for flexibility in building design. Given this flexibility of potential building design, the following two scenarios for the assumed building design is considered under Alternative 2.

It is assumed under both Alternative 2 scenarios that the existing uses on Site 22C would be removed as part of the construction activities, including the existing Guthrie Annex 1, 2, 3 and 4 buildings. Existing pavement on the site associated with parking lot C8, walkways and other paved areas would also be demolished and transported from the site to a permitted regional recycling facility. Pedestrian access along adjacent sidewalks on 15th Avenue NE and NE Grant Lane could be temporarily rerouted during portions of the construction process.

Historic Resources (Buildings and Spaces)

Buildings and Spaces on the Site (Site 22C)

Based on historic campus planning documents, the *CMP-Seattle 2003* identified well known buildings that are associated with the early development of the campus and early master plans. None of the buildings on Site 22C are identified in the *CMP-Seattle 2003* as being historically significant. The Guthrie Annex 3 building is determined to be eligible for listing in the NRHP and potential demolition of this building would be considered an adverse impact and require mitigation. The Guthrie Annex 1, Guthrie Annex 2 and Guthrie Annex 4 buildings are not considered eligible for listing in historic registers and demolition of these buildings would not be considered an adverse impact.

To mitigate the loss of Guthrie Annex 3, DAHP Level II recordation would be provided which consists of a report including an in-depth history of the building and archival-quality contemporary and historic images and maps, which can be shared with local libraries, archives and historical societies.

Vicinity Buildings and Spaces

Architecture Hall is located immediately east of Site 22C and is listed in the WHR; the building has also been determined to be eligible for listing in the NRHP. It is not anticipated that the assumed Population Health Facility Project on Site 22C would create the potential for indirect impacts to Architecture Hall. Development under Alternative 2 would change the area behind Architecture Hall (to the west) but this area is comprised of parking, trees, landscaping and other structures and would not be considered to have an adverse impact on Architecture Hall.

Cultural Resources (Archaeology)

Site 22C is nearest of all of the SEIS Alternative sites to the center of campus. This area was found to have a relatively high density of cultural resources within a 0.5 mi area surrounding Site 22C, with evidence of precontact activity and historic-era trash deposits, infrastructure, and structural remains recorded. However, the shallow geology and history of building (including below ground construction in at least two buildings) within the Site 22C area diminishes the likelihood that additional archaeological resources would be found in the area. As under Alternative 1, mitigation measures related to inadvertent discovery of cultural resources would be implemented for construction activities under Alternative 2 (see Section 3.3.3 Mitigation Measures, for further details).

Alternative 3 – Development Site 50S/51S

Under Alternative 3, the design of the Population Health Facility building is assumed to include the same amount of building space (up to approximately 330,000 gross square feet) and would include the same types of uses and number of staff, faculty and students (1,800) as under Alternative 1. The assumed building height would be approximately 64 feet at its highest point, which would be below the 65-foot height limit established for the site under the *CMP-Seattle 2003*. Two scenarios are identified for development under Alternative 3.

The existing S1 parking structure on Site 50S/51S would be removed as part of the construction activities under either Alternative 3 scenario. Existing pavement on the site associated with parking structure driveways and other paved areas would also be demolished and transported from the site to a permitted regional recycling facility. Pedestrian access along sidewalks on NE Columbia Road and San Juan Road NE could be temporarily rerouted during portions of the construction process.

Historic Resources (Buildings and Spaces)

Buildings and Spaces on the Site (Site 50S/51S)

Based on historic campus planning documents, the *CMP-Seattle 2003* identified well known buildings that are associated with the early development of the campus and early master plans. None of the buildings on Site 50S/51S are identified in the *CMP-Seattle 2003* as being historically significant. The South Campus Parking Garage (S1 parking lot) is located on Site 56S/51S and is not considered eligible for listing in historic registers. Demolition of this building would not be considered an adverse impact.

Vicinity Buildings and Spaces

There are three buildings in the immediate vicinity of Site 50S/51S that are over 50 years of age, including the Harris Hydraulics Laboratory, the Oceanography Teaching Building and the Portage Bay Building. None of these building are considered eligible for listing in historic registers and indirect impacts to these buildings would not be anticipated.

Cultural Resources (Archaeology)

Site 50S/51S is located on the shoreline of Portage Bay near the Montlake Cut. A review of the archaeological records shows a presence of both precontact and historic-era sites recorded in the 0.5 mi area. However, this area has been subject to ground disturbing modifications to the terrain since the early days of Euroamerican settlement in Seattle. Large scale excavations to connect Lake Washington to Lake Union altered water levels and may have led to the deposition of spoils or dredge material on the shoreline. Subsequent to the

completion of the Montlake Cut, additional ground-disturbing construction projects took place to create the modern architectural landscape. Due to the extensive ground disturbance there is a low likelihood of encountering intact archaeological deposit within the Site 50S/51S area (see Section 3.3.3 Mitigation Measures, for further details).

Summary of Historic and Cultural Resource Impacts

The following **Table 3.3-1** provides a summary of the potential historic and cultural resource impacts under the SEIS Alternatives.

**TABLE 3.3-1
SUMMARY OF HISTORIC/CULTURAL IMPACTS UNDER THE EIS ALTERNATIVES**

Site Condition	Alternative 1	Alternative 2		Alternative 3	
		Scenario 1	Scenario 2	Scenario 1	Scenario 2
Building Height	63	60	105	64 ¹ /50 ²	64 ¹ /30 ²
Building Sq. Ft.	330,000	330,000	330,000	330,000	330,000
Building Sq. Ft. Demolished	72,560	22,700	22,700	99,870	99,870
Historic Resources	Removal of two NRHP potentially eligible buildings (3935 University Way NE and Instructional Center/Ethnic Cultural Theater).	Removal of one NRHP potentially eligible building (Guthrie Annex 3).	Same as Alternative 2 – Scenario 1	No NRHP eligible buildings would be impacted.	Same as Alternative 3 – Scenario 1.
Cultural Resources	Archaeological deposits not anticipated.	Low likelihood of archaeological deposits on the site.	Same as Alternative 2 – Scenario 1	Low likelihood of archaeological deposits on the site.	Same as Alternative 3- Scenario 1.

¹ Population Health Facility building height.

² Parking garage building height.

3.3.3 Mitigation Measures

The following mitigation measures would minimize potential historic and cultural resource impacts that could occur with the development of the Population Health Facility under the SEIS Alternatives.

Cultural Resources

Measures Applicable for All Alternatives

- An inadvertent discovery plan would be included as part of the construction process for the Population Health Facility. The inadvertent discovery plan would indicate that in the event that archaeological deposits are inadvertently discovered during construction, ground-disturbing activities should be halted immediately, and the University of Washington should be notified. The University of Washington would then contact DAHP and the interested Tribes, as appropriate.
- If ground-disturbing activities encounter human skeletal remains during the course of construction, then all activity that may cause further disturbance to those remains must cease, and the area of the find would be secured and protected from further disturbance. In addition, the finding of human skeletal remains would be reported to the county coroner and local law enforcement in the most expeditious manner possible. The remains should not be touched, moved, or further disturbed. The county coroner would assume jurisdiction over the human skeletal remains, and make a determination of whether those remains are forensic or non-forensic. If the county coroner determines the remains are non-forensic, they would report that finding to DAHP. DAHP would then take jurisdiction over those remains and report them to the appropriate cemeteries and affected tribes. The State Physical Anthropologist would make a determination of whether the remains are Indian or non-Indian, and report that finding to any appropriate cemeteries and the affected tribes. DAHP would then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

Measures Applicable for Alternative 1 (Site 37W) and Alternative 2 (Site 22C)

- Upon concurrence of the inadvertent discovery plan by DAHP and interested tribes, the University of Washington will provide for a professional archaeological monitor to conduct an orientation and training for construction crews prior to the commencement of construction.

Measures Applicable for Alternative 3 (Site 50S/51S)

- Because intact deposits may be found during deeper excavations on Site 50S/51S, monitoring would be undertaken below the depth of fill or in undisturbed soil. Locations where monitoring would take place would be determined once geotechnical testing has been conducted, the design of the building has been

determined, and the depth of excavation is known. Archaeological monitoring work would proceed under the guidance of an Archaeological Monitoring Plan.

Historic Resources (Buildings)

Measures Applicable for Alternative 1 (Site 37W) and Alternative 2 (Site 22C)

- In the event that potentially NRHP-eligible buildings are removed from Site 37W (3935 University Way NE Building and the Instructional Center/Ethnic Cultural Theater (addressed as 3940 University Way NE) or Site 22C (Guthrie Annex 3), DAHP Level II recordation would be provided, which consists of a report including an in-depth history of the building and archival-quality contemporary and historic images and maps, which can be shared with local libraries, archives, and historical societies.

3.3.4 Significant Unavoidable Adverse Impacts

Historic Resources and Spaces

Under Alternative 1, the 3935 University Way NE Building and Instructional Center/Ethnic Cultural Theater (3940 University Way NE) are assumed to be demolished and the historic features associated with the buildings would no longer be on Site 37W, which would result in an adverse impact. Under Alternative 2, Guthrie Annex 3 is assumed to be demolished from Site 22C, which would also result in an adverse impact. No historic eligible buildings are located on the Alternative 3 site (Site 50S/51S) and no adverse impacts would be anticipated. With the implementation of the identified mitigation measures, significant historic resource impacts would not be anticipated.

Cultural Resources

With implementation of the identified mitigation measures, significant impacts to cultural resources would not be anticipated under the SEIS Alternatives.

Draft SEIS Comment Letter and Responses

CHAPTER 4

COMMENTS AND RESPONSES

This chapter of the Final Supplemental EIS (Final SEIS) contains comments that were received on the Draft Supplemental EIS (Draft SEIS) and provides responses to the comments.

The University of Washington issued a *Determination of Significance and Request for Comments on the Scope of the SEIS* on September 15, 2016 which preliminarily identified the following elements for the environment for analysis in the SEIS: land use, aesthetics, historic and cultural resources, and construction. Comments on the scope of the SEIS were accepted until October 6, 2017.

The Draft SEIS for the University of Washington Population Health Facility project was published on December 12, 2016 and Notice of Availability was distributed to agencies, organizations and individuals. The public comment period for the Draft SEIS ended on January 11, 2017.

During the Draft SEIS public comment period, one (1) comment letter with comments regarding the Draft SEIS and the analysis of environmental impacts was received. The letter is included in this section of the Final SEIS. Comment letter/numbers appear in the margins of the letter commentary and are cross-referenced to the corresponding responses. Responses are provided directly after the letter.

The following comment letter was received concerning the Population Health Facility Draft SEIS:

Agencies and Organizations

1. Washington State Department of Archaeology and Historic Preservation (DAHP)



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

January 11, 2017

Ms. Julie Blakeslee
Land Use Planner
University of Washington
Box 352205
Seattle, WA 98195

In future correspondence please refer to:

Project Tracking Code: 2016-10-07625
Property: University of Washington Population Health Facility
Re: Draft SEIS Comments

Dear Ms. Blakeslee:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) regarding the Draft Supplemental Environmental Impact Statement (DSEIS). We appreciate the opportunity to provide input in the process during the planning stages so that our comments can be made prior to the University of Washington's choice of a preferred alternative.

DAHP staff has reviewed the four alternatives proposed and the survey effort undertaken by your consulting historic architect and professional archaeological consultants. Based on our understanding of the build options presented in the DEIS, we provide the following general comments/recommendations for your consideration followed by more specific comments/recommendations for each alternative:

- 1) First, DAHP is seeing negative impacts to cultural and historic resources at all three proposed sites. In regard to our review of the Historic Property Inventory (HPI) forms prepared for the DEIS, we are asking for additional information and further analysis of the National Register eligibility of several of the recorded properties including South Campus Parking Garage that would be affected by Alternative 3. In addition, we recommend that the historic property evaluations being conducted for the Population Health Facility be coordinated with the concurrent comprehensive historic property inventory being conducted campus-wide by Confluence Environmental Consulting. 1
- 2) Also, *at this stage of the project planning*, DAHP is recommending selection of Alternative 3 as the site of the Population Health Project. This recommendation is made based on our understanding that the development at site 3 will have the least impact to significant cultural and historic properties as well as the existing character of the neighborhood in Alternative 1 as well as the character of the central campus in Alternative 2. While preferring Alternative 3 as a result of apparently having a lesser degree of impact to known cultural and historic properties, DAHP also recommends that measures be undertaken to either avoid demolition altogether or mitigate for 2



loss/alteration of the garage. Similar recommendations are made for the loss/alteration of the National Register eligible properties should either Alternative 1 or 2 be selected.

2 cont.

3) Alternative 1:

We concur that the Columbia Land Co. building (#44606) is National Register eligible. However, we request further evaluation to focus on National Register Criterion A of (#708122) UW Stress Development Lab and, (#798123) UW Drama Department Scene Shop. Based upon the photographs, both buildings retain sufficient integrity to warrant further consideration other than under Criterion C. As mentioned in comment #2, should Alternative 1 be selected, we recommend measures be taken to minimize and mitigate for negative impacts to National Register eligible resources.

3

4) Alternative 2:

While we concur that Guthrie Annex 3 (#42604) is National Register eligible, we recommend that additional evaluation be conducted for (#708125) Guthrie Annex 1; (#708126) Guthrie Annex 4 again focusing on National Register Criterion A. Please note that buildings moved more than 50 years ago should not be dismissed from National Register eligibility. Again, if Alternative 2 is chosen as the preferred site, we recommend measures be taken to minimize and mitigate for loss/alterations of the National Register eligible resources.

4

5) Alternative 3:

Similar to our recommendations in comments #3 and #4 we are recommending another look at inventoried buildings in Alternative 3 including most importantly (#708175) UW South Campus Parking Garage. Specifically, we seek clarification about the integrity of the structure plus a comparative analysis of the South Campus garage with other similar garages of the same era built in campus-like settings (such as office parks). We concur that the garage and other buildings in the Site 50S/51S vicinity contribute to a historic district in that portion of the campus. And as with the other previous comments, in the event that Alternative 3 is selected for the Population Health project, we recommend that measures to minimize/mitigate negative impacts be identified and implemented; for example, incorporating the South Campus Parking Garage as part of the new facility.

5

6) Regarding recommendations for archaeological resources; we disagree with the evaluations of probability for archaeological resources based on development and historical disturbance. Multiple projects in Seattle have been positive for archaeological resources. In the best situation these discoveries briefly cause project shutdowns and work stoppages; other scenarios can result in longer work stoppages. We recommend that if Alternative 3-50S/51S is chosen that a professional archaeological monitor be present to monitor ground disturbance under an Archaeological Monitoring and Inadvertent Discovery Plan (MIDP) reviewed by DAHP and the interested Tribes prior to beginning construction. If Alternative 1-37W or Alternative 2-22C are selected we agree with an Inadvertent Discovery Plan (IDP) as long as the plan is accompanied by an orientation and training for construction crews conducted by a professional archaeologist. DAHP also request review of the IDP.

6



Again, thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me.

Sincerely,



Russell Holter
Project Compliance Reviewer
(360) 586-3533
russell.holter@dahp.wa.gov

c: Cecile Hansen, Chairwoman, Duwamish Tribe
Dennis Lewarch, THPO, Suquamish Tribe
Chris Moore, Director, WTHP
Steven Mullen Moses, Snoqualmie Nation
Laura Murphy, Cultural Resources, Muckleshoot Tribe
Sara Sodt, Historic Preservation Officer, City of Seattle
Eugenia Woo, Historic Seattle
Richard Young, Cultural Resources, Tulalip Tribes



RESPONSE TO DRAFT SEIS LETTER 1

Department of Archaeology and Historic Preservation (DAHP)

1. Based on comments from the DAHP, additional information has been gathered and additional background and National Register evaluation information has been provided in the Cultural Resources Technical Report (**Appendix B**) and in the Updated **Section 3.3** (Historic and Cultural Resources) of this Final SEIS. Additional information regarding the National Register Evaluation of the South Campus Parking Garage has been provided in **Appendix B** and Updated **Section 3.3** of this Final SEIS.

The historic asset surveys being conducted campus-wide by Confluence Environmental Consulting are not complete; however, available information from in-progress surveys at the time of writing is included in this Final SEIS.

2. The University of Washington notes the cited concerns and will consider these as evaluation criteria during the site selection process.
3. Further evaluation regarding National Register of Historic Places (NRHP) Criterion A for the Stress and Development Lab, and the Drama Department Scene Shop on Site 37W has been conducted and incorporated into this Final SEIS. Neither of the buildings are recommended as significant under NRHP Criterion A because of a lack of historic associations. Please refer to the updated **Appendix B** and updated **Section 3.3** (Historic and Cultural Resources) of this Final SEIS.
4. Further evaluation of the Guthrie Annex 1 and Guthrie Annex 4 with a focus on National Register of Historic Places (NRHP) Criterion A has been conducted for this Final SEIS. As indicated in updated **Section 3.3** and **Appendix B** of this Final SEIS, Guthrie Annex 1 meets Criterion A for its association with the U.S. Naval Training Camp (1918) and, later, its association with Seattle's local relief efforts during the Great Depression (1934); however, it is not eligible for the NRHP due to a lack of integrity.

Guthrie Annex 4 does not meet NRHP Criterion A due to a lack of historic associations.

If Alternative 2 were to be selected, the University of Washington will take measures to minimize and/or mitigate for negative impacts to National Register eligible resources on Site 22C. Please refer to updated **Section 3.3** and **Appendix B** of this Final SEIS for detail.

5. Further evaluation of the University of Washington South Campus Parking Garage with regard to clarification regarding the integrity of the structure and a comparative analysis of other garages has been conducted for the Final SEIS. The South Campus Parking Garage retains integrity of location, materials, workmanship, and association. However, the

addition of new construction along the structure's east elevation has impacted its integrity of setting, design, and feeling.

Further, the comparative analysis included in **Appendix B** and summarized in **Section 3.3** (Historic and Cultural Resources) of this Final SEIS revealed that that the garage is similar to many parking garages on campuses and is not unique.

If Alternative 3 were to be chosen, no mitigation is identified at this time because none of the buildings that may be effected are considered eligible for the National Registry of Historic Places (NRHP). Refer to **Appendix B** for discussion on the criteria for NRHP eligibility for listing associated with this structure.

6. The comment regarding the proximity of the Alternative 3 site (Site 50S/51S) to potential cultural resources is noted and cultural resources analysis for the Final SEIS has been updated accordingly. If Alternative 3 were to be chosen, the University of Washington will prepare an MIDP for DAHP and Tribal review prior to the commencement of construction. Once the MIDP has been concurred with the University of Washington will provide for a professional archaeological monitor to be present during ground disturbing activities.

If Alternatives 1 or 2 were to be chosen, the University of Washington will prepare an IDP for DAHP and Tribal review prior to the commencement of construction. Once the IDP has been concurred with, the University of Washington will provide for a professional archaeological monitor to conduct an orientation and training for construction crews prior to the commencement of construction.

Distribution List

Population Health Facility Distribution List

	Name
AGENCIES	SEPA Public Info Center
	City of Seattle
	Dept. of Construction & Inspections
	University Neighborhood Service Center
	SEPA Center
	Dept. of Natural Resources
	Dept. of Ecology SEPA Unit
	Environmental Review Section
	Harold Scoggins
	Fire Chief
	Seattle Fire Department
	Office of EPA
	Environmental Protection Agency
	Patty Hayes
	Director
	Seattle & King County-Public Health
	Environmental & Safety Division
	Seattle City Light
	James Irish
	Environmental Manager
	Sound Transit Link
	Lindsay King
	Dept. of Construction & Inspection
	Director
	Seattle Dept. of Transportation
	Seattle Police Department
	Seattle Dept. of Parks and Recreation
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	Project Compliance Reviewer
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	Laurelhurst Community Club
	Montlake Community Club
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Population Health Facility Distribution List

	Name
COMMUNITY ORGANIZATIONS	Roosevelt Neighbors' Alliance
	View Ridge Community Club
	Wallingford Community Council
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	Wedgewood Community Council
	Matthew Fox
	c/o University District Community Council
	Alternate
	University District Community Council
	Roosevelt Neighborhood Association
	The U District Partnership
	Greater University Chamber of Commerce
LIBRARIES	President
	Portage Bay/Roanoke Park Community Council
	Montlake Branch
	Seattle Public Library
	University Branch
	Seattle Public Library
	Documents Department - Central Library
	Seattle Public Library
	UW Health Sciences Library
	Shingeko Podgorny
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Population Health Facility Distribution List

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	Dirk Farrell Roosevelt Neighborhood Association
	Matt Fox University District Council

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	Kim Lee Guthrie Annex 2
	Michele Jacobs Guthrie Annex 3
	Michele Jacobs Guthrie Annex 4
	Meegan Amen Architecture Hall
	Jason Alferness Physics/Astronomy
	Richard Moore Purchasing Accounting Building
	Michele Jacobs 3935 University Way
	Meegan Amen 3947 University Way
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Historic and Cultural Resources Report

Cultural Resources Report for the
Population Health Facility Project, University of Washington,
Seattle, King County, Washington

Submitted to:
EA Engineering, Science and Technology, Inc.

Submitted by:
Historical Research Associates, Inc.
Chrisanne Beckner, MS
Carol Schultze, PhD, RPA

Seattle, Washington
March 2017



HISTORICAL
RESEARCH
ASSOCIATES, INC.

This report was prepared by HRA Principal Investigators Chrisanne Beckner MS, and Carol Schultze, PhD, RPA, who meet the Secretary of the Interior's professional qualifications standards for architectural history and archaeology, respectively. This report is intended for the exclusive use of the Client and its representatives. It contains professional conclusions and recommendations concerning the potential for project-related impacts to archaeological resources based on the results of HRA's investigation. It should not be considered to constitute project clearance with regard to the treatment of cultural resources or permission to proceed with the project described in lieu of review by the appropriate reviewing or permitting agency. This report should be submitted to the appropriate state and local review agencies for their comments prior to the commencement of the project.

Executive Summary

The University of Washington (UW) proposes to construct a new building to create space for education and research for the Population Health Sciences program. The structure will house new team-based interdisciplinary learning space; flexible space offering classrooms, labs, and distance learning; and offices allowing health science areas of Dentistry, Medicine, Nursing, Pharmacy, Public Health, and Social Work to participate. Three Alternative Site locations are under consideration for the new building.¹ Known as Alternative Sites 22C, 37W, and 50/51S the proposed locations include a site in the central campus, a site in the west campus, and a site in the south campus. A no action alternative (no construction of a new building) is also being considered for purposes of the EIS.

The UW has determined that the proposed construction project has the potential to significantly impact the environment, as it may entail ground disturbance and the demolition of resources over 45 years old at two of the three proposed alternative locations (Alternative Sites 37W and 22C). In support of the project, EA Engineering, Science and Technology, Inc., tasked Historical Research Associates, Inc. (HRA), with preparing a cultural resource technical report that includes an archaeological resource record search and an aboveground resources addendum for each of the three proposed Alternative Sites (Appendices A, B, and C) with historic property inventory forms (HPIs) for any adjacent resources over 45 years old that could potentially be impacted by the proposed project (Appendix D).

No archaeological resources were identified at any of the Alternative Sites. Due to extensive prior ground disturbance, an archaeological inventory would not be fruitful. As a result, HRA recommends a finding of no adverse impacts for archaeological resources and that no further study is necessary.

HRA recommends that two buildings slated for demolition at Alternative Site 37W are eligible for listing in the National Register of Historic Places (NRHP) under either Criterion A or Criterion C and that demolition may pose adverse impacts to historic resources. HRA further recommends that one building slated for demolition at Alternative Site 22C is eligible for listing in the NRHP under Criterion C and that demolition may pose an adverse impact. HRA recommends that no resources within Alternative Site 50/51S will be adversely impacted if that alternative is chosen as the site for the new Population Health Facility.

¹ The word “site” does not refer to archaeological sites when used to define the three site alternatives.

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1. Introduction and Project Description

The University of Washington (UW) proposes to construct a new building to create space for education and research for the Population Health Sciences program. The structure will house new team-based interdisciplinary learning space; flexible space offering classrooms, labs, and distance learning; and offices allowing health science areas of Dentistry, Medicine, Nursing, Pharmacy, Public Health, and Social Work to participate. Three Alternative Sites are under consideration for the new building (Figure 1-1).

1. Alternative Site 22C is in the Central Campus and bounded by NE Grant Ln. on the north, Architecture and Guthrie Halls on the east, the Physics/Astronomy Building to the south, and 15th Ave. NE on the west. Demolition of up to four structures would occur (Guthrie Annexes 1, 2, 3, and 4).
2. Alternative Site 37W is in the West Campus in an area bounded by NE 40th St. on the north, University Way NE on the east, the Burke-Gilman Trail and NE Pacific St. on the south, and Brooklyn Ave. NE on the west. Demolition of up to five structures would occur (3947, 3941, 3939, 3935, and 3917 University Way NE). 3947 is not yet 45 years old and is not considered as part of the current study.
3. Alternative Site 50/51S is in the South Campus and bounded by the Magnuson Health Sciences Center to the north, the Central Utility Plant Building to the east, the South Campus Center to the south, and NE Columbia Rd. and South Gatehouse to the west. The S1 parking garage, or a portion of it, would be demolished.
4. No action alternative—a new building would not be constructed and all buildings would be left in their existing condition.

The UW has determined that the proposed construction project has the potential to significantly impact the environment, as it may entail ground disturbance and the demolition of aboveground resources over 45 years old at two of the three proposed alternative locations (Alternative Sites 22C and 37W).

In support of the project, EA Engineering, Science and Technology, Inc., tasked Historical Research Associates, Inc. (HRA), with preparing a cultural resources technical report that includes an archaeological record search and an historic resources addendum for each of the three proposed Alternative Sites (Appendices A, B, and C) along with reconnaissance-level survey and historic property inventory forms (HPIs) for any adjacent resources over 45 years old that could potentially be impacted by the proposed project (Appendix D).

1.1 Regulatory Context

The proposed Alternative Sites are owned and managed by the UW. The proposed project is subject to state permitting oversight and review under the State Environmental Policy Act (SEPA), for which the UW is considering the environmental impacts of its proposals. Under SEPA, the UW must consider the impacts of its project on archaeological and aboveground resources over 45 years of age as well as all adjacent resources over 45 years old, as per Washington Department of Archaeology and Historic Preservation (DAHP) guidelines.

The proposed project is also subject to the UW's own historic preservation policies and practices, as detailed in the 2003 Master Plan. For any project that proposes to make changes to the exterior of a building over 50 years old, the UW prepares a Historic Resources Addendum that includes, among other details, a physical description; the history of the resource's construction; information regarding any associations the building may have with our shared heritage or important historic events or people; information regarding the role the resource has played on campus and within the city, state, or nation; a description of the proposed project and its possible impacts on the historically significant resources; and potential mitigation measures for adverse impacts (UW 2003).

1.2 Area of Impacts

At this phase, the Population Health Facilities project encompasses three potential areas of impacts (AIs/Alternatives), two of which overlap (Figure 1-2).

The UW, as part of its 2003 Master Plan, established a list of prominent features for which the University has been recognized. The majority of these are outside the AI for each of the proposed alternatives. Architecture Hall, located in Alternative Site 22C, is the only resource represented on the list of resources “to be treated with the respect they deserve as keys to the evolution of a campus which has come to support world-class education, research, and public service” (UW 2003:26). The building is only subject to indirect impacts under the proposed project Alternative Site 22C (Appendix A).

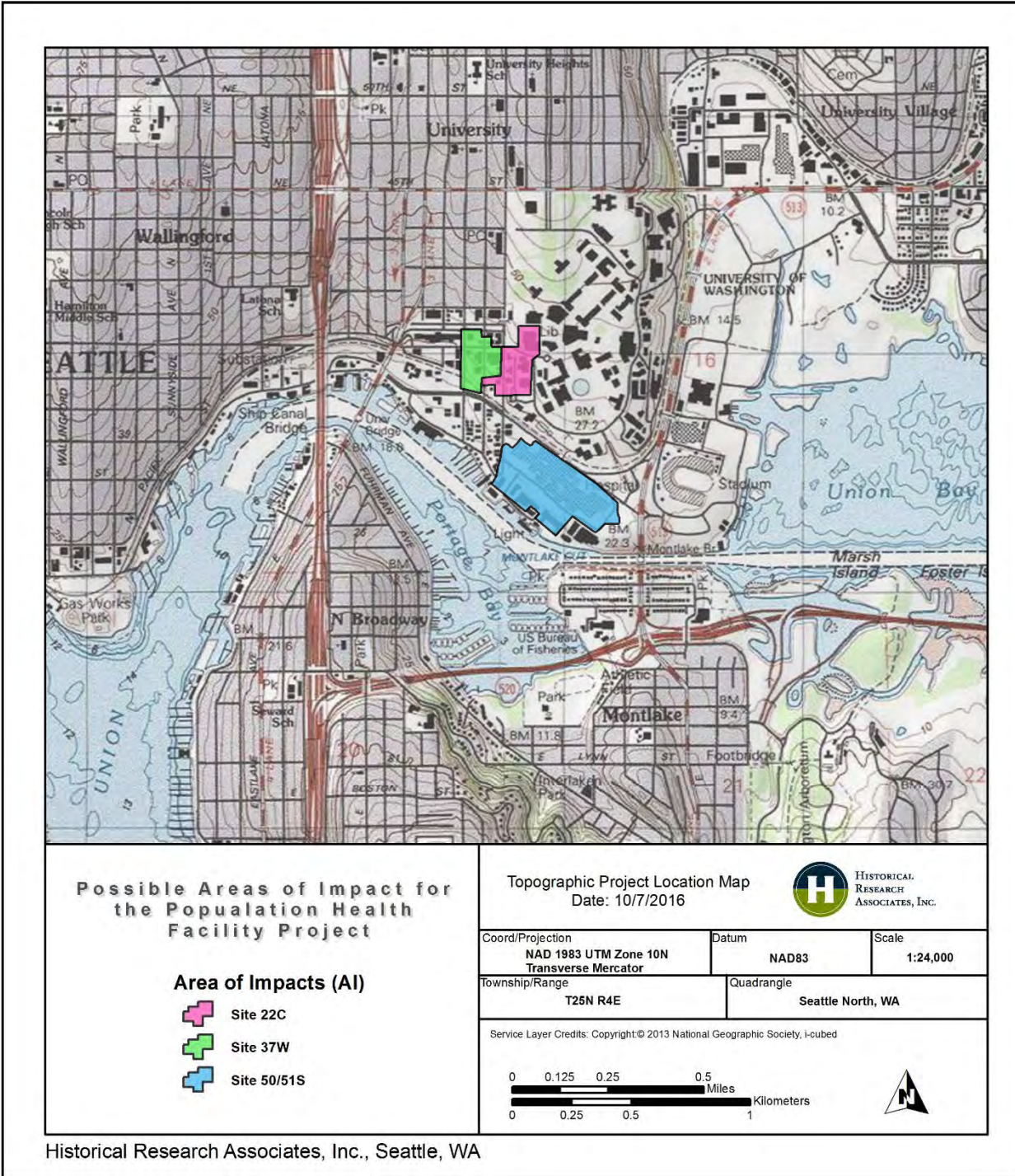


Figure 1-1. Locations of possible areas of impact for the Population Health Facility.

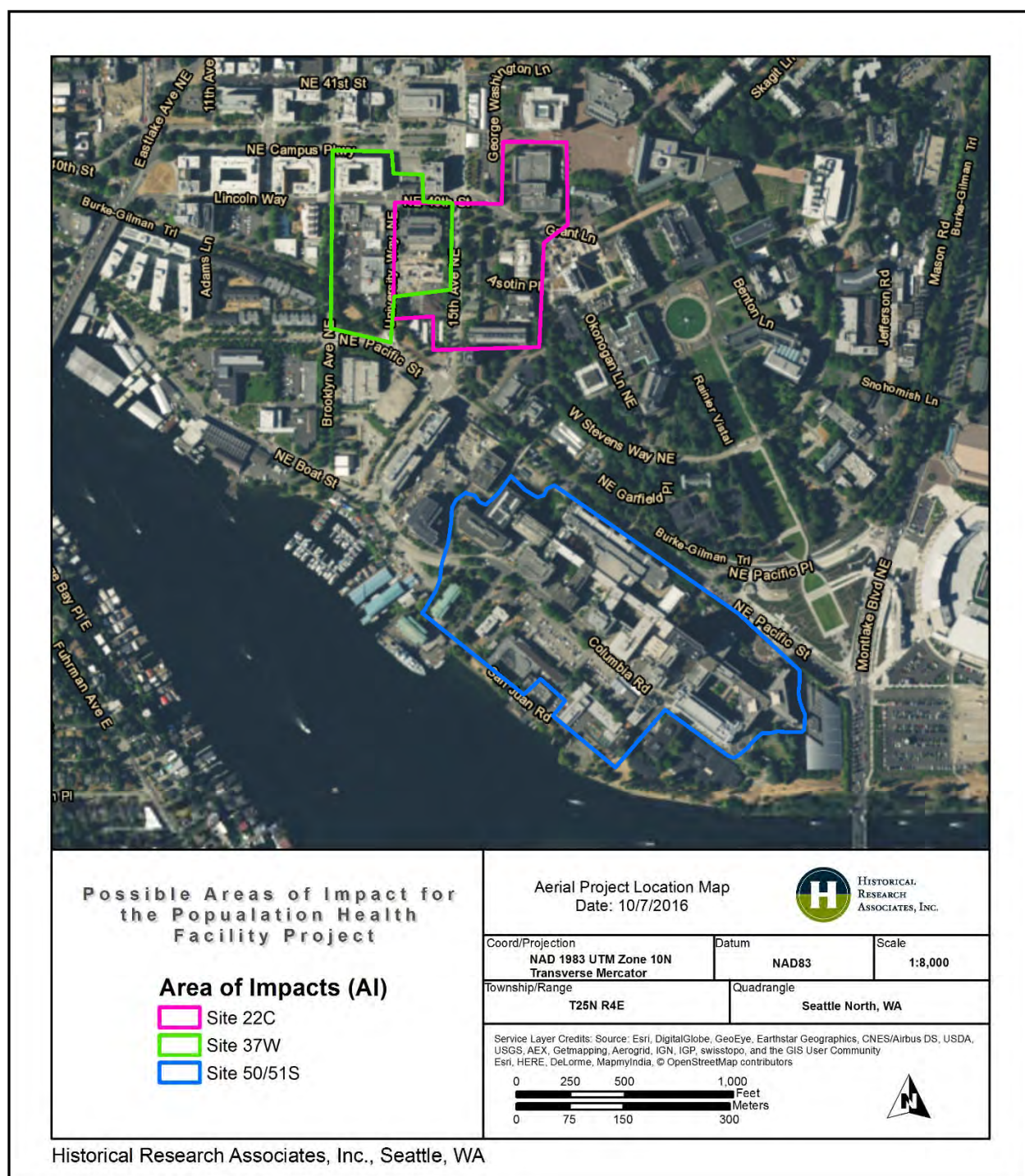


Figure 1-2. Locations of possible areas of impact for the Population Health Facility.

2. Archival Research

This chapter provides a review of archival data including previous cultural resources surveys; documented archaeological sites, historic buildings, structures, and objects; and historic maps. Understanding previous cultural resource surveys and known cultural resources in the vicinity of a project is important for understanding how intensively work has been conducted in the area. This archival research is necessary for developing expectations for this project, which will be outlined in Section 6.

2.1 Research Methods and Materials Reviewed

HRA archaeologist Carol Schultze, PhD, RPA, conducted an archival search for records pertaining to locations within 0.5 mile (mi) of the AIs for each alternative. Schultze searched the Department of Archaeology and Historic Preservation's (DAHP's) online database (WISAARD) for archaeological site records, cultural resource survey reports, historic register information, and cemetery records. HRA's architectural historian Chrisanne Beckner, MS, reviewed historic maps and campus plans for the history of development in each proposed AI. A statewide archeological predictive model on DAHP's WISAARD was reviewed for probability estimates for archaeological resources, and to aid in developing the field strategy. The UW provided as-built drawings of the buildings to be impacted by the project. These were reviewed to assess the amount of subsurface disturbance entailed in their construction.

2.2 Archival Research Results

2.2.1 *Previous Cultural Resources Studies*

Table 2-1 lists the cultural resource studies that have been conducted within 0.5 mi of all Alternative Sites. This distance was measured as 0.5 mi from the center point of each of the Alternative Sites. There are a total of 30 cultural resource studies within this larger area. These studies have included both surface and subsurface survey. Most of these surveys were conducted in areas that have seen moderate to high degrees of historic-era disturbances consistent with their location in urbanized northeast Seattle. They are discussed in greater detail below.

Table 2-1. Previous Cultural Resources Studies within 0.5 mi of the AI.

Reference	NADB#	Title	Alternative Site: Distance and Direction	Cultural Resources Identified Within or Adjacent to the AI
Emerson 2009a	1352771	<i>Letter to Adam Escalona RE: SE01126.A UW Medical BB Tower</i>	22C: 0.4 mi southeast 37W: 0.5 mi southeast 50/51S: Within the AI	UW Medical Center UW BB Tower Both evaluated as not eligible for listing in the NRHP
Emerson 2009b	1352793	<i>Letter to Adam Escalona RE: SE01123.A Haggett Hall</i>	22C: 0.4 mi northeast 37W: 0.5 mi northeast 50/51S: 0.8 mi north	None
Emerson 2009c	1352800	<i>Letter to Adam Escalona RE: SE01124.A Suzzallo Library</i>	22C: 0.1 mi east 37W: 0.2 mi east 50/51S: 0.3 mi north	None
BOLA 2010	1353812	<i>Husky Union Building Historic Resources Addendum</i>	22C: Encompasses 37W: Encompasses 50/51S: Adjacent to the north	None
Sharley and Smith 2011	1680533	<i>Cultural Resource Assessment for the Thomas Burke Memorial Washington State Museum Renovation Project, University of Washington</i>	22C: 0.4 mi north 37W: 0.4 mi north 50/51S: 1 mi north	None
Minor 2011	1680887	<i>Cultural Resource Inventory for Anderson Hall, University of Washington Campus</i>	Encompasses all Alternative Sites	None

Table 2-1. Previous Cultural Resources Studies within 0.5 mi of the AI.

Reference	NADB#	Title	Alternative Site: Distance and Direction	Cultural Resources Identified Within or Adjacent to the AI
Gilpin and Vogel 2011	1681083	<i>Archaeological Assessment for the weleb?altx, or Intellectual House Project, University of Washington</i>	22C: 0.4 mi northeast 37W: 0.5 mi northeast 50/51S: 0.8 mi northeast	None
Elder 2011	1682027	<i>Cultural Resources Investigations at the Bryant Building Section 6(f) Replacement Site</i>	22C: 0.1 mi south 37W: 0.2 mi south 50/51S: adjacent to the west	None
Elder and Reed 2011	1682029	<i>Results of Archaeological Monitoring of Geotechnical Borings within the SR 520 Limits of Construction</i>	22C: 0.1 mi south 37W: 0.2 mi south 50/51S: Encompasses AI	None
Elder and Cascella 2013	1683661	<i>SR 520 Bridge Replacement and HOV Program, I-5 to Medina: Bridge Replacement and HOV Project Corridor Archaeological Landform Sensitivity Assessment</i>	22C: 0.1 mi south 37W: 0.2 mi south 50/51S: Encompasses AI	None
Schultze and Stevenson 2014	1687351	<i>Archaeological Inventory for the University of Washington Animal Research and Care Facility Construction Project, City of Seattle</i>	22C: 0.1 mi south 37W: 0.1 mi south 50/51S: Adjacent to west	None
Stevenson and Little 2014a	1685157	<i>Archaeological Inventory for the University of Washington Burke- Gilman Trail, Brooklyn Avenue NE to 15th Avenue NE (Garden Reach) Segment, City of Seattle, King County, Washington</i>	22C: 0.1 mi south 37W: 0.2 mi south 50/51S: adjacent to the west	None

Table 2-1. Previous Cultural Resources Studies within 0.5 mi of the AI.

Reference	NADB#	Title	Alternative Site: Distance and Direction	Cultural Resources Identified Within or Adjacent to the AI
Stevenson and Dellert 2013	1684507	<i>University of Washington Burke-Gilman Trail, Rainier Vista to 15th Avenue NE Segment, Cultural Resources Inventory Project, Seattle, King County, Washington</i>	22C: 0.1 mi south 37W: 0.2 mi south 50/51S: Adjacent to the north	None
Stevenson and Little 2014b	1685154	<i>Archaeological Inventory for the University of Washington Burke-Gilman Trail, University Bridge to Brooklyn Avenue NE (Neighborhood Reach) Segment, City of Seattle, King County, Washington</i>	22C: 0.4 mi west 37W: 0.3 mi west 50/51S: 0.3 mi west	None
Stevenson and Little 2014c	1685155	<i>Archaeological Inventory for the University of Washington Burke-Gilman Trail, Pasadena Place NE to University Bridge (Northlake Reach) Segment, City of Seattle, King County, Washington</i>	22C: 0.5 mi west 37W: 0.4 mi west 50/51S: 0.8 mi west	None
Stevenson et al. 2014	1685156	<i>Cultural Resources Inventory for the University of Washington Burke-Gilman Trail, Rainier Vista to Northeast 47th Street (Forest Reach) Segment, City of Seattle, King County, Washington</i>	22C: 0.2 mi northeast 37W: 0.5 mi east 50/51S: 0.4 mi east	None
Courtois et al. 1999	1339836	<i>Central Link Rail Transit Project Historic and Prehistoric Archaeological Sites Historic Resources Native American Traditional Cultural Properties Paleontological Sites</i>	22C: Segment B Corridor crosses AI 37W: Segment B Corridor crosses adjacent to AI 50/51S: 0.2 mi to the northwest	None
Courtois & Associates 2003	1350148	<i>Preliminary Report on University of Washington Main Campus, Seattle; Significant Buildings and Features Completed Prior to 1953</i>	22C: Encompasses 37W: Encompasses 50/51S: Adjacent to north	Three NRHP listed properties: UW Cunningham Hall UW Architecture Hall UW Guthrie Annex 3

Table 2-1. Previous Cultural Resources Studies within 0.5 mi of the AI.

Reference	NADB#	Title	Alternative Site: Distance and Direction	Cultural Resources Identified Within or Adjacent to the AI
Rooke 2002	1341144	<i>Letter report describing the procedures and results of a cultural resources survey of Cingular Wireless tower site WA-539 (Cavilier Apartments)</i>	22C: Encompasses 37W: Encompasses 50/51S: Overlaps western edge of AI	Eight NRHP listed properties: UW Observatory UW Lewis Hall UW Architecture Hall UW Clark Hall UW Parrington Hall 4142 Brooklyn Avenue NE. University Methodist-Episcopal church 4000 University Way. College Inn Lake Union/Portage Bay. University Bridge
McReynolds 2016	1688008	<i>A Visual Effects Report for SEA Stevens Way in Seattle, King County, Washington</i>	22C: 0.3 mi east 37W: 0.4 mi east 50/51S: 0.2 mi north	None
Walker Gray 2008	1352120	<i>Ship Canal Bridge Survey Office-Lease to Lincoln Towing Company</i>	22C: 0.5 mi west 37W: 0.4 mi west 50/51S: 0.7 mi northwest	None
Trudel and Larson 2004	1343204	<i>Letter to Merideth Redmon Regarding Final Archaeological Monitoring of Geotechnical Borings for the Proposed University/Densmore CSO Control System Improvements Project</i>	22C: 0.6 mi west 37W: 0.5 mi west 50/51S: 0.7 mi west	None
Walker Gray and Juell 2009	1353924	<i>Cultural Resources Survey Lake Washington Congestion Management Program SR 520/I-90 - Active Traffic Management Project</i>	22C: 0.7 mi south 37W: 0.7 mi south 50/51S: 0.4 mi south	None

Table 2-1. Previous Cultural Resources Studies within 0.5 mi of the AI.

Reference	NADB#	Title	Alternative Site: Distance and Direction	Cultural Resources Identified Within or Adjacent to the AI
Schneyder and Fernandez 2010	1354566	<i>SR 520, I-5 to Medina: Bridge Replacement and HOV Project; NRHP Evaluation Report for the Miller Street Landfill (45KI760), Seattle, Washington</i>	22C: 0.7 mi south 37W: 0.8 mi southeast 50/51S: 0.5 mi southeast	None
Blukis Onat et al. 2005	1680617	<i>Preliminary Ethnographic and Geomorphological Study of the SR 520 Bridge Replacement and HOV Project</i>	22C: 0.6 mi south 37W: 0.6 mi south 50/51S: 0.4 mi south	None
Elder et al. 2011	1680657	<i>Section 106 Technical Report (Volume I Archaeology and Volume II Built Environment) SR 520 Bridge Replacement and HOV Program, I-5 to Medina: Bridge Replacement and HOV Program</i>	22C: 0.6 mi south 37W: 0.6 mi south 50/51S: 0.4 mi south	None
Schneyder and Walker Gray 2011	1681089	<i>Section 106 Technical Report, SR 520 Bridge Replacement and HOV Program, I-5 to Medina: Bridge Replacement and HOV Project (Summary)</i>	22C: 0.6 mi south 37W: 0.6 mi south 50/51S: 0.4 mi south	None
Tait et al. 2011	1681090	<i>Section 106 Technical Report: Volume 1 Archaeology, SR 520 Bridge Replacement and HOV Program, I-5 to Medina: Bridge Replacement and HOV Project</i>	22C: 0.6 mi south 37W: 0.6 mi south 50/51S: 0.4 mi south	None
Walker Gray et al. 2011	1681091	<i>Section 106 Technical Report: Volume 2 Built Environment, SR 520 Bridge Replacement and HOV Program, I-5 to Medina: Bridge Replacement and HOV Project</i>	22C: 0.6 mi south 37W: 0.6 mi south 50/51S: 0.4 mi south	Not Eligible

Table 2-1. Previous Cultural Resources Studies within 0.5 mi of the AI.

Reference	NADB#	Title	Alternative Site: Distance and Direction	Cultural Resources Identified Within or Adjacent to the AI
Johnson 2010	1685861	<i>Interim Report on Archaeological Monitoring for the Central Link Light Rail Transit Project, University Link Contract U210: Utility Relocation - University of Washington</i>	22C: 0.5 mi southeast 37W: 0.7 mi southeast 50/51S: 0.2 mi east	None

2.2.1.1 Alternative Site 22C

Nineteen cultural resource studies have been completed within 0.5 mi of Alternative Site 22C. These included studies carried out on the campus of the UW itself (Emerson 2009a, 2009b, 2009c; BOLA 2010; Elder 2011; Elder and Cascella 2013; Elder and Reed 2011; Gilpin and Vogel 2011; Minor 2011; Schultze and Stevenson 2014; Sharley and Smith 2011; Stevenson and Little 2014a), along the Burke Gilman trail (Stevenson and Dellert 2013; Stevenson and Little 2014b, 2014c; Stevenson et al. 2014), for transportation (Courtois & Associates 2003; Courtois et al. 1999), and infrastructure improvement (McReynolds 2016; Rooke 2002). Historic-era buildings have been recorded within the AI and in the surrounding 0.5 mi area (Courtois & Associates 2003; Emerson 2009a; Rooke 2002). The subsurface investigations concluded that the areas of proposed development include highly disturbed sediments.

2.2.1.2 Alternative Site 37W

Seventeen cultural resource studies have been carried out within 0.5 mi of Alternative Site 37W (Table 2-1). These include the same studies discussed for Alternative Site 22C (with the exception of Emerson [2009a, 2009b], Gilpin and Vogel [2011], and Stevenson et al. [2014]). Additional studies in the 0.5 mi area surrounding Alternative Site 37W were associated with private development (Walker Gray 2008) and infrastructure improvement projects (Stevenson and Little 2014b; Trudel and Larson 2004). Historic-era buildings have been recorded within the AI and in the surrounding 0.5 mi area (Rooke 2002). The subsurface investigations again showed that the areas of proposed development included highly disturbed and glacial sediments. Subsurface disturbance resulting from construction of the historic-era buildings, evaluated below, is also likely to have displaced or destroyed any archaeological deposits that may have been present within this Alternative Site.

2.2.1.3 Alternative Site 50/51S

A total of 25 cultural resources studies have been completed within 0.5 mi of Alternative Site 50/51S, including a majority of those listed above (See Table 2-1). The AI of Alternative Site 50/51S

is located farther to the south and the 0.5 mi search area includes cultural resources studies done for the 520 bridge expansion and improvement projects (Blukis Onat et al. 2005; Elder et al. 2011; Johnson 2010; Schneyder and Fernandez 2010; Schneyder and Walker Gray 2011; Walker Gray and Juell 2009; Walker Gray et al. 2011). A number of the UW-related projects also were located within the 0.5 mi area surrounding this Alternative Site, as such a number of historic-era buildings have been recorded in and around the AI (Courtois & Associates 2003; Emerson 2009a; Rooke 2002; Walker Gray et al. 2011) that will be described and evaluated below. The subsurface investigations concurred with those of the other Alternative Sites, in that the areas of proposed development include highly disturbed sediments and/or intact glacially deposited sediment that has had the original surface removed.

2.2.2 *Previously Recorded Archaeological Sites*

Table 2-2 lists the previously recorded sites and isolates surrounding all Alternative Sites, and notes their proximity to each. This table will be referenced in the following sections.

Table 2-2. Previously Recorded Archaeological Isolates and Sites within 0.5 mi of the Alternative Sites.

Site Number and Name	Site Type/Description	Alternative Site: Distance and Direction to the Closest AI	Eligibility for NRHP	Reference
45KI957 <i>UW Greenhouse Site</i>	Multicomponent-Prehistoric Lithic Material and Historic Debris	22C: 0.1 mi south 37W: 0.2 mi southeast 50/51S: <0.1 mi north	Not Evaluated	Louderback and Jolivet 2009
KI01181	Pre Contact Isolate; Pre Contact Lithic Material	22C: 0.6 mi west 37W: 0.4 mi west 50/51S: 0.8 mi northwest	Not Eligible	Stevenson 2013
KI01201 <i>University Landfill</i>	Historic Debris Scatter/Concentration	22C: 0.4 mi east 37W: 0.6 mi east 50/51S: 0.5 mi northeast	Not Evaluated	Lockwood 2014
45KI760 <i>Miller Street Dump</i>	Historic Debris Scatter/Concentration	22C: 0.7 mi south 37W: 0.8 mi southeast 50/51S: 0.5 mi southeast	Not Evaluated	Kiers 2007

Table 2-2. Previously Recorded Archaeological Isolates and Sites within 0.5 mi of the Alternative Sites.

Site Number and Name	Site Type/Description	Alternative Site: Distance and Direction to the Closest AI	Eligibility for NRHP	Reference
45KI952	Historic Bottle Isolate, circa 1920s to early 1930s	22C: 0.5 mi southeast 37W: 0.7 mi southeast 50/51S: 0.2 mi east	Not Evaluated	Boggs 2009a
45KI955	Historic Public Works	22C: 0.5 mi southeast 37W: 0.7 mi southeast 50/51S: 0.2 mi east	Not Evaluated	Boggs 2009b
KI01030 <i>Lewis Hall Stone Staircase</i>	Historic Structure	22C: 0.4 mi northeast 37W: 0.5 mi northeast 50/51S: 0.6 mi northeast	Not Evaluated	Gilpin 2011

2.2.2.1 Alternative Site 22C

Alternative Site 22C is in the near vicinity (within 0.5 mi) of five recorded archaeological sites (Table 2-2). Site Number 45KI957, the UW Greenhouse Site, is just 0.1 mi to the south. It is a precontact lithic scatter located on an eroded slope overlooking the Burke-Gilman Trail. Materials observed included two lithic quartzite flakes and a chert projectile point mixed with historic-era debris (iron fragments, hardware, gardening tags, and ceramic sherds). The context was thought by the recorders to have been redeposited during construction of the railroad grade of the modern Burke-Gilman Trail (Louderback and Jolivette 2009).

Other sites within 0.5 mi of Alternative Site 22C date to the historic-era. Historic-period sites include the University Landfill Site 45KI1201, a currently abandoned landfill on 166 acres of reclaimed marshland, which operated between 1926 and 1966. It was capped with fill in 1973 and now is the site of recreational fields, facilities, and parking for the UW (Lockwood 2014). Historic-era isolate 45KI952 was an amber glass bottle dating to the 1920s or 1930s that was found during construction excavation in redeposited fill dirt at approximately 4 feet below ground surface (Boggs 2009a). In the same general location as 45KI952, the remnants of an abandoned wood stave pipeline and associated metal pipeline were identified as Site 45KI955. The pipe is probably associated with the sewage system constructed in Seattle during the early 1900s, as its trajectory was downhill toward Hudson Bay (Boggs 2009b).

2.2.2.2 Alternative Site 37W

There are three sites recorded within 0.5 mi of Alternative Site 37W (Table 2-2). Precontact sites include 45KI957, the UW Greenhouse Site, described above, and Site 45KI1181, which was an isolated basalt flake located along the Burke-Gilman Trail (Stevenson 2013).

Approximately 0.5 mi to the northeast is Site 45KI1030, the Lewis Hall Stone Staircase. This was a structural remnant of a 1920s construction at the north end of the UW campus (Gilpin 2011).

2.2.2.3 Alternative Site 50/51S

Five sites are recorded within 0.5 mi of Alternative Site 50/51S. These include several discussed above, including the UW Greenhouse Site 45KI957 (Louderback and Jolivet 2009), the University Landfill Site KI1201 (Lockwood 2014), amber glass bottle isolate 45KI952 (Boggs 2009a), and historic-era pipe structure Site 45KI955 (Boggs 1990b).

Also, approximately 0.5 mi to the southeast of the Alternative Site 50/51S AI is the Miller Street Dump, Site 45KI760. This historic-era site included a diverse collection of domestic and construction debris as well as some human remains. The stratified 4-meter-thick deposit dated to the 1910s or 1920s (Kiers 2007).

2.2.3 Historic-Era Cemeteries

No historic-era cemeteries were identified within 0.5 mi of any of the Alternative Sites. The nearest is the Calvary Cemetery, located between 1 and 1.2 mi to the northeast of all the Alternative Sites (DAHP 2016a). A number of Civil War veterans are buried here, and the earliest recorded burial was 1891.

2.2.4 Historic-Era Buildings, Structures, and Objects

Alternative Sites 22C and 37W each include Washington Heritage Register (WHR) and/or National Register of Historic Places (NRHP) -eligible or -listed resources. Alternative Site 50/51S includes no previously recorded WHR- or NRHP-eligible or listed resources (DAHP 2016b). No buildings within the proposed Alternative Sites were found to be listed on the City of Seattle's List of Historic Landmarks (DON 2016).

2.2.4.1 Alternative Site 22C

In July 2008, DAHP determined that Architecture Hall (also known as the Fine Arts Pavilion) was eligible for listing in the NRHP. It was listed on the WHR in 1971 (DAHP 2016b). No other buildings within the AI for Alternative Site 22C were previously evaluated by DAHP for listing in the NRHP.

2.2.4.2 Alternative Site 37W

In July 2008, DAHP determined that one building, the former Columbia Lumber Company building at 3935 University Way NE, was eligible for listing in the NRHP (DAHP 2016b). A second building, the College Inn at 4000 University Way, was listed in the NRHP in 1982. No other buildings within the AI for Alternative Site 37W were previously evaluated by DAHP for listing in the NRHP.

2.2.4.3 Alternative Site 50/51S

In January 2013, DAHP determined that the Washington Medical Center and the Warren G. Magnuson Health Sciences Center were not eligible for listing in the NRHP (DAHP 2016b). No other buildings within the AI for Alternative Site 50/51S were previously evaluated by DAHP for listing in the NRHP.

2.2.5 Historic-Era Map Research

2.2.5.1 Alternative Site 22C

General Land Office (GLO) plats

A historic nineteenth-century plat from 1856 created by the United States Geological Survey (USGS) General Land Office (GLO) depicts no features in the area of Alternative Site 22C. The closest cultural feature is the Native American overland trail used to travel between Portage Bay (Lake Union) and Lake Washington, which runs through the UW campus (BLM GLO 1856). A USGS land classification sheet produced from an 1887 survey shows the future UW campus to be "cut areas not restocking" (USGS 1890). This is likely in anticipation of further development by the burgeoning city of Seattle.

Sanborn Fire Insurance Maps

1905: The UW campus was not included on Sanborn Fire Insurance maps prior to 1905. Page 463 of the 1905 Sanborn map details nine buildings on campus, including today's Denny, Lewis, and Clark Halls, but no buildings within Alternative Site 22C (Sanborn 1905).

1909: A 1909 Sanborn map for the grounds of the Alaska-Yukon-Pacific Exposition (AYPE) provides a detailed record of the building and landscape plan for the World's Fair. The map includes the Fine Arts Pavilion (today's Architecture Hall) in its present location within the AI for Alternative Site 22C. Two buildings, the American Women's League Building and the Masonic Building, were located at the present site of Guthrie Annexes 1, 2, and 3 (Sanborn 1909).

1919: The 1919 Sanborn Map shows that some of the buildings in Alternative Site 22C remained in place after the AYPE. The Fine Arts Building was identified as Meany Hall and included "chemical laboratories." The American Women's League Building was either being used as, or had been replaced by, the "Practice Cottage," presumably used by the Home Economics Department; and the

Masonic Building was by then either replaced by or used as the “Psychological Clinic” (Sanborn 1919).

1950: The 1950 Sanborn Fire Insurance Map depicts the Fine Arts Building, which was still identified as “chemical laboratories.” To its west, Guthrie Annex 1 was labeled as the “relief building.” Guthrie Annex 2 was labeled “Nurses Education.” Guthrie Annex 3 was labeled “Home Economics.” A building between Guthrie Annexes 1 and 2 was labeled “the Practice Cottage.” Guthrie Annex 4 had not yet been built (Sanborn 1950).

University of Washington Campus Plans

Maps and plans of the UW campus have been collected by the UW and made available through Special Collections and through archived collections of memorabilia, including campus catalogs published biannually. Maps are available from the 1890s through the 1980s. A comparison of available maps shows that development in the central campus predated development along the western and southern edges of the campus.

The oldest building within the proposed AI remains the Fine Arts Building, or Architecture Hall, which dates to 1909. Other resources, including the northern wing of today’s Guthrie Annex 1, were developed in association with the Naval Training Camp established on the south campus during World War I. Other portions of Alternative Site 22C were developed by the Home Economics Department near the mid-century.

2.2.5.2 Alternative Site 37W

General Land Office (GLO) plats

A historic nineteenth-century plat from 1856 created by the USGS GLO depicts no features on Alternative Site 37W. The closest cultural feature is the Native American overland trail used to travel between Portage Bay (Lake Union) and Lake Washington, which runs through the UW campus (BLM GLO 1856). A USGS land classification sheet produced from an 1887 survey shows the future UW campus to be “cut areas not restocking” (USGS 1890). This is likely in anticipation of further development by the burgeoning city of Seattle.

Sanborn Fire Insurance Maps

1905: In 1905 the lands west of 15th Ave. NE on Alternative Site 37W included a mix of residential and commercial uses, including lumber sheds along today’s University Way, but development was inconsistent in the AI (Sanborn 1905).

1919: West of the campus boundary, residences and rooming houses lined 15th Ave. NE. Farther west, on today’s University Way NE, dwellings were interspersed with commercial and industrial buildings, including woodworking shops and an automobile service garage (Sanborn 1919).

1950: In 1950 dwellings continued to line the western side of 15th Ave. NE. University Way NE had grown increasingly commercial, with dwellings on the east side of the street and businesses including the Potlatch Lumber Company, office buildings, a plumbing supply business, and an automobile service station on the west side of the street (Sanborn 1950).

University of Washington Campus Plans

Buildings along University Way were not originally part of the campus until after 1962. Some buildings in Alternative Site 37W predate their use as university buildings.

2.2.5.3 Alternative Site 50/51S

General Land Office (GLO) plats

A historic nineteenth-century plat from 1856 created by the USGS GLO depicts no features within Alternative Site 50/51S. The closest cultural feature is the Native American overland trail used to travel between Portage Bay (Lake Union) and Lake Washington, which runs through the UW campus (BLM GLO 1856). A USGS land classification sheet produced from an 1887 survey shows the future UW campus to be "cut areas not restocking" (USGS 1890). This is likely in anticipation of further development by the burgeoning city of Seattle.

Sanborn Fire Insurance Maps

1905: No buildings were located in Alternative Site 50/51S (Sanborn 1905).

1909: Alternative Site 50/51S was partially developed as the "Pay Streak," a pathway flanked by "Oriental Village and the Streets of Cairo" to the west and "Igorrote Village" with "all buildings palm thatched" to the east (Sanborn 1909).

1930: In 1930, additional Sanborn maps included details of the southern campus, noting the construction of an armory and Reserve Officers' Training Corps (ROTC) offices on the site of the former "Oriental Village" and a golf course on other portions of Alternative Site 50/51S (Sanborn 1930).

1950: The southern end of campus had also been developed, with the first of many large medical and dental buildings on the site of today's Magnuson Center, the Showboat Theater on the bank of Lake Union, and laboratories, including the Oceanographic Laboratory, in place (Sanborn 1950).

2.2.5.4 University of Washington Campus Plans

The southern section of campus was primarily developed post-World War II, although buildings including the Harris Lab remain from the early years of the twentieth century.

2.2.6 *DAHP and UW Predictive Models*

The DAHP predictive model for archaeological sites is based on statewide information, using large-scale factors. Information on geology, soils, site types, landforms, and from GLO maps was used to establish or predict probabilities for archaeological resources throughout the state. The DAHP model uses five categories of prediction: Low Risk, Moderately Low Risk, Moderate Risk, High Risk, and Very High Risk.

Additionally, the UW contracted HRA to develop a campus-specific archaeological predictive model to assist with planning and development (Stevenson and Frazier 2016). This model weighted factors, including slope, distance to water, geology, previously recorded sites, previous surveys, the native shoreline, and campus features, to generate a predictive model specific to the UW campus. Ground disturbance associated with the construction of the campus are factored into the HRA model.

2.2.6.1 Alternative Site 22C

The DAHP predictive model map indicates that Alternative Site 22C is in an area of High Risk for the discovery of archaeological resources. The HRA model predicts a low to medium probability for encountering cultural resources, due to the inclusion of campus construction in the model.

2.2.6.2 Alternative Site 37W

The DAHP predictive model map indicates that Alternative Site 37W is in an area of High Risk for the discovery of archaeological resources. The HRA model predicts a low to medium probability for encountering cultural resources, due to the inclusion of campus construction in the model.

2.2.6.3 Alternative Site 50/51S

The DAHP predictive model map indicates that the Alternative Site 50/51S AI is located in a Very High Risk area, based on its proximity to the shoreline. The HRA model predicts Alternative Site 50/51S to be in an area of low probability, due to the inclusion of campus construction in the model.

2.2.7 *University of Washington As-Built Drawings*

HRA examined as-built drawings of the building properties in order to determine the amount of subsurface disturbance that was entailed in their construction, specifically in the form of foundations, subfloors and basements.

2.2.7.1 Alternative Site 22C

For Alternative Site 22C, basements appear in the drawings for Guthrie Annex 3, and the Institute of Religion, Church of Jesus Christ of Latter-Day Saints at 3925 15th Ave. NE.

2.2.7.2 Alternative Site 37W

Within Alternative Site 37W, basements are depicted on the Purchasing and Accounting Building at 3917 University Way NE and the Behavior Research and Therapy Clinic at 3935 University Way NE properties.

2.2.7.3 Alternative Site 50/51S

Subsurface construction took place on behalf of the existing parking at this location.

3. Environmental Context

This chapter provides a brief overview of the local environment, including historic modification to this landscape and natural resources. Conditions of the local environment, including geology, climate, flora, and fauna, play a major role in the way people will have used the landscape in the past. This environmental context will be used to develop expectations for this Project, as outlined in Section 5.

3.1 Topography and Geology

The Alternative Sites are situated within the Southern Puget Sound Basin, which is a portion of the Puget Trough Physiographic Province (Franklin and Dyrness 1973). The north–south trough of the Puget Lowland separates the Olympic Mountains to the west from the Cascade Range on the east. The lowland was carved out during the last major glaciation of western Washington which ended approximately 16,000 years before present (B.P.) (Alt and Hyndeman 1995; Booth et al. 2004; Dethier et al. 1995; Easterbrook and Rahm 1970:49; Galster and Laprade 1991:249). As glaciers retreated, they left thick sediment deposits. This sediment forms the parent material of many soils throughout this part of King County, including those of the AI (Snyder et al. 1973). Surface sediments in the Alternative Sites are glacial till deposited during the Vashon Stade of the last major glaciation (Booth et al. 2009). As glaciers retreated, the land on which they rested began to rebound. Only then, would they have become available for colonization by plant and animal communities as the climate began to ameliorate.

The Alternative Sites are located on the southern and western portions of the UW campus. Alternative Site 50/51S is at the south end of campus, less than 0.1 mi from the modern day shoreline of Portage Bay. Alternative Sites 22C and 37W are on the west side of the campus, approximately 0.17 mi from the Portage Bay. Water levels along Portage Bay and the Montlake Cut have been altered in the Euroamerican period by the excavation of a connection canal between Portage Bay and Union Bay. These projects began as early as 1861 and were completed by 1916. Once completed, the result was a lowering of the level of Lake Washington approximately 10 feet to the level of Lake Union. This project exposed marsh land on the northern and southern shores of Union Bay and altered the drainage patterns of the Black and Cedar Rivers (Blukis Onat et al. 2005).

3.2 Climate and Vegetation

Between approximately 13,000 and 12,000 years ago, the region had a much cooler and drier climate, which supported an ecosystem characterized by lodgepole pine (*Pinus contorta*), sedges (*Cyperaceae* sp.), sage (*Artemisia*), and a variety of grasses and herbs. After 12,000 years ago, the climate warmed while continuing to dry, and Douglas fir (*Pseudotsuga menziesii*), western hemlock (*Tsuga heterophylla*), and red

alder (*Alnus rubra*) joined the developing parkland forest. By around 6,000 years ago, the climate of the region had cooled and moistened to levels comparable to today's maritime regime, producing the current western hemlock (*Tsuga heterophylla*) vegetation zone. Presently, uplands are moderately to heavily forested with Douglas fir (*Pseudotsuga menziesii*), western hemlock (*Tsuga heterophylla*), and western red cedar (*Thuja plicata*). Red alder (*Alnus rubra*) and big-leaf maple (*Acer macrophyllum*) represent secondary species in forested habitats and are dominant in disturbed areas (Barnosky 1984; Barnosky et al. 1987; Brubaker 1991; Whitlock 1992).

3.3 Fauna

During the late Pleistocene, western North America would have provided habitat for a number of animal taxa not found in the region after about 11,000 B.P. (Gilmour 2011). These animals would have done well in the developing forested parkland environment in the Puget Sound region, which would have provided food for both grazers and browsers and, in turn, food for large carnivores. Climatic changes undoubtedly reduced the habitat for these animals, leading to their eventual extinction across the North American landscape.

Throughout the Holocene, and prior to extensive Euroamerican influence in the area, larger terrestrial mammals would have included elk (*Cervus elaphus*), deer (*Odocoileus* spp.), black bear (*Ursus americanus*), coyote (*Canis latrans*), and mountain lion (*Felis concolor*) (Johnson and Cassidy 1997). Smaller mammals that inhabited the area included snowshoe hare (*Lepus americanus*), raccoon (*Procyon lotor*), and beaver (*Castor canadensis*) (Kruckeberg 1991; Larrison 1967). Avifauna found in the Puget Sound region include raptors such the bald eagle (*Haliaeetus leucocephalus*) and waterfowl (*Aix* and *Anas* species). Freshwater fish including trout (*Salmo* sp.), suckers (*Castomidae* spp.) and minnows (*Gila* sp.) would have been readily available in in Lake Washington and Lake Union. Pacific salmon and trout (*Onchorhynchus* spp.), including land locked Kokanee (*O. nerka*), would have also been readily available in the region and from waterways near the Alternative Sites (Berge and Higgins 2003; WDFW 2012). Freshwater mussels (*Unionidea*) are found in Lake Washington and Lake Union (Xerces 2010).

4. Cultural Context

This chapter provides a brief overview of nearly 14,000 years of human occupation in North America, focusing specifically on western Washington and the Puget Sound area where possible. The history of human occupation and land use in an area forms the basis for understanding what types of archaeological sites may be encountered during a project.

4.1 Precontact Background

The current understanding of Pacific Northwest precontact lifeways is derived from the archaeological record, which is constantly changing as newer finds increase our knowledge. How archaeologists see archaeological data is conditioned by natural and cultural factors leading to selective preservation (Schiffer 2002). New discoveries can either challenge or reinforce prior theories of human cultural development (Trigger 2008).

Investigators have proposed a variety of chronologies for the region's archaeological record (e.g., Ames and Maschner 1999; Kidd 1964; King 1950). Ames and Maschner's (1999) chronology is used in this document to structure discussion of precontact archaeology and infer past lifeways. The chronological sequence is divided into three basic developmental periods: Paleoindian, Archaic, and Pacific. The archaeological evidence from these periods suggests a gradual shift from small nomadic groups relying on generalized hunting and gathering to larger sedentary groups with increased social complexity and specialized reliance on marine and riverine resources (Ames and Maschner 1999). The archaeological record in this region documents a shift from foraging to collecting strategies (Binford 1980) and cultural change from small, mobile populations toward the semi-settled patterns observed ethnographically.

4.1.1 *Paleoindian (~12,500 B.C. to 10,500 B.C.)*

The Paleoindian period is characterized as the earliest phase of human occupation. Both Clovis and pre-Clovis waves of in-migration are currently recognized (Madsen 2004). Evidence for late Pleistocene occupation of western North America comes from a small number of archaeological sites, including Paisley 5-miles Cave in Oregon (Gilbert et al. 2008) and sites on California's Channel Islands (Erlandson et al. 2011). Mounting evidence (e.g., Dillehay et al. 2008) suggests that occupants of the New World exploited both marine and terrestrial environments, contrary to long held hypotheses (e.g., Martin 1967).

The earliest occupants of the Americas were nomadic, large-game hunters who left minimal trace in the archeological record. Evidence for late Pleistocene occupation of western North America comes from a small but growing number of archaeological sites, including Paisley 5-miles Cave and Fort Rock Cave in Oregon (Gilbert et al. 2008) and sites on California's Channel Islands (Erlandson et al.

2011). Data from these sites have reinforced the idea that these first inhabitants of the region lived in small groups, were probably highly mobile, and followed the migration patterns of animals across the landscape.

Other early western Washington sites dating to this period include the Manis Mastodon Site (45CA218) near Sequim, and Site 45KI839 on Bear Creek in Redmond. The Manis Site dates from roughly 11,800 B.P., and consists of the remains of a mammoth found in a peat bog with a human-made bone point lodged in a rib fragment (Waters et al. 2011). Site 45KI839 dates from approximately 10,000 to 12,000 B.P., and consists of a highly diverse stone tool kit (Kopperl et al. 2010). This site has been interpreted as a short term occupation site and has yielded evidence of mammal, fish, and plant exploitation. Western Stemmed points, as well as the more famous Clovis points, are not uncommon in sites across Washington State (Beck and Jones 2010; Osborne 1956).

4.1.2 Archaic (10,500 B.C. to 4400 B.C.)

Sites dating to the Archaic period, especially prior to 5000 B.P., are rare, at least in part because of natural processes, like sea level rise, which have undoubtedly obscured sites that are currently underwater. The current view of this period is generally one of stasis, but this is likely at least partially conditioned by the rarity of sites dating to this period.

The most discussed sites dating to the Archaic period are often referred to as Cascade or, locally, “Olcott” sites (Kidd 1964). These sites typically lack good absolute dates, are highly disturbed, are located near rivers, and contain expedient tools such as scrapers, flaked cobbles, and debitage in addition to large lanceolate projectile points (Chatters et al. 2011; Dancey 1969; Kidd 1964; Morgan 1999; Stilson and Chatters 1981). A number of Archaic period sites have been recorded in King County. Greengo and Houston (1965) excavated the Marymoor site, located in Marymoor Park, during the 1950s. This site yielded a large array of Archaic period artifacts, including large projectile points, modified cobbles, and microblades. The earliest component of the West Point site complex, located in Seattle’s Magnolia neighborhood, also falls into the Archaic period (Larson and Lewarch 1995).

4.1.3 Pacific (4400 B.C. to A.D. 1775)

Based on the archaeological record, the Pacific period is the most culturally dynamic precontact period in the Pacific Northwest (Chatters 1987; Larson and Lewarch 1995; Lewarch 2006). Over time, changing technologies and site locations suggest increased sedentism and specialization in the use of particular environments and resources (Ames and Maschner 1999). During this period, evidence of exploitation of the littoral environment increases, and shell middens become a prominent site type across Puget Sound. After about 5000 B.P., populations on or near the Puget Sound coast grew and became more complex in organization. Technological organization and subsistence practices became increasingly complex during the Pacific period as well. During this period, there is apparent increasing emphasis on the use of plants including berries and root-

vegetables (Elder and Sparks 2010). Social stratification and inequality, a hallmark of Northwest coast cultures, is thought to be less pronounced in the Puget Sound than in other parts of the Pacific Northwest; however, objects like labrets, indicative of social stratification, do appear in the Pacific period in the Puget Sound at sites like West Point (45KI248) (Larson and Lewarch 1995). By shortly after 2500 B.P., a variety of bone, chipped stone, and groundstone artifacts represent coastal marine-oriented cultures and inland hunting/fishing/gathering cultures (Ames and Maschner 1999; Nelson 1976, 1990).

Shell midden sites dating to the past several thousand years have been recorded in and around the Puget Sound area. The most well studied shell middens are found around Seattle. The West Point Sites (45KI428 and 45KI429), located at Discovery Park in West Seattle, have been interpreted as long-term camping and food-processing activity areas (Larson and Lewarch 1995). Five distinct cultural components indicate use of the sites between 4200 and 200 B.P. These sites included a number of personal items, including beads, bracelets, and labrets, which may be related to developing social inequality in the region (Ames and Maschner 1999). The West Point sites also yielded a highly diverse tool kit, including bone as well as ground and chipped stone implements used for capturing and processing prey (Larson and Lewarch 1995). The highly diverse faunal assemblage includes sea mammals, fish, terrestrial mammals, birds, and shellfish, indicating exploitation of a number of available niches.

4.2 Ethnographic Background

The Alternative Sites are located within the traditional territory of the Duwamish Indians, members of the Coast Salish cultural group that spoke Southern Lushootseed (Suttles 1990). The Duwamish traditionally lived in winter villages on the shores of Elliott Bay, Salmon Bay, Lake Washington, and Lake Union, as well as along the Black, Cedar, and Duwamish Rivers (Ruby and Brown 1992; Stevens 1854; United States Court of Claims 1927). Ethnographer T. T. Waterman (in Hilbert et al. 2001:15–16), who worked in the Puget Sound region during the 1920s, pointed out that the Duwamish, like other groups, identified themselves in relation to their local geography. For example, a group who lived in the vicinity of the Alternative Sites identified themselves as the *Xa³tcua'bc* (Waterman orthography), or "people of the small lake." While this distinction is taken into account ethnographically, these groups have historically been grouped into a larger entity (the Duwamish) based on shared culture and language.

Ethnographic and archaeological evidence suggests that the Salish Lushootseed-speaking Duwamish, whose name means "inside [the bay] people," practiced their life way of hunting, fishing, and gathering for centuries before contact with white settlers (Hilbert et al. 2001). Duwamish settlement and subsistence were inextricably linked throughout the year.

The Duwamish, like other Coast Salish groups, spent the majority of the winter inside large longhouses made from cedar planks that had shed-style roofs, which Waterman and Greiner (1921)

note were common among tribes around the Sound. These houses could be hundreds of feet long, providing room for very large extended families and much of the food they would need for the cold months. The houses were often arranged into villages of two to five structures. The Duwamish occupied extended family villages and established a flexible system of intermarriage with the surrounding peoples, including the Sammamish and Snohomish (Ruby and Brown 1992). Winter was spent engaged in storytelling and ceremonial performances (Amoss 1972).

During spring, fall, and summer, people from the winter villages dispersed to hunt, fish, and gather plant foods for immediate consumption and winter storage (Buerge 1984; Haeberlin and Gunther 1930). Summer camps usually consisted of small, temporary reed or grass-mat structures occupied by a single family, although several families might join together to build a larger mat house (Haeberlin and Gunther 1930; Suttles 1990; Suttles and Lane 1990). Upland forested environment not only attracted and supported deer and elk populations for hunting, but likely also provided a variety of plant resources such as berries, nuts, and root foods.

T. T. Waterman (Hilbert et al. 2001) identified several Duwamish ethnographic place names in the vicinity of the Alternative Sites (Figure 4-1). These include two “Indian Trails,” or *sùac̓’íł*, which are depicted on the 1856 GLO map. These connected Lake Washington and Lake Union. These trails are both likely canoe portage routes and are evidence of the transportation corridor stretching between Shilshole Bay and Lake Washington (BLM GLO 1856; Miller and Blukis Onat 2004:70).

4.2.1 *Alternative Site 22C*

Within 0.5 mi of Alternative Site 22C, Waterman recorded one trail and two named locations. The trail runs approximately 0.2 mi south of this Alternative Site. Approximately 0.3 mi to west is a location called *waßwaßab*, where a small creek drains into Portage Bay. This name is translated as “like a frog” (Hilbert et al. 2001). Along the Portage Bay shoreline, approximately 0.4 mi south, Waterman's informants identified a small hill as *s̓c̓icqs*, meaning “down river promontory.” This is now the location of the UW Boathouse.

4.2.2 *Alternative Site 37W*

The same ethnographically recorded place names occur in within 0.5 mi of Alternative Site 37W as were described for Alternative Site 22C.

4.2.3 *Alternative Site 50/51S*

Within 0.5 mi of Alternative Site 50/51S, Waterman recorded the same named locations described above and included the second trail discussed above, located approximately 0.4 mi to the south of Alternative Site 50/51S.

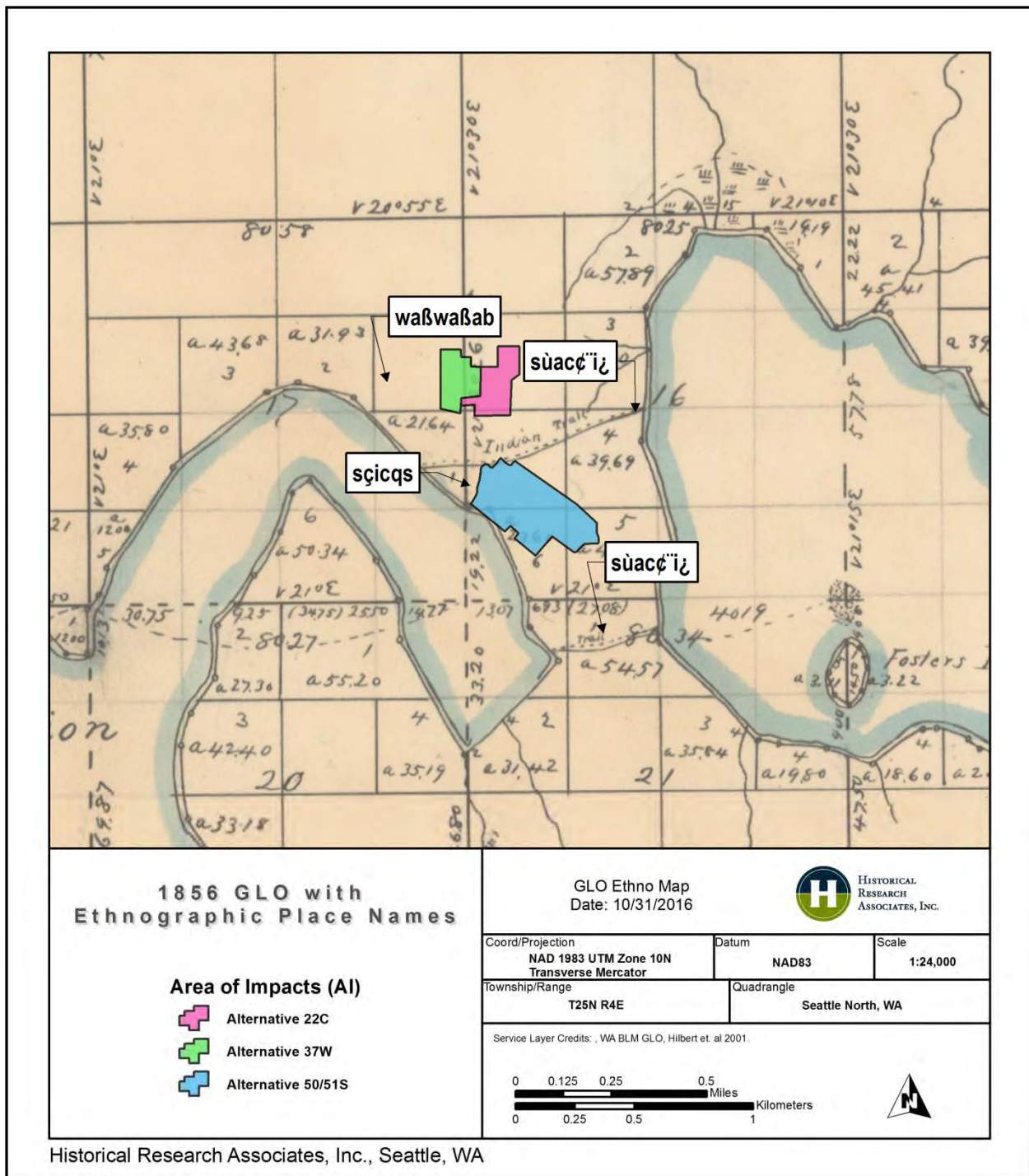


Figure 4-1. Native American place names in the vicinity of each Alternative Site (BLM GLO 1856; Hilbert et al. 2001).

5. Historic Context

5.1 Seattle and the University of Washington

European visitation to the Puget Sound region began in 1792 when George Vancouver and his crew explored the region. Within the next 100 years, native populations would plummet due to repeated outbreaks of introduced diseases such as small pox, influenza, and typhoid fever (Boyd 1990; Suttles and Lane 1990). Fort Nisqually, located approximately 40 mi southeast of the Duwamish headwaters, was established as a trading post by the Hudson's Bay Company in 1833. The Treaty of Washington in 1852 conveyed the territory to the United States, and in 1853, Congress separated the Oregon and Washington Territories. The Donation Land Claim Act drew settlers into land occupied by the Duwamish and their neighbors. In 1855, members of the Duwamish and neighboring Puget Sound tribes signed the Treaty of Point Elliott, which provided for the removal of tribal members to reservations, including the Port Madison Reservation (Suquamish/Fort Kitsap). Some Duwamish people continued to live in and around Seattle, maintaining friendly relations, working for, and trading with incoming settlers. Many others, meanwhile, relocated to the Port Madison Reservation, but due to undesirable conditions were compelled to leave. Many then attempted to return to their ancestral lands, and a few were able to claim or purchase land (Ruby and Brown 1992; Thrush 2007).

The first Euroamerican settlers in the Seattle vicinity were the Denny Party, who arrived in 1851 (Bagley 1929). As early as 1855, the territorial legislature passed an Act to establish a territorial university in Seattle, with a branch in Lewis County (WA SOS 1855). In 1861, the first university building was constructed on 10 acres of "Denny's Knoll," donated by Arthur A. Denny (8.5 acres) and Charles C. Terry (1.5 acres), which would eventually become Seattle's commercial downtown district. With lumber from Henry Yesler's mill and stone from a quarry near Port Orchard, the university's first buildings, including the main educational building, the president's home, and a boarding house, were completed in the summer of 1862 (Bagley 1916:136). The university struggled to secure appropriate funding and only graduated its first pupil, Clara McCarthy, in 1876. By the late 1880s, the population of Seattle had boomed from 1,100 in 1870 to over 40,000. The city needed a stable university and a major rail line with a transcontinental link; over the next decade, it would get both.

In 1885, the Seattle, Lake Shore & Eastern Railroad (SLS&E) Company became a corporation (Bagley 1929). The company formed as a result of the efforts of Thomas Burke, a local judge, and Daniel Gilman. Although Seattle was a vibrant city during the late 1880s, major railroad companies like the Northern Pacific Railway (NPRR) had yet to build a line through the town, having chosen the southern city of Tacoma as the western terminus for their transcontinental rail line in 1874. Gilman and Burke, along with others, saw this as an opportunity, and built the SLS&E line to connect the burgeoning city of Seattle to Canada. The new line reached the northern bank of Union

Bay in 1887, preparing the region for additional development. After years of dispute between NPRR and the city, the SLS&E line would eventually become incorporated into the NPRR line.

By 1890, the regents of the university wrote in their annual report to the governor that they would like to dispose of the university campus and choose a new site with more space that was somewhat removed from the center of Seattle's speeding development (Bagley 1916:146). In 1891, the legislature appointed Edmond S. Meany the chair of a new search committee. In February, Meany invited the legislature to join him on a visit to a pretty piece of land fronting Union Bay. The site was accepted, and the legislature established a new committee to site the university and sell the former site to the highest bidder (Bagley 1916:147).

William E. Boone was the first architect to develop a campus plan (Figure 5-1). While his plan was never realized, it illustrates hypothetical building placement and also appears to show that the campus was forested at the time of his design. Construction on the campus began with the building of Denny Hall in 1895, followed by at least seven more buildings, including Lewis and Clark Halls, the Observatory, the Assay Laboratory (now demolished), Water Tank (later Chimes Tower, demolished), Powerhouse (demolished), and the Armory and Gymnasium (Bagley 1929; Courtois & Associates 2003:2; Johnston 2001:1–4).

Over the next two decades, a succession of plans helped guide the growing campus. In 1898, Professor A. H. Fuller designed the Oval Plan for the upper campus. The lower campus remained devoted to pasture land. Fuller's plan drew together existing buildings and prepared for the construction of new buildings around a central oval. This plan influenced the location of the new Science Hall (Parrington), but was soon eclipsed by the Olmsted plans (UW Special Collections 2014).

At the turn of the century, the Olmsted Brothers, descendants of Frederick Law Olmsted, were already well known for their landscape designs. In 1903, they were invited to Seattle and asked to prepare a master plan for a citywide system of parks and boulevards. The Olmsted plan, which has continued to guide park development throughout Seattle, consisted of a 20-mi-long system of parks that featured trademark views and were connected by winding, scenic boulevards, along with new innovations in public recreation like playgrounds and ball fields. Their plan provided the young city of Seattle with a world class park system (Williams and Crowley 2001).

While the Olmsteds were planning the city's parks, enrollment at the UW was growing. In 1904, the administration invited the Olmsted Brothers to produce a new campus plan to replace Fuller's. Their plan converted the oval to an arts quadrangle and paired it with a science quadrangle to the south to accommodate a growing student body (UW Special Collections 2014). Between 1902 and 1906, the campus population doubled to more than 1,200 students (Ott 2009).

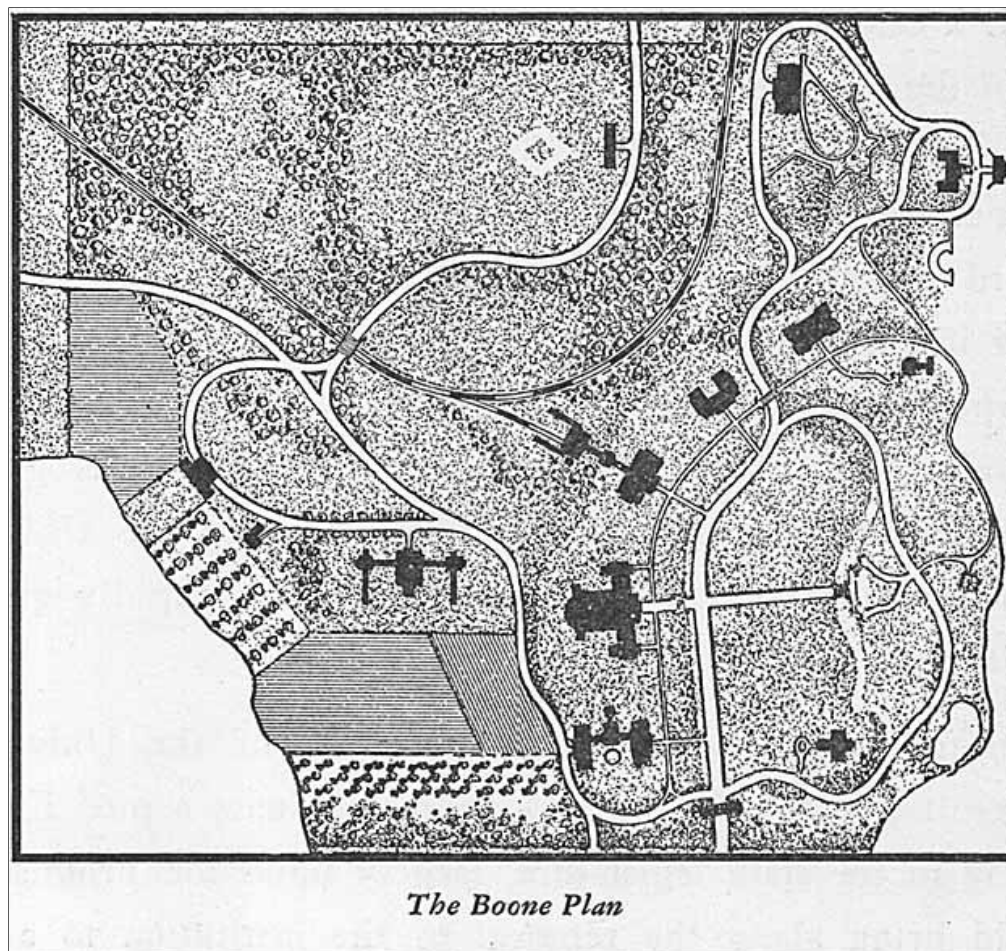


Figure 5-1. The Boone Plan of the UW Campus ca. 1890 (UW Special Collections 2014).

In the early years of the twentieth century, Seattle was also preparing to host the 1909 World's Fair, and the university's underdeveloped south campus was chosen as an ideal location. The Olmsteds were hired to prepare a new plan, this one to accommodate the fair and to site permanent buildings for the growing university to use after the fair closed (Bagley 1929; Courtois & Associates 2003). John C. Olmsted's 1906 plan became the design for the AYPE, as the 1909 World's Fair came to be known. The AYPE was planned for the southern portion of the UW campus, north of the NPRR line, where little previous development had occurred. The 1906 plan focused on major land clearing and construction of large open spaces, generally devoid of trees. Rainier Vista was developed under this plan and provided then, as it does today, breathtaking views of Mount Rainier. In order to create these unimpeded views and open spaces, the Olmsted plan required major land clearing efforts, including logging as well as extensive filling and grading. Nearly 210,000 cubic yards of soil were moved by men and horses during the development of Rainier Vista and the surrounding area. Some of this earth was used to fill low spots in the design area, but much of it was transported off site. The plan also called for extensive gardens, including 10,000 rhododendrons, 5,000 roses, and

80,000 dwarf phlox. To prepare for these plantings, Olmsted designed nursery grounds on 20 acres near the southern end of campus (Ott 2009).

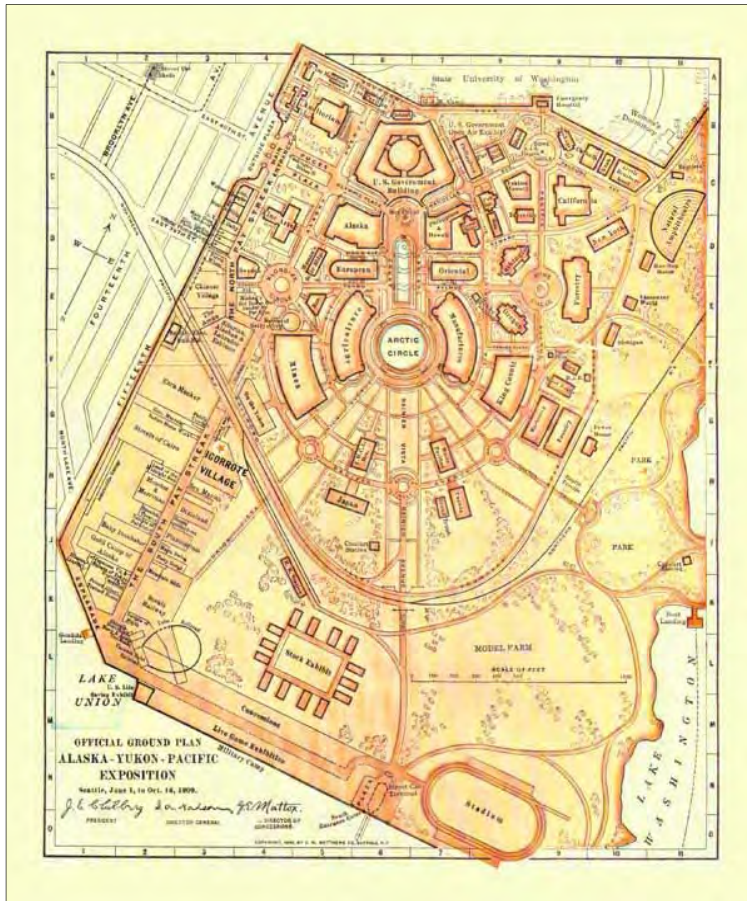


Figure 5-2. Official Ground Plan of the Alaska Yukon Pacific Exposition (UW Special Collections 2014).

The official map of the fairgrounds shows that portions of the southern campus were generally devoted to open space, with the Japan Building to the west of Rainier Vista and Stock Exhibits south of the railroad tracks, while development centered around Rainier Vista, which was canted to take in views of Mount Rainier (Figure 5-2).

The city of Seattle was growing alongside the university campus at this time. This growth came with a necessary expansion of public utilities to supply electricity, water, and sewer services to the buildings surrounding Lake Washington and Lake Union. In 1908, Seattle constructed an 8-foot-diameter sewer by tunneling roughly 20 feet below surface in the vicinity of East Pacific St. (Seattle Public Utilities 2013).

The AYPE, which attracted 3.7 million people, was considered a success for the region, but only a few buildings survived to be used as permanent campus buildings. The New York State Building was used both as the President's House and as the University's Music Building before it was demolished in 1950 (Johnson 2005). The AYPE's "Good Roads" building was converted to the university's Naval ROTC building. It was destroyed by fire in 1968 during the tumultuous Vietnam War era (Kopkind 1996:147). The Forestry Building, which was believed at the time of its construction in 1900 to be the largest log structure in the world, was also demolished (UW n.d.). Today, more than one hundred years after the exhibition, only four buildings remain: the Women's Building, now known as Cunningham Hall, which was recently moved; the old Fine Arts Building (Architecture Hall); the Physical Plant Office Building; and the Powerhouse. The landscape design, however, is still dominated by Rainier Vista and is visible in some of the curving roads and walkways throughout the campus.

The AYPE helped kick off an age of expansive university development, particularly in the southern portion of campus. In 1910, a group of alumni advocated to shrink the right-of-way held by the NPRR from 200 feet to 80 feet, freeing up more campus land. In 1912, the College of Engineering students and staff built a nine-hole golf course on the southern edge of campus (UW Alumni 1941). By 1914, the Olmsteds had designed another campus plan to help integrate the remaining AYPE resources and older campus buildings into a harmonious new design. The plan included still undeveloped sections of the southern campus, but was soon replaced by a plan designed in 1915 by the architectural firm of Bebb & Gould. The Bebb & Gould plan guided the next phase of university development (UW Special Collections 2014).

Other large projects were taking shape on the campus's borders. The locks of the Lake Washington Ship Canal were completed in 1916, lowering the level of Lake Washington. As one historian noted, "by this development the University campus was transformed from an isolated 'country estate' into a riparian property of shipping activity" (UW Alumni 1941).

The First World War changed the look and feel of the campus as the university devoted resources to the U.S. effort overseas. Lewis and Clark Halls were used as naval officers' hospitals, and new buildings supporting Army and Naval training bases were constructed on campus, including one built on the site of the former golf course (UW Alumni 1941). More than 5,000 military personnel went through naval or aviation training on campus before 1919. The war also took the lives of former students and faculty. Fifty-eight sycamore trees were planted along Memorial Way to memorialize those who died (UW Alumni 1941).

The University continued to expand in the 1920s and 1930s, sometimes with the help of federal relief programs during the Great Depression. The University's stadium was constructed in 1920, and in 1925, Charles Lathrop Pack donated 2,000 acres to the School of Forestry. In 1927, the Associated Students presented the university with 23 acres of land on the east side of campus.

A 1938 map shows how far the university had expanded since the Boone Plan (Figure 5-3). Note that Rainier Vista was bordered on the west by buildings that remain today, including the Anderson Hall Forestry Lab, Bagley Hall (labeled as the Community Building), and the "Drug Gardens," which was later known as the university's pharmaceutical herb garden. South of the NPRR and street car line, no evidence appears of the Warren G. Magnuson Health Sciences Center, although planning for the first medical building at this location dates to the 1934 campus plan revision (Jones & Binden 1949; UW 1938).

Collegiate Gothic style with a modern aesthetic that matched trends in both architectural development and in the UW's own architectural school. In 1960, California landscape architect Lawrence Halprin was brought in to collaborate with Thiry and others on the campus plan revision, and in 1970, the UW established the University Landscape Advisory Committee (Johnston 1995:49–53).

New construction in the south campus developed quickly during the last half of the twentieth century. Between 1960 and 2003, 100 construction projects took place on campus, and many of them were constructed in the open spaces between buildings south of Frosh Pond. Benson Hall was constructed in 1966, Bloedel Hall was completed in 1971, Kincaid Hall in 1971, Hitchcock Hall in 1981, and the Chemistry Building in 1995 (Johnston 2001). Development has continued into the twenty-first century, with new student housing west of the central campus.

5.2 Alternative Site 22C

The historic western boundary of the UW was established at 15th Ave. NE. By 1904, the Olmsted Brothers had prepared a plan for the UW that extended NE 40th St. east into campus as the main entrance, with a proposed museum, YMCA building, and civil engineering and mathematics buildings located near the entrance in today's Alternative Site 22C (Olmsted Brothers 1904). The plan was never implemented, however, and the site, which had been logged over once but was by then covered with a new generation of second-growth trees and dense underbrush, remained undeveloped (Ott 2009). In 1905, the university building nearest to Alternative Site 22C was the UW's powerhouse, which was located to the east. Campus buildings and dormitories remained loosely clustered at the north end of campus (Sanborn 1905). Soon after, the southern portion of the UW campus was chosen as the site for the 1909 World's Fair.

As John Charles Olmsted laid out the plan for the AYPE Exposition, Alternative Site 22C was chosen as the site of one of the AYPE's few permanent buildings. Known in 1909 as the Fine Arts Pavilion, today's Architecture Hall was funded by the State of Washington and designed to be used by the UW after the 1909 Exposition ended. The Fine Arts Pavilion, designed by Howard Galloway, was constructed south of the NE 40th St. entrance on a site bound by the Pay Streak to the west and Alaska Avenue to the east. Across the Pay Streak, where the Guthrie Annexes appear today, were the American Women's League Building and the Masonic Building. Other AYPE buildings located in this area included the Swedish Building, the Chinese Building, and the Eskimo Village to the south. The Women's Building—also permanent—and the Alaska Building were located to the east of the Fine Arts Pavilion. To the north of the NE 40th St. entrance was the Administration Building and an Auditorium (Sanborn 1909).

Once the AYPE ended, the associated temporary buildings were removed or reused. A succession of campus plans by the Olmsted Brothers envisioned filling the remaining open space with new buildings for the expanding educational opportunities at the UW. The Olmsted Brothers redesigned

Alternative Site 22C in 1912 to maintain landscape features like open space around today's Architecture Hall; to accommodate a statue of George Washington at the 40th St. entrance; and to include a "Nautical School" building south of the entrance at the site of today's Guthrie Annex 3 (Olmsted Brothers 1912). These plans were never realized, however, as designers Bebb and Gould prepared a new plan in 1915 that was chosen by the UW's regents to guide the future of development throughout the campus. Bebb and Gould's Regents Plan initially proposed an expanded version of today's Architecture Hall south of a large building marking the Campus Parkway between NE 40th and 41st Streets at 15th Ave. NE. While the plan was refined over the years, frame buildings were added to the land west of today's Architecture Hall, including Guthrie Annex 1, which was first constructed on the southern campus in 1917 as one of the many temporary buildings used by the Naval Training Camp during World War I. The building, once moved to its present location, would be renamed the WPA Building and used as part of the Works Progress Administration's (WPA) efforts to employ people during the Great Depression (Jones 1940).

Writing in 1940, campus designer John Paul Jones wrote:

Between 1927 and 1933 a number of changes were made, involving the locations and internal arrangements of certain buildings, which transgressed the fundamentals laid down in the 1915 plan, and in November 1933, Bebb and Gould were again called in and retained for the task of making a revision of the plan, in order that the results of these changes might be brought into harmony with the original plan. Each department was scrutinized anew; every development of curriculum, enrollment, and teaching technique which might affect the plan was evaluated; and where alterations in the plan were proved to be desirable, it was re-studied to bring it completely up to date. The revised plan was adopted in 1934, and has remained the controlling factor in all of the improvements constructed since that date. [Jones 1940]

By 1940, Alternative Site 22C included the majority of its existing buildings. The two sections of today's Guthrie Annex 1 were used as the Washington Emergency Relief Administration (WERA) offices and the WPA offices; today's Guthrie Annex 2, another military building just north of Guthrie Annex 1, was used for nursing education; and the site of the future Guthrie Annex 3 already held an early version of the UW's Practice Cottage (Jones 1940).

As the needs of the UW and of the surrounding community changed, so did the uses of the Guthrie Annexes. Today, an L-shaped collection of four buildings north and west of today's Architecture Hall are known as Guthrie Annexes 1, 2, 3, and 4. Originally constructed for the Naval Training Camp (Guthrie Annexes 1 and 2), the Home Economics Department (Guthrie Annex 3), and the UW's Safety Division Building (Guthrie Annex 4), all four are now used by the Psychology Department and are named after Edwin R. Guthrie, an influential professor of psychology who joined the UW in 1914 and also served as dean of the Graduate School and as executive officer of the academic personnel before he retired in 1956. Known for his kindness to students, Guthrie was celebrated for his research on the psychology of learning and habit (UW n.d).

Later alterations to Alternative Site 22C have been minor, as the western campus was expanded in the mid-twentieth century west of 15th Ave. NE to accommodate the growing student body. According to historian Paul Dorpat, "By 1950, the University of Washington enrollment nearly

tripled over its wartime low of barely 5,000 students” (Dorpat 2001). By 1960, enrollment hit 18,000 (Tobin and Sodt 2002). Additional new construction was undertaken between 15th Ave. NE and University Bridge as the UW struggled to find enough developable space for new and expanding programs, as well as for student housing, a need that has grown even greater and has recently led to the construction of a number of new residence halls north of NE 40th St. and west of 15th Ave. NE.

5.3 Alternative Site 37W

In 1890, only three years after the SLS&E reached Union Bay, and in the same year the regents of the UW considered leaving central Seattle for a new location on Union Bay, James A. Moore and the Clise Investment Company together platted the Brooklyn Addition in what is now known as the University District (Dorpat 2000). The historic western boundary of the UW was established at 15th Ave. NE. West of this boundary, the University District neighborhood developed into a mixed collection of residential, commercial, and industrial buildings and uses. Growth was particularly strong in the first decades of the twentieth century, due to increasing transportation developments, including the addition of the University Bridge, which opened in 1919 (Sanborn 1905–1951). In the 1920s, University Way (previously 14th Ave.) fostered a growing commercial corridor, attracting a new Wallin and Nordstrom store in 1924 and the University Bookstore in 1925 (Dorpat 2000).

A succession of campus plans in the early twentieth century led to the filling of open spaces on campus with additional development. When returning soldiers began to grow the UW’s student body after World War II, the UW responded to the need for additional space, preparing a 1949 campus plan amendment under the UW’s supervising architect John Paul Jones that proposed, among other things, acquiring the lands in the University District (including the lands within Alternative Site 37W) and using the space for housing, noting that “the housing situation for married students is acute today,” and that “the property south of 41st Street, between Roosevelt Way [today’s NE 41st St.] and Pacific Street, has never been intensely developed” (Jones and Binden 1949). According to historian Paul Dorpat, the university population only continued to grow: “By 1950, the University of Washington enrollment nearly tripled over its wartime low of barely 5,000 students” (Dorpat 2001). By 1960, enrollment hit 18,000 (Tobin and Sodt 2002).

In 1962, the modern architect Paul Thiry provided additional detail for the development of what was becoming known as “west campus” as a consultant on the 1962 campus plan amendment. He proposed a tentative plan of student housing and parking west of Brooklyn Ave. and mixed academic-public use and parking structures between Brooklyn Ave. and NE 15th St. In his report, Thiry said that the UW was preparing to acquire the property through a federal program of urban renewal (Thiry 1962). Historian Norman J. Johnston notes, “the resulting Northlake Urban Renewal Plan was, in due course, the basis for the University’s addition of thirty-four acres to its campus, extending all the way to Portage Bay (though this was not accomplished without considerable resistance from the community, the basis for the University’s continuing awkward relationship with some of its neighbors” (Johnston 1995:53).

In the AI for Alternative Site 37W, rather than demolish early and mid-century buildings along University Way NE and Brooklyn Ave. NE for new student housing, the UW chose to make use of them, and continues to house university departments in buildings first constructed as lumber company offices (3935 University Way NE), general contractors' offices (3939 University Way NE), a plumbing and heating warehouse (3941 University Way NE), an automotive services building (3940 Brooklyn Ave. NE), and a printing office (3930 Brooklyn Ave. NE) (King County Assessor 1937–1972).

The continued need for additional student housing led to the completion of a new Comprehensive Housing Master Plan in 2008 that considered areas for potential new construction. Alternative Site 37W was not considered, but the land north of NE 40th St. became the location of a number of new large, mixed-use halls that paired student housing with services for residents. The new buildings on the west campus, located directly north and west of Alternative Site 37W, include Poplar Hall (2011), Alder Hall (2012), Elm Hall (2012), Mercer Court (2013), Lander Hall (2014), Terry Hall (2015), and Maple Hall (2015) (UW Housing and Food Services 2016).

5.4 Alternative Site 50/51S

The southern end of the UW campus was minimally developed after the AYPE. In 1917, the site served as the U.S Naval Training Camp. A number of hastily-erected buildings, primarily wood-framed, were constructed south of today's NE Pacific St. and on both sides of Montlake Blvd. These included dormitories, hospitals, mess halls, a power house, radio building, armory, officers' quarters, commissary, and bandstand (Gregory 1918). After the war, some of the naval buildings were reused on campus. Known examples can be found in the central campus along the historic western boundary of the UW.

After World War I, the southern campus was used for a variety of recreational and water-related activities, hosting a nine-hole golf course and locating UW rowers on Portage Bay. Oceanography and fisheries efforts were also located along the water, and a small number of buildings were constructed in the Collegiate Gothic style of the UW, including the Harris Hydraulics Laboratory (designed by Bebb & Gould in 1920) and the Oceanography Building (designed by John Graham in 1932). In 1938, the University's drama department constructed the Showboat Theater, a 220-seat theater housed in an anchored, faux paddle wheeler on Portage Bay.

Writing in 1940, campus designer John Paul Jones wrote:

Between 1927 and 1933 a number of changes were made, involving the locations and internal arrangements of certain buildings, which transgressed the fundamentals laid down in the 1915 plan, and in November 1933, Bebb and Gould were again called in and retained for the task of making a revision of the plan, in order that the results of these changes might be brought into harmony with the original plan. Each department was scrutinized anew; every development of curriculum, enrollment, and teaching technique which might affect the plan was evaluated; and where alterations in the plan were proved to be desirable, it was re-studied to bring it completely up to date. The revised plan was adopted in 1934, and has remained the controlling factor in all of the improvements constructed since that date. [Jones 1940]

During the 1950s and 1960s, the UW constructed the present UW Medical Center & Warren G. Magnuson Health Sciences Center, which now dominates the southern campus. Other construction projects were added in the late twentieth century, including the subterranean Triangle Parking Garage, designed in the mid-1980s to provide parking in the southern campus without negatively impacting Rainier Vista, perhaps the most beloved legacy of the AYPE. The Showboat Theater was demolished in the late twentieth century due to deterioration, and other buildings were expanded or constructed, including the Harris Hydraulics Lab (designed by Liddle and Jones in 1960) the Fisheries Institute (designed by Young and Richardson in 1951, and Ralph Anderson in 1968), and the South Campus Center, which serves as a student center on Portage Bay (designed by the Bumgardner Partnership in 1974) (Johnston 2001:130–135).

In the 1990s, the UW reviewed its plans for the southwest campus and completed a new Southwest Campus Plan, which became a chapter of the 2003 Master Plan. The southwest campus includes a unique and significant public resource, the Portage Bay shoreline, which hosts a variety of uses, including a boat launch, private houseboats and moorages, and a City-owned park. The plan revised the street grid, pushing 15th Ave. NE into a curved road that improved open space, and provided for greater connectivity with the Bay. According to the plan, “maintaining these uses, maintaining the maritime character of the area, and meeting University facility needs are major objectives in the development of the Southwest campus” (UW 2003). New buildings have since been added to this portion of the campus, including the West Campus Parking Garage, completed in 1996, and the Ocean Sciences Building and Fisheries Building, both completed in 1999.

5.5 The Evolution of Architectural Style on Campus

The UW evolved through a number of distinct periods of development. The first campus building, Denny Hall, was constructed for the UW as it prepared to move from central Seattle to Portage Bay in 1895. It was designed by Charles W. Saunders, who won a design competition with his chateausque plan for a building in a refined French Renaissance style. Denny Hall was constructed of sandstone with turrets flanking the entry, Richardson Romanesque arches, and a copper cupola. The cupola, designed by Gottlieb Weibell, still holds the original UW bell, which once announced the beginning of classes and was even employed to alert the city during the great Seattle fire of 1889 (Johnston 2001:18; Ochsner 2014:66). The building served as the UW’s original Administration building.

The UW next constructed the Men’s and Women’s dorms, known today as Lewis and Clark Halls, in 1899. The twin buildings, each of which housed fifty students, were designed by Josenhans & Allan and complimented Denny Hall, employing a similar form and massing, although the ornament was more modest and the buildings were constructed of red brick. This solid construction would characterize the early years of the campus, but would give way to Beaux Arts classicism when the UW was taken over for the AYPE. Most AYPE buildings were temporary in nature, but today’s Architecture Hall, designed by Howard & Galloway, remains, with its bilateral symmetry, temple

front with Ionic pilasters and pediment over the entry, and buff-colored brick. While the AYPE left few buildings on campus, it is responsible for Rainier Vista, which has remained a defining factor in every successive campus plan.

In 1915, with the acceptance of Bebb & Gould's Regents Plan, a new campus "style" was adopted as a unifying aesthetic for all new construction. Evolved from a late nineteenth century Gothic revival, "collegiate Gothic" was found first in colleges like Bryn Mawr, Princeton, and then Yale (Whiffen 1999:174). At the UW, the highly ornamental style would allow for varied rooflines, light colors, and elaborate detailing, all of which defined the university's next generation of buildings (Johnston 1995:32; UW Special Collections 2014).

As noted by author Norman J. Johnston, the Regents Plan was distinctive not only for its abilities to unite future buildings under a single architectural language, but to tie together two quadrangles: the liberal arts quad and the science quad (remnants of historical uses). It also provided landscapes spaces big and small and a skeleton of vistas, walkways, and axes for the development of the future campus.

The outstanding example is Central Quad. From that space spring a number of axes that link it both functionally and visually with Liberal Arts Quad to the northeast, with Memorial Way and North Entrance due north, to views of the city and Olympics beyond via Campus Parkway to the west, and—most grandly—along the magnificent Rainier Vista to Science Quad in the southeast, Drumheller Fountain, and of course Mount Rainier beyond. [Johnston 2001:8]

The firm of Bebb & Gould would go on to design a total of 18 buildings between 1915 and 1938, including the iconic Suzzallo Library (Ochsner 2014:211). While the style would soon give way to modernism in a variety of forms, the collegiate Gothic style has remained influential, even until 1991, when Edward Larrabee Barnes and John M. Y. Lee & Partners designed the Allen Library, which, while constructed late in the twentieth century, was an extension of Suzzallo Library and designed to be both modern and compatible. The building's red brick, gables, and pinnacles represent a modest, modern representation of the collegiate Gothic style (Johnston 2001:38).

Modernism became a dominant force in campus construction beginning in the 1950s. Architects who graduated from the UW's architecture program either before World War II or shortly after began to form private practices, go into partnership with other modern architects, and push forward the ideals of sub-forms like Regionalism, Internationalism, New Formalism, and Brutalism in and around Seattle. New faculty brought in to grow the university's increasingly popular Department of Architecture included Jack Sproule, Robert Dietz, Norman Johnston, John Rohrer and others—all committed modernists. Norman Johnston, in his history of the UW, quoted a colleague saying "after World War II it became more difficult to consistently maintain that (collegiate-Gothic) rigid design control. 'The philosophies of modern architectural design did not accept eclecticism, and the university's role as a leader in teaching and research was not consistent with façade design and construction methods developed centuries earlier'" (Johnston 1995:50).

While Modernism is an umbrella term that encompasses a number of categories and subcategories, it is generally understood as a rebellion against the classicism and formalism of earlier styles, including collegiate Gothic. Finding new uses for flexible materials like concrete and aluminum, and a new interest in the geometric possibilities of those materials, modernists struck out for new ground, experimenting with shape and form, and the relationship between interior and exterior spaces. Some modern architects also felt a responsibility to use their work as a tool for social betterment. Speaking of modernism, author Owen Hopkins claimed that what we now think of as modernism “emerged from the conclusion that architecture should not only reflect the spirit of the modern age but also that it had a moral obligation to do so,” as architecture has the “power to transform how people lived, worked, and fundamentally, understood and responded to the world around them” (Hopkins 2014:148).

As modernism grew in popularity, the UW added buildings by architects like Paul Thiry, an internationally known Modernist and the principal architect for the Century 21 Exhibit, Seattle’s second world’s fair. He designed the Wilson Ceramic Laboratory, completed in 1946, and the Computer Sciences and Engineering Building, completed in 1972 and since demolished (Johnston 2001:100). Much of the new construction took place in the campus’s southern and southwestern sections, and much of it was devoted to the UW Medical Center and Magnuson Health Sciences Center, which was begun by Naramore, Bain, Brady & Johanson (NBBJ) in 1948, and was expanded throughout the 1960s, 1970s, 1980s, and 1990s. NBBJ went on to build a number of buildings on campus, including the Marine Studies Building in 1984, Fluke Hall in 1990, and the Physics/Astronomy Building, completed in 1994.

While modernism was increasingly popular on the UW campus, it also became the dominant and much celebrated style of residential, commercial, and institutional architecture throughout Seattle and the West Coast. Architects themselves praised projects like the Yesler Terrace Housing Project as “good contemporary architecture,” not only because of its modern design but because it incorporated private outdoor space, views, and play areas, thereby providing not just housing, but an improved quality of life. Tilt-up concrete walls, expanses of well-proportioned windows, and sandstone façade treatments were all popular with local architects of the early 1950s (Steinbrueck 1953:21). In 1953, local architect Victor Steinbrueck collected images of some of his favorite modern buildings in Seattle. Among the UW buildings, he featured the stadium addition, by George Wellington Stoddard, Paul Thiry’s ceramics lab, mentioned above, and the “Home Economics Practice Cottage” by John R. Sproule (Steinbrueck 1953:42–43).

Today, the UW features many buildings designed by graduates of the UW’s architecture program, including some included in the present study by Richard Anderson, John R. Sproule, and Robert M. Jones.

6. Expectations for Prehistoric, Ethnographic Period, and Historic Period Cultural Resources

6.1 Archaeological Expectations

Anticipated precontact materials could include fragments of fire-modified rock (FMR), either singly or in intact clusters (sometimes with charcoal and/or oxidized soils), indicating the presence of cooking or processing hearths; lithic and/or bone tools and tool fragments; and isolated bone tools and tool fragments.

Historic features and artifacts encountered would likely be associated with the SLS&E railroad and NPRR. Some artifacts associated with the AYPE or the U.S. Naval Training Camp may be encountered as well. Artifacts and features may include railroad spikes, brick, nails, glass and metal refuse, building foundations, and objects related to operation of the railway (e.g., portions of signals).

6.1.1 *Alternative Site 22C*

Based on archival research, the environmental and the cultural setting and available predictive modelling, HRA considers there to be a low to moderate probability for encountering precontact to ethnohistoric-period cultural remains in Alternative Site 22C. This is largely due to construction disturbance of the area during the historic and modern periods.

The likelihood of finding historic-period archaeological remains moderate, given the use of the location as a residential and transportation corridor early in the history of the development of Seattle and the presence of historic-period buildings

6.1.2 *Alternative Site 37W*

Based on the research described above, HRA considers there to be a low to moderate probability for encountering precontact to ethnohistoric-period cultural remains in Alternative Site 37W. This is due again to construction disturbance of the area during the historic and modern periods.

The likelihood of finding historic-era archaeological is considered to be moderate, given the use of the location for residences and as a transportation corridor early in the history of the development of Seattle and the presence of historic-period buildings

6.1.3 Alternative Site 50/51S

Given the location, HRA considers there to be a moderate probability for encountering precontact to ethnohistoric-period cultural remains in Alternative Site 50/51S. This is due to construction disturbance of the area during the historic and modern periods.

The likelihood of finding historic-era archaeological is considered to be moderate, given the use of the location along the shoreline of Portage Bay, for travel and occupation during the early history of the City of Seattle, as well as the presence of historic-period buildings.

7. Field Strategy and Methods

7.1 Archaeological Inventory

The AIs are entirely covered with architecture. As such, no field survey or subsurface testing was recommended.

7.2 Architectural Inventory

As discussed in Section 2, prior to field investigations, architectural historian Chrisanne Beckner reviewed aerial photographs, historic maps, data from the WISAARD database, former survey reports, and archival materials from the UW to determine dates of construction for buildings, structures, and objects within the three proposed AIs. When dates of construction differed between sources in the historic record, Beckner relied primarily on dates published in the UW Master Plan, Seattle Campus (UW 2003).

Beckner performed architectural field survey on September 23 and October 7, 2016, documenting built resources within each of the three proposed AIs in photos and field notes. When possible, Beckner documented building interiors. However, not all interiors were accessible. Beckner completed additional research through the Seattle Public Library, UW Special Collections, Washington State Library, HRA's own libraries, online collections including newspaper archives, and the Puget Sound Regional Archives.

7.2.1 *National Register of Historic Places Criteria*

The evaluation criterion for the NRHP provides a general framework for the evaluation of the significance of historic-period resources. In the following evaluations, the details of the building's architectural and associative history are paired with the criteria for listing in the NRHP to provide preliminary NRHP evaluations, as required by DAHP as part of the SEPA process.

The criteria for listing a property in the NRHP require that, in addition to a building being over 50 years of age, in most cases, and possessing integrity, it must meet at least one of the following criteria, outlined in 36 CFR 60.4 (NPS 1997):

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Property is associated with the lives of persons significant in our past; or
- C. Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction; or

D. Property has yielded, or is likely to yield, information important in prehistory or history.

“Integrity is the ability of a property to convey its significance” (NPS 1997) and is related to how a property’s physical features are tied to and convey its significance. It is based on “...why, where and when a property is important.” In order to retain integrity, a property must retain most of the seven aspects of integrity, which are as follows:

- Location: the place where the property was constructed or the place where the historic event occurred.
- Design: the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting: the physical environment of a historic property.
- Materials: the physical elements that were combined or deposited during a particular period of time, and in a particular pattern or configuration, to form a historic property.
- Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling: a property’s expression of the aesthetic or historic sense of a particular period of time.
- Association: the direct link between an important historic event or person and a historic property.

8. Alternative Sites Analysis

8.1 Archaeological Analysis

HRA considers the potential for encountering intact subsurface archaeological deposits to be low to moderate across all three Alternative Sites. The record search demonstrates the UW campus vicinity to have had a long history of human occupation, which is similar across all these Alternative Sites. There may be slightly deeper alluvial, shoreline deposits in Alternative Site 50/51S given its location along the water. However, all three Alternative Sites have been altered in large measure by the construction activities during the historic and modern eras.

8.2 Architectural Analysis

Based on HRA's evaluation of historic-era resources within each of the proposed Alternative Sites, Alternative Site 50/51S is the least likely to pose adverse impacts to historically significant resources, as no buildings over 45 years old are slated for demolition and no adverse impacts are expected on adjoining historic-era buildings.

8.3 Results for Alternative Site 22C

8.3.1 Archaeology

Alternative Site 22C is nearest of all the AIs to the center of campus. The study found that there was a relatively high density of cultural resources within a 0.5 mi area surrounding it, with evidence of precontact activity and historic-era trash deposits, infrastructure, and structural remains recorded. The shallow geology and history of building (including below ground construction in at least two buildings) within the AI diminishes the likelihood that additional archaeological resources will be found here.

8.3.2 Architectural Resources

8.3.2.1 Guthrie Annex 1

Guthrie Annex 1 sits east of 15th Ave. NE between NE Pacific St. and NE 40th St. Located just east of the traditional western boundary of the UW campus, the building sits on a rise east of 15th Ave. NE and is surrounded on its southwest corner by a concrete retaining wall that forms the northern boundary of an underground parking garage. As noted above, Guthrie Annex 1 is the southernmost building in an L-shaped collection of one- to two-story buildings dwarfed by larger and taller

buildings to the south and east, including the Physics/Astronomy Building, Guthrie Hall, and Architecture Hall. Guthrie Annex 1 faces toward the central campus on a grassy lawn crossed by concrete sidewalks. Mature plantings and a walkway wrap the building's southeast corner.

Guthrie Annex 1 includes two connected single-story wings: a rectangular, front-gabled wing facing east with two secondary, projecting entries on the south elevation and a parallel crossed-gable wing to the north that also faces east. These buildings are connected by a modest single-story addition.

The building's northern wing dates to 1918 and is front-gabled with a crossing side-gabled mass on the east end (Figures 8-1–8-2). Original plans indicate that it was constructed on a post and pier foundation (Gregory 1918a) but the building presently sits atop a foundation of concrete block. It is clad in drop siding and is topped by a compositional roof with projecting eaves supported by simple wood brackets. The east facing façade features a porch and a projecting gabled porch roof with board and batten in the gable. It is supported by pairs of wood posts with flared caps. A simple wood balustrade runs the length of the porch, which is approached by a stair on the north. The building's central entry door is topped by a blind transom window. The door is flanked by two pairs of six-over-six, wood-sash windows. Secondary elevations are consistent with the primary façade, featuring six-over-six, wood-sash windows alone or in pairs. The west elevation includes evidence of a former exterior window that has been removed and sealed with wood boards.

Guthrie Annex 1's southern wing dates to 1934 and sits on a concrete foundation, is clad in horizontal boards, and is topped by a compositional roof (Figures 8-3–8-4). The wing's primary façade includes an arched, projecting, gabled canopy over a concrete walkway to the entry door and stoop. The building's primary entry door is flanked by blind sidelights and topped by a blind transom. Two windows are located to the south of the entry and one to the north. Flanking windows are double-hung, wood-sash windows with eight lights in the upper sash and twelve lights in the lower sash. The roofline includes a minimal eave with a thin barge board and eave returns that wrap the corners. A large vent is located in the building's front-facing gable.

The building's southern elevation faces a downslope. A stair is located within the southern retaining wall and is approachable from 15th Ave. NE. The retaining wall screens a walkway along the building's south elevation and meets a wood railing that surrounds a small wood deck at the building's southwest corner. This elevation includes two projecting gabled entries. The eastern entry has been enclosed and features a large vinyl framed window with internal vinyl grids set into a blind arch trimmed in wood. The western projection includes an identical blind arch filled with an entry door and single sidelight. The projections each feature wood "quoins" on the corners. Between the projections are four identical, wood-trimmed, vinyl-framed windows. The building's west elevation faces 15th Ave. NE but is somewhat obscured by mature foliage planted in a concrete planter at the sidewalk (Figure 8-5). It includes two pairs of wood-framed, eight-over-twelve windows and a large vent in the gable. The building's north elevation, while partly obscured by the addition, also includes original wood-framed windows and ornamental details including eave returns at the cornice line.

The modern addition that links the two wings is a single story tall with shallow windows below the eave, T1-11 or panel siding and a single door.

The interiors of the building's two wings are finished in modern materials, including contemporary carpets, dropped ceilings, fluorescent lights, and walls with wooden chair rails. The north wing features a single double-loaded corridor with offices to the north and south. The addition that links the north wing to the south wing includes a stair to the partial basement on the north wing.

The south wing includes two double-loaded corridors running east and west with offices lining exterior walls and located in a central block.



Figure 8-1. The primary façades of the south and north wings of Guthrie Annex 1, view northwest.



Figure 8-2. The north wing of Guthrie Annex 1, view northwest.



Figure 8-3. The south elevation of the south wing of Guthrie Annex 1, view northwest.



Figure 8-4. South elevation of Guthrie Annex 1 with retaining wall, view north.



Figure 8-5. West elevation of Guthrie Annex 1, north and south wings, view east.

History

At the outbreak of World War I, UW President Henry Suzzallo offered the UW's campus to the U.S. Navy for training. On June 12, 1917, the Commandant of the Navy Yard, Puget Sound, brought his staff for a tour of the campus, choosing roughly 20 acres in the relatively undeveloped south campus for a new U.S. Naval Training Camp. Located on Lake Union, and accessible through the newly completed ship canal, the site was ideal for training the Navy's oarsmen, sailors, and swimmers. The City of Seattle offered to install lighting, water, and sewer systems, and Public Works Officer and Civil Engineer L. E. Gregory visited the site and drew up plans for the new training camp. Soon after, the Puget Sound Bridge and Dredging Company won the contract to construct the station and promise to have it operational by July 25 of that year. The station would be constructed for 800 with room to grow, if needed. At roughly the same time, the Navy decided to increase its Naval Militia in the region by 400 men. These would be the first to be trained in the new camp (U.S. Navy 1917).

The north wing of Guthrie Annex 1 was constructed in 1918 for the new U.S. Naval Training Camp. Designed by civil engineer L. E. Gregory and hastily erected on behalf of the new militiamen, the north wing was first a hospital ward located near the north end of the site among a complex of buildings that also included a mess hall and latrine. Plans labeled the front rooms as a "quiet room," a hall, a doctor's room, and a "diet kitchen" with "space for refrigeration" at the building's northeast corner. The building also included a nurse's room, and the long gabled mass to the west was devoted to the hospital ward. The building's primary east-facing façade was originally designed with only a

small porch with awnings over side-by-side entry doors near the southeast corner (Gregory 1918a) (Figure 8-6).

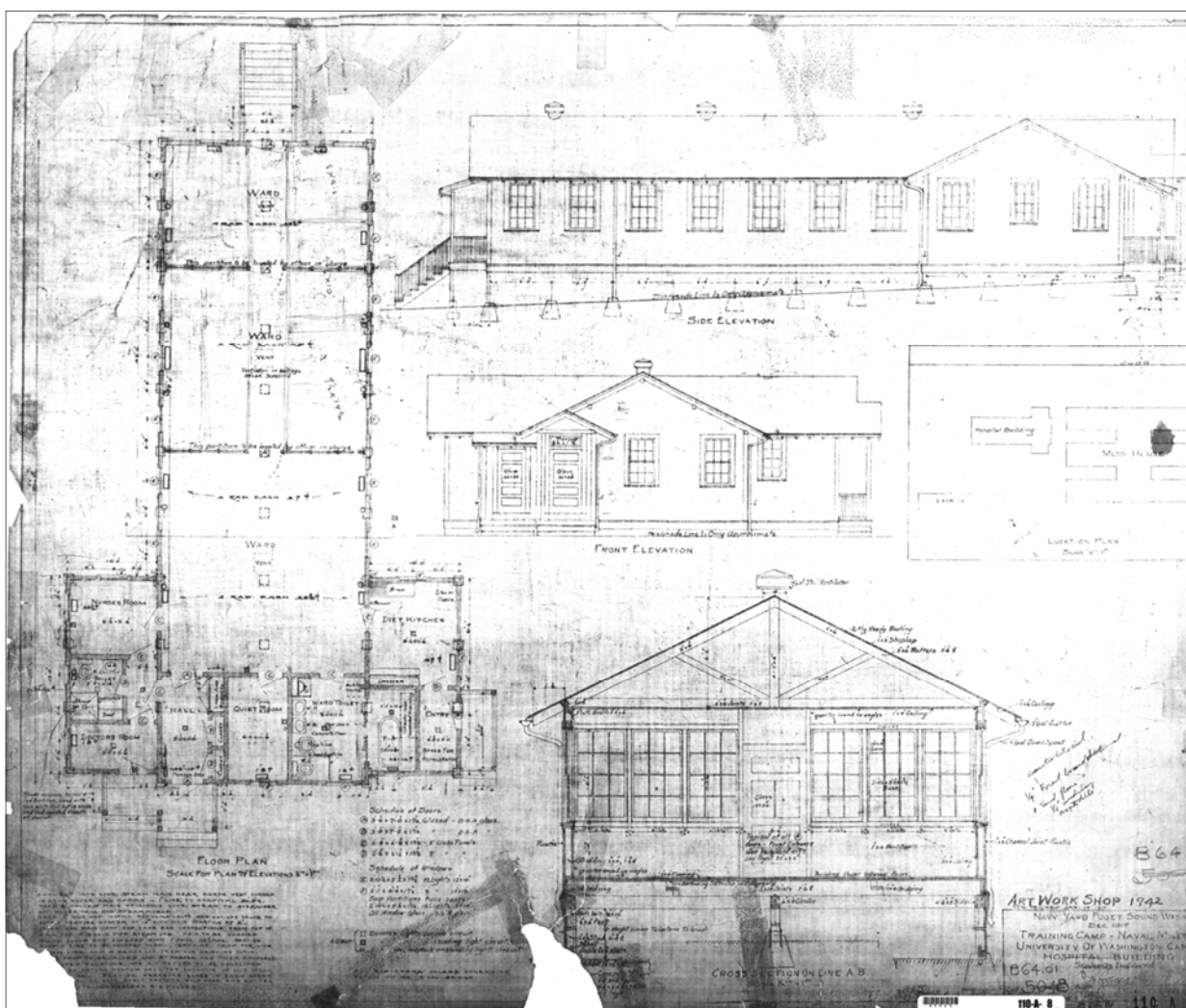


Figure 8-6. Original 1918 plans for the north wing of Guthrie Annex 1, annotated, courtesy of the UW Facilities Library.

The Naval Training Camp was only one element of the UW's extensive training activities during World War I. In 1917, the Board of Regents authorized President Suzzallo to offer UW buildings and grounds for military, nursing, and other activities in support of the war. The UW would not only dedicate its southern campus to a Naval Training Camp, but would also provide a location for a civilian training camp that was started at Fort Lawton in Seattle; increase its work in aeronautical sciences in support of the war; host a Student Army Training Corps; and enlarge its hospital and medical facilities to not only accommodate trainees but also to fight a serious wave of influenza (UW Board of Regents 1919). As the war came to an end, military buildings were either destroyed or repurposed. By 1920, the building had been moved to its present location and repurposed as the

Pharmacy Building. It would later serve as the WPA Building during World War II (Gregory 1918a; Jones 1940; UW 1918).

Undated blueprints that appear to date from the Great Depression—roughly 1934—detail the present-day south wing of Guthrie Annex 1 and hint at the succession of uses for each of the building’s two wings (Figures 8-7–8-8). The north wing was by then known as the Pharmacy Building, while the south wing was newly designed for the Washington Emergency Relief Administration (WERA n.d.). A chronology of the UW shows that the south wing of the building was constructed in 1934 as a free-standing structure (UW Special Collections 2016a).

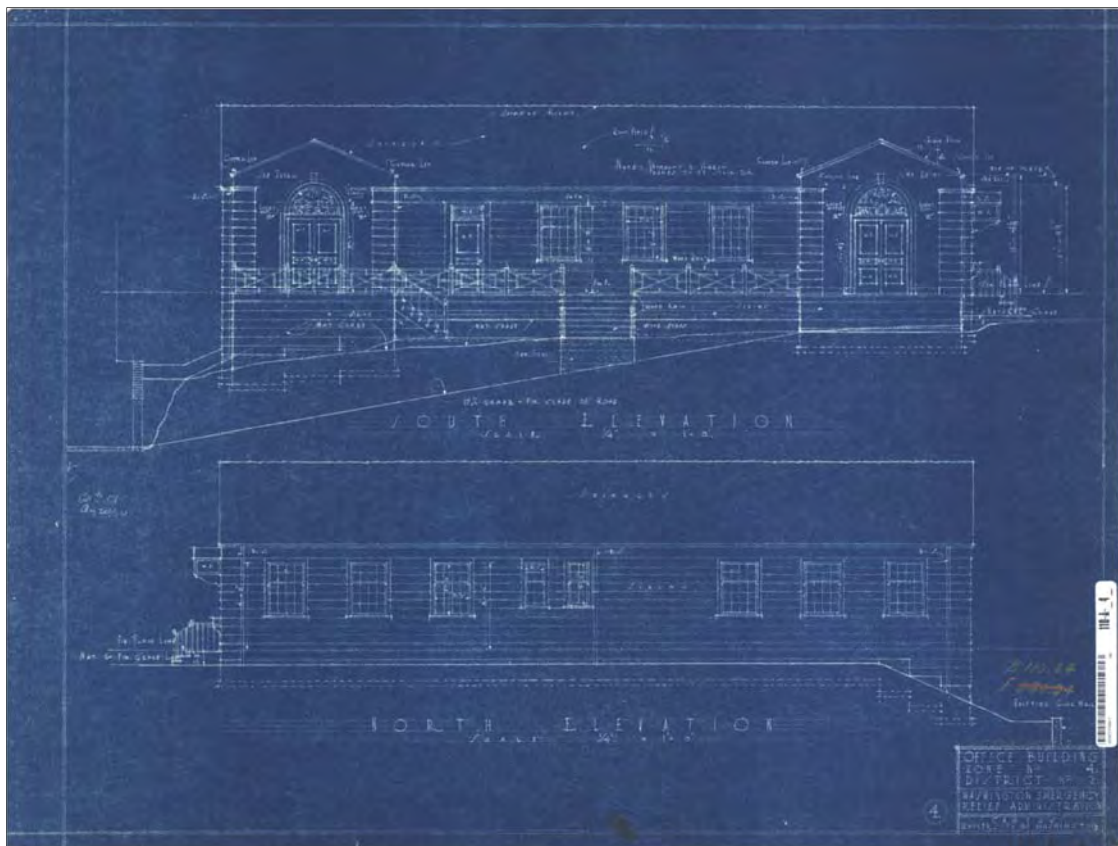


Figure 8-7. South wing of Guthrie Annex 1, ca 1934.

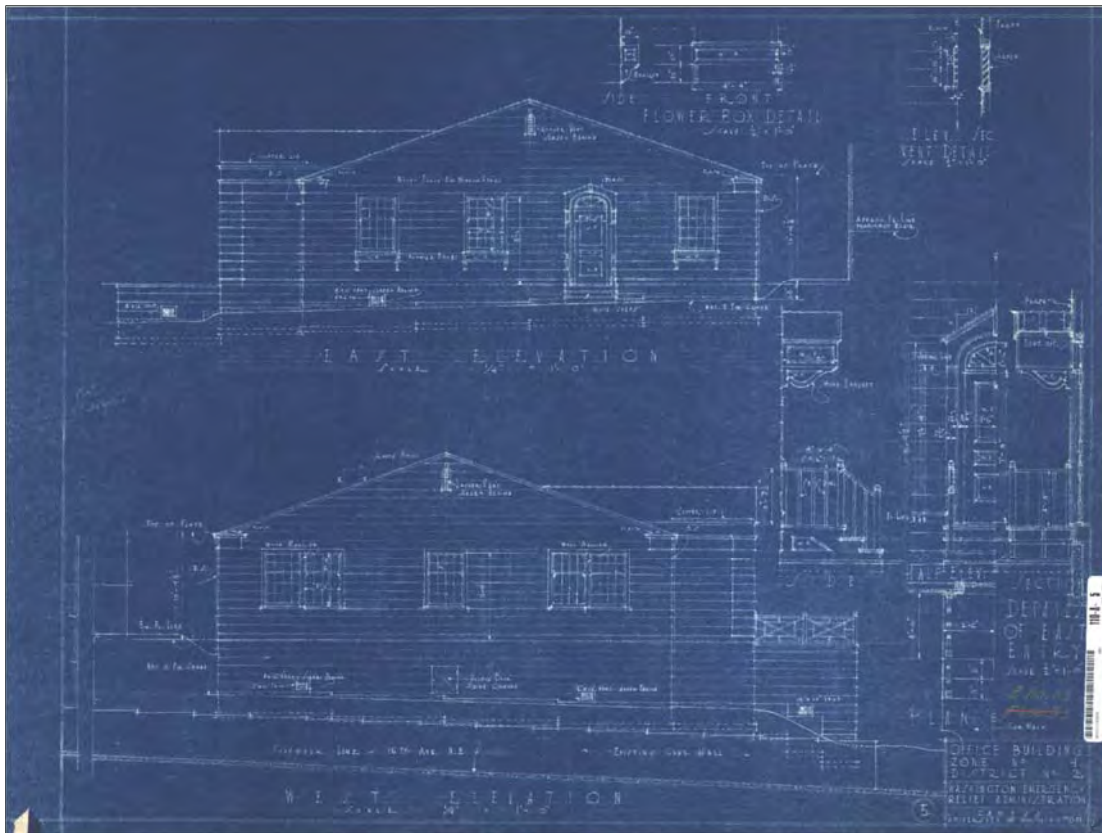


Figure 8-8. South wing of Guthrie Annex 1, ca 1934.

The WERA was the state’s relief agency, which was mandated to work in collaboration with the Federal Emergency Relief Administration, a 1933–1937 program developed by the federal government to dispense and administer grants to state agencies so that local projects could be completed with the help of unemployed workers. In Washington, the WERA oversaw numerous construction and development projects, including the construction of the Montlake playfield field house and the Montlake Community Clubhouse. Along with construction projects, the WERA oversaw a variety of state studies, including those that tested the amount of Vitamin C in Washington apples, or investigated new uses for fish industry byproducts (UW Special Collections 2016b).

The blueprints for the south wing of Guthrie Annex 1 define it as an office building with a long east–west corridor and offices for supervisors and stenographers on the north wall. To the south, the building included a conference room, storage, and a long counter labeled “vouchers.” The building also included private “interview booths” with a “student training” room near the east wall (WERA n.d.). Some of the most interesting and ornate details were reserved for the two projecting entries on the south elevation, both of which were designed as double swinging doors topped by the existing arches, filled not with wood panels or transoms but with what appear to be bas-relief eagles

and the initials WERA. Also, the primary entry door was not shielded by a projecting awning or sidelights, but was simply detailed with wood trim and a narrow, simple wood stair. The building's gabled vents were small, arched, and louvered. Windows on the primary façade were paired with wood flower boxes. Other decorative details included a copper lip at the cornice line (WERA n.d.)

The Great Depression also led to a new use for the north wing, which was associated with the WPA and was called the "W.P.A. building" for a brief time on maps of the campus (Jones 1940). The WPA, like the WERA, was a publicly funded relief agency that was founded by President Franklin D. Roosevelt in 1933 to counter the effects of the Great Depression. While the WPA primarily employed local labor on construction, grading, and road building projects, it also employed artists, writers, and white collar workers. In Seattle, key projects included work on the city's expansive parks and boulevard system, Bureau of Reclamation Projects, forestry work, and the construction of housing including the Yesler Terrace Housing Project (*Seattle Times* 1935; Wilma 2002).

By the 1940s, World War II again led to the repurposing of the building. According to annotated versions of the original 1918 blueprints, today's Guthrie Annex 1 was at least considered for a new art workshop in 1942. The notations are minor, and it is not clear if the building was renovated or simply repurposed, in whole or in part (UW 1918).

In 1955, the buildings were altered once more for the Graduate School of Social Work. The south wing was renovated and received a new projecting awning over its east entry, which included an expanded entry door flanked by Masonite panels. The building's louvered vents in the gables were also expanded and enlarged. At that time, the building was known briefly as "Social Work Hall" (UW DBG 1955). By 1958, interior additions and alterations reconfigured a small number of rooms (UW DBG 1958). While the School of Social Work was housed in Eagleson Hall, north of the Guthrie Annex, it made use of this building and other annexed buildings on campus during this period of growth.

The Graduate School of Social Work, a division of the Graduate School of the University, grew into the School of Social Work in 1958. The School of Social Work trained students for professional positions in public and private agencies that served the community (School of Social Work 1958). Offering first undergraduate and Master's degrees, the school accepted its first doctoral students in 1975. According the department bulletin of 1977, the field of social welfare and the occupation of social work were growing in popularity at this time due to a number of societal factors, including:

...a dramatic upsurge in our time of societal discord and individual discontent. Students are particularly sensitive to such social problems as the persistence of poverty; racial and sexual discrimination and social equality; the indifference and inaccessibility of large social organizations (including, occasionally, social welfare organizations); the aims of child rearing, child protection, and out-of-home child care; the spread of crime and delinquency, the loneliness of the aged. [School of Social Work 1977]

By 1971, during the next phase of the building's evolution, it was labeled the Psychology Service Center, and its rooms were repurposed to serve as therapy, group therapy, child therapy, and

research labs, as well as offices. Alterations included improvements to systems and new wall and floor treatments. The UW added a wood porch on the building's southwest corner (Bryston 1971).

It is not clear when the UW constructed the addition that linked the two buildings, but its modern style suggests that it was constructed in the 1960s or 1970s. The building retained its general layout from this period forward, although the building has been updated periodically with the replacement of carpeting and other floor treatments, and small alterations like the addition of a coat closet, which took place in the 1990s.

Architectural Significance

The building includes two wings constructed at different times. One was constructed in a utilitarian style in wood in a simple plan for hasty construction on behalf of the U. S. Navy during World War I. It was likely meant to serve as a temporary building. The other was constructed in a very modest Late Romanesque Revival style during the Great Depression. The classically inspired south wing was designed with substantial ornament, including bas relief eagles placed in the semicircular arches above the building's projecting entries and copper at the cornice, although it is not clear that these ornamental details were ever added. The two wings have been linked by a later addition that is distinctly modern.

Were the two buildings distinct and separate entities, they could be evaluated separately. However, as a single building, Guthrie Annex 1 cannot be considered a distinct or significant example of any particular type or style due to its incongruous design, materials, and massing. It is not the work of a master and does not possess high artistic qualities.

Integrity

The building lacks integrity of location, setting, design, materials, workmanship, feeling, and association. The north wing has been moved and is now separated from its original context. The original building has also been altered by additions to the south, which have greatly impacted its integrity of design. While the original building retains some of its original materials, alterations to the porch, the entry, and to its south façade, where the 1934 addition is located, have diminished its integrity of materials and workmanship. Changes to the building's use, its removal from the south campus, and its link to the south wing have further diminished its integrity of feeling and association.

Associations with Historic Events or Cultural, Political or Economic Heritage

The two wings of the building are associated with a number of significant historic events, although these associations have been minimally documented in archival records. The north wing is associated with the UW's training efforts during World War I and likely served militiamen, enlisted men, staff, and others devoted to the War Effort between 1918 and 1920. Since the construction of the southern addition, the building has been associated with two important government programs

launched during the Great Depression: the WPA and WERA, although it is unclear what role the building played. It was not, for instance, the state headquarters of the WPA, which was located at the Alaska Building in Seattle. It is more likely that the building was one of a number of regional offices within the city of Seattle for each of these agencies. The WERA and WPA were significant relief programs that were responsible for protecting local families during a period of extreme economic turmoil by offering work and other economic relief.

The building has since been used for both the School of Social Work and the Department of Psychology. While the building has likely hosted important researchers, staff, and students, both the School of Social Work and the Department of Psychology are primarily located in other buildings on campus. These auxiliary buildings served a more fluid purpose, housing programs, clinics, and offices as needed.

Associations with Historic Persons

The building is not known to be closely associated with any single individual significant to the history of the campus, city, state, or nation.

NRHP Evaluation

HRA recommends Guthrie Annex 1 is significant to the NRHP under Criterion A for its association with the U.S. Naval Training Camp (1918) and, later, its association with Seattle's local relief efforts during the Great Depression (1934). The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends Guthrie Annex 1 is not significant under Criterion B. HRA also recommends Guthrie Annex 1 not significant under Criterion C, as the building was constructed in two periods and cannot be considered a distinct or significant example of any particular type or style of architecture. Furthermore, Guthrie Annex 1 was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

Buildings that have been moved are rarely eligible for listing in the NRHP, as moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events or persons. However, a property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value; or it is the surviving property most importantly associated with a historic person or event; or if the property was moved prior to its period of significance. Guthrie Annex 1 was moved ca. 1920. The north wing of Guthrie Annex 1 is associated with the U.S. Naval Training Camp (1918), and other portions of the building, including the 1934 addition, are associated with Seattle's local relief efforts during the Great Depression (1934). However, archival research did not reveal that the building had a documented association with any specific historic event related to either the camp or the relief efforts sufficient to be the most important resource associated with either trend.

Further, to be eligible for listing in the NRHP, a building must be determined to both have significance and retain the integrity to convey that significance. While Guthrie Annex 1 is loosely significant under Criterion A, the building has an irretrievable loss of integrity and is no longer able to convey this significance. As noted in National Register of Historic Places Bulletin 15, the test of integrity is to ask if the building would be recognized by one of its historical contemporaries. HRA recommends that moving the north wing to a new location, adding a 1934 addition in a different style, and later alterations to the building's exterior and interior, which resemble an office building rather than a hospital ward, has rendered it unrecognizable to a historical contemporary of either the 1910s or 1930s.

Due to a lack of integrity and an inability to convey historic significance under Criterion A, HRA recommends that Guthrie Annex 1 is not eligible for listing in the NRHP.

Possible Impacts and Mitigation

Guthrie Annex 1 is somewhat visible from 15th Ave. NE, as it is lifted above a tall concrete retaining wall. However, its west elevation is screened by mature foliage and its primary façade faces away from the street. Located west of Architecture Hall, it is a modest, relatively small building on the outskirts of the central campus and minimally visible to other regions of the campus. The building is not sited in such a way as to act as a campus landmark. It is not distinct as a building or a feature of the landscape.

Demolition or alteration of a historically significant building may be considered an adverse impact. However, HRA recommends that Guthrie Annex 1, although associated with significant historic events, has lost significant integrity from the period of its most important associations, and no longer expresses its associations with those historic events. Guthrie Annex 1 does not retain sufficient integrity to be eligible for listing in local, state, or national registers of historic places. HRA recommends that demolition or alteration of Guthrie Annex 1 does not constitute an adverse impact on a historic building.

Should this site be redeveloped, HRA recommends that no mitigation is necessary for the loss of Guthrie Annex 1.

8.3.2.2 Guthrie Annex 2

Guthrie Annex 2 is a cross-gabled, two-story building north of Guthrie Annex 1. The building's wide primary façade faces east toward Asotin Place NE. The building sits on a concrete foundation and is clad in horizontal wood boards, with a skirt of vertical boards around the foundation. The building is topped by a compositional roof with modest eaves and visible rafter tails, along with simple brackets in the gables (Figures 8-9–8-11).

The building's primary façade includes a porch along the central bay of the building. The porch shelters under a shed roof supported by simple square posts and is approached by a wide central

stair as well as an access ramp that runs along the southern edge of the porch. The central entry door is paired with a sidelight to the south, a portion of which has been sealed by a wood panel. Windows on the upper and lower floors are six-over-two, wood-sash windows either alone, in pairs, or in a ribbon of four with thick muntins. One pair of windows north of the entry door has been sealed with wood panels.

The building's northern elevation faces a gravel parking lot with grass to the west. The elevation features a small three-sided stoop, an entry door, and a three-sided canopy over the stoop supported by simple metal pipe supports. A ribbon of five six-over-two, wood-sash windows are located above the stoop. To the west, some large windows are single light with transoms above. To the west, on the building's crossing mass, the north elevation features two additional entries, one on each floor, with an exterior wood stair with simple wood railing. Windows on the first and second floor are six-over-two, wood-sash windows. The west elevation, while somewhat obscured by a retaining wall and mature foliage between the building and the sidewalk, is consistent, featuring the same large vent in the gable, and consistent fenestration. The building's south elevation also includes an exterior wood stair to a second-floor entry, and, below that, an oriel window with a tripartite wood-framed window in the south facing wall. A three-sided stoop and canopy are tucked into the corner formed by the crossing gabled masses. Windows are generally consistent in type, with the exception of a single large 24-light fixed window on the upper floor.

The building features large shared rooms as well as small offices on the first floor and a double-loaded corridor from east to west. The second floor appears to be devoted to offices. Finishes appear to be new or recently upgraded on the first floor, with some light wood flooring, some synthetic tile floors, and some carpeted floors. Rooms and corridors include dropped ceilings with recessed fluorescent lights.



Figure 8-9. Guthrie Annex 2, view southwest.



Figure 8-10. North elevation of Guthrie Annex 2, view south.



Figure 8-11. South elevation of Guthrie Annex 2, view northeast.

History

Guthrie Annex 2 has a mysterious early history, and archival sources differ as to its original use. According to the 2003 UW Campus Master Plan, the building was constructed in 1918. The Pacific Coast Architecture Database (PCAD) claims that the building was constructed for the U.S. Naval Training Camp and served as the Extension Division Building from 1918 to 1925, and that it then served as the Pharmacy Building until 1937. According to a 1930 Sanborn map, Guthrie Annex 2 was known as the Nursing Education Building at that time and was located on its present site, suggesting that it was moved between roughly 1925 and 1930 (Sanborn 1930). A chronology prepared by the UW Library's Special Collections notes that the Nursing Education Building was erected in 1918 as the former Naval Aviation Laboratory for the U.S. Naval Training Camp. This source claims that the building was then renamed the Health Services Building until 1937 (UW Alumni Association 1940; UW Special Collections 2016a). The UW maintains a library of architectural plans and drawings. However, no plans appear in the Facilities Library for either the Extension Division Building, nor the Naval Aviation Laboratory, nor the Nursing Education Building, nor the Health Services building, obscuring the building's history prior to the 1950s.

The building includes features similar to the north wing of Guthrie Annex 1, suggesting that it was, in fact, constructed as part of the U.S. Naval Training Camp in the south campus and then moved to the central campus. Campus maps continue to refer to the building as "Nursing Education" through 1946 (UW 1946). By 1950, the building was labeled in the campus bulletin as the "Nursery

School” and a playground and sandbox were located between Guthrie Annexes 1 and 2, suggesting that the building was renovated specifically for research into childhood and play (UW 1950). Also in the 1950s, microphones and receivers were added to second-story offices, along with three one-way glass windows, so that researchers could observe children at play (UW DBG 1954).

Known as the Gatzert Institute for Child Development by 1962, the building continued to feature labs for observation and research in its first floor nursery school. The building was, at that time, named after the pioneering Seattle couple, Bailey and Babette Gatzert, who came to Seattle in 1869 and, as generous benefactors, founded the city’s first kindergarten and established a children’s fund at the UW (Jewish Genealogical Society 2016).

By 1971, the building was known as Psychology Annex 2, and the architectural and engineering firm Dudley and Ekness drew up plans to move an internal stair, replace exterior doors and sidelights, and make some minor interior changes to the many rooms labeled “laboratory” on the first floor (Figure 8-12). The second floor was entirely devoted to offices, with a conference room and library at the northeast corner (Dudley and Ekness 1971). Later in the 1970s, the building would become the home of the Robinson Center for Young Scholars.

Hal Robinson, a professor of developmental psychology, joined the UW staff in 1969, seven years before he and his wife Nancy Robinson co-authored an influential book, *The Mentally Retarded Child: A Psychological Approach*. In 1977, Dr. Robinson created the Early Entrance Program in Guthrie Annex 2 at the UW, which allowed a small number of intellectually advanced middle-school students to accelerate into post-secondary education on the UW campus. In 1978, Robinson was featured in local news stories asking parents to bring even younger children to the UW. He invited gifted preschoolers for enrollment in a “model preschool program” as part of long term study “of children with advanced intellectual abilities” (*Seattle Times* 1978). The UW’s program has been the subject of

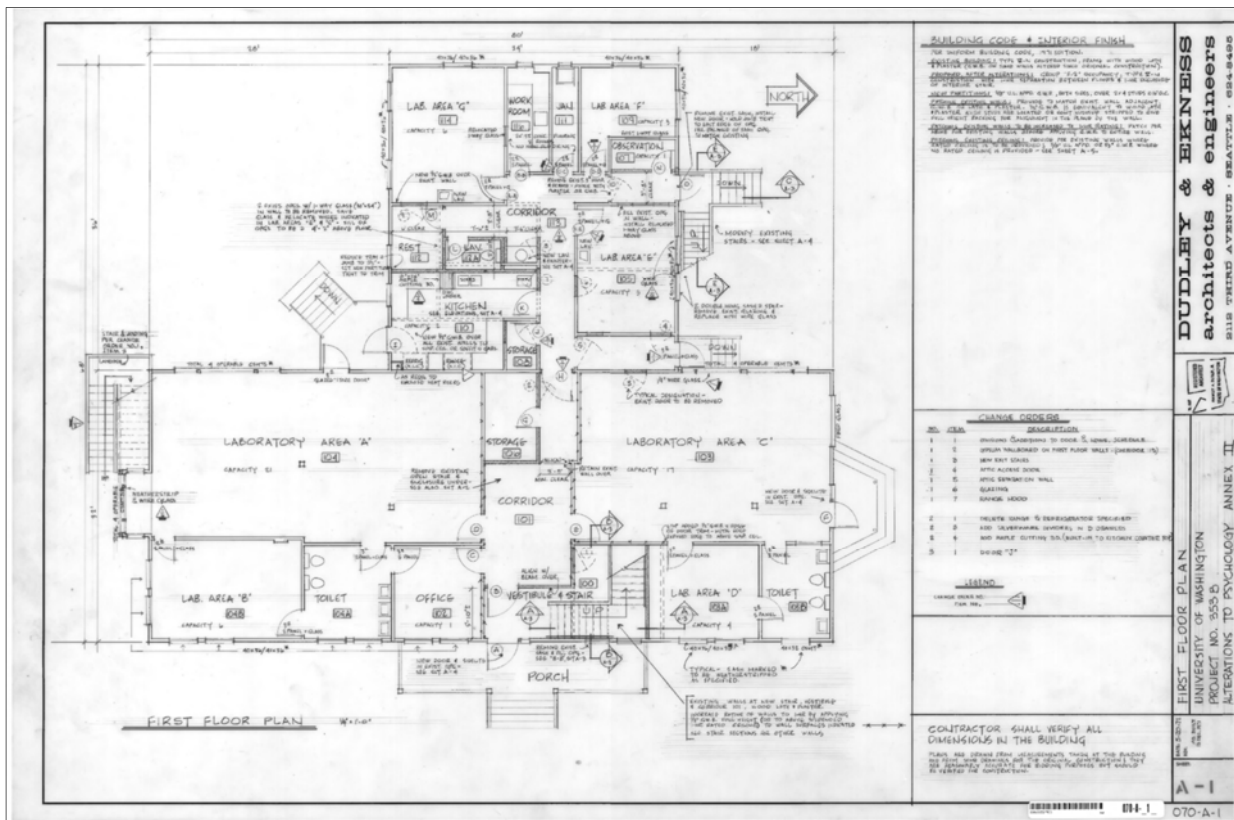


Figure 8-12. 1971 additions to the first floor of Guthrie Annex 2, courtesy of the UW Facilities Library.

many studies on the effects of accelerated learning. When Dr. Robinson died, his wife Nancy Robinson continued on as director of the program (*Seattle Times* 1982). Today, Guthrie Annex 2 is home to the Robinson Center for Young Scholars, which helps exceptionally talented young students bypass high school and transition to college, where they can work with their intellectual peers with help from the Early Entrance Program staff. Research on their achievement levels, social development, and overall happiness continues.

Architectural Significance

Guthrie Annex 2 is a two-story, utilitarian frame building with minimal architectural ornament. The building appears to features a design and materials similar to those on the north wing of Guthrie Annex 1, including drop wood siding, double-hung, wood sash windows and a projecting porch. The building appears to date from the same period as buildings constructed on behalf of the U.S. Naval Training Camp and to be constructed as a simple, economical, and possibly temporary building.

Both the north wing of Guthrie Annexes 1 and 2 are constructed in a modest, utilitarian style that separates them from other construction projects on campus. They do not feature any details of the

Collegiate Gothic, although they were constructed within a couple years of the 1915 Bebb & Gould plan that established a style for future construction. They are also constructed of wood, which is perhaps the least durable of construction materials, lending support to the argument that both buildings date from around 1918 and were originally constructed in the south campus area.

HRA recommends that the building is not architecturally significant, as it is intentionally utilitarian and simple in design and style. It is not an excellent example of its type, or the work of a master, and does not possess high artistic qualities.

Integrity

Just as with the neighboring Guthrie Annex 1, Guthrie Annex 2 appears to feature diminished integrity due to its loss of context, as the building appears to have been constructed in the south campus and then moved, after the end of World War I, to a new location. The building appears to retain integrity of design, materials, and workmanship, but lacks integrity of setting, location, feeling, and association.

Associations with Historic Events or Cultural, Political, or Economic Heritage

The building is likely associated with historic events that took place on the UW campus during World War I. If the building was constructed for the Naval Training Camp, it was associated with the UW's efforts to train troops, officers, engineers, nurses, and others to respond during wartime. However, while the building may be associated with these events, archival research has not revealed that this building played a distinct or significant role in the UW's Naval Training Camp. In fact, the building does not appear among plans, maps or other artifacts of the training camp, including a blueprint of the camp drawn by Civil Engineer E. L. Gregory in July 1918 (Gregory 1918b) (Figure 8-13).

As a research lab in the late twentieth century, the building has hosted important researchers, including Hal and Nancy Robinson and other researchers and therapists who have studied childhood development and early university enrollment, but the majority of this research appears to have taken place since the late 1970s and not within the historic-period. The Guthrie Annex 2 may have played a role in the development of research on the intellectual development of children, but it is not historically significant or eligible for listing in the NRHP under Criterion A for this association.

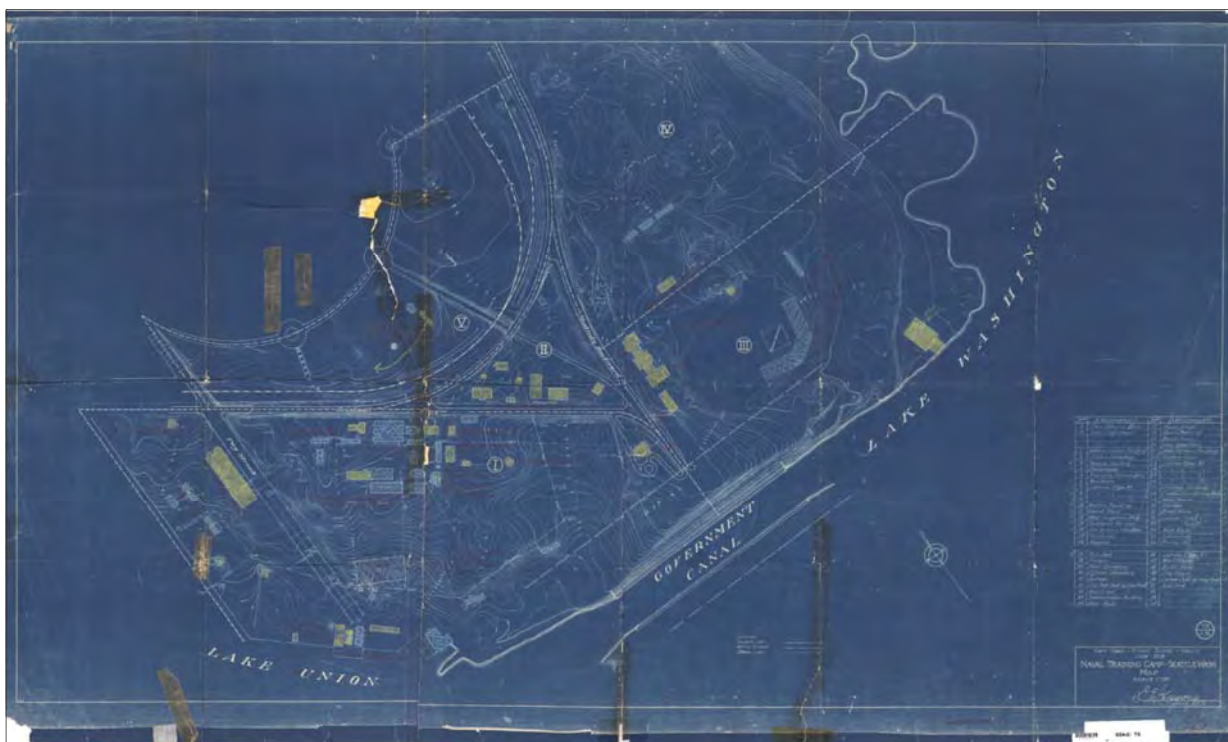


Figure 8-13. Hand-annotated 1918 map of the U. S. Naval Training Camp, courtesy of the UW Facilities Library.

Associations with Historic Persons

While many of the UW's staff, professors, and students have made significant contributions to their fields, Guthrie Annex 2 is not known to be associated with a particular person important in the history of the campus, the city, state, or nation, with, perhaps, the exception of Hal and Nancy Robinson. However, these associations are recent and not of the historic-period. As such, the building does not gain historic importance from this association. The Robinson Center for Young Scholars is an innovative and exciting program. However, it was founded within the last 40 years and does not grant particular distinction to the building itself.

HRA recommends that Guthrie Annex 2 is not significant for its documented associations with particular historic persons.

NRHP Evaluation

HRA recommends that Guthrie Annex 2 is not significant to the NRHP under Criterion A. Though the building was likely associated with historic events that took place on the UW campus during World War I, archival research has not revealed that this building played a distinct or significant role in the UW's Naval Training Camp; furthermore, it was not included in the original plans and blueprint for the camp, indicating it served an ancillary service. The building is not known to be

closely associated with individuals significant in history; therefore, HRA recommends Guthrie Annex 2 is not significant under Criterion B. HRA also recommends Guthrie Annex 2 not significant under Criterion C, as the building is intentionally utilitarian and simple in design and style. It is not an excellent example of its type, or the work of a master, and does not possess high artistic qualities. Furthermore, Guthrie Annex 2 was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

Buildings that have been moved are rarely eligible for listing in the NRHP, as moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events or persons. However, a property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value; or it is the surviving property most importantly associated with a historic person or event; or if the property was moved prior to its period of significance. However, as noted above, archival research did not reveal that the building had a documented association with any specific historic event related to the Naval camp sufficient to be the most important resource associated with the camp. Guthrie Annex 2 does not appear to be significant under any criteria for eligibility, and suffers from a loss of integrity of setting, location, feeling and association.

Due to a lack of significance and loss of integrity, HRA recommends that Guthrie Annex 2 is not eligible for listing in the NRHP.

Possible Impacts and Mitigation

The building, located west of Architecture Hall, is a modest, relatively small building on the outskirts of the central campus. Minimally visible from 15th Ave. NE and minimally visible from other portions of the campus, the building is not a distinct and recognizable building or feature of the landscape.

Demolishing or altering a historically significant building could pose an adverse impact under SEPA. However, HRA recommends that Guthrie Annex 2 does not qualify as a significant historic resource as it does not meet any of the criteria for listing in the NRHP. Therefore, demolition or alterations to Guthrie Annex 2 will not pose an adverse impact to a historically significant building.

Should Alternative Site 22C be redeveloped, HRA recommends that no mitigation is required for the loss of Guthrie Annex 2.

8.3.2.3 Guthrie Annex 3

Guthrie Annex 3 is an irregularly shaped two-story, side-gabled building with a single-story, side-gabled wing on the north. It is located at the north end of three Guthrie Annexes and faces Asotin Place from its north and east façades. The building was constructed as the Home Management House for the UW's Home Economics Department. Constructed in 1942, Guthrie Annex 3 is

distinctly residential in character, with the exception of its north wing, which features classroom space (Figures 8-14–8-17).

The building's primary façade faces north. It sits on a concrete foundation, is clad in horizontal wood boards, and is topped by a compositional roof. The building's primary entry is on the north elevation, where the two-story and single-story masses meet, and is approached by an access ramp that runs along the east elevation of the single-story wing. A single entry door is paired with a wood-framed sidelight on a slight projection. To the east of the entry, the projection includes a second entry door that is screened from view by wood louvers. The primary building's north elevation includes a mix of wrapping windows with wood-framed casements on the first floor and ribbons of wood-framed casements on the second floor. The building is constructed with a number of projections and recessions. The primary building's north elevation includes a recession at the northeast corner and a corresponding change in the roof line, which, when paired with a deeply recessed, covered courtyard on the south elevation, gives the building the look of off-center building blocks. The concrete courtyard under the southeast corner is accessed from the house through narrow, wood-framed French doors that are paired with floor-to-ceiling wood-framed windows. On the south elevation, a gabled projection in the center of the façade includes an external brick chimney and an office with three walls of wood-framed glass windows. Similar floor-to-ceiling windows and narrow French doors wrap the building's southwest corner. On the southwest corner, the upper-story balcony provides shelter for the lower story. The balcony is screened by wood louvers. Fenestration on the upper story is consistent and includes ribbons of wood-framed casement windows.

The building's northern wing includes a western wall of two-part wood-framed windows that reach up to the projecting eave on the west elevation.

The building's interior, consisting of private offices, was not publicly accessible, but appeared to include contemporary finishes, including light wood floors, finished walls, dropped ceilings, and fluorescent lights. However, the building's original layout appeared to be generally intact, with bedrooms and public rooms converted to offices but left in their original configurations.



Figure 8-14. The residential south wing of Guthrie Annex 3 and its single-story classroom to the north, view southwest.



Figure 8-15. The south elevation of Guthrie Annex 3 with brick chimney and covered balcony, view north.



Figure 8-16. The covered courtyard and French doors on the west elevation of Guthrie Annex 3, view west.



Figure 8-17. The balcony, brick chimney, and French doors of Guthrie Annex 3, view northeast.

History

Guthrie Annex 3 was built in 1942 to replace the “Practice Cottage” that stood on the site of the AYPE’s former Women’s League Building, which had been constructed for the AYPE in 1909. The Masonic Building, also located in this area during the AYPE, was demolished in 1922 (PCAD 2016).

Guthrie Annex 3 was designed by John R. Sproule, who studied at the UW, interning with well-known local modern architects Paul Thiry and J. Lister Holmes. Sproule graduated from the UW in 1934 and went on to master the International Style, constructing geometrically complex residences, including his own in the Laurelhurst neighborhood (1936) and the Smith House in Seattle (1936), which was featured in numerous architectural publications, including *America’s Best Small House* (Houser 2016a). Sproule would serve in the Scientific Research & Development program at Princeton before returning to Seattle in 1948, when he became first an instructor, then assistant professor, and then associate professor in the UW’s School of Architecture. Local historian Jeffrey Carl Ochsner refers to Sproule as a “designer of houses in a refined modernist style” (Ochsner 2014:477). The Home Management House is similar to others of Sproule’s design, employing projections and recessions to create a geometrically interesting form that employed walls and doors of glass to bring sunlight and a sense of expansion into the building’s interior spaces, making it an unusually graceful lab for the students of the UW’s Home Economics School.

The School of Home Economics at the UW had its beginnings in 1908, when students could first enter a four-year program to receive a Bachelor of Science in Home Economics. According to Effie Raitt, an early pioneer in the program, the UW’s goal was two-fold: to offer a liberal education upon the basis of pure, applied science, and to provide an opportunity for the scientific study of the home. In 1915, the state legislature voted to fund a \$150,000 Home Economics Hall (today’s Raitt Hall), for the UW, the first building ever to be funded by the state’s general fund. Also in 1915, the UW opened its first practice cottage “for the purpose of extending the training of seniors.” Graduates of the Home Economics programs managed their own family homes in many cases, but also joined the work force as dieticians, directors of college dining halls and residences, teachers, and commercial businesspeople (Raitt 1929; Wills and Bolcer 2014:42).

Guthrie Annex 3 was known at the time of its construction in 1942 as the Home Management House, and was a live-in laboratory where students practiced the arts of household management, including everything from entertaining to food preparation and storage, nutrition and diet, and the design and production of textiles. The house operated as a regular part of the Home Economics curriculum from 1944 until 1973, with students staying onsite for a period of weeks to act as managers of the house. In 1977, as social norms changed, the School of Home Economics evolved into the School of Nutritional Sciences and Textiles. In 1982, the school accepted its last students, and the program was terminated in 1984. The building now serves the Department of Psychology and houses offices, the Social Cognitive Development Lab, and the Alcohol and Drug Education Coordinator.

The building was designed to include a single long classroom and laboratory on its single-story north-south leg, which included a washing machine, mangle, and laundry table, as well as storage for cleaning supplies. The remainder of the building was residential in nature, with public rooms on the first floor, including a sitting room in the southwest corner, a living room with marble hearth and projecting glass walls, and a dining room and kitchen to the east. The dining room opened to the covered concrete courtyard on the east elevation through narrow French doors. A central stair led to private rooms above, including student bedrooms that could accommodate two students each, a nursery, and an instructor's bedroom with south facing balcony (Figures 8-18–8-21).

UW plan sets suggest that few alterations have taken place in the building. The partial basement was renovated in 1969, when ceilings were dropped and new fluorescent lights added. At that time, the washer and dryer were located in the basement (UW PPD 1969). In the 1980s, after the School of Nutritional Sciences and Textiles stopped accepting students, the remainder of the systems that supported the long classroom wing were removed, including gas lines, water lines, and sinks, along with excess cabinets. The single-story wing was renovated as a group therapy room, and offices and observational spaces were established in the residential portion of the building. The offices were reconfigured and renovated over the years, with additional partitions and new finishes, along with additional features like bookcases (UW FMO 1987). The building continues to serve as offices today.

In 2003, Courtois and Associates named the Home Management House one of 30 important historic-period buildings and features on the main campus of the UW (Courtois & Associates 2003). DAHP has not yet made a formal determination of eligibility.

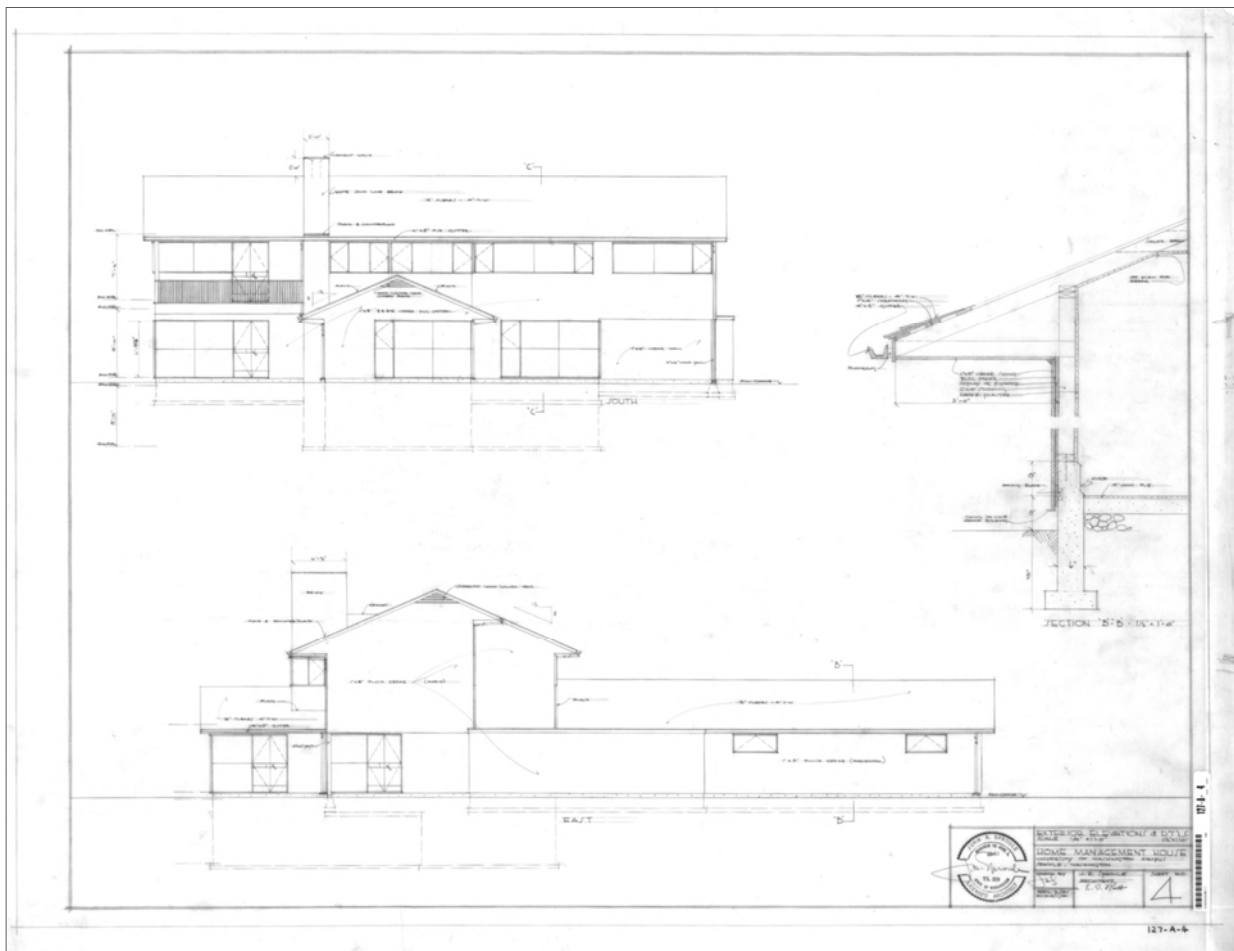


Figure 8-18. John R. Sproule's exterior elevation for the Home Management House, courtesy of the UW Facilities Library.

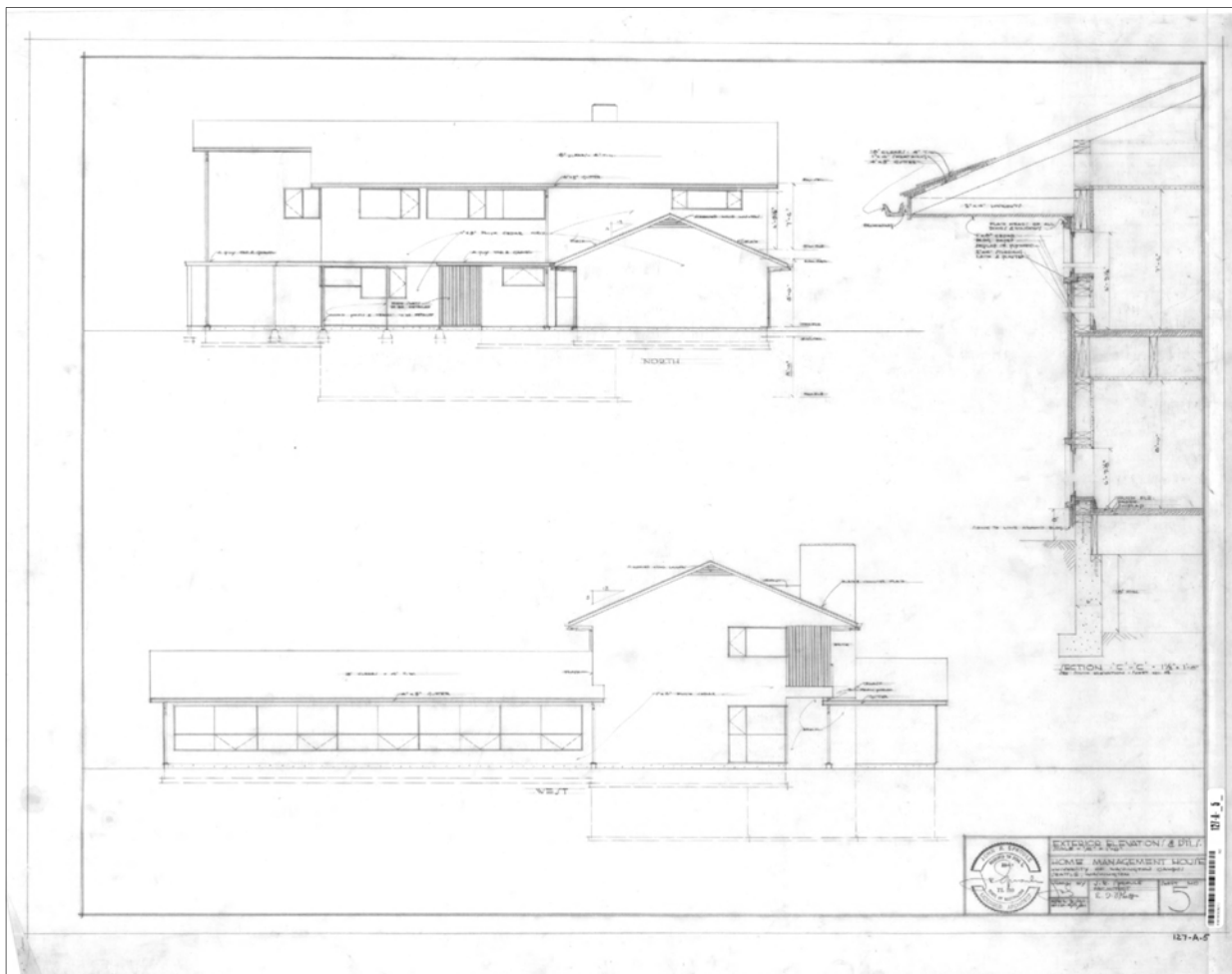


Figure 8-19. John R. Sproule's exterior elevation for the Home Management House, courtesy of the UW Facilities Library.

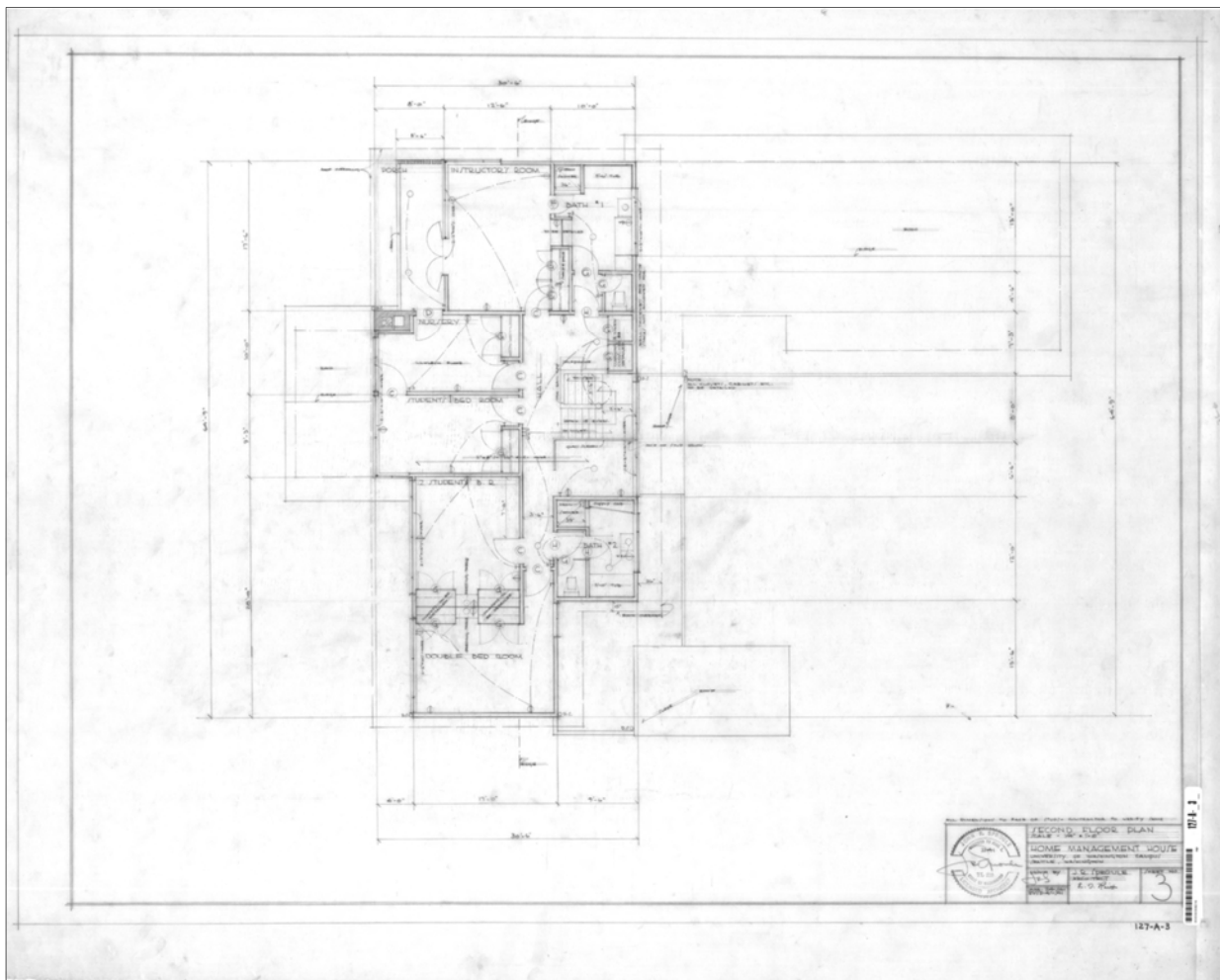


Figure 8-21. John R. Sproule's first floor plan for the Home Management House, courtesy of the UW Facilities Library.

Architectural Significance

The building, in spite of alterations and a change of use, remains an example of a unique type, a home management house constructed in the International Style specifically as a practice cottage or home management house for a university program. The building is asymmetrical with expanses of glass and a creative use of geometric shapes, as well as the unified, smooth wall surfaces and unornamented windows and doors that define International Style (McAlester 2014:2015). In defining the style, which was popular between approximately 1920 and 1950, architectural historian Virginia Savage McAlester noted that International style homes were constructed of new materials, including concrete.

Now windows could wrap around building corners. Where interior functions did not require windows, or where privacy was needed, solid windowless expanses of exterior wall were used. Cantilevered projections were possible—sections of roof, balcony, or second stories extending

outward and dramatizing the non-supporting nature of the walls—and these were more common on the West Coast... windows were no longer placed in a rigid manner governed by exterior symmetry but related instead to the interior plan or were arranged primarily to create a pleasing façade design. [McAlester 2014:618]

By this definition, the Home Management House was designed to meet the ideals of the International Style, cantilevering the second floor over a concrete courtyard at the southeast corner, wrapping windows around the northeast corner, and allowing large expanses of glass to define the projecting living room, all while providing an asymmetrical form that not only played with the flexibility of spaces but even broke the traditional symmetry of gabled rooflines. However, the International Style was a popular design aesthetic in the mid-twentieth century, and many examples remain in communities throughout Washington and the nation. The majority of these have retained their original use and have not been altered to serve an academic purpose, as Guthrie Annex 3 has.

Integrity

The building remains in its original location among buildings of mixed styles, most of which predate it, including Architecture Hall and Guthrie Annexes 1, 2, and 4. It retains integrity of setting and location. The building's exterior appears to be intact and retains excellent integrity of design, materials, and workmanship. The building has been altered on the interior. It no longer fulfills its original function and no longer hosts Home Economics students, featuring diminished integrity of feeling and association.

Associations with Historic Events or Cultural, Political or Economic Heritage

The Home Management House is a remaining artifact of the UW's once popular School of Home Economics. While it is not known to be associated with a particular, documented historic event, it is a remnant of an educational program tied closely to the ideals of post-World War II domesticity, and one that speaks to the research, scholarship, and inventiveness that went into making and managing the mid-century modern family home. HRA recommends that the building is particularly well designed for its function and is eligible for listing in the NRHP under Criterion A based on its historic associations with the UW's School of Home Economics.

Associations with Historic Persons

Archival research did not reveal that the building has a documented association with any one particular historic person, with the possible exception of Effie Raitt, who joined the UW faculty in 1912 after completing two degrees at Columbia University and serving as a dietician in hospitals and sanitariums. She served as Chair of Home Economic until her death in 1945, writing regular articles on the work of the program and sharing the school's findings with the community at large through public events and educational programs. However, the building, while associated closely with Raitt's goals for the School of Home Economics, is only loosely associated with the Chair herself, who did not live long enough to program or manage the house. HRA recommends that Guthrie Annex 3 is

not eligible for listing in the NRHP under Criterion B, as the Home Management House was only minimally associated with Raitt and her work at the UW.

NRHP Evaluation

HRA recommends that Guthrie Annex 3 is significant to the NRHP under Criterion A for its association with the once popular School of Home Economics, which, unlike other successful departments on campus, was unable to survive changing political and social standards and was disbanded in the 1980s. The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends Guthrie Annex 1 is not significant under Criterion B. While the building is a well-designed International Style building, this style was a popular design aesthetic with many examples which have retained their original use and have not been altered to serve an academic purpose, as Guthrie Annex 3 has; therefore, HRA recommends it not significant under Criterion C. Furthermore, Guthrie Annex 3 was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

The building's integrity of feeling and association are diminished because it no longer fulfills its original function and no longer hosts Home Economics students; however, it retains integrity of location, design, setting, materials, and workmanship, and is able to convey its significance under Criterion A. As such, HRA recommends that Guthrie Annex 3 is eligible for listing in the NRHP in the area of education with a period of significance of 1942 (its date of construction).

Possible Impacts and Mitigation

The building, like Guthrie Annexes 1 and 2, is a modest building on the outskirts of the central campus. Minimally visible from 15th Ave. NE and minimally visible to other regions of the campus, the building is not sited in such a way as to act as a campus landmark or a significant feature on the campus landscape.

Demolishing or altering an NRHP-eligible building may constitute an adverse impact under SEPA. Demolition of Guthrie Annex 3 would result in the loss of one of the few landmarks of the UW's School of Home Economics and of a unique building type, a Home Management House. HRA recommends that if the UW develops Alternative Site 22C, mitigation may be necessary if Guthrie Annex 3 is demolished or substantially altered.

Guthrie Annex 3 is associated with the UW's former School of Home Economics, and has been recognized in former UW studies for its historic significance. HRA recommends that the building is eligible for listing in the NRHP under Criteria A only for its associations with important trends in our shared history.

As noted above, alteration or demolition of an NRHP-eligible resource may constitute an adverse impact. Should the UW decide to develop Alternative Site 22C, HRA recommends that the UW

pursue DAHP Level II recordation, which consists of completing an in-depth history of the building, preparing archival-quality historic and contemporary images, and sharing the resulting documentation with the public through a variety of means, including libraries, historical societies and archives. HRA also recommends that the UW consider sharing the story of the Home Management House with university students, possibly through an exhibit of artifacts, books, and photographs at Raitt Hall.

8.3.2.4 Guthrie Annex 4

Guthrie Annex 4 is located to the northeast of Guthrie Annexes 1, 2, and 3. It was constructed in 1947 as an L-shaped building that fits around a projecting wing on the neighboring Architecture Hall, the former Fine Arts Pavilion constructed in 1909 for the AYPE. Guthrie Annex 4 shares a courtyard with Architecture Hall on its south elevation and faces NE Grant Ln. on the north.

Guthrie Annex 4, the last of the Guthrie Annexes to be constructed, is a single-story building, side-gabled, with a projecting front-facing gable on its northwest corner. It sits on a concrete foundation, is clad in dropped wooded siding with a skirt of vertical boards around the foundation, and is topped by a compositional roof. A shed roof of frosted plastic panels projects to shelter a porch just east of the projecting gable. The porch roof is supported by narrow posts with flared caps and includes a balustrade of plain wood boards. The porch is approached by a shallow stair on the north and by a short access ramp on the east. The front-facing gable also features a projecting shed roof supported by substantial round posts that shelters a concrete pad with concrete and wood bench. The shelter appears to act as a bus stop for those entering or leaving campus from this location. The building's geometric façade includes a large opening with a ribbon of tall windows above two entry doors and a panel of wood louvers flanked by windows. A porch window is also shaded by a screen of wood louvers. Windows on the wide north wall east of the entry include eight-over-eight, wood-sash, double-hung windows (Figures 8-22–8-24).

The building's west elevation includes identical six-over-six windows, and a tall skirt of vertical boards as the ground slopes to the west. The building's south-facing gable includes an external stair flanked by two windows that leads down to a concrete walkway and courtyard shared with Architecture Hall. The long wall of the southern elevation includes projecting eaves over additional entry doors and matching windows.

The building's interior includes contemporary finishes, including carpeted floors and dropped ceilings with fluorescent lights in corridors and offices. From the entry, a shallow stair leads up to a double-loaded corridor with offices to the east. To the west, the corridor is flat.

One unusual feature of the building is related to its lobby. It appears that the building's entry was constructed sometime after the original building, as exterior siding appears inside the public entry hall. What appears to be a former exterior window has been enclosed.



Figure 8-22. Guthrie Annex 4, north of Architecture Hall, view south.

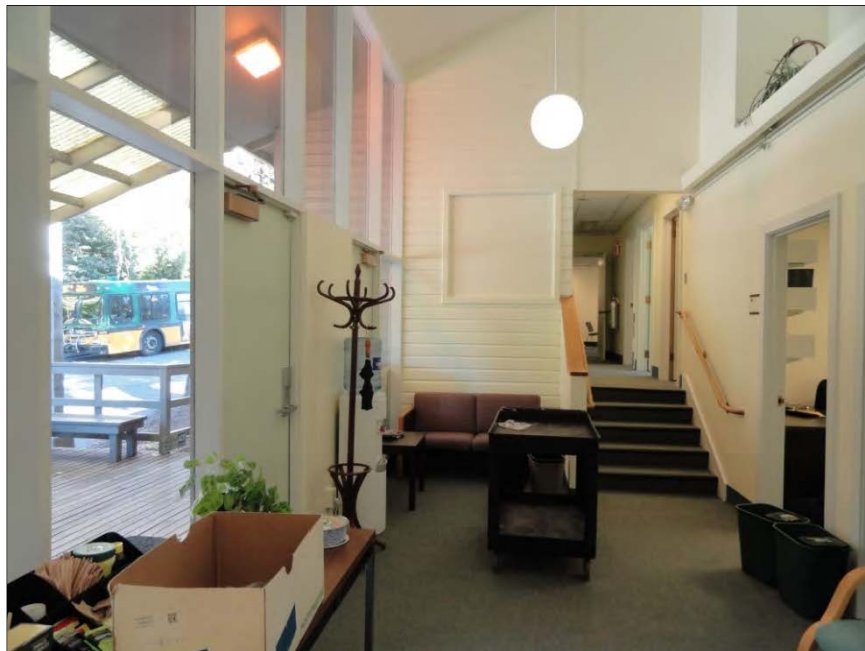


Figure 8-23. Interior lobby of Guthrie Annex 4 with exterior siding and enclosed window, view east.



Figure 8-24. South elevation of Guthrie Annex 4 and its relationship to Architecture Hall, view north.

History

Guthrie Annex 4 was built in 1947, according to the 2003 campus master plan, but original plans do not appear in the UW's Facilities Library, and a 1951 photograph of Architecture Hall shows that two buildings, apparently similar in type and style to other buildings from the 1917 U.S. Naval Training Camp, were located along the edges of Architecture Hall at that time (Figure 8-25).



Figure 8-25. Architecture Hall with an early version of Guthrie Annex 4 located to its north and west (view southwest), courtesy of the UW Facilities Library.

This photograph provides some clues to the building's unusual construction. Note that the western building is slightly higher than grade, and that the building's west elevation faces a gap between the two buildings. It appears that the two buildings were linked by the lobby that exists today along with a shallow interior stair that reaches up to the easternmost wing.

By the 1950s, the building was known as the Safety Division Building and provided space for on-campus police, fire, and all other public safety personnel. As stated by a feature in the *Seattle Times*, “personnel of the division guard the campus entrances, supervise traffic and parking, and safeguard property and persons using all university facilities” (*Seattle Times* 1968). According to the article, by 1968, the division chief, Ed O. Kanz, who served from 1950 until his death in 1971, headed up a staff of 70. The building was later known as the Safety Division Building. By 1987, the building had been taken over by the Psychology Department, along with other Guthrie Annexes, and was known as Guthrie Annex 4 (UW Planning and Budgeting:1987). The building appeared to have received

few alterations past this point, with the exception of office reconfiguration and changes to the reception area over the years.

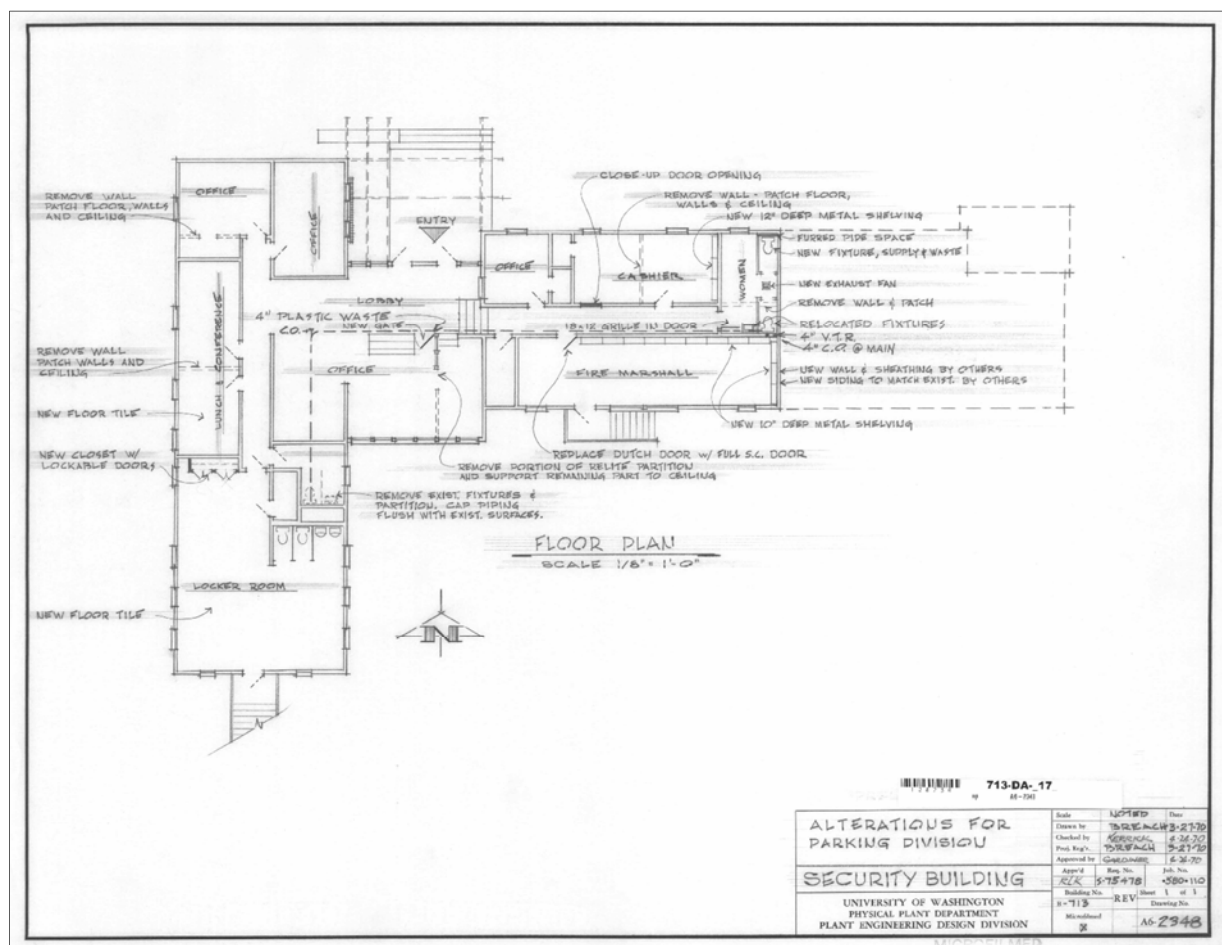


Figure 8-26. Alterations for the Parking Division in Guthrie Annex 4, 1971, courtesy of the UW Facilities Library.

Architectural Significance

The building does not appear to be architecturally significant. The building may be a conglomeration of two buildings that were moved to this location sometime after World War I. They closely resemble rectangular buildings that appear in Gregory's map of the U. S. Naval Training Camp (see Figure 8-13). The present building is sided in dropped siding and, unlike the great majority of buildings on campus, is constructed of wood in a simple, modest style and not the Collegiate Gothic or modern style that characterizes other permanent buildings on campus from this era. As an altered frame building that wraps around a wing of Architecture Hall, the building is fairly utilitarian, designed not as an academic hall or a modern icon, but as a simple, possibly temporary, building that housed service personnel for the UW at a time when it was bursting with new students. As with other annexes, the building was constructed in a simple plan, with readily available materials.

The building does include some ornamental details, primarily evident in the building's configuration, its geometric wall of windows and doors on the entry, its louvered window screens, and the unusual effect of the covered window openings and exterior siding materials within the lobby, all of which appear to be modern modifications. These details, though unusual, are not sufficient to render the building architecturally significant, especially on a campus with many excellent examples of modern architecture, including the neighboring Guthrie Annex 3.

The building's architect is not known, but it does not appear to be the work of a master, and may be another design of Gregory's. It does not possess high artistic value, and is not a distinct or excellent example of a particular type or style. HRA recommends that the building is not eligible for listing in the NRHP under Criterion C.

Integrity

The building appears to feature poor integrity of location and setting, as it was likely moved to this location as two buildings sometime between 1920 and 1950. It features diminished integrity of design, materials, and workmanship, as the original two buildings have been linked and altered. Furthermore, it features reduced integrity of feeling and association, as the building no longer performs its original function but is now a part of the growing complex of buildings that serve researchers from the UW's psychology department.

Associations with Historic Events or Cultural, Political or Economic Heritage

The building may be associated with historic events, as it may have been part of a large campus of U.S. Naval Training Camp buildings serving both the Naval Militia and others training for the war effort. However, archival research has revealed no documented evidence that the building itself has been the site of historic events or was, in fact, moved from the Naval Training Camp. HRA recommends that the building is not significant under Criterion A for its associations with events or elements of our shared heritage, as even if it were significant at one time, it has lost the ability to express its significance due to a lack of integrity, most importantly its location.

Associations with Historic Persons

Guthrie Annex 4 is not known to be associated with specific historic persons, possibly with the exception of Ed. O. Kanz. While Chief Kanz managed the safety division throughout the mid-twentieth century, archival research revealed no documented evidence that he was a significant historical figure outside of his own department. HRA recommends that the building is not significant under Criterion B.

NRHP Evaluation

HRA recommends that Guthrie Annex 4 is not significant under Criterion A. The building may be associated with historic events, as its two component parts may have been part of a large campus of U.S. Naval Training Camp buildings. However, research has revealed no documented evidence that the building itself has been the site of historic events or was, in fact, moved from the Naval Training Camp. The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends Guthrie Annex 4 is not significant under Criterion B. HRA also recommends Guthrie Annex 4 not significant under Criterion C, as the building is an altered, frame building (a conglomeration of two buildings) of fairly utilitarian style, constructed in a simple plan. Furthermore, Guthrie Annex 1 was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

Buildings that have been moved are rarely eligible for listing in the NRHP, as moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events or persons. However, a property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value; or it is the surviving property most importantly associated with a historic person or event; or if the property was moved prior to its period of significance. Archival research did not reveal that the building had a documented association with any specific historic event related to the Naval camp sufficient to be the most important resource associated with the camp.

As with the neighboring Guthrie Annex 1 and Guthrie Annex 2, Guthrie Annex 4 has diminished integrity of location and setting due to its loss of context, as it was likely moved from the south campus to this location as two buildings sometime between 1920 and 1950. It features diminished integrity of design, materials, and workmanship, as the original two buildings have been linked and altered. Furthermore, it features reduced integrity of feeling and association, as the building no longer performs its original function but is now a part of the growing complex of buildings that serve researchers from the UW's psychology department. In summation, Guthrie Annex 4 has an irretrievable loss of integrity.

Due to a failure to meet any of the criteria for eligibility and inability to convey significance due to an irretrievable loss of integrity, HRA recommends that Guthrie Annex 4 is not eligible for listing in the NRHP.

Possible Impacts and Mitigation

The building, like Guthrie Annexes 1, 2, and 3, is relatively modest in size, although it is visible to those entering the UW from 40th St. NE. Although it sits on a prominent site, the building is surrounded by larger buildings and is not a comparatively significant feature on the landscape.

Demolishing or altering a historically significant building could constitute an adverse impact under SEPA. However, HRA recommends that Guthrie Annex 4 does not qualify as a significant building

as it does not meet any of the criteria for listing in the NRHP. Therefore, development of Alternative Site 22C has no potential to adversely impact Guthrie Annex 4.

Should the University choose to develop Alternative Site 22C, HRA recommends that no mitigation is required for the loss of Guthrie Annex 4.

8.3.2.5 Architecture Hall

Architecture Hall, which dates from 1909 and was originally constructed as the Fine Arts Pavilion for the AYPE, was listed in the Washington Heritage Register (WHR) in 1971. DAHP determined that Architecture Hall was eligible for listing in the NRHP in 2008 (DAHP 2008). As the determination is not more than 10 years old, as per DAHP guidelines, the building is not being reevaluated for eligibility to the NRHP at this time.

Architecture Hall has been found eligible for listing in the NHPR under Criteria A and C. The original nomination defined the building as a “Romanesque style building of brick and terra cotta,” and noted that while the exterior had been left intact, substantial alterations on the interior had reconfigured the spaces. Furthermore, according to the nomination, the building was subject to “many wild paint jobs by the students.” Originally designed to house chemistry and pharmacy labs and classrooms after the AYPE, it was reused as the Physiology Building, and then remodeled in 1937 to include the UW’s architecture department. In 1949, the building was remodeled once more to serve only the architecture department (Corley 1969). The building continues to serve as Architecture Hall today. Between 1988 and 2007, the building was further altered by the addition of an ADA-accessible elevator, seismic upgrades, a new coffee shop on the second floor, and reconfigured classrooms and offices. DAHP confirmed the building’s eligibility in 2008, after completion of the \$25 million renovation (PCAD 2016).

The original nomination and subsequent evaluations have included numerous pictures of the building’s primary east façade, including post cards from the early years of the twentieth century. However, the building’s west elevation is less well-documented, as this was the less visible “back” of the building. The western elevation is obscured from 15th Ave. NE by newer construction, including the Guthrie Annexes. The building is obscured from view on Stevens Way NE by Guthrie Annex 4 (Figures 8-27–8-29).



Figure 8-27. The primary façade of Architecture Hall, the former AYPE Fine Arts Pavilion, view west.



Figure 8-28. The north elevation of Architecture Hall and Guthrie Annex 4 to its northwest, view south.



Figure 8-29. The south elevation of Architecture Hall, view east.

Possible Impacts and Mitigation

Architecture Hall, as one of the original buildings of the AYPE, is not only significant for its architectural character, some of which has been lost due to renovations, but also for its association with historic events. It is not, however, primarily significant for its views to the west or for its west elevation. The building's primary façade faces east towards the central campus.

Presently, buildings along Architecture Hall's western edge are one to two stories tall and have minimal impacts on Architecture Hall. However, the addition of these buildings to the lands west of Architecture Hall, along with mature foliage and other alterations to the building's setting, have diminished the integrity of the building's historic setting and have already screened the building from view along, for instance, 15th Ave. NE. While Architecture Hall was once a dominant building in the landscape, it is only two stories tall above a daylight basement, and waves of successive development have diminished its prominence.

Should the University choose to develop Alternative Site 22C, new construction should be designed as a sensitive addition to a landscape that historically protected and emphasized views of Architecture Hall. The most important views of Architecture Hall remain from the east, and new construction along the building's west elevation will not likely impact the historically relevant view of Architecture Hall. Should the UW decide to develop Alternative Site 22C, HRA recommends that a sensitively designed redevelopment project would likely not constitute an adverse impact on Architecture Hall.

Should the UW decide to develop Alternative Site 22C in such a way as to pose no adverse impacts to Architecture Hall, HRA recommends that no mitigation would be required. If a future project does pose an adverse impact and mitigation is required, HRA recommends that mitigation could include a UW-sponsored nomination of Architecture Hall to the NRHP.

8.3.3 Conclusions for Alternative Site 22C

The AI includes six buildings. Up to four historic-era buildings within Alternative Site 22C are proposed for demolition, and HRA recommends that one of these buildings, Guthrie Annex 3, is eligible for listing in the NRHP. Demolition would pose an adverse impact to the historic Guthrie Annex 3 and may require mitigation (Table 8-1). The AI also includes two buildings adjacent to the proposed construction area. One of these is listed in the WHR and is NRHP-eligible. HRA recommends that development of Alternative Site 22C would not pose adverse impacts to this adjacent resource. Details are found in the attached historic resources addendum for Alternative Site 22C (Appendix A).

Table 8-1. Survey Results for Buildings at Alternative Site 22C.

Common Name/Address	Date of Construction/ Major Renovation	NRHP Eligibility (Appendix A)	Impacts Assessment/ Mitigation
<i>Guthrie Annex 1</i>	1917; 1935	Recommended Not Eligible	No Adverse Impact/No Mitigation Required
<i>Guthrie Annex 2</i>	1918; 1925	Recommended Not Eligible	No Adverse Impact/No Mitigation Required
<i>Guthrie Annex 3</i>	1942	Recommended Eligible under Criterion A	Demolition Poses an Adverse Impact/Mitigation Required
<i>Guthrie Annex 4</i>	1947	Recommended Not Eligible	No Adverse Impact/No Mitigation Required
<i>Architecture Hall</i>	1909	Listed in the WHR; previously determined eligible for the NRHP	No Adverse Impact/No Mitigation Required

8.4 Results for Alternative Site 37W

8.4.1 *Archaeology*

Alternative Site 37W was surrounded by the fewest recorded archaeological sites; however, sites and isolates were present in the 0.5 mi area surrounding it, indicative of both precontact and historic-era activity at this locale. The shallow geology and history of construction within the AI is the same that of Alternative Site 22C, including the presence of belowground construction in the historic and modern eras. For these reasons, the discovery of intact archaeological deposits is not anticipated within Alternative Site 37W.

8.4.2 *Architectural Resources*

8.4.2.1 **Purchasing and Accounting Building, 3917 University Way NE**

The Purchasing and Accounting Building faces east on the 3900 block of University Way NE. The building is surrounded by paved parking on the south and west elevations, with additional buildings to the north. The building's site slopes to the south, allowing for a daylight basement on the 1982 addition. The original Purchasing and Accounting Building was constructed in 1959 (Figures 8-30–8-33).

The building was originally constructed as a square rectangular mass, two stories tall, with ribbons of windows across the primary façade. By 1964, according to the King County Assessor, the building had been acquired by the UW and “completely remodeled” for a “purchasing department office” (King County Assessor 1937–1972). In 1981, plans were drawn up for an addition, a rectangular mass also two stories tall atop a daylight basement south of the original building. The original building retains the primary entry on University Way NE. The southern addition, which steps back slightly on the east elevation, includes an entry on the basement level on its south elevation.

The building and its addition sit on a concrete foundation, are of concrete construction, and are topped by flat roofs. The primary mass's east-facing façade is asymmetrical in design, with an off-center, double-height entry of recessed, paired swinging doors with narrow sidelights and glass and aluminum transom windows. The entry is sheltered by a boxed, louvered, wood awning. North of the entry, a single ribbon of windows has been filled with a projecting concrete panel. South of the entry, window openings have been partially enclosed and replaced with smaller pairs of recessed, square awning windows. The second story windows, like the entry, are screened by louvered wood awnings. Secondary north and west elevations include windows in similar patterns with wood awnings on the second floor.

The southern addition is also faced in concrete and includes paired aluminum awning windows on the first and second floors on the east, south, and west elevations. On the addition, the windows are flush with the wall rather than recessed. The top floor's windows include the same louvered wood

awnings found on the primary building. The south elevation includes a projecting entry on the southwest corner that is approachable from the parking lot. Aluminum double doors shelter under a wide awning with a square concrete arch that's topped by a gabled standing-seam metal roof.

Both the original building and the 1982 addition include small rooftop penthouses to house building systems.

The original building's interior features a split entry. From the lobby, one enters through an interior, double-height aluminum and glass door leading to a stair heading up to the second floor to the north and down to the first floor on the south. At the top of the north stair is a railing of tapered wood boards. A skylight is located above the stairwell. The building includes offices and hallways that are finished in contemporary materials, including carpeting, modular furniture, and dropped ceilings with fluorescent lights. The building's second floor is designed as a series of double-loaded corridors around an internal box of offices. The first floor includes more open space as well as offices along exterior walls.

The building's addition can also be accessed from the east entry, which includes a stair to the south and was designed to include greater open space.



Figure 8-30. 3917 University Way NE, primary façade, view west.



Figure 8-31. 3917 University Way NE, original building plus 1980 addition, view northeast.



Figure 8-32. 3917 University Way NE, primary entry, view west.



Figure 8-33. 3917 University Way NE, west elevation, view east.

History

The architect of the original 1959 building is unknown. According to the King County Assessor, the building at 3917 University Way NE was first constructed in 1959 for the D.R.G. Co. as a sheet metal warehouse (Figure 8-34). The building was constructed on land previously used for lumber yards and owned by companies including Ranning Lumber Co. and Potlatch Yards, Inc. (King County Assessor 1937–1972; Sanborn 1919). D.R.G. Co. owned the building for only five years. In 1963, the *Seattle Times* reported that the UW regents authorized the purchase of the warehouse building for \$110,000 and planned to use it “to accommodate university offices requiring public accessibility” (*Seattle Times* 1963).



Figure 8-34. 3917 University Way NE, ca. 1959, courtesy of Puget Sound Regional Archives, Bellevue, Washington.

The UW acquired the building in 1964. The architectural offices of Ted Bower then prepared plans to renovate the building on behalf of the Purchasing and Accounting Department (Figures 8-35–8-36). Alterations included substantial changes to the fenestration pattern on the building’s primary façade, as well as interior alterations to create separate secretarial offices, data processing offices, a work room, and a separate office for the auditor on the first floor. On the second floor, new plans provided office space for buyers and auditors, as well as a lunch room and inventory and mail storage rooms. Bower further designed the building’s reception area, which remains in place today and includes a remnant of a distinctly modern screen of carved wood planks at the split entry as well as a skylight (Bower 1964).

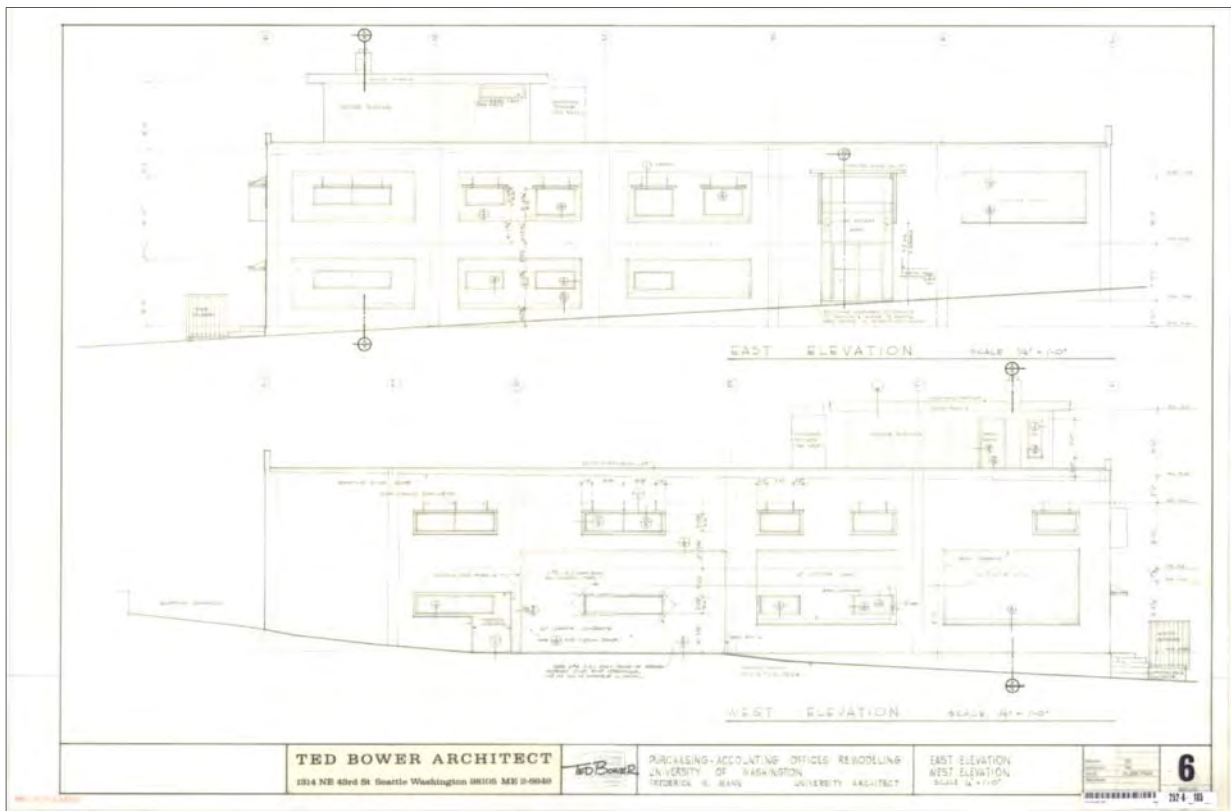


Figure 8-35. 1964 Elevation drawings, 3917 University Way NE, courtesy of the UW Facilities Library.

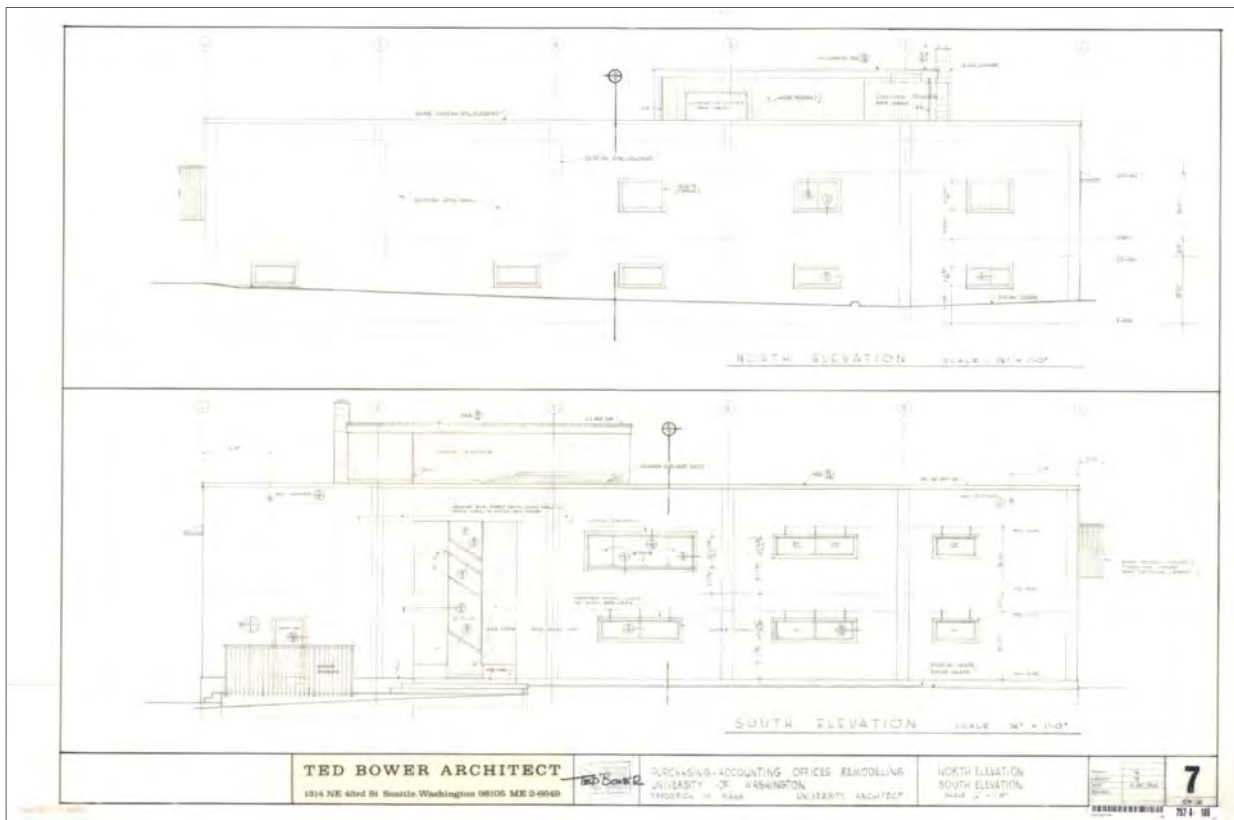


Figure 8-36. 1964 Elevation drawings, 3917 University Way NE, courtesy of the UW Facilities Library.

Architect Ted Bower apprenticed at Frank Lloyd Wright's Taliesin Fellowship in the 1940s before traveling and working in Europe and India. According to a bio at www.docomo-wewa.org:

As one of Wright's long term apprentices, Bower played a key role in designing and building several homes at Wright's planned utopian community of Mount Pleasant in upstate New York. Bower also supervised the construction of Frank Lloyd Wright's Weltzheimer House (1949) in Oberlin, OH and the Sol Friedman (1948) House in Pleasantville, NY. [Houser 2016a]

Bower arrived in Seattle in 1954 and entered private practice the following year. He would go on to design private residences, apartments, and walkway shelters, in partnership with Wendell Lovett, for the 1962 Seattle World's Fair (Ochsner 2014).

In 1981, the UW made plans to expand the Purchasing and Accounting Building. The firm Ridenour and Cochran prepared plans for a new two-story addition to the south of the existing building, primarily for additional office space (Figure 8-37). They carried forward exterior design elements like the shallow windows and wooden canopies. The addition was set back from the façade of the original building and included a basement entry on the east elevation (Ridenour and Cochran 1981).

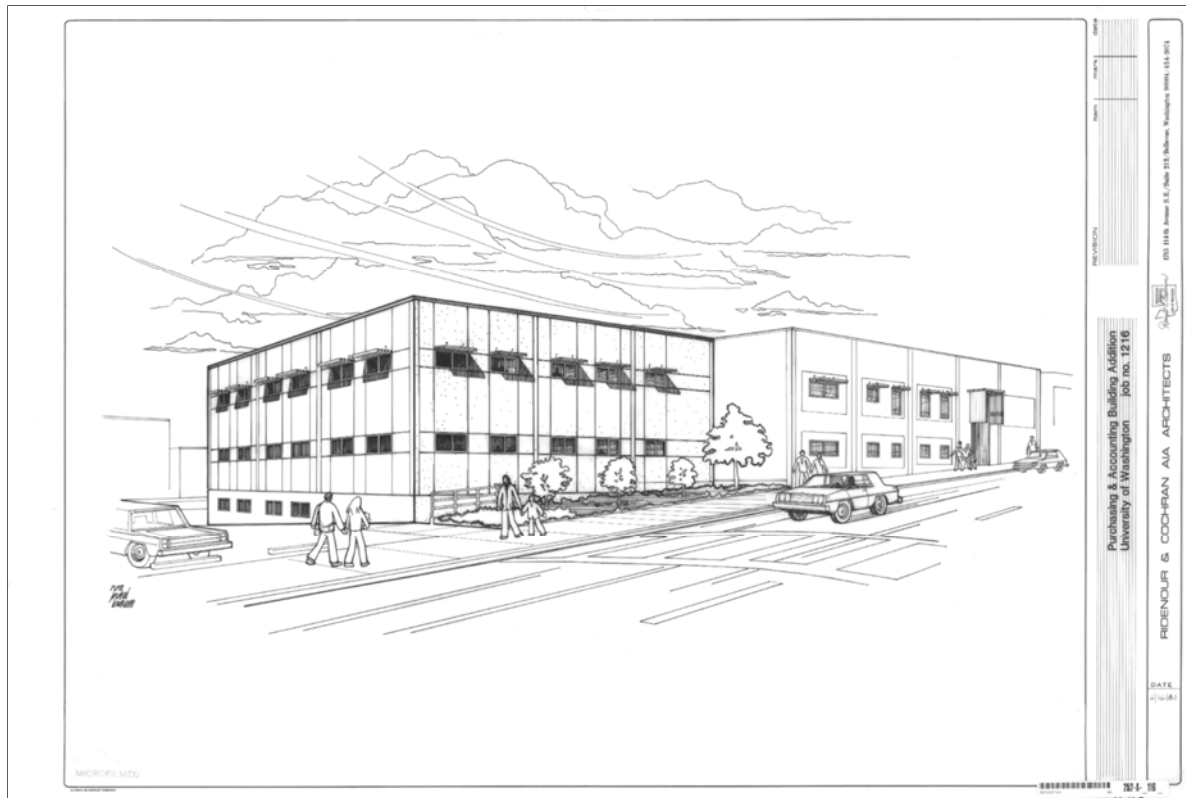


Figure 8-37. 1982 addition to 3917 University Way NE, courtesy of the UW Facilities Library.

Additional alterations took place in 1985, when the firm Kumata and Associates submitted new plans for small interior alterations and a projecting canopy over the entry on the south elevation. The firm also drew up plans for an access ramp and additional landscaping around the building's southeast corner (Kumata 1985).

Interior renovations took place in the last years of the twentieth century and again in the twenty-first century, but these were limited to interior upgrades to offices and public spaces. Today, the building houses the main offices for campus accounting activities, including Accounts Payable, Purchasing, and Travel (UW Facilities Services 2016).

Architectural Significance

The Purchasing and Accounting Building, constructed as a warehouse in the mid-twentieth century, was designed as a utilitarian building in the modern style with smooth planes and no exterior ornament. Unlike the modern buildings celebrated during the 1950s and 1960s, this building did not display new uses for new materials, explore non-traditional forms, design for quality of life, or express the idealism of modernists working in the subgroups of modern architecture, like New Formalism or the International style. Although the building was renovated by a noted Seattle architectural firm, the renovations were relatively minor and were primarily designed to reuse a utilitarian space as a new office block. As such, the alterations included minor modern touches,

including the wood awnings at entries and doors, and did not greatly enhance the distinction of the building.

The building, as constructed, is not a significant example of a particular type or style of architecture. Although the renovated building features some elements of modern design, clear in its rectangular massing, its nearly flat planes, and its uniform materials, including the wood window awnings, the building is not distinct as an example of modern architecture.

Integrity

The building retains poor integrity from its period of construction, was greatly enlarged by an addition, and has been altered by changes in the building's fenestration pattern as well as by changes in use. The building also features poor integrity from the period of its renovation in 1964, as a large addition on the south has obstructed original views from southern windows and has greatly altered the building's massing. While the building retains integrity of location, it does not possess integrity of setting, design, materials, workmanship, feeling, or association.

Associations with Historic Events or Cultural, Political or Economic Heritage

Little archival evidence was found regarding this building's associations with historic events or elements of our shared cultural, political, or economic heritage. While its inhabitants have likely played a consistently important role in the functioning of the campus since 1964, the building is not known to have been the site of specific significant events.

Associations with Historic Persons

As noted above, the building has likely housed UW employees who were integral to the day-to-day workings of the UW's purchasing and accounting departments. However, archival research has failed to establish that the building has a documented association with particular persons significant to the history of the campus, city, state, or nation.

NRHP Evaluation

HRA recommends the Purchasing and Accounting Building is not significant under Criterion A because it is not known to be associated with historic events or elements of our shared cultural, political, or economic heritage. The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends the Purchasing and Accounting Building is not significant under Criterion B. HRA also recommends the building is not eligible under Criterion C, as it is not a significant example of a particular type or style of architecture. Furthermore, the Purchasing and Accounting Building was constructed of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

The building retains poor integrity from its period of construction (1959) and its period of renovation (1964). While the building retains integrity of location, it does not possess integrity of setting, design, materials, workmanship, feeling, or association.

Due to a lack of significance and inability to convey significance should it be present, HRA recommends that Purchasing and Accounting Building is not eligible for listing in the NRHP.

Potential Impacts and Mitigation

The Purchasing and Accounting Building is sited mid-block along University Way NE between NE Pacific St. and NE 40th St. The site was historically a mixed residential and commercial block at the southern, more industrial, end of the University District. The building is consistent in size and scale with the buildings around it, as all buildings on this block pre-date the UW's 1960s acquisition of the land. This block features buildings of one to two stories that are relatively small compared to surrounding university buildings of between four and six stories. It is also comparatively modest in style and design, which allows it to blend into the surrounding commercial development on this block, which is generally of the same era. The Purchasing and Accounting Building is not a prominent feature on the landscape, but rather one that blends into the surrounding development.

Demolishing or altering a historic resource may result in adverse impacts under SEPA. However, HRA recommends that the building at 3917 University Way NE is not historically significant, as it does not meet any criteria for listing in the NRHP. Therefore, development of Alternative Site 37W has no potential to adversely impact 3917 University Way NE.

Should the University choose to develop Alternative Site 37W, HRA recommends that no mitigation is required for the loss of 3917 University Way NE.

8.4.2.2 Behavior Research and Therapy Clinic, 3935 University Way NE

The building at 3935 University Way NE was constructed in 1931 for the Columbia Lumber Company. It sits mid-block, facing east, and is flanked by a small, paved parking lot and the Purchasing and Accounting Building on the south, an alley on the west, and additional buildings on the north (Figures 8-38–8-40).

The one-story building is rectangular and sits atop a partial daylight basement on the sloping south side. The building sits on a concrete foundation, is wood-framed with beveled siding of horizontal wood boards, and was constructed with a flat “tar and gravel” roof with parapet (King County Assessor 1937–1972). The building's simple rectangular massing is highly ornamented on the primary, east-facing façade, which features a full Greek temple front with a projecting pediment supported by four fluted Doric columns and a cornice with Classical frieze wrapping the façade's corners. Behind the entablature, the building's main mass includes a simple, projecting wood cornice and parapet. Concrete stairs approach the central recessed entry, which consists of a wood door with twelve divided lights flanked by sidelights and topped by a semi-circular transom window within a

wide, paneled arch with intricate wood trim. Above the entry, the projecting pediment includes a central round window with wood trim. The entry is flanked by two windows. These windows are double-hung, wood-framed, with eight divided lights per sash. Windows are also flanked by vertical sidelights and topped by semi-circular windows in ornamental arches.

The secondary southern elevation is plainer, featuring a basement-level entry near the south east corner flanked by a number of shallow, one-over-one, wood sash windows with no added ornament. Metal bars have been installed on basement level windows, presumably to deter break-ins. On this elevation, the primary floor includes double-hung, wood-sash, one-over-one windows appearing individually or in groups of two or three. These are topped by fabric awnings. The west elevation includes an exterior entrance to the first floor and a concrete porch with metal railing facing the alley, as well as barred windows under fabric sashes.

The building features offices on its primary floor and on the basement level. Offices line both the north and south walls on the primary floor and a single corridor leads from the entry west to the exterior door on the west elevation. A carpeted stair near the southwest corner leads to the basement level.

The building's interior offices and hallways are finished in contemporary materials, including carpeting on the first floor and synthetic tiles on the basement level. Both floors feature dropped ceilings and fluorescent lighting.



Figure 8-38. Primary façade of 3935 University Way NE, view west.



Figure 8-39. Oblique of 3935 University Way NE, view northwest.



Figure 8-40. Oblique of 3935 University Way NE, view northwest.

History

The building at 3935 University Way NE was constructed in 1931 on land previously used by a series of lumber companies, including the Ranning Lumber Company, which moved to the site in around 1902, and the Columbia Lumber Company, which took over in 1930 under president and general manager William C. Miller.

Columbia Lumber Company was formed in 1925 by William Miller, R. A. Thompson, C. W. Miller, and J. P. McEvoy. The company first acquired Columbia Valley Lumber Company's yards in Kirkland, Lyndon, Ferndale, and Everson. In 1926, it acquired yards in Redmond and Bellevue. In 1927, the company acquired a yard in Seattle and another in Stanwood. The company continued to purchase existing yards throughout the region, acquiring six retail lumber yards in towns including Wenatchee, Cashmere, Mansfield, Dryden and Monitor by May 1928, for a total of 14 lumber yards. According to a story in the *Spokesman-Review*, "an unusual feature of the new company is that the capital stock is owned largely by the yard managers, employees and their friends. In nearly every instance the yard managers will remain the same" (*Spokesman-Review* 1928).

When the Columbia Lumber Company purchased the yard at University Way NE, the company renovated existing buildings and constructed an impressive new office at 3935 University Way NE to highlight their products (Figure 8-41). In the 1930s, the University Way NE outlet was advertised as the purveyors of various wood products including shingles, fir flooring, fence posts, and shiplap (DAHP 1998; *Seattle Times* 1934).

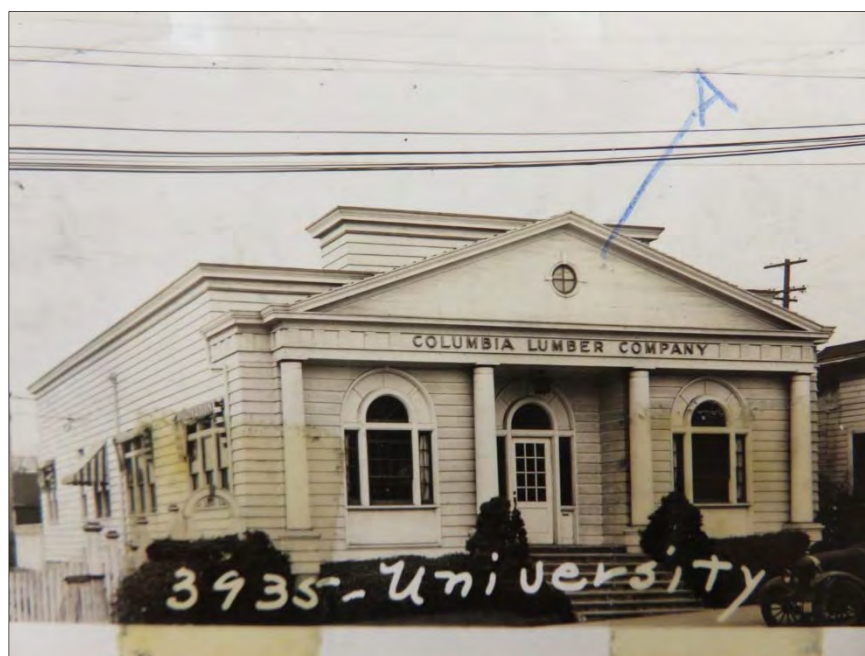


Figure 8-41. 3935 University Way NE, ca 1931, courtesy of the Puget Sound Regional Archives, Bellevue, Washington.

The building and site were later occupied by a variety of companies, according to the Polk City Directory, including the building contractors Mullan & Strand, who occupied the building in 1943 (Polk 1943). The site was later passed to first the Potlatch Lumber Company and then to the Mauk Seattle Lumber Company (DAHP 1998). The Mauk Seattle Lumber Company moved to a new site at 2940 Fairview Ave. N in 1962, and the longtime lumber yard was acquired by the University of Washington with the existing building intact (*Seattle Times* 1962).

The building's use has changed over the years. In the 1960s, the building hosted the Association of Washington Cities and the Bureau of Governmental Research and Services (Polk 1965). The Bureau of Governmental Research and Services was founded in 1934 and served local governments with research into policy, legal, and financial questions, weighing in on social questions around metropolitan government and civil rights issues in the 1960s, according to various stories in the *Seattle Times*. Since 1969, the organization has operated privately as the Municipal Research and Services Center (MRSC 2016).

By the 1980s, architectural plans referred to the building as the University of Washington's "Ageing Center" (Kumata 1986). In the 1970s, Carl Eisdorfer was recruited as Chairman of the Department of Psychiatry. He founded a division of Psychogerontology and through partnership with the Department of Medicine's gerontology program, founded the Institute on Aging at the University (UW Medicine 2012).

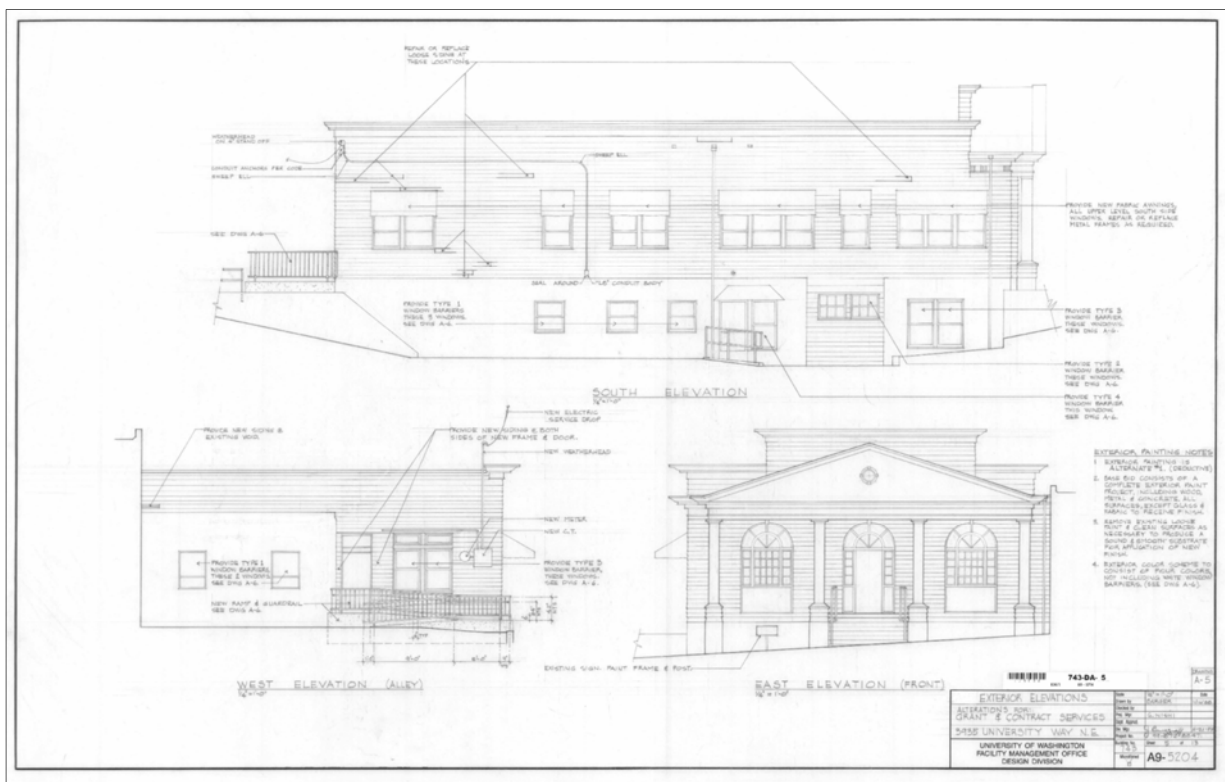


Figure 8-42. 1988 plans for minor alterations to the exterior of 3935 University Way NE, courtesy of the UW Facilities Library.

Today, the building serves as the Behavior Research and Therapy Clinic and remains much as it was constructed. Few alterations have taken place, except those needed to reconfigure interior office spaces and correct maintenance issues. The building was reroofed, and the electrical system was upgraded in the 1960s. Overhead lighting has been added. In 1988, some repairs were made to exterior boards, new awnings were installed, and window barriers were installed (UW Facilities Services 1988) (Figure 8-42). The Behavioral Research and Therapy Clinics is a research facility under the University's Psychology Department. The clinic's staff focuses on developing and evaluating new therapies for people with difficult-to-treat emotional disorders and primarily relies on a cognitive behavioral treatment developed by Dr. Marsha M. Linehan (Behavioral Research and Therapy Clinics 2016).

Architectural Significance

The Behavior Research and Therapy Clinic at 3935 University Way NE is a twentieth-century example of Greek Revival style. The building employs twentieth-century materials, including concrete and wood, to provide a modern interpretation of the temple form, employing bilateral symmetry, Doric columns, Palladian windows with blind arches, and a projecting pediment complete with parapet. The Greek Revival style was not common in the 1930s, and this is a rare example of a Depression-era building constructed with a high level of Greek ornament. DAHP found the building eligible for listing in the NRHP under Criterion A and C in July 2008. The building's surveyor noted that "in an area now predominated by the University, the building is one of the few to remain, which relates to the earlier residential, commercial, and industrial uses" (DAHP 2008).

Archival research failed to confirm the identify E. Hinshaw, although he may be the same E. M. Hinshaw who appears as an architect of office buildings in Whittier, California, in 1917 (*American Architect and Architecture* 1917) and the architect of a three-story Art Moderne Fraternal Order of the Eagles Building in Wenatchee in 1927 (Woo and Sullivan 2008).

Integrity

The building retains integrity of setting, location, design, materials, workmanship, feeling, and association. While interior alterations have reconfigured the building's layout and added new materials, the building continues to feature its original façade, the most important element of its architectural character. Additions to the exterior, including awnings on upper story windows and bars on lower story windows, are reversible and are not sufficiently incompatible to reduce the building's integrity.

Associations with Historic Events or Cultural, Political or Economic Heritage

The building was constructed by a lumber company on a block in the south end of the University District that once featured a mix of commercial and industrial uses. The Columbia Lumber Company was only one of a number of lumber yards that used both the site and the building during an era of growth in the district, and, as previous surveyors have mentioned, it remains the last remnant of the area's former association with industrial uses. HRA recommends that the building remains significant for its association with the historic industrial heritage of the University District.

Associations with Historic Persons

The building is not known to have documented associations with specific persons important to the history of the campus, city, state, or nation.

NRHP Evaluation

HRA recommends that the Behavior Research and Therapy Clinic building continues to be eligible for listing in the NRHP under Criterion A for its associations with economic and commercial trends in the history of the University District. The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends it is not significant under Criterion B. HRA recommends that the building continues to be eligible under Criterion C because it remains a significant and well-executed example of its type and style. Finally, the Behavior Research and Therapy Clinic building was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

The building retains integrity of setting, location, design, materials, workmanship, feeling, and association sufficient to convey its significance. Therefore, HRA concurs that the Behavior Research and Therapy Clinic building is eligible for listing in the NRHP under Criteria A and C.

Potential Impacts and Mitigation

The building at 3935 University Way NE is sited mid-block along University Way NE, on what was historically a mixed residential and commercial block between NE Pacific St. and NE 40th St. As noted above, the 3900 block of University Ave. south of the NE Campus Parkway, is quiet, and no longer features significant commercial activity, as the majority of the buildings are used by the University of Washington. The building is modest in size and, while highly ornamented, does not stand out as a prominent feature of the landscape. It is consistent in size and scale with the other former commercial buildings on this block, but it is relatively small compared to surrounding university buildings of between four and six stories.

Demolishing or altering an NRHP-eligible building may constitute an adverse impact under SEPA. Demolition of the building at 3935 University Way NE would destroy a building that has previously

been found eligible for listing in the NRHP under Criteria A and C. HRA recommends that if the UW develops Alternative Site 37W, mitigation may be necessary.

Should the University decide to develop Alternative Site 37W, HRA recommends DAHP Level II recordation, which consists of preparing a complete history of the building, collecting archival-quality historic and contemporary photographs and architectural drawings, and sharing this data with local archives, libraries, and historical societies.

8.4.2.3 Stress and Development Lab, 3939 University Way NE

This building is rectangular, a single story tall, and flanked by two commercial buildings (3935 University Way NE to the south and 3941 University Way NE to the north). The building at 3939 University Way NE shares its north wall with 3941 University Way NE. Both buildings include primary façades that face east with an alley along the western elevation.

This building was constructed in 1946. It was constructed of concrete block on a concrete foundation and faced with dark red Roman brick (Figure 8-43). It was constructed with a flat “tar and gravel” roof (King County Assessor 1937–1972).

The building’s primary façade includes an off-center entry door topped by a transom window and paired with a large, 12-light aluminum-framed sidelight to the south. Both the transom above the door and the upper south light appear to be operable while other lights appear to be fixed. This glass and aluminum entry is flanked on the north and south by large nine-light, metal framed windows. Windows are trimmed with projecting brick sills and soldier bricks lintels. The building’s cornice is also made up of a course of soldier bricks. No fenestration is visible on secondary elevations. The building’s west elevation includes an overhead garage door and a single metal swinging door (Figure 8-44).

The building includes some offices with modern materials including carpeting, and two skylights in the east half of the building, but the majority of the west half of the building is dedicated to what appears to be a loading bay or storage space for the neighboring drama scene shop. This room is cavernous and utilitarian with unfinished concrete block walls, fluorescent lights, and exposed systems along the ceiling (Figure 8-45). The building was constructed with a balcony that is accessible from a wood stair along the building’s north wall.



Figure 8-43. Primary façade, 3939 University Way NE, view west.



Figure 8-44. West elevation of 3939 University Way NE attached to 3941 University Way NE, view southeast.

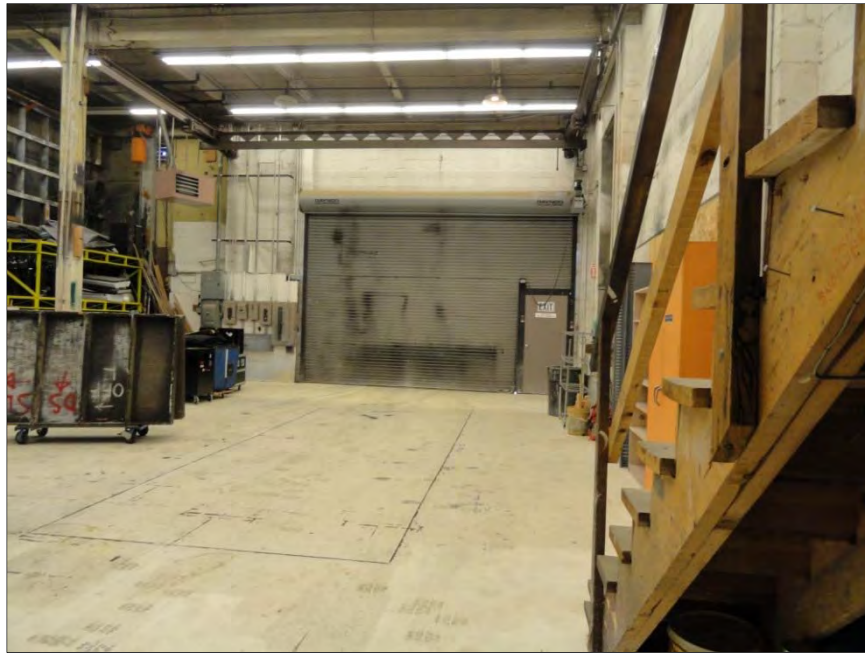


Figure 8-45. Interior of shop, 3939 University Way NE, view west.

History

As with other buildings on the 3900 block of University Way NE, the building at 3939 University Way NE predates the UW's 1960s expansion west of 15th Ave. NE. and is a remnant of a former mixed-use block of commercial and industrial buildings.

In 1912, University Plumbing and Heating Co. constructed a wood-framed, single-story building at this location. The building would later be used by Macri, Mullan and Strand, a company that claimed in the *Seattle Times* to have partnered with W. C. Tait to build enough defense worker housing by 1942 to hold a city population of 10,000 (*Seattle Times* 1942). In 1946, the original building was demolished and the existing building was constructed for the firm Strand and Sons, General Contractors (Figure 8-46). Assessor's records note that the building was designed for equipment and inventory control (King County Assessor 1937–1972).



Figure 8-46. 3939 University Way NE, ca. 1946, courtesy of the Puget Sound Regional Archives, Bellevue, Washington.

Strand & Sons was founded around 1930 and is known for having constructed numerous significant buildings on the university campus, including Johnson Hall, designed by John Graham and constructed in 1930; the Administration Building, now known as Gerberding Hall, constructed in 1949 from plans prepared by Victor N. Jones and John T. Jacobsen; an addition to the South Stand at Husky Stadium completed in 1950 and designed by Stoddard and Associates; the Music building, designed by Whitehouse & Price and completed in 1950; and David Thompson Hall, designed by Heath, Gove and Bell and completed in 1951 (Johnson Partnership 2010). According to an obituary of founder Arvid Strand, “other projects included the Green Lake Aquatheater, the Boeing Engineering Building, the Northern Life Building and various elementary and junior high schools (*Seattle Times* 1959a, 2010; PCAD 2016). By 1954, the firm had changed its name to Strand Incorporated (Johnson Partnership 2010).

By 1959, the building at 3939 University Way NE was in the hands of the Electro Development Corporation, a company founded in 1957 to manufacture airborne instrumentation and power-conversion equipment (*Seattle Times* 1959b). The company held the building for only a short time, as the UW acquired the building in 1962 (King County Assessor 1937–1972). Seattle City Directories from the 1960s list the building as UW Social Work Annex No. 1.

The UW’s School of Social Work had its roots in the UW’s Department of Sociology, which began offering a social work program in 1919. In 1934, the UW officially established the Department of Social Work. The program grew in popularity, and by 1958, the UW established the School of Social

Work as “an independent professional school with administrative ties to the overall Graduate School” (UW School of Social Work 1977). Offering first undergraduate and Master’s degrees, the school accepted its first doctoral students in 1975. According to the department bulletin of 1977, the field of social welfare and the occupation of social work were expanding at this time due to a number of societal factors, including:

...a dramatic upsurge in our time of societal discord individual discontent. Students are particularly sensitive to such social problems as the persistence of poverty; racial and sexual discrimination and social equality; the indifference and inaccessibility of large social organizations (including, occasionally, social welfare organizations); the aims of child rearing, child protection, and out-of-home child care; the spread of crime and delinquency, the loneliness of the aged. [UW School of Social Work 1977]

While the School of Social Work was generally housed in Eagleson Hall, north of the building at 3939 University Way NE, it made use of this building and other annexed buildings on campus during this period of growth. During its tenure, the School of Social Work did not appear to make many alterations to the buildings, as plans from the 1960s show only that the university added a central receptionist station, painted surfaces, and added a handrail to a ramp that accessed a classroom on the west end of the building (UW Facilities Services 1961). It then added an additional secretary’s office near the primary entry door in 1963 (UW Facilities Services 1963) (Figure 8-47). In the late 1960s, the School of Social Work was not the only tenant, as the large west portion of the building had been devoted to use as part of the Drama Department’s neighboring scene shop (located at 3941 University Way NE since 1969) (UW Facilities Services 1969). The 40 by 31 foot former classroom in the building’s northwest corner has since been reconfigured.

UW documents show that the building also housed additional uses. In 1978, the address 3939 University Way NE is used for the Federal Property Program Manager, an office that assisted in the reuse of excess government property by National Science Foundation grantees (UW 1978). Historic campus maps of this era generally do not provide a name for this building but refer to it only by its address.

In 2013, the building became home to the Stress and Development Lab run by a new faculty member from Boston in the UW’s Child Clinical Psychology program. Sharing the building with the drama department, the lab seeks to investigate how childhood stress affects a child’s development and to develop strategies for improving outcomes (SDL 2016). Today, the building is identified on campus maps as part of the Behavioral Research and Therapy Clinics.

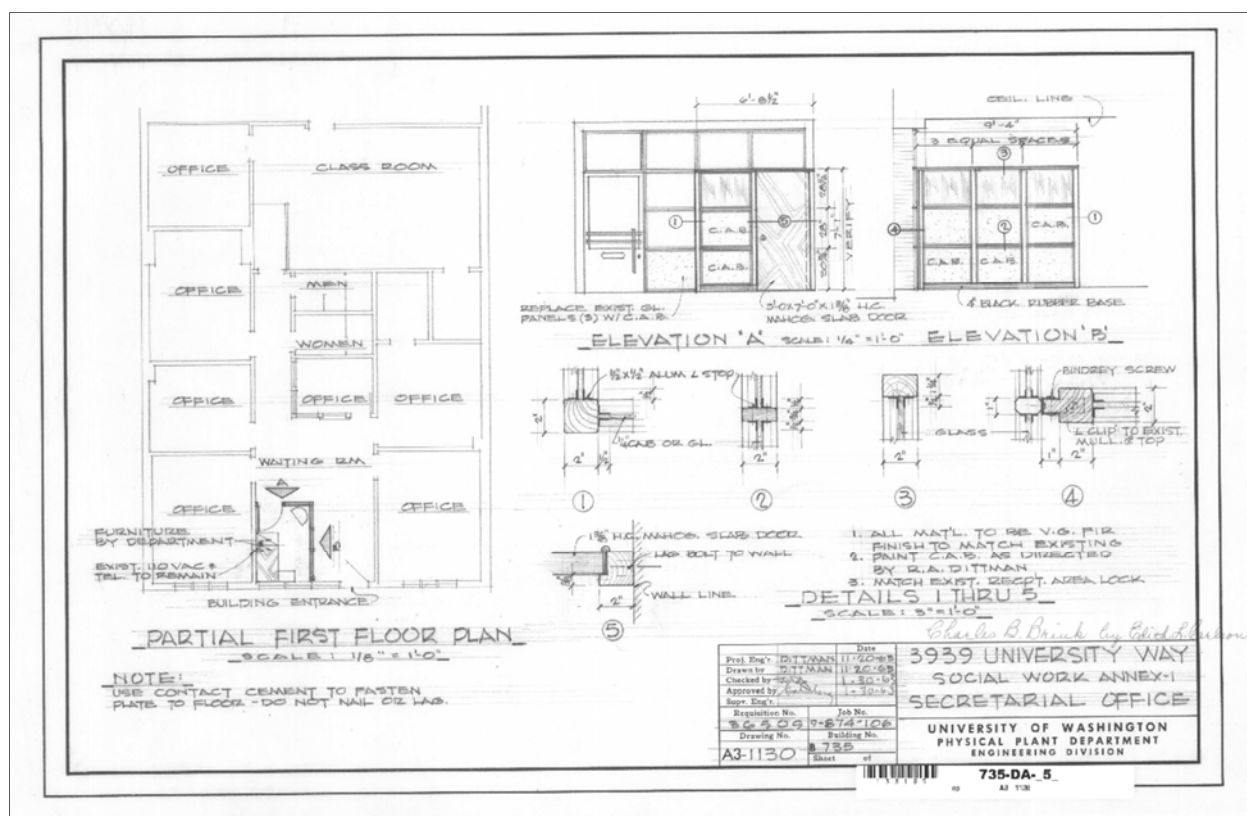


Figure 8-47. Details of minor alterations at 3939 University Way NE, 1963, courtesy of the UW Facilities Library.

Architectural Significance

The building at 3939 University Way NE is a single story, square building, employing relatively flat planes absent of excessive ornament. Compared to its neighbor to the south, 3935 University Way NE, the building is distinctly of a different era, one that valued geometric shapes, simplicity in massing, and newer materials, like concrete, aluminum, and plate glass.

Modernism was developed in Europe in the early decades of the twentieth century, and made popular by such architects as Le Corbusier, Ludwig Mies van der Rohe, Gropius, and other practitioners of the International Style. Modernism only became the dominant architectural style in the U.S. after World War II, when architects aspired to create new forms that were economical, rational, and defined by straight lines and flat planes, an idea that would blossom into a number of variations including New Formalism, Brutalism, and others (Hopkins 2014:148; Whiffen 1999:251–255).

As with the Purchasing and Accounting Building detailed above, the building at 3939 University Way NE was constructed as a utilitarian warehouse/office building with large window systems on a relatively unadorned façade. This simple, economical, and rational design was appropriate to the building's use but does not identify this building as a distinct or exceptional example of modern design. The building does not experiment with non-traditional forms or materials, or follow the

ideals of the International style or other subgroups. The building's architect is unknown, but the building does not appear to be the work of a master or possess high artistic value.

HRA recommends that the building is not a significant example of its type or style.

Integrity

The building retains integrity of location and setting, as it remains mid-block among buildings of a similar size and massing. The building retains integrity of design, materials, and workmanship, as the exterior of the building remains intact except for the addition of a reflective coating on east-facing windows. The building retains integrity of feeling but not of association, as the building has changed uses.

Associations with Historic Events or Cultural, Political or Economic Heritage

The building is associated with at least one significant company in the history of the UW and Seattle. Strand & Sons, founded by Arvid Strand in roughly 1930, is responsible for constructing some of the key buildings on the UW campus, and for constructing additional significant buildings and structures in the city of Seattle. The firm was housed in 3939 University Way NE from 1946 through the 1950s, a period in which the firm completed some of its most important buildings on the UW campus. The firm and its principals left an enduring legacy on campus.

For the building to be significant for its associations with Strand & Sons, it would have to somehow represent, embody, or be closely associated with the best work the firm produced. HRA recommends that the buildings the firm constructed are more closely associated with the firm's craft than its business offices. Therefore, HRA would recommend that while the building had a historical association with an important company, this building is not as significant for its association with Strand & Sons as, for instance, Gerberding Hall or the Music Building would be, as both these buildings preserve evidence of the firm's technical and artistic skill. Furthermore, the building no longer retains integrity of association, as it was held by Strand and Sons for a short period in the mid-century and has since been a UW building reconfigured to suit university needs. Therefore, HRA recommends that the building is not eligible for listing in local, state, or national registers based on its association with Strand and Sons.

The building was also associated, at least briefly, with the UW School of Social Work and more recently with the UW Psychology Department. The building also retains an association with the Drama Department. However, as an annex to the university's department buildings, HRA recommends that the building at 3939 University Way NE is not significant for these associations.

Associations with Historic Persons

The building at 3939 University Way NE is not known to be associated with specific people important in the history of the campus, city, state, or nation. While particularly talented craftspeople, staff, or students may have used the building as an office, archival research revealed no documented

evidence that the building was somehow closely associated with the primary work of any one person.

NRHP Evaluation

HRA recommends the Stress and Development Lab is not significant under Criterion A because it has no significant historic associations. The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends the Stress and Development Lab is not significant under Criterion B. HRA also recommends Stress and Development Lab is not significant under Criterion C, as the building is not a distinct or exceptional example of modern design and does not appear to be the work of a master or well-known architect. While the building is identifiable as a post-World War II modern building, it does not possess the high artistic qualities that would distinguish it from others of its type. Furthermore, the Stress and Development Lab was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

Although the building retains aspects of integrity, there is no area of significance under which to evaluate it as it fails to meet any of the criteria for eligibility. Therefore, HRA recommends the Stress and Development Lab is not eligible for listing in the NRHP.

Potential Impacts and Mitigation

As with other buildings on the 3900 block of University Way NE, the modest single-story massing of this building and its location mid-block between other commercial blocks of a similar scale reduces its significance as a potential landmark. It is relatively small compared to surrounding university buildings of between four and six stories and does not stand out as a prominent feature of the landscape.

Demolishing or altering a historically significant building could constitute an adverse impact under SEPA. However, HRA recommends that the building at 3939 University Way NE does not qualify as a significant historic resource, as it does not meet any of the criteria for listing in the NRHP. Therefore, development of Alternative Site 37W does not have the potential to adversely impact 3939 University Way NE.

Should this site be redeveloped, HRA recommends that no mitigation is necessary for the loss of 3939 University Way NE.

8.4.2.4 Drama Scene Shop, 3941 University Way NE

The building is rectangular, a single story tall, and flanked on the south by 3939 University Way NE, with which it shares a wall, and on the north by 3947 University Way NE. The building faces east with an alley to the west. The building was constructed on a concrete foundation, is of frame construction, and is clad in multi-colored brick veneer laid in stretcher courses (Figure 8-48–8-50).

According to the King County Assessor, it was constructed with a tar and gravel roof (King County Assessor 1937–1972).

The building's primary façade includes an off-center entry with a single swinging door flanked on the north and south by sidelights of glass block. The southern sidelight is made up of six blocks; the larger northern light is made up of 18 glass blocks. The entry is topped by a lintel of soldier bricks. Windows are industrial, nine-light, metal-framed fixed windows with a single hopper window in the bottom center square. Windows include projecting brick sills and soldier brick lintels.

Secondary north and south elevations are not visible. The building's west elevation includes a single overhead garage door on the alley and a single swinging door.

The building includes offices, a design computer lab, and properties storage at the east end with rooms finished in contemporary materials, including linoleum flooring, dropped ceilings, fluorescent lighting, and some ceramic fixtures that appear to be original, including drinking fountains. The scene shop itself, at the west end of the building, is an open space with exposed systems at the ceiling, built-in wood and metal shelving, and storage. A balcony rings the scene shop's east end and is accessible by a wood stair (Figures 8-51–8-52).



Figure 8-48. Primary façade of 3941 University Way NE, view west.



Figure 8-49. Primary facades of 3939 University Way and 3941 University Way NE, view west.



Figure 8-50. West elevation of 3941 University Way NE, view east.



Figure 8-51. Interior offices, 3941 University Way NE, view northwest.



Figure 8-52. Drama Scene Shop in 3941 University Way NE, view north.

History

Like other buildings on the 3900 block of University Way NE, this building was constructed for a private company, University Plumbing and Heating Company, which had previously been located next door at 3939 University Way NE in a wood-framed building. The company built the one-part commercial block at 3941 University Way NE in 1942 as an office building, with an open shop in the back that included room to receive large deliveries (Figure 8-53).



Figure 8-53. Assessor's photo of 3941 University Way NE, 1943, courtesy of the Puget Sound Regional Archives.

While the front was configured for offices, with restrooms in the center of the space, the back room was constructed as an open shop with storage bins lining the north wall, a small balcony near the east end of the shop, and two enclosed rooms labeled “clerk” and “specialties” in the building’s northwest corner. The interior walls were constructed with lath and plaster, and the west wall was built with two 15-foot rolling doors on tracks with rollers at the top and bottom (Cook 1941) (Figure 8-54).

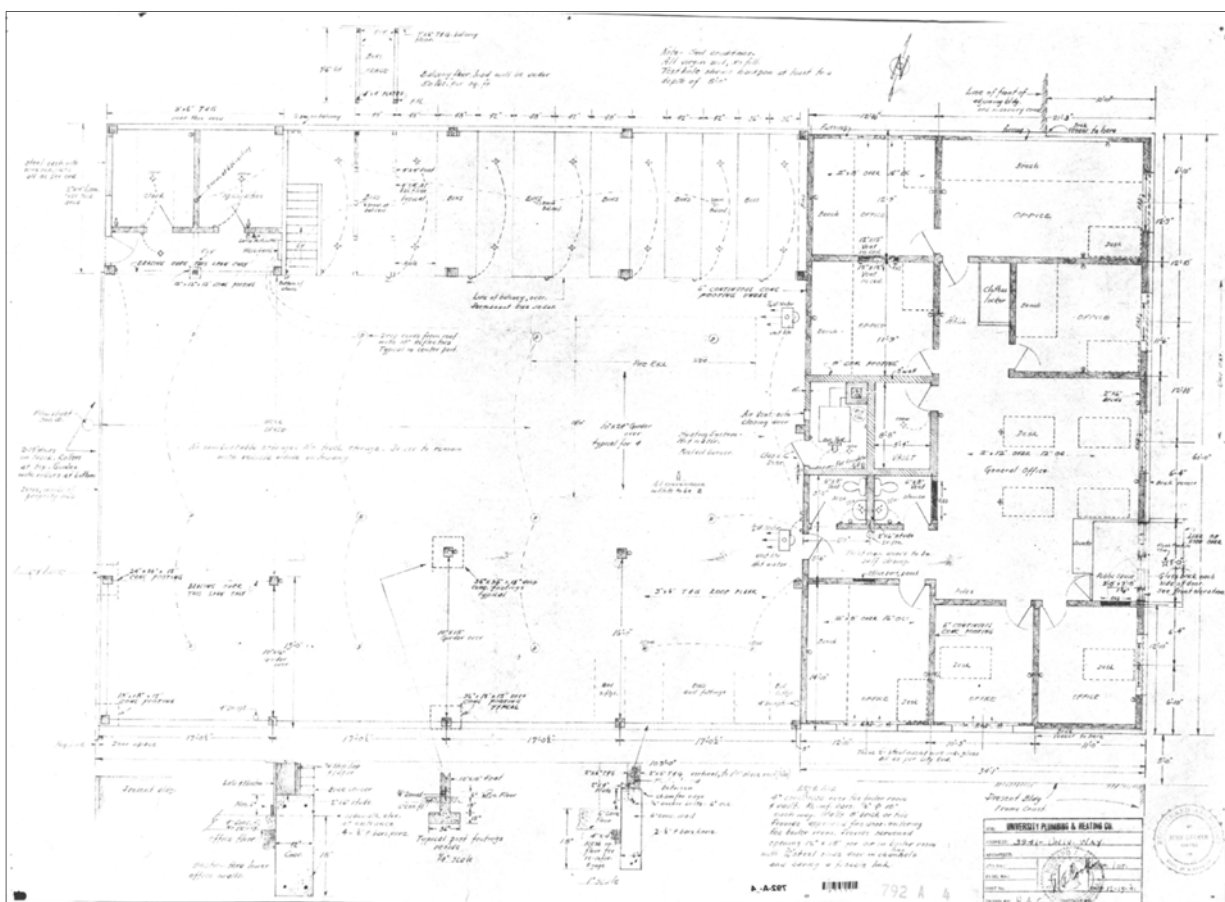


Figure 8-54. Interior floor plan for 3941 University Way NE, 1942, courtesy of the University of Washington Facilities Library.

University Plumbing & Heating Company has had a number of names in its long history, according to an online company history. Founded first as the University Plumbing Company by owner and operator G. W. Tibbets, the company operated out of the wood-framed building at 3939 University Way NE. In 1920, the company was purchased by Frank O. Granston, which claimed \$141,000 worth of work in its first full year (and presumably renamed the company University Plumbing & Heating). After the company constructed its new office block in 1942, it was engaged in some high-profile projects, winning the bid to construct the mechanical systems for a new \$410,000 steam plant for King Street Station in 1948 (*Seattle Times* 1948), and appearing as a contractor in ads for updated Bon Marche (1950), Frederick & Nelson (1950), and Sears (1951) stores. According to an obituary published in the *Seattle Times*, Granston retired in 1952 (*Seattle Times* 1958). In 1956, the company incorporated as University Mechanical Contractors, going on to install mechanical systems in such iconic structures as Seattle's 1961 Space Needle. The company is currently located in Mukilteo (University Mechanical Contractors 2016).

According to Assessor's records, the UW acquired the building at 3941 University Way NE between 1964 and 1966 (King County Assessor 1937–1972). At that time, the building was remodeled for the Office of Student Residences, which upgraded the building's electrical and cooling systems, reconfigured some office spaces by enlarging a work room north of the primary entry and adding a storage room to the scene shop area, but otherwise appeared to make few changes to the building (UW Facilities Services 1968).

In 1970, the building was remodeled for the Drama Department, which has been using the building as a scene shop ever since. A small amount of reconfiguration took place—walls were removed to create a larger studio near the building's primary entrance, bathrooms were removed from the shop and added to the building's south wall, a window was enclosed on the building's west wall, and the balcony was expanded slightly and opened up with the removal of partition walls (UW 1970).

The UW Drama Department has a long and illustrious history, having served under the leadership of Glen Hughes, a popular star in Seattle's arts scene since the 1920s. Hughes, who joined the UW in 1919 when the theater department was a young fledgling under the UW English Department, grew the Division of Drama, created in 1930, into the School of Drama in 1940, regularly launching new productions every six weeks. The School offered performances six nights a week for a total of more than 11,000 performances of roughly 600 plays under Hughes's tenure. As noted by historian Cassandra Tate, opening nights were gala affairs that both delighted and educated Seattle audiences, developing generations of enthusiastic theater-goers. In his productive years, Hughes not only mounted plays and trained students, but designed or oversaw the construction of two theaters for the UW: the Showboat Theater (1938), a 220-seat theater housed in a faux paddle wheeler (demolished), and the Penthouse Theater (1940), specifically designed to offer theater-in-the-round, an innovative arena-style seating arrangement that brings the audience into intimate relationship with the stage and the players. Hughes is believed to be one of the earliest to popularize the form of theater-in-the-round (Tate 2002). In the 1940s, the program diversified, attracting faculty like Professor Agnes Haaga, who pioneered a new children's drama program at the University, and puppeteer Aurora Valentinetti. In 1949, the UW acquired the Playhouse Theatre, which has since been renamed the Floyd and Delores Jones Playhouse for former UW faculty who launched it as a private theater in 1930 (Kwiram 1997).

Hughes resigned as Director of the School of Drama in 1961, shortly before the university expanded to the west and acquired the building at 3941 University Way NE. He was followed at the UW by such influential dramatists as Gregory Falls, who went on to found, in 1965, A Contemporary Theater (ACT) in downtown Seattle (Tate 2002).

The scene shop, which was renovated for the drama department in 1970, has likely played a key role in training students in various elements of stagecraft, providing flexible, utilitarian space for carpentry, metal work, paint, electric, and prop shop activities. The School of Drama's home, however, is located in Hutchinson Hall, making the scene shop a secondary site for the department.

Storage for set pieces is located elsewhere, including the UW's warehouses at the SoDo Center, University Village, and the Northlake Building (UW School of Drama 2016a).

Today, the UW School of Drama continues to be a respected institution and one that has fostered and continues to foster practitioners in all areas of theater craft, including stage, costume, history, and criticism. The UW is responsible for educating many of Seattle's most successful theater practitioners and fostering some of its most successful and innovative theater companies, including today's Ethnic Cultural Center (ECC), one of the country's first ethnic theater companies (UW School of Drama 2016b).

Architectural Significance

The building, like its neighbor to the south, is a modest example of the kind of utilitarian modern architecture that characterized commercial construction in the mid-twentieth century. It displays the smooth planes, boxy shape, and low profile of modern commercial blocks, while using only a small number of ornamental details, including a multi-colored brick veneer and glass block around the entry, to give the building an approachable façade. While the building is a recognizable example of modern architecture, it was designed to be a clean, unassuming example of its type, and is similar to many other commercial blocks from the same period.

Architect Howard A. Cook does not appear in biographies of significant Seattle architects, including those prepared by DAHP, Documentation and Conservation of the Modern Movement, Western WA (docomomo-wewa), or architect and architectural historians like Norman J. Johnston and Jeffrey Karl Ochsner. Based on the small amount of detail regarding Cook and his work, along with the modest and utilitarian nature of the building, 3941 University Way NE is not believed to be the work of a master. It is not a distinctive example of its type or style and does not possess high artistic values. HRA recommends that it is not an exceptional example of its type or style.

Integrity

The building appears to feature good integrity of location, setting, design, materials, and workmanship, as well as feeling and association, as it remains among a block of other buildings of similar era, massing, and size. Alterations have been minimal and have primarily been limited to the reconfiguration and updating of materials in interior spaces.

Associations with Historic Events or Cultural, Political or Economic Heritage

This building was constructed relatively late in the historic-period and is not associated with the early years of the University District's development, the original lumber yards, or the original commercial activity of the area. Beginning in 1942, the building served as a commercial block and the home of the University Plumbing and Heating Company (aka University Mechanical Contractors), a company that contributed mechanical systems to some significant historic-period buildings and structures in Seattle, including the Space Needle, while located in the existing building. Although the company

contributed, as one of many contractors, to the building of iconic architectural buildings and structures, the site of the company's business offices is not believed to be significant as a lasting legacy to their craft and skill. A much more fitting legacy is the Space Needle itself.

The 1962 Seattle World's Fair was a significant historic event, and architectural resources like the Space Needle are significant for their associations with the event. However, the World's Fair and the Space Needle were the result of many contributing contractors. The office buildings and shops loosely associated with the resulting event and are not distinct enough to be individually eligible for listing in the NRHP under Criterion A. The University Way NE building may have been the site of important planning and engineering work, but the resource that best represents the work of a company like University Plumbing & Heating, as well as the other contractors and professionals who collaborated on the project, remains the Space Needle itself. The offices and shop at 3941 University Way NE, therefore, does not maintain significant enough associations with important events like the 1962 world's fair to be individually eligible for listing in the NRHP based on those associations.

As an auxiliary building for the School of Drama, the scene shop may have been the site of creative endeavors like the creation of set pieces, props, or other stage dressing that contributed to UW performances. However, this loose association also fails to distinguish the building as significant for its association with important events in our shared cultural, political, or economic heritage.

Associations with Historic Persons

No specific historic persons are known to have documented associations with the building at 3941 University Way NE either while it was used by University Plumbing and Heating Co. or its associated companies. Although the company's engineers or designers may have played key roles in the design or construction teams for key projects, they were likely members of large teams that collaborated on these projects and not individually significant as historic persons.

Similarly, while the building may have hosted or served as offices for important School of Drama staff or students, the building is not known to be closely associated with the key works of specific people important to the history of the campus, city, state, or nation.

HRA recommends that the building is not significant for its association with historically significant individuals.

NRHP Evaluation

HRA recommends the Drama Scene Shop is not significant to the NRHP under Criterion A. While it has hosted the offices of productive local companies and the scene shop for the School of Drama, it is not significant for these associations. The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends the Drama Scene Shop is not significant under Criterion B. HRA also recommends the Drama Scene Shop is not eligible under Criterion C as it is not a significant example of its type or style. While the building is a relatively

intact example of modern commercial architecture, it resembles many others that can be found throughout the Pacific Northwest, employs a common plan and massing, common, easily accessible materials, and does not possess the creative elements that defined innovative modern architecture. Furthermore, the Drama Scene Shop was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

Although the building retains aspects of integrity, there is no area of significance under which to evaluate it as it fails to meet any of the criteria for eligibility. Therefore, HRA recommends the Drama Scene Shop is not eligible for listing in the NRHP.

Potential Impacts and Mitigation

The building at 3941 University Way NE is a modest, single-story commercial block among others of similar size on a block that was not acquired by the UW until the 1960s. As with other buildings on the 3900 block of University Way NE, the modest single-story massing of this building and its location mid-block between other commercial blocks of a similar scale reduces its significance as a significant feature on the landscape. It is relatively small compared to surrounding university buildings of between four and six stories and does not stand out as prominent.

Demolishing or altering a historically significant building could constitute an adverse impact under SEPA. However, HRA recommends that the building at 3941 University Way NE does not qualify as a historically significant resource, as it does not meet any of the criteria for listing in the NRHP. Therefore, development of Alternative Site 37W has no potential to adversely impact the building at 3941 University Way NE.

Should the University choose to develop Alternative Site 37W, HRA recommends that no mitigation is required for the loss of 3941 University Way NE.

8.4.2.5 Samuel E. Kelly Ethnic Cultural Center (ECC) Theater, 3940 Brooklyn Ave. NE

The Samuel E. Kelly ECC Theater sits on the corner of NE 40th St. and Brooklyn Ave. NE and is flanked by a small single-story addition and a paved parking lot to the south, an alley to the east, and new development to the north, including new six-story residence halls across NE 40th St.

The original two-story, rectangular building was constructed in 1912 on a concrete foundation. Constructed of board-formed concrete, the building features prominent pilasters that divide both the north and west elevations into three bays. The pilasters, higher than the surrounding parapet wall, give the roofline a castellated appearance. Behind the parapet, the building was constructed with a flat tar and gravel roof (King County Assessor 1937–1972). Today, the building includes a major 1980 addition to the east. The addition was also constructed on a concrete foundation, but is clad in concrete panels. It is topped by a flat roof without pilasters or parapet. The primary building

has also been enlarged to the south by breaking through a common wall to a small, one-part commercial block at 3930 Brooklyn Ave. NE (Figures 8-55–8-57).

On the first floor of the building's primary façade, which faces west, is a recessed, canted entry with paired wood doors and a transom window in the central bay. A lighted wood display case is installed beside the door. Two other recessed areas on the first floor include lighted display cases. On both the west and north elevations, windows on the first floor are single-light, fixed, metal framed windows with slightly projecting concrete sills. On the upper floor, fixed lights are located above metal-framed awning windows.

The building's eastern addition includes a deeply recessed entry on the north elevation (Figure 8-58). Under a deep overhang is a concrete access ramp, planters, an entry surrounded by metal-framed sidelights and transoms, as well as a ribbon of metal-framed floor-to-ceiling windows. The building's overhang is designed around a hollow through which a tree planted near the entry doors continues to grow. The addition includes a second entry at grade on the north elevation. The building's secondary elevations include single or paired metal-framed, fixed windows above awning windows, similar to those found on the primary façade.

Plans from the 1970s through the 1990s indicate that the building's primary mass was converted to a theater space, with concrete risers on the first floor and a curved stage located in the building's southeast corner, successive rings of seating throughout the bulk of the building, a lobby in the northwest corner, public facilities on the northeast corner, and dressing rooms and company facilities along the southern wall. A tutoring center was located on the second floor with offices ringing the exterior walls and bathrooms and other shared spaces located in the center of the floor.



Figure 8-55. Samuel E. Kelly ECC Theater, 3930/3940 Brooklyn Ave. NE, view east.



Figure 8-56. Northwest corner of 3930/3940 Brooklyn Ave. NE, view southeast.



Figure 8-57. 3930 Brooklyn Ave. NE with 1980s addition, view south.



Figure 8-58. Detail of entry, addition on 3930 Brooklyn Ave. NE, view south.

3930 Brooklyn Ave. NE

On the south end of 3940 Brooklyn Ave. NE is a small, square, single-story building that was constructed independently in 1944. It now appears to be a part of the Samuel E. Kelly ECC Theater at 3940 Brooklyn Ave. NE. The building was constructed on a concrete foundation, and is constructed of concrete block faced with red brick laid in stretcher courses on its primary (west-facing) façade. It is topped by a flat roof. The building's primary facade includes an aluminum door with transom under a glass and metal awning at its northwest corner, and two large windows consisting of eight to twelve large, fixed, metal-framed lights to the south. An eight-light window also appears on the south elevation. Other ornamental details include a projecting belt course, a course of soldier bricks near the cornice line, and rosettes atop the soldier course. Rosettes also ornament the south elevation (see Figure 8-56).

History

The primary building at 3940 Brooklyn Ave. NE was constructed in 1912 by the University Plumbing and Heating Company, in the same year they built a small single-story frame building at 3939 University Way NE. Historic photos from the King County Assessor's record show the building painted with signs reading "Richfield Brooklyn Auto Service." Ads in the *Seattle Times*

indicate that the business sold products and provided repairs in their “fully equipped machine shop” (*Seattle Times* 1917) (Figure 8-59).



Figure 8-59. Richfield Brooklyn Auto Service at 3930 Brooklyn Ave. NE, ca. 1912, courtesy of the Puget Sound Regional Archives.

The building was acquired by the UW in 1966 (King County Assessor 1937–1972). In 1968, David K. Ernst, an associate in the Ted Bower architectural firm, drew up a plan to remodel the interior of the building for the architecture department, creating an office in the building’s northwest corner with a large seminar room to the south. In Ernst’s plans, the east side of the building was devoted to large graphics and design studios (Bower 1968). It is not clear, however, if these plans were ever fully implemented, as the building soon became the future home of the Ethnical Cultural Center Theater.

The UW acquired the building at 3940 Brooklyn Ave. NE during a period of dramatic social change. The 1960s and 1970s were an era of social unrest on the UW campus, when issues surrounding the Vietnam War and race relations came to the fore. In 1968, a year in which the UW enrolled only 63 African-American students, 60 UW students from the Black Student Union (BSU) staged a sit-in at the UW President’s office, demanding that President Charles Odegaard offer a minority educational program.

In 1970, President Charles Odegaard appointed Samuel L. Kelly as the Vice President of the Special Education Opportunity Program, which later grew into the Office of Minority Affairs. Kelly, who came from a military and education background, was the first African-American senior administrator at the UW, and is remembered for leading “one of the strongest programs in the nation dedicated to

integrating students of color at a major university” (UW Office of Minority Affairs 2012). According to the University of Washington’s Office of Minority Affairs, “the innovative programs he developed over 40 years ago to recruit and retain underrepresented and economically disadvantaged students continue to this day” (UW Office of Minority Affairs 2012). Upon his appointment, Kelly worked to increase the numbers of underrepresented undergraduate and graduate students at the UW and to prepare students of color to advance their educational goals on behalf of their communities (BlackPast 2016). Two of the most influential programs that emerged from the resulting conversation between students of color, Kelly, and UW administration were the Educational Opportunity Program, which provided disadvantaged students from all cultures with academic and financial support, and the Ethnic Cultural Center (ECC) and Theater (UW ECC 2016).

According to a historic resources addendum prepared for the ECC,

The center was intended to establish a physical location where the four major ethnic groups enrolled in the Educational Outreach Program—African-Americans (BSU), Hispanics (Movimiento Estudiantil Chicano de Aztlan, MECHA), Asians (Coalition for Equality), and Native Americans (American Indian Student Association, AISA)—could develop relationships and understanding of their different backgrounds. It was as well a location where the predominantly white population could learn about their fellow students. [Johnson Partnership 2009]

In March 1972, the ECC opened on Brooklyn Avenue. According to Samuel L. Kelly’s autobiography, written with UW Professor Quintard Taylor, “it became a hub for students of color, a place where they could study, hold social gatherings, admire ethnic art, and engage in recreational activities” (Kelly and Taylor 2010:150). The ECC was constructed directly west of the building at 3940 Brooklyn Ave. NE. Designed by Benjamin F. McAdoo, the ECC was called by the *Seattle Times* “an innovative facility thought to [be] the first of its type in the nation... will be the hub of minority-student activities and the base from which minorities will interact with the community” (*Seattle Times* 1971).



Figure 8-60. Ethnic Cultural Center, University of Washington, Seattle, designed by Benjamin McAdoo Jr. (demolished 2010) (Ochsner 2014:332).

The ECC Theater was considered part two of the construction project, and it was planned for the building at 3940 Brooklyn Ave. NE. The renovation plan, also prepared by McAdoo, transformed the former auto service station into a theater with a 204-seat performing arts space below and the Office of Minority Affairs' Instructional Center on the second floor. McAdoo's design opened up the entire first floor of the building for the theater, removing partitions and the concrete slab floor, and sealing two rolling doors on the building's west elevation. Elevation drawings showed that some elements, like the building's castellated parapet, would remain, while the primary façade would be transformed by the addition of billboards and a painted "Ethnic Theatre Centre" sign near the existing entrance door on the west elevation (McAdoo 1971) (Figures 8-61–8-62). The newly renovated building opened in September 1972. According to Kelly, "in the first year, students saw Julian Bond, Bobby Seale, and Chief Dan George as well as live theatrical performances, concerts, and films" (Kelly and Taylor 2010:150).

Kelly's programs, including the instructional center, contributed to the success of UW students from diverse backgrounds. By 1974, the University's Educational Opportunity Program had grown from serving 900 students in 1970 to serving 1,478. As early as 1973, "we graduated more minority students than all the rest of the two-year and four-year institutions in the state of Washington" (Kelly and Taylor 2010:164). By 2007, the UW had graduated more than 24,000 students who had come through the various undergraduate and graduate programs of the University's Office of Minority Affairs (Kelly and Taylor 2010:166).

By 1980, the University was preparing to expand the ECC Theater. McAdoo prepared new plans for an addition to the east, which was distinctly more modern than the original building and included innovative efforts to integrate the indoors and outdoors, including glazing and an open-air planter in

the recessed entry that allowed a tree to grow straight through an opening in the second floor overhang. The design also integrated the building's access ramp into the building's recessed entry, at a time when many access ramps were designed as appendages to existing buildings. The addition, designed as an expansion of the instructional center, provided space for offices, rooms for tutors, conference rooms, and spaces labeled “reading office” and “writing office” (McAdoo 1980).

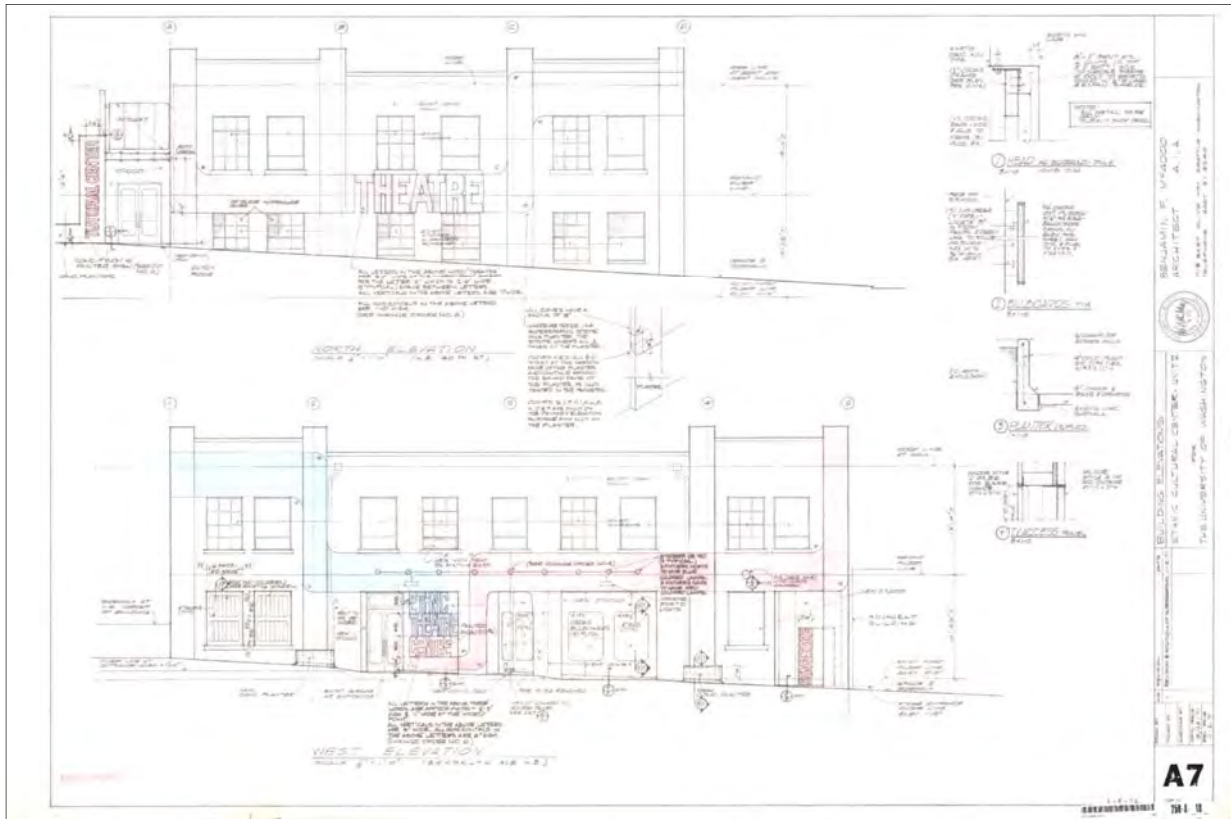


Figure 8-61. Plans for the new ECC Theater, 1971, courtesy of the University of Washington Facilities Library.

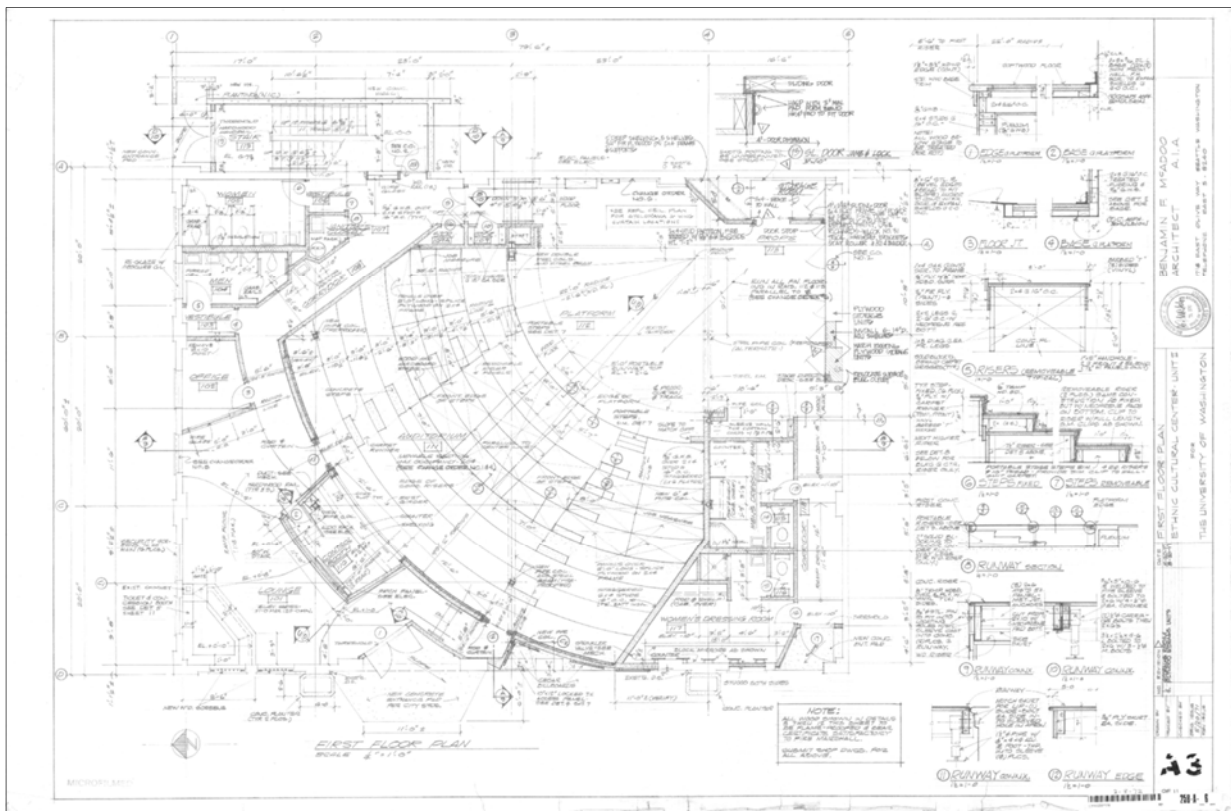


Figure 8-62. Plans for the new ECC Theater, 1971, courtesy of the University of Washington Facilities Library.

The ECC Theater was used throughout the 1970s and 1980s to increase awareness of all cultures through the performing arts (UW ECC 2016). The theater hosted visiting artists, including dance troupes; screened films for and about diverse cultures; launched original theatrical productions; hosted playwriting workshops and variety shows; and acted as the home theater space for a multi-ethnic troupe known as The Group in the late 1970s and early 1980s. Based on advertisements and reviews published in the *Seattle Times*, the Group appeared to focus on the production of new plays by emerging playwrights tackling thorny social issues and adaptations of plays by such talents as the Russian writer Maxim Gorky (*Seattle Times* 1979).

The building is perhaps most significant for hosting efforts over the decades to support students of color and create a supporting network for increased social, political, and educational opportunities. Today, the now 161-seat theater is primarily used as a rental space for cultural and performing organizations, with priority given to student groups (UW ECC 2016). The Instructional Center now offers a computer lab, support and test prep, and tutoring in a variety of subjects, including biology, chemistry, sociology, psychology, physics and engineering, economics and accounting, math, and writing (UW Instructional Center 2016).

Benjamin F. McAdoo was an innovative designer and the first African-American architect to have his own long-term practice in Washington State. He trained first at the University of Southern California, and then transferred to the UW and completed a degree in architecture in 1946. Mixing modernism and regionalism and creating designs with a strong emphasis on the horizontal, exposed structural elements, and large expanses of glass, McAdoo designed more than 400 buildings, including notable residences like his own in Bothell (1958) and the George Hague house in Seattle (1956). A civic leader and an advocate for low-cost housing, McAdoo pursued an architectural career while fighting for social justice, working, for instance, with the U.S. Agency on International Development to promote modular, low-cost housing in Jamaica. After returning to Seattle in 1964, McAdoo worked for the Auburn office of the Public Building Service and oversaw the design and construction of Northwest federal buildings. He also kept up a private practice, receiving his most substantial commissions in the 1960s and 1970s. He went on to design the Queen Anne Swimming Pool (1978), churches, single and multiple-family dwellings, commercial, and institutional buildings in Seattle until his death in 1981. A member of the National Association for the Advancement of Colored People (NAACP), McAdoo served as the president of the Seattle chapter from 1964 to 1968. While the Ethnic Cultural Center Theater remains in place, its sister building, the ECC, was found to be seismically unsafe and demolished and rebuilt in 2011 (Houser 2016b; Ochsner 2014: 328; PCAD 2016). McAdoo also designed substantial renovations for the University of Washington's Gowen Hall, Smith Hall, Raitt Hall, and Kane Hall (Johnson Group 2009).

In 1994, the single-story building on the south elevation of the ECC Theater was renovated as an addition to the neighboring building. Plans prepared by Streeter/Dermanis and Associates removed barriers between the two and renovated the building's exterior with new windows, a cleaned and repointed brick façade, and ornamental rosettes (Streeter/Dermanis 1994). At the same time, the UW replaced wood and aluminum windows on the primary building with insulated aluminum-framed windows.

Architectural Significance

The building is an amalgamation of three distinct masses, each from a different period of its construction and each differing in size and style. While the central theater was designed in 1912 as an automotive shop with little ornament and a symmetrical three-bay façade, the present building, although it retains its original bays, has nearly doubled in size with the modern 1980 addition to the east and the smaller, single-story commercial block to the south.

The original mass is a remnant of the early commercial and industrial uses at the south end of the University District. The building, though minimally ornamented and utilitarian in design, may have qualified as a significant example of its type or style before the addition of new masses to the east and south. While additions and renovations can become significant in their own right, neither the 1971 renovation of the primary building, nor the 1980 addition to the south are yet 50 years old. The NRHP generally excludes buildings that have gained significance within the last 50 years unless they are of exceptional importance. While the 1980 addition employs some elements of modern

architecture, evidenced, for instance, in the building's creative massing and mixing of interior and exterior spaces, neither the theater nor the 1980 addition is architecturally significant enough to qualify for listing in the NRHP under Criterion Consideration G.

The building renovations were designed by a well-known modern architect, and one who's recognized for his work through Seattle: McAdoo is believed to be one of Seattle's most influential architects (Ochsner 2014:328). However, the theater and its addition do not compare favorably to other works for which McAdoo is known, including the Queen Anne Swimming Pool and his residential architecture, which is perhaps some of his most successful work. Furthermore, while the building was renovated by a significant local architect, the building was not originally designed by a master architect and rather than feature McAdoo's preference for modern forms and horizontal lines, retains its essential massing from 1912. McAdoo was prolific. Other examples of his work in the regional or modern style are more congruous and indicative of the architect's skill.

HRA recommends that neither the building at 3940 Brooklyn Ave. NE with its addition to the south, nor its addition to the east is significant enough to qualify for listing in the NRHP under Criterion C.

Integrity

The original 1912 building has lost a great deal of integrity due to additions, alterations, and a change in use. From its period of construction, the building only retains integrity of location and setting, as it remains in its original location and at present, remains part of a consistent block of one- and two-story commercial buildings that are presently being used by the UW. However, while the building retains poor integrity from its date of construction, it retains greater integrity from the early 1970s, when the building was renovated for a theater and instructional center. The 1980 addition, while it altered the building's north and east elevations, did not greatly affect the theater's primary façade or its interior spaces. The building retains integrity of location, design, materials, and workmanship, with limited integrity of setting, feeling, and association, due to alterations and the loss of the original ECC building.

Associations with Historic Events or Cultural, Political or Economic Heritage

Although the building may not be significant for its architectural character, it appears to be significant for its associations with the UW's early efforts to increase opportunity and support for students of diverse cultural backgrounds. It was, as noted by the *Seattle Times*, one of the first building complexes of its type: a cultural center and theater on campus that was designed during a period of social unrest specifically as a place for students of color to gather and find support. The theater, while the second building in the complex, was essential to the celebration of cultural diversity on campus and remains significant today for its role in the life of the campus, particularly since the original ECC, also designed by McAdoo, was demolished to make way for a new cultural center. That center, named on behalf of Dr. Samuel L. Kelly upon its opening, retains culturally significant artifacts, including murals created for the original cultural center.

Associations with Historic Persons

The ECC and its Theater are associated with key leaders in the minority student movement, many of whom worked, individually and as a group, to advance the educational opportunities at the University of Washington for students of color, including Dr. Samuel Kelly. However, the theater is not as significant for its association with any one person who is distinctly significant in the history of the campus, the city, the state, or nation as it is for its associations with a broad group of students, faculty, and staff and their collaborative efforts on behalf of social justice, which has left a lasting legacy on the UW and made the UW more welcoming for students of color.

NRHP Evaluation

HRA recommends the Samuel E. Kelly ECC Theater is significant to the NRHP under Criterion A for its associations with historic events and trends, namely a multicultural student movement on the UW campus that sought to more completely integrate students of color into the UW and to offer them academic support and new opportunities to celebrate their cultural diversity. The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends the Samuel E. Kelly ECC Theater is not significant under Criterion B. HRA also recommends the building is not significant under Criterion C as it is not a significant example of a particular architectural type or style, or as an example of McAdoo's work, or as a resource possessing high artistic value under Criterion C. Furthermore, the Samuel E. Kelly ECC Theater was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

The associated ethnic cultural center, which was located to the west of this building, was recently demolished, leaving the ECC Theater as the last building remaining from the 1972 cultural center complex. In spite of reduced integrity, HRA recommends that the building is eligible for listing in the NRHP under Criterion A, from the time of its 1972 renovation, as the last building in what is believed to be one of the earliest campus multicultural centers in the country.

Potential Impacts and Mitigation

The building's location at the corner of Brooklyn Ave. NE and NE 40th St. may have been significant when the building was part of a commercial and residential neighborhood. However, as the building is modest in scale and was only added to the campus in the 1960s, the building is not particularly significant for its location and siting and is relatively modest when compared to UW buildings of four to six stories located directly to the north. The building does not represent a distinct landmark on the landscape.

Demolishing or altering an NRHP-eligible building may constitute an adverse impact under SEPA. Demolition of the ECC Theater would destroy the last building developed as one of the early multicultural centers on a university campus. HRA recommends that if the UW develops Alternative Site 37W, mitigation may be necessary for the alteration of demolition of the ECC Theater.

Should the University decide to develop Alternative Site 37W, HRA recommends mitigation.

Mitigation can take many forms. In this case, the ECC Theater is significant for its association with cultural events. Therefore, mitigation, which could include DAHP Level II recordation of the building, should appropriately preserve and celebrate the story of the ECC and the ECC Theater. HRA recommends that mitigation include interpretation and preservation of the building's history through either a permanent exhibit in the new ECC, or through the production of interpretive materials, which could include, for instance, oral histories, a documentary, or another form of artistic expression that could be commissioned by the University and shared with libraries, archives, or with the public through performance.

8.4.2.6 Ye College Inn, 4000 University Way NE

The building at 4000 University Way NE is known as The College Inn, or Ye College Inn. It was listed in the NRHP in 1982 as one of the last remaining buildings associated with the 1909 Seattle World's Fair, the AYPE (Courtois 1980).

The building's eligibility was reevaluated in October 2011, and DAHP confirmed that the building remains eligible for listing in the NRHP (Figure 8-63). As the determination is not more than 10 years old, as per DAHP guidelines, the building is not being reevaluated at this time.



Figure 8-63. Ye College Inn, 4000 University Way NE, view northeast.

Potential Impacts and Mitigation

The building is located on the outskirts of the UW on a private parcel at the northeast corner of University Way NE and NE 40th St. Although the building is not directly adjacent to proposed

construction, but located diagonally across a four-way intersection, HRA is evaluating potential impacts because the building is listed in the NRHP and located within the AI for Alternative Site 37W. The College Inn is outside the proposed construction footprint of the Population Health Facility. Therefore, it is not subject to direct impacts, but could be subject to indirect impacts, including potential for altered views.

The building has undergone alterations in the past, including the addition of contemporary retail shops on the first floor. Views of the building's upper stories are unobstructed, as the building's primary facades face west and south along the street, with additional construction to the east and north. The building is flanked by an eight-story building to the east and a single-story building to the north. Across NE 40th St., new student housing is roughly double the height of the College Inn. The addition of newer and much taller buildings has not negatively impacted the College Inn, which remains eligible in spite of its altered setting.

Although the plans for the replacement building are not yet complete, HRA recommends that a five- to six-story building at Alternative Site 37W would be equivalent to other construction that has already taken place across the street from the College Inn. As this previous construction has no adverse impact on the College Inn, and the four-way intersection provides a sufficient buffer to protect views of and from the building, HRA recommends that new construction will not pose adverse direct or indirect impacts to the building.

HRA recommends that no mitigation is necessary as the proposed project does not have the potential to adversely impact the College Inn at 4000 University Way NE.

8.4.3 Conclusions for Alternative Site 37W

The AI includes six historic-era buildings. Five buildings within Alternative Site 37W are proposed for demolition, and one of these buildings, 3935 University Ave. NE, was previously determined eligible for listing in the NRHP (Table 8-2). HRA recommends that a second building, the ECC Theater at 3940 Brooklyn Ave. NE, is also eligible for listing in the NRHP. Demolition of either resource poses an adverse impact to historic resources and may require mitigation. The AI also includes one building adjacent to the proposed construction area. Ye College Inn at 4000 University Way NE is listed in the NRHP. HRA recommends that the proposed project does not have the potential to impact this adjacent resource. Details are found in the attached historic resources addendum for Alternative Site 37W (Appendix B).

Table 8-2. Survey Results for Buildings at Alternative Site 37W.

Common Name/Address	Date of Construction/ Major Renovation	NRHP Eligibility (Appendix B)	Impacts Assessment/ Mitigation
<i>Purchasing and Accounting</i> <i>3917 University Way NE</i>	1959; 1964; 1982	Recommended Not Eligible	No Adverse Impact/No Mitigation Required
<i>Behavior Research and Therapy Clinic</i> <i>3935 University Way NE</i>	1931	Previously Determined Eligible by DAHP in 2008	Demolition Poses an Adverse Impact/Mitigation Required
<i>Stress and Development Lab</i> <i>3939 University Way NE</i>	1946	Recommended Not Eligible	No Adverse Impact/No Mitigation Required
<i>Drama Scene Shop</i> <i>3941 University Way NE</i>	1942	Recommended Not Eligible	No Adverse Impact/No Mitigation Required
<i>Samuel E. Kelly Ethnic Cultural Center (ECC) Theater</i> <i>3940 Brooklyn Ave. NE</i>	1912; 1971; 1980	Recommended Eligible under Criterion A	Demolition Poses an Adverse Impact/Mitigation Required
<i>Ye College Inn</i> <i>4000 University Way NE</i>	1909	Listed in the NRHP in 1982; eligibility confirmed by DAHP in 2011	No Adverse Impact/No Mitigation Required

8.5 Results for Alternative Site 50/51S

8.5.1 Archaeology

Alternative Site 50/51S is located on the shoreline of Portage Bay near the Montlake Cut. A review of the archaeological records shows a presence of both precontact and historic-era sites recorded in the 0.5 mi area similar to that of Alternative Site 22C. However, this area has been subject to ground disturbing modifications to the terrain since the early days of Euroamerican settlement in Seattle.

Large scale excavations to connect Lake Washington to Lake Union altered water levels and may have led to the deposition of spoils or dredge material on the shoreline. Subsequent to the completion of the Montlake Cut, additional ground-disturbing construction projects took place to create the modern architectural landscape. Due to the extensive ground disturbance there is a low likelihood of encountering intact archaeological deposit within this Alternative Site.

8.5.2 *Architectural Resources*

8.5.2.1 Harris Hydraulics Laboratory

The Harris Hydraulics Laboratory is essentially two buildings, a 1920 rectangular, two-story building over a daylight basement, and a 1961 addition to the southwest (Figure 8-64–8-67). The original building faces north, and features elements of the Collegiate Gothic style that characterized most of the construction on campus between the Regents Plan of 1915 and the post-World War II era. It sits on a concrete foundation with stone veneer (Wilkenson sandstone, according to project specifications), and is constructed of reinforced concrete clad in raked brick of reds and pinks laid in a stretcher bond (Bebb & Gould 1920).

Bilaterally symmetrical, the façade features a projecting central bay with corner quoins of terra cotta and an arched parapet at the roofline. Two wood and glass swinging doors are set in a wide Gothic arch with transom. The entry doors are topped by ornamental terra cotta and a tall tripartite, steel-sash window with 12-light sidelights and a central, triple-sash window with a central awning window. Windows include granite sills. The building's cornice includes ornamental plaster tiles and the date "1920" and is topped by an additional ornamental terra cotta panel with Gothic arches flanked by a pair of shields on the parapet wall. The façade's flanking bays include ribbons of three windows on both the top and bottom floors, separated by decorative terra cotta panels. A carved sign near the door reads "Charles W. Harris Hydraulics Laboratory."

The original building's east elevation fronts a red tile courtyard with a concrete parapet wall topped with terra cotta. A stair leads from the courtyard to a secondary entry, a single wood door with Gothic arch and divided lights topped by a transom and set into a deep, arched, terra cotta frame with veneered quoins. The entry is flanked by triple-sash, steel-framed windows. The second story includes a ribbon of three pairs of similar windows with ornamental terra cotta muntins. At the building's southeast corner, the exposed sandstone-veneer foundation is highly visible, as the ground slopes to the south. To the southeast is the building's pump room, connected to the building by an extension of the foundation wall. Two swinging doors set into a recessed arch below the tile courtyard access the building's pump room and systems, including piping and concrete troughs. The building's south elevation has been covered by a connecting addition that links the original building to the 1961 addition. However, six windows are still visible on the south wall at the southeast corner. The building's west elevation is similar in style, although it features brick stairs to an entry door on the main floor flanked by 12-light windows. Above these windows is a feature not

replicated elsewhere on the building, a panel of Flemish bond brick in diamond patterns that takes the place of additional second-story windows. Other cornice and wall treatments remain consistent on this elevation.

The building's 1961 addition is located south of the original building and is linked to the building by a wide, glass-enclosed stairway that appears to have been installed without the need for alterations or destruction of material on the original building's south wall, with the exception of the removal of one steel-sash window, which is now a door on the second floor. The addition appears to be an early example of New Formalism, constructed as a two-story symmetrical block with smooth wall surfaces of glass and brick, a deep, overhanging eave, and, most significantly, externalized structural members that reach from ground to roofline (DAHP 2016; Whiffen 1999:261). On the building's south elevation, the smooth, brick wall surface of the first floor is topped by a balcony screened by geometric columns of concrete and a cantilevered stair. Single story walls include uninterrupted ribbons of steel-framed windows on the west elevation and a combination of steel-framed windows and overhead garage doors on the east elevation, while the upper floor is clad in brick with narrow, vertical windows beside the supportive columns.

The building's 1961 addition could be said to follow the Secretary of the Interior's Standards for new construction, as it steps back from the original building, is located on the "back," or least significant elevation of the building, and is differentiated from the original by both materials and design. Perhaps more importantly, the original building's south wall remains intact, visible and approachable from the inside of the addition, providing a rare opportunity for a visitor to get up close to the decorative terra cotta and ornamental plaster that defines the building's ornamental style.

The original building features an entry with terrazzo floors and a wide, central concrete stair that leads up to the second floor and faces the south wall's second-story arched windows. Handrails and newel posts are of carved wood. Other interior finishes include newer carpeting and fluorescent lights, along with wood doors full of divided lights. The addition that joins the two buildings replicates the laddered screen effect used on the south elevation and includes all the exterior ornament of the original building's south façade. In the 1960 addition, pendant lights and visible systems remain in place. The basement laboratory space includes a concrete floor, and numerous and varied work stations, work tables, visible systems and piping, and dropped fluorescent lights.



Figure 8-64. Primary façade of the Harris Hydraulic Laboratory, constructed in 1920, view south.



Figure 8-65. The Harris Hydraulics Laboratory and its addition, view west.



Figure 8-66. The south elevation of the Harris Hydraulics Laboratory, view north.



Figure 8-67. The west elevation of the Harris Hydraulics Laboratory, view east.

History

The original Harris Research Laboratory was constructed in 1920 for \$62,692 based on plans by the local firm, Bebb & Gould, responsible both for the Regents Plan of 1915 and successive revisions for the UW, as well as 18 buildings on campus. At the time, according to the UW website, the Harris Research Laboratory:

boasted the best hydraulics research facilities of any university in the United States. Water and water pressure were originally provided by Geyser Basin, an acre of free water surface 100 feet above the lab floor... Water was conveyed in pipes from the basin to the lab and up through a railing on the edge of the mezzanine balcony, eventually draining to Lake Washington. [UW College of Engineering 2016]

The building's pump room was added at some point between 1920 and 1938, and today, the lab creates the same hydrostatic pressure from a vertical water tank inside the building (UW College of Engineering 2016).

In 1960, the local firm Jones & Liddle prepared plans for the building's expansion. Robert M. Jones was a Tacoma architect who worked for Paul Thiry's architecture firm after graduating from the UW in 1948. In 1957, Jones began to partner with Alan Liddle, and the pair collaborated on a variety of commercial, residential, and educational buildings, including the addition to the Harris Hydraulics Laboratory as well as the Oceanography and Marine Sciences Building (1967) (Houser 2016a).

Architectural Significance

The building is essentially two buildings representing two distinct periods and two distinct styles. The original 1920 building is an example of Collegiate Gothic, the dominant style for construction on the UW campus since Carl Gould prepared the campus Regents Plan of 1915. That plan was implemented in pieces beginning under UW President Henry Suzzallo, who would oversee the construction of new building before, during, and after World War I, serving as the UW president from 1915 to 1926.

The Harris Hydraulics Laboratory features many details of the Collegiate Gothic style, using new materials like reinforced concrete to add further solidity to a design that aspired to the look of grand old antiquity. The building features the Gothic, or pointed, arch throughout its fenestration pattern, all entries, and even in the decorative applied ornament on the primary façade. Its flat roof is appropriately surrounded by an ornamented parapet, and the building uses terra cotta, molded plaster, and granite trim to provide a multi-layered ornament.

The addition, while sensitively constructed to honor the original building, is distinctly modern, employing unadorned surfaces, no curving trim or arches, and relying on geometric forms like concrete shade screens and externalized structural columns.

The original building is a good example of its type and style and retains its unique use on campus as an early hydraulics lab. It possesses high artistic value, and is the work of a master architectural firm, Bebb & Gould. However, the original building cannot be evaluated separately, as the large addition to the north has greatly altered the building's design.

Integrity

The original Harris Hydraulics Laboratory is a fine example of Collegiate Gothic architecture and blends well, through color and style, with other larger and more elaborate examples found on the upper campus. However, the addition, while submissive to the original, still affects the integrity of the building's setting, limiting the building's views to the south. The building possesses high integrity of location, materials, workmanship, and association, as it remains on its original site, is generally intact, and retains its original use. The building, however, possesses diminished integrity of design, feeling, and association.

NRHP Evaluation

HRA recommends the Harris Hydraulics Laboratory is not eligible under Criterion A, as the building does not appear to be directly associated with specific events that have made a broad contribution to the history of the campus or the region. The Hydraulics Laboratory was renamed the Harris Hydraulics Laboratory in 1950 after Charles W. Harris, a UW civil engineering professor from 1906–1951 (Cary 2012:10). Harris's *An Engineering Concept of Flow in Pipes* was published in 1950. However, this association with a significant person is commemorative in nature and the building itself is not directly associated with Harris's important achievements. As such, HRA recommends that building is not eligible under Criterion B. Further, HRA recommends that the Harris Hydraulics Laboratory is not significant to the NRHP under Criterion C. It is one of many buildings on the UW campus constructed in the Collegiate Gothic style. Other fully expressed examples include the Suzzallo Library, Roberts Hall, Raitt Hall, Savery Hall, and Miller Hall, all constructed between 1915 and 1925. Therefore, many excellent examples of Bebb & Gould's work in the Collegiate Gothic style remain on the UW campus, and many other buildings of a similar style can be found throughout Washington, including those on the St. Martin's College campus in Lacey, the University of Puget Sound in Tacoma, and on a variety of high school campuses (DAHP 2016). As such, HRA recommends that the Harris Hydraulics Laboratory is not individually eligible for listing in the NRHP under Criterion C, due to the incompatible addition on its south elevation. Finally, the building was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

Although the building retains aspects of integrity, there is no area of significance under which to evaluate it as it fails to meet any of the criteria for eligibility. Therefore, HRA recommends the Harris Hydraulics Laboratory not eligible for listing in the NRHP.

Potential Impacts and Mitigation

Development of Alternative Site 50/51S is not expected to alter the façade of any buildings over 45 years old. Impacts may be limited to indirect impacts, including alterations to a historically significant building's viewshed.

HRA recommends that the Harris Hydraulics Laboratory is not significant for its architectural character, due to its 1960 addition, and is not eligible for listing in the NRHP. Therefore, development of Alternative Site 50/51S does not pose adverse impacts to a historic resource at this location.

Should Alternative Site 50/51S be redeveloped, HRA recommends that no mitigation is required for indirect impacts to the Harris Hydraulics Lab.

8.5.2.2 Oceanography Teaching Building

The Oceanography Teaching Building is nearly a twin to the Oceanographic Building to the south. Both include a four story central mass lifted high atop a raised concrete platform supported by a massive, battered concrete base visible near the Oceanography Teaching Building's southeast corner. The building is approached by concrete stairs on the southeast elevation and by a wide concrete ramp on the northeast. The building faces east. It is four stories tall (counting a penthouse for systems) atop a daylight basement level, and is constructed of concrete, and topped by a two-tiered, shallow, side-gabled roof referred to in plans as a "batten seam copper roof" (Liddle & Jones 1967) (Figures 8-68–8-70).

The building is rectangular with massive projections flanking the entries on the east and west elevations. The building is modernist, even brutalist, on the exterior, with expansive walls of concrete and ribbons of shallow windows between the horizontal and vertical ribs of an externalized skeleton of concrete supports. The building's primary façade includes a slightly recessed entry of paired wood and glass doors flanked by a symmetrical pair of windows, all under a projecting concrete awning. Above the entry, between the externalized supports is a combination of fixed and operable windows forming a smooth, glass wall. The remainder of the façade features shallow windows and smooth walls of concrete. The north and south elevations include wide central projections and fenestration limited to small oval windows in pairs on each floor, slightly resembling oval portholes. The building's west elevation includes a similar treatment to the east, with the exception of a line of glass-enclosed oriel windows that project from the first floor on the south half of the building. The building's unornamented secondary entry, near the center of the façade, is located on the basement level and is topped by a wall of windows on the first floor and oval ports in pairs on upper floors. Windows vary in height, but form ribbons across each floor.

The building's interior is inviting (Figure 8-71). Walls are roughened board-formed concrete, and floors are shiny concrete. Concrete forms the exteriors of service counters in the central lobby, but office walls are occasionally curvilinear and faced in wood screens, which provide contrast to the stark concrete. The building's interior stairs are narrow concrete shafts featuring the oval windows found on the building's exterior. The projecting oriel windows include study tables, allowing students at work to face the outdoors on three sides. Offices, corridors, and classrooms employ common wall and floor treatments, including linoleum, dropped ceilings, and recessed fluorescent lights.



Figure 8-68. The Oceanography Teaching Building, view west.



Figure 8-69. The north façade of the Oceanography Teaching Building, view south.



Figure 8-70. The west elevation of the Oceanography Teaching Building, view east.



Figure 8-71. The interior lobby of the Oceanography Teaching Building, view west.

History

Today's School of Oceanography was founded in 1930 as the UW Oceanographic Laboratories. According to the UW website, the school includes the nation's oldest undergraduate program and remains the only oceanography department to offer BAs, MSs, and PhDs.

As noted above, Jones & Liddle had worked on projects for the UW before, having designed the addition to the Harris Hydraulics Laboratory. They completed the Marine Sciences Building in 1967 and designed the Oceanography Teaching Building in 1969, following the same design strategy.

Architectural Significance

The building is brutalist in style, with the look and feel of a monumental structure. Architectural historian Marcus Whiffen, in describing brutalism, has referred to it as skeletal, "Indeed, brutalist buildings have no skin; this might be described as 'flesh-and-bone architecture.'" Like the Oceanography Teaching Building, brutalist buildings are constructed of concrete, and the concrete always remains exposed "and often rough-surfaced, showing the marks of the wooden formwork... structure, most often concrete frame, is also frankly exhibited" (Whiffen 1999:279).

Brutalism is a fairly young offshoot of the modern movement. According to Whiffen, the first brutalist building was a secondary school designed in 1949 in Norfolk by the pair Alison and Peter Smithson. The architect Le Corbusier was the first to employ the strategy of leaving concrete surfaces unfinished so that the very nature of concrete was visible through the evidence of the board forms. In the 1960s, brutalism became what Whiffen refers to as "the most frequent medium of 'advanced' architectural expression" (Whiffen 1999:284). According to an essay on the website Documentation and Conservation of the Modern Movement, Western WA (docomomo-wewa.com), style was also a rebellion against past styles, including the corporate glass curtain wall, and a quick and efficient strategy for constructing long-lasting buildings. While the style was considered sculptural and artful in warmer climates, it was less popular in gloomy regions like the Pacific Northwest, where it is almost exclusively found in the design of institutional buildings, including libraries and schools, as well as banks and other commercial enterprises (docomomo-wewa 2016).

The Oceanography Teaching Building appears to express the brutalist ideal, exposing its internal structure, leaving the evidence of board forms on the surface of the concrete, and creating an impression of heaviness and solidity. However, the building is utilitarian rather than creative in its use of forms. The building does not cast the long deep shadows that are usually associated with the style and does not possess the highly sculptural quality of some of the best brutalist buildings, including, for instance, the Psychology Building at Central Washington University in Ellensburg, or the Recreation Center at the Evergreen State College in Olympia.

HRA recommends that while the building is a recognizable brutalist building, it is not a distinct enough expression of the style to be individually eligible for listing in the NRHP under Criterion C.

Although it was designed by a local team of architects, the building does not appear to be the work of a master and does not possess high artistic values.

Integrity

The building appears to feature integrity of setting and location, as it remains among other modern buildings designed by the same team in the southern campus. It remains relatively intact and retains integrity of design, materials, workmanship, feeling, and association.

NRHP Evaluation

HRA recommends the Oceanography Teaching Building is not eligible under Criterion A, as the building does not appear to be directly associated with specific events that have made a broad contribution to the history of the campus or the region. The Oceanography Teaching Building is not associated with significant persons, and is not eligible under Criterion B. Further, HRA recommends that the building is not eligible for listing in the NRHP for its architectural qualities under Criterion C as it is not a distinct and/or excellent example of its type or style. Finally, the building was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

Although the building retains aspects of integrity, there is no area of significance under which to evaluate it as it fails to meet any of the criteria for eligibility. Therefore, HRA recommends the Oceanography Teaching Building not eligible for listing in the NRHP.

Potential Impacts and Mitigation

Development of Alternative Site 50/51S is not expected to alter the façade of any buildings over 45 years old. Impacts may be limited to indirect impacts, including alterations to a historically significant building's viewshed.

HRA recommends that the Oceanography Teaching Building is not significant for its architectural character and is not individually eligible for listing in the NRHP. Therefore, redevelopment of Alternative Site 50/51S does not have the potential to negatively impact the building.

Should the University choose to redevelop Alternative Site 50/51S, HRA recommends that no mitigation is required for indirect impacts to the Oceanographic Teaching Building.

8.5.2.3 Portage Bay Building

What is today known as the Portage Bay Building was first constructed as the Fisheries Center in 1951 (Figures 8-72–8-74). An addition was added to the east wing in 1968 (Figures 8-75–8-76). The original building, labeled the “Fisheries Center” on project plans, was irregularly shaped with a long east–west wing, and a shorter north–south wing on the east end. The plan was complicated by a projecting rectangular mass on the northwest corner and another on the southeast corner, which

partially enclosed the two circular and five rectangular pools of the center's hatchery. The building's second story was connected by a raised concrete ramp to the upper story of the S1 parking garage to the north.

The upper floor of the north elevation includes the main entrance and was the building's primary façade. A brick end wall on the east elevation projects past the building's northeast corner. The entry, directly to the west of that wall, consists of a curving wall of frosted glass block set into a wall of cast stone. Paired aluminum doors with glass transoms and glass sidelights to the west are deeply recessed, and the covered approach includes a brick floor. Original plans depict large panels of glass block to be installed above each window across the wide north elevation; however, today, the openings are enclosed and only a shallow ribbon of aluminum-framed, one-over-two windows remains, topped by a projecting lintel.

At the west end of this long wing, a brick-clad, square penthouse sits above the primary entry. The entry is deeply recessed and consists of two pairs of aluminum doors with clear glass transoms and a wall of blue ceramic tiles to the east of the doors. A sign on the tile wall reads "UW Autism Center."

To the west of the entry is a projecting, brick-clad, rectangular mass with a wall of four large, deeply recessed windows of 12-lights framed in aluminum and trimmed with cast stone on its west elevation. Recessed from this projecting volume is the main building's west elevation. The land slopes to the south and the building's bottom floor is at grade. The wall surface is cast stone and the first floor includes large blocks of metal-framed windows that each include a group of six eight-light windows. The second floor was designed to match the primary façade with shallow windows topped by glass block, but the glass block panels have been filled. This wing's south elevation is a brick wall with a single tall, narrow window of glass block above a single utilitarian painted metal door with four lights. The building's south and east elevations are also relatively utilitarian.

The building's east elevation features smooth concrete surfaces with two pairs of wooden barn doors and a ribbon of 12-light, steel, or aluminum clad windows. Some lights have been fitted with vents. The second story steps back on this elevation and includes a former wall of glass brick that is now filled. The wide south elevation replicates the north with cast brick walls and shallow windows topped with filled panels that were designed for glass brick on the first and second stories. At the long east-west wing's east end is a small, single-story projection with a flat roof and steel- or aluminum-framed windows. Entrance doors appear on both the west and south elevations. A retaining wall separates the building from the fish ponds to the south, which are constructed of concrete.

The building's 1969 addition is attached to the eastern wall of the original building and consists of an irregularly-shaped mass that caps the long east-west wing. The addition is constructed of a brick, single-story plinth and a narrower three-story tower on a concrete foundation. The single story base or plinth includes a flaring cornice constructed of progressively wider courses of soldier bricks. On the building's south end, which faces the water, the plinth provides an outdoor courtyard for the northern tower. The plinth, while minimal on the building's east elevation, also provides a courtyard

on the building's south elevation, with a parking level entrance on the basement level of the north elevation. On the northern courtyard, the building's recessed, single-story entry is located against the east wall of the original Fisheries Center Building. Brick pilasters flank the recessed entry, which includes two swinging metal doors flanked by two floor-to ceiling windows. The entry is topped by a flaring brick cornice and a sign that reads "Institute for Learning and Brain Sciences." West of the single-story entry, the building's three-story tower rises up. It too features a flaring brick cornice, but the unique detail of this building is in its canted windows, which, from the east and west elevations, project and twist until they face south in frames of projecting brick on the second, third, and fourth floors. First-floor windows on the east elevation are recessed and flush, with curving frames of tiered brick. The building's north elevation includes no windows.

The Portage Bay Building features brick finishes on the interior as well as the exterior. Brick floors, brick walls, and brick-framed openings are found throughout. Even the stairwells are finished in brick. Otherwise, spaces are utilitarian with concrete block walls and vinyl floors, with some louvered wood screens over systems but otherwise piping and electrical are exposed along corridors.

The interior of the Portage Bay Building replicates the blue tiled wall on the exterior near the entry and includes carpeting and concrete block interior walls. Pendant lights are found in public spaces like corridors and the lobby, while dropped fluorescent lights are found in offices.



Figure 8-72. North façade of the Portage Bay Building, view southwest.



Figure 8-73. West wing of the Portage Bay Building, view northwest.



Figure 8-74. South elevation of the Portage Bay Building with fish ponds and 1969 addition.



Figure 8-75. Primary north entrance to the Portage Bay Building addition, view southeast.



Figure 8-76. Portage Bay Building addition, view northwest.

History

The College of Fisheries was established at the UW in 1919 in response to a request from Dr. Hugh McCormich Smith, Commissioner of the U.S. Bureau of Fisheries, who had noted that no college or university had yet taken up the study of fisheries. John Nathan Cobb acted as director of the UW's School of Fisheries from 1919 to his death in 1930. Initially, the school's academic interest was related to the processing of fish, including canning and fisheries management. After Cobb's death, the UW's new president, Dr. Matthew Lyle Spencer sought to dismantle the fisheries department, but relented to student protest. The UW established the Department of Fisheries within the College of Science in 1931 and established the School of Fisheries in 1935. Student enrollment accelerated after the end of World War I. By 1949, enrollment reached more than 180 students and the University committed resources to designing and building the Fisheries Center (BOLA 2015).

The original Portage Bay Building was designed by Young and Richardson and constructed in 1951. It has been called “conventionally uninspired” by author and architect Norman J. Johnston (Johnston 2001:133). It was constructed to serve a utilitarian purpose, to house fisheries research and training facilities, as well as the labs of the State Department of Fisheries and Game and the International Fisheries Commission (*Seattle Times* 1950).

Young and Richardson was a partnership between Stephen Hinley Richardson and Arrigo Mazzucato Young, active between 1941 and 1951, before the firm transitioned into Young, Richardson, Carleton and Detile, a partnership that lasted until 1956. The firm would also design Terry Hall (1953) and Lander Hall (1957), both men's dorms on campus (Johnston 2001:82; Ochsner 2014:487).

In 1968, Ralph D. Anderson, who graduated from the UW in 1951, designed the building's 1968 addition. The addition fit the aesthetic for which Anderson became known, focusing on verticality and incorporating flared cornices while making use of the surrounding water views. He is now recognized as one of the finest practitioners of Northwest Regional style (Houser 2016b).

Architectural Significance

The original 1951 Portage Bay Building was designed in a utilitarian modern form with a few references to earlier styles like the streamlined Modern, as expressed in its long, smooth, horizontal wings, its subtle curved wall at the south entrance, its long corridors and stylistically identical facades. While materials like glass block were often associated with the streamlined Moderne and usually found providing “translucency and textural contrast” to buildings in this style, the Portage Bay Building was not a fully expressed example of the form. While it was constructed in association with an industrial program and was appropriate to that use, it did not fully embrace the curves and the more fanciful, nautical details that can be found in good examples of the form (Whiffen 1999:241–242). Young & Richardson, while not included on lists of Seattle's iconic modern architects, were the designers of other popular buildings that employed some of the same techniques, including the projecting end wall, as on the Seattle Park Board Administration Building,

completed in 1950 (Steinbrueck 1953:23). While the 1951 building was described as “conventionally uninspired” by architect Norman J. Johnston, the addition to the east is generally considered a creative, if incongruous, design.

HRA recommends that the Portage Bay Building is a mix of styles and types and fails to distinguish itself as a distinct or excellent example of any one particular type or style. It is not the collective work of a master architect and does not possess high artistic values.

The addition, were it considered independently, could qualify as an example of Northwest Regional Style. However, as it was constructed in 1969 and is not yet 50 years old, it is not individually eligible for the NHRP, as it is more appropriately considered an addition to an existing building and not a distinct entity.

Integrity

The Portage Bay Building retains integrity of location, but features diminished integrity of setting, design, materials, workmanship, feeling, and association. The original building has been altered by the removal of glass block panels and an addition on the east end.

NRHP Evaluation

HRA recommends the Portage Bay Building is not eligible under Criterion A, as the building does not appear to be directly associated with specific events that have made a broad contribution to the history of the campus or the region. The Portage Bay Building is not associated with significant persons, and is not eligible under Criterion B. Further, HRA recommends that the Portage Bay Building is not eligible for listing in the NRHP under Criterion C as it is not architecturally significant and retains poor integrity from its date of construction. Finally, the building was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

Although the building retains aspects of integrity, there is no area of significance under which to evaluate it as it fails to meet any of the criteria for eligibility. Therefore, HRA recommends the Portage Bay Building not eligible for listing in the NRHP.

Possible Impacts and Mitigation

As noted above, were the UW to choose to develop the proposed Population Health Facility on the site of Alternative Site 50/51S, the project would not alter the façade of any buildings over 45 years old. Potential impacts are limited to indirect impacts, including alterations to a historically significant building’s viewshed.

HRA recommends that the Portage Bay Building is not significant for its architectural character and is not individually eligible for listing in the NRHP. Therefore, redevelopment of Alternative Site 50/51S does not have the potential to adversely impact the building.

Should the University choose to redevelop Alternative Site 50/51S, HRA recommends that no mitigation is required for indirect impacts to the Portage Bay Building.

8.5.2.4 South Campus Parking Garage

The South Campus Parking Garage is located near Portage Bay between the UW Medical Center and NE Columbia Rd. on the north and the UW South Campus Center on the south. The two-story underground garage is constructed of concrete on a concrete foundation with brick trim at planters and stairs (Figures 8-77–8-80). Two wide, concrete walkways connect the garage's upper level with buildings to the south including the Portage Bay Building and South Campus Center.

The underground garage was constructed with its upper floor at grade. Paved and irregularly shaped, the structure was designed to hold 152 cars on its upper floor, which only partially covered the lower floors, which could hold 340 cars and 358 cars, respectively. The garage was accessed by concrete and brick stairs located on the southeast, southwest, and northeast corners. Central stairs were located on the north and south elevations. Cars can access the upper level from the north elevation, or drive around to the east or west and enter the garage from one of the two lower levels.

From grade, the garage appears to be a paved parking lot, but large, concrete wells at the corners and along the southern end allow direct light into the lower levels. Concrete-lined planters are integrated into the garage's borders and landscaping is also integrated into the parking garage's upper story, which includes a wide, central concrete-lined planter on the northern border and a narrower planting strip along its south border. Raked brick veneer is used as trim in stairwells.

The lower levels of the garage are utilitarian, including paved and striped surfaces, walls of concrete with metal rails along the edges, and round concrete posts. The ceilings of each floor are left unfinished, exposing structural members.



Figure 8-77. South Campus Parking Garage at grade, view east.



Figure 8-78. South Campus Parking Garage, all three levels, view northwest.



Figure 8-79. Brick trim and concrete stairs at southwest corner of South Campus Parking Garage, view southwest.



Figure 8-80. Northern stairwell along north wall of South Campus Parking Garage, view west.

History

The architecture firm Naramore, Bain, Brady & Johnson (NBBJ) designed the South Campus Parking Garage for the UW in 1967, at a time when the south campus was experiencing a period of growth and development. The garage, with its tiered levels, was designed with a modernist emphasis on horizontality and the use of heavy materials like concrete. Its simple, tiered design seemed to step down toward Portage Bay and the University buildings located along the water. According to a 1963 article in the *Seattle Times* that predated its construction, the parking garage was expected to be the university's first "vertical parking facility" (*Seattle Times* 1963).

NBBJ has had a long and illustrious career in Washington, beginning with partner Floyd Naramore, who began his work in the Northwest in Oregon, where he served as Architect and Superintendent of Properties for Portland schools beginning in 1912. According to docomomo-wewa, Naramore was hired by the Seattle School Board in 1919. Naramore designed more than 30 schools, many in his trademark Georgian Revival style. Naramore resigned in 1932, during the Great Depression, but continued to contribute to projects like UW's Bagley Hall. During World War II and its associated building boom, Naramore partnered with Clifton Brady, and in 1943, added partners William Bain and Perry Johansen. NBBJ would design almost 6,000 units of housing during World War II, and would win numerous high-profile projects, including the UW Health Sciences Building in 1949 (docomomo-wewa 2016).

The parking garage structure has received few significant alterations since its construction, with the exception of an addition on the east end (Figure 8-81) and repairs and upgrades that took place in 1997, when the landscaping and sidewalk plan on the north elevation was altered slightly and new aluminum handrails were installed in some locations, along with minor alterations to planters (Summit Technology 1996). A portion of the upper level of the garage has also been used as the site of temporary, mobile structures. New construction along the structure's east elevation has altered the approach from that direction and obscured the primary view of the structure found in a 1970 photo of the new garage (Figure 8-82).



Figure 8-81. Eastern approach to South Campus Parking Garage, view southwest.

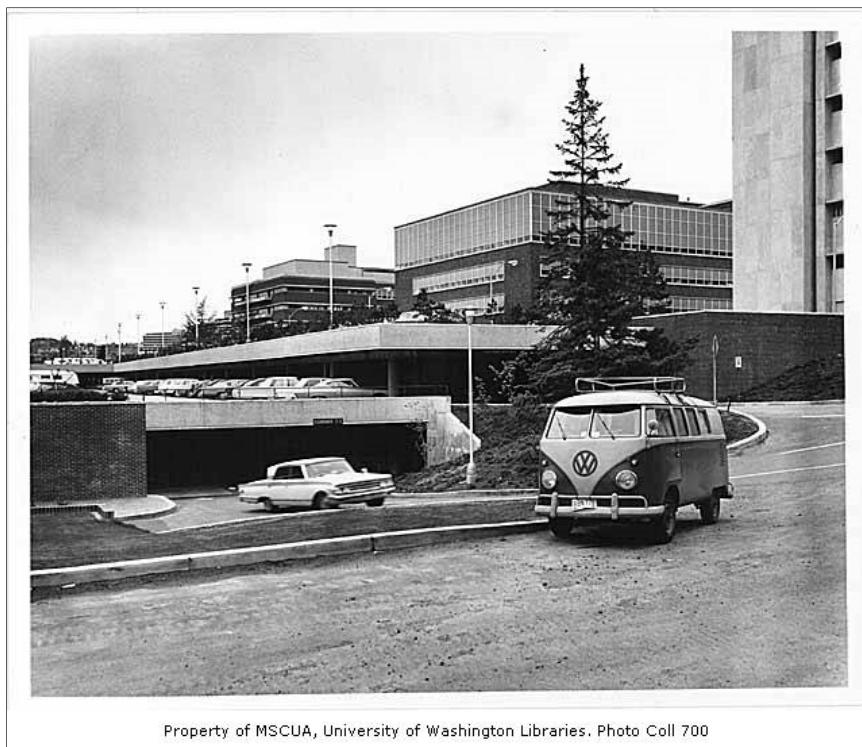


Figure 8-82. Eastern approach to South Campus Parking Garage, view northwest, courtesy of the University of Washington Special Collections.

Architectural Significance

The South Campus Parking Garage was constructed in a utilitarian, modern style that was responsive to both the surrounding landscape and the surrounding buildings. It was designed by a well-known firm, but the plans are not attributed to one of the partners but rather to staff members with the initials W. B. and D. W. The structure, while attributed to a well-known firm, is not significant when compared to other projects designed by the principal partners, many of which can be found on the UW campus. Furthermore, although the garage was sensitively designed, it is not a particularly distinctive example of its type or style. It employs the wide, flat tiers found in a majority of parking garages and employs minor details like landscaping to soften the severity of the design and the common materials, including concrete and brick veneer. Furthermore, the effect provided by the garage's tiered design has been obscured due to the addition of new construction along its eastern border.

Integrity

The South Campus Parking Garage retains integrity of location, materials, workmanship, and association. However, the addition of new construction along the structure's east elevation has impacted its integrity of setting, design, and feeling.

NRHP Evaluation

HRA recommends that the South Campus Parking Garage (1967) is not eligible to the NRHP under Criterion A. It was among three parking garages built at UW in response to the growing need to accommodate vehicles on campus following the post-WWII period, in which the number of commuting students rose (Confluence 2016).² The others were the Padelford Garage (1960), designed by the architecture firm of Walker & McGough of Spokane, and the Central Plaza Garage (1971), designed by the Seattle architectural firm Kirk, Wallace, McKinley, AIA, & Associates. While the post-WWII period was one of obvious growth for the university, specifically in the growth of private automobile usage on campus, the South Campus Parking Garage is not known to be associated with specific historic events or elements of our shared cultural, political, or economic heritage that are sufficient for the structure to rise to a level of individual significance.

There are no known individuals directly associated with the South Campus Parking Garage who made a significant impact on the campus, city, state, or nation. As such, HRA recommends the South Campus Parking Garage is not significant under Criterion B.

The South Campus Parking Garage does not appear to be a significant example of its type or style on the UW campus. The Padelford Garage is similar in that it is a poured-concrete, utilitarian

² Confluence Environmental Company is presently surveying the South Campus Garage, Padelford Garage, and Central Plaza Garage as part of the University of Washington Survey and Inventory. HRA reviewed Confluence's DRAFT reports while preparing this evaluation.

structure with parking on multiple levels below grade, as well as a surface parking lot. The Central Plaza Garage is also of poured-concrete construction and is predominately subterranean, located beneath a plaza. Additionally, although the South Campus Parking Garage was designed by the well-known firm NBBJ, the design is not attributed to the principal architects, and the parking garage is not significant when compared to other NBBJ projects on the UW campus. The South Campus Parking Garage is not the work of a master and does not possess high artistic values. As such, HRA recommends the South Campus Parking Garage is not significant under Criterion C.

Furthermore, the South Campus Parking Garage was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

The South Campus Parking Garage retains moderate integrity; its location, materials, workmanship, and association are intact. However, the addition of new construction along the structure's east elevation has impacted its integrity of setting, design, and feeling. Although the building retains aspects of integrity, there is no area of significance under which to evaluate it as it fails to meet any of the criteria for eligibility. Therefore, HRA recommends the South Campus Parking Garage not eligible for listing in the NRHP.

Possible Impacts and Mitigation

As noted above, were the UW to choose to develop the proposed Population Health Facility on the site of Alternative Site 50/51S, the project would not alter the façade of any buildings over 50 years old, although it would demolish a portion of the South Campus Parking Garage, which is a 49-year-old structure.

HRA recommends that the South Campus Parking Garage is not significant for its architectural character and is not individually eligible for listing in the NRHP under Criterion C. Therefore, redevelopment of Alternative Site 50/51S does not have the potential to adversely impact the structure.

Should the University choose to redevelop Alternative Site 50/51S, HRA recommends that no mitigation is required for indirect impacts to the South Campus Parking Garage.

8.5.3 Conclusions for Alternative Site 50/51S

The AI includes three historic-era buildings adjacent to the proposed construction footprint. HRA recommends that none of these buildings is eligible for listing in the NRHP under Criterion C and that the proposed project does not have the potential to impact historically significant resources. No mitigation would be necessary (Table 8-3). Details are found in the attached historic resources addendum for Alternative Site 50/51S (Appendix C).

Table 8-3. Survey Results for Buildings at Alternative Site 50/51S.

Common Name/Address	Date of Construction/ Major Renovation	NRHP Eligibility (Appendix C)	Impacts Assessment/ Mitigation
<i>Harris Hydraulics Laboratory</i>	1920; 1961	Recommended not eligible under NRHP Criterion C	No Adverse Impact/No Mitigation Required
<i>Oceanography Teaching Building</i>	1969	Recommended not eligible under NRHP Criterion C	No Adverse Impact/No Mitigation Required
<i>Portage Bay Building</i>	1951; 1968	Recommended not eligible under NRHP Criterion C	No Adverse Impact/No Mitigation Required
<i>South Campus Parking Garage</i>	1967/1997	Recommended not eligible under NRHP Criterion C	No Adverse Impact/No Mitigation Required

8.6 No Action Alternative

8.6.1 Archaeology

The no action alternative would have no impact on existing recorded or unknown cultural resources. No additional cultural resources work would be required.

8.6.2 Architectural Resources

The no action alternative would have no direct or indirect impacts on historic buildings, structures, or objects. No additional cultural resources work would be required.

9. Summary and Recommendations

9.1 Archaeological Resources

9.1.1 Alternative Sites 22C and 37W

The HRA predictive model anticipates a low to moderate possibility of encountering precontact and ethnohistoric archaeological resources and a moderate possibility of encountering historic-period archaeological resources within Alternative Sites 22C and 37W. The construction of the buildings on these AIs would have entailed significant ground disturbance, as detailed in the as-built drawings, described in Section 2.2.7. It is anticipated that no intact archaeological deposits remain within these AIs. However, ground-disturbing work should proceed under the guidance of an Inadvertent Discovery Plan. If the project design changes in ways that will impact additional areas, further cultural resources investigations may be needed.

9.1.2 Alternative Site 50/51

The HRA predictive model anticipates a moderate possibility of encountering precontact, ethnohistoric, and historic-period archaeological resources within Alternative Site 50/51. The construction of the buildings in this AIs would have entailed significant ground disturbance, as detailed in the as-built drawings, described in Section 2.2.7. However, intact deposits may be found during deeper excavations; therefore, monitoring should be undertaken below the depth of fill or in undisturbed soil. Locations where monitoring will take place will be determined once geotechnical testing has been conducted, the design of the building has been determined, and the depth of excavation is known. Archaeological monitoring work will proceed under the guidance of an Archaeological Monitoring Plan. If the project design changes in ways that will impact additional areas, further cultural resources investigations may be needed.

9.1.3 Accidental Discovery of Archaeological Resources

In the event that archaeological deposits are inadvertently discovered during construction in any portion of the AI, ground-disturbing activities should be halted immediately, and the UW should be notified. The UW would then contact DAHP and the interested Tribes, as appropriate.

9.1.4 Discovery of Human Remains

Any human remains that are discovered during construction of the project will be treated with dignity and respect.

If ground-disturbing activities encounter human skeletal remains during the course of construction, then all activity that may cause further disturbance to those remains **must** cease, and the area of the find must be secured and protected from further disturbance. In addition, the finding of human skeletal remains **must** be reported to the county coroner **and** local law enforcement in the most expeditious manner possible. The remains should not be touched, moved, or further disturbed.

The county coroner will assume jurisdiction over the human skeletal remains, and make a determination of whether those remains are forensic or non-forensic. If the county coroner determines the remains are non-forensic, they will report that finding to DAHP. DAHP will then take jurisdiction over those remains and report them to the appropriate cemeteries and affected tribes. The State Physical Anthropologist will make a determination of whether the remains are Indian or non-Indian, and report that finding to any appropriate cemeteries and the affected tribes. DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

9.2 Architectural Resources

HRA considers Alternative Site 50/51S to be the alternative with the lowest potential to impact historically significant resources, as no NRHP-eligible or -listed resources are located within the AI (Appendix C). Should the UW choose to develop the Population Health Facility on either Alternative Site 37W or 22C, mitigation may be necessary due to the demolition of NRHP-eligible or -listed architectural resources (Appendixes A and B). Mitigation can take any number of forms but is generally designed to offset the loss of historic structures that cannot be replaced.

9.2.1 *Alternative Site 22C*

Development of Alternative Site 22C would result in the loss of the NRHP-eligible Guthrie Annex 3 (Home Management House), a relic of the University's once popular School of Home Economics and the work of a well-known modern architect, John R. Sproule (Appendix A). HRA recommends DAHP Level II recordation. DAHP Level II recordation consists of a report including an in-depth history of the building and archival-quality contemporary and historic images and maps, which can be shared with local libraries, archives, and historical societies.

9.2.2 *Alternative Site 37W*

Development of Alternative Site 37W would result in the loss of an NRHP-eligible 1935 office building at 3935 University Way NE and the loss of an NRHP-eligible multicultural theater at 3940 Brooklyn Ave. NE (Appendix B).

The building at 3935 University Way NE was designed as a showpiece for the lumber company that constructed it. HRA recommends DAHP Level II recordation.

The building at 3940 Brooklyn Ave. NE is significant for its historic associations with important events and trends in our history. Therefore, HRA recommends that it is more important to preserve and interpret the building's history as one of the earlier multicultural centers on a U.S. university campus rather than preserve the building itself or any element of it. HRA recommends that the UW consider commissioning an interpretive display for the new ECC or some other work of cultural expression to tell the story of the ECC Theater, as an example of UW's early efforts on behalf of its multicultural student body.

9.2.3 *Alternative Site 50/51S*

Alternative Site 50/51S includes no NRHP-eligible resources subject to direct or indirect adverse impacts (Appendix C). Development at Alternative Site 50/51S would not require mitigation.

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Appendix A. Historic Property Inventory Form

Historic Property Report

Historic Name: University of Washington: Guthrie Annex 1

Property ID: 708125

Location



Address: 15th Ave NE, Seattle, Washington, USA

GeographicAreas: King,Seattle,King County,T25R04E16,SEATTLE NORTH Quadrangle

Information

Construction Dates:

Construction Type	Year	Circa
Built Date	1918	<input type="checkbox"/>
Addition	1934	<input type="checkbox"/>

Number of stories: N/A

Historic Use:

Category	Subcategory
Education	Education - College

Historic Context: Architecture, Military



Historic Property Report

Architect/Engineer:

Category	Name or Company
Architect	L. E. Gregory



Historic Property Report

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
041212-22-NPS, NPS, SR 520 Bridge Replacement and MOA for Bryant Site 6(f)			
2016-10-07625, UW, University of Washington Population Health Facility	10/30/2016	Not Determined	



Historic Property Report

Photos



DSC07872.JPG



Annexes 1 and 2.jpg



DSC07874.JPG



DSC07877.JPG



DSC07880.JPG



Historic Property Report

Inventory Details - 10/30/2016

Common name: University of Washington: Guthrie Annex 1
Date recorded: 10/30/2016
Field Recorder: Chrisanne Beckner
Field Site number: 22C1
SHPO Determination Not Determined

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Block
Foundation	Post & Pier
Plan	Irregular
Cladding	Wood - Drop Siding
Roof Material	Asphalt/Composition
Roof Type	Gable - Cross
Form Type	

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: At the outbreak of World War I, UW President Henry Suzzallo offered the UW's campus to the U.S. Navy for training. On June 12, 1917, the Commandant of the Navy Yard, Puget Sound, brought his staff for a tour of the campus, choosing roughly 20 acres in the relatively undeveloped south campus for a new U.S. Naval Training Camp. Located on Lake Union, and accessible through the newly completed ship canal, the site was ideal for training the Navy's oarsmen, sailors, and swimmers. The City of Seattle offered to install lighting, water, and sewer systems, and Public Works Officer and Civil Engineer L. E. Gregory visited the site and drew up plans for the new training camp. Soon after, the Puget Sound Bridge and Dredging Company won the contract to construct the station and promise to have it operational by July 25 of that year. The station would be constructed for 800 with room to grow, if needed. At roughly the same time, the Navy decided to increase its Naval Militia in the region by 400 men. These would be the first to be trained in the new camp (U.S. Navy 1917).

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The north wing of Guthrie Annex 1 was constructed in 1918 for the new U.S. Naval Training Camp. Designed by civil engineer L. E. Gregory and hastily erected on behalf of the new militiamen, the north wing was first a hospital ward located near the north end of the site among a complex of buildings that also included a mess hall and latrine. Plans labeled the front rooms as a “quiet room,” a hall, a doctor’s room, and a “diet kitchen” with “space for refrigeration” at the building’s northeast corner. The building also included a nurse’s room, and the long gabled mass to the west was devoted to the hospital ward. The building’s primary east-facing façade was originally designed with only a small porch with awnings over side-by-side entry doors near the southeast corner (Gregory 1918a).

The Naval Training Camp was only one element of the UW’s extensive training activities during World War I. In 1917, the Board of Regents authorized President Suzzallo to offer UW buildings and grounds for military, nursing, and other activities in support of the war. The UW would not only dedicate its southern campus to a Naval Training Camp, but would also provide a location for a civilian training camp that was started at Fort Lawton in Seattle; increase its work in aeronautical sciences in support of the war; host a Student Army Training Corps; and enlarge its hospital and medical facilities to not only accommodate trainees but also to fight a serious wave of influenza (UW Board of Regents 1919). As the war came to an end, military buildings were either destroyed or repurposed. By 1920, the building had been moved to its present location and repurposed as the Pharmacy Building. It would later serve as the WPA Building during World War II (Gregory 1918a; Jones 1940; UW 1918).

Undated blueprints that appear to date from the Great Depression—roughly 1934—detail the present-day south wing of Guthrie Annex 1 and hint at the succession of uses for each of the building’s two wings. The north wing was by then known as the Pharmacy Building, while the south wing was newly designed for the Washington Emergency Relief Administration (WERA n.d.). A chronology of the UW shows that the south wing of the building was constructed in 1934 as a free-standing structure (UW Special Collections 2016a).

The WERA was the state’s relief agency, which was mandated to work in collaboration with the Federal Emergency Relief Administration, a 1933–1937 program developed by the federal government to dispense and administer grants to state agencies so that local projects could be completed with the help of unemployed workers. In Washington, the WERA oversaw numerous construction and development projects, including the construction of the Montlake playfield field house and the Montlake Community Clubhouse. Along with construction projects, the WERA oversaw a variety of state studies, including those that tested the amount of Vitamin C in Washington apples, or investigated new uses for fish industry byproducts (UW Special Collections 2016b).

The blueprints for the south wing of Guthrie Annex 1 define it as an office building with a long east–west corridor and offices for supervisors and stenographers on the north wall. To the south, the building included a conference room, storage, and a long counter labeled “vouchers.” The building also included private “interview booths” with a “student training” room near the east wall (WERA n.d.). Some of the most interesting and ornate details were reserved for the two projecting entries on the south elevation, both of which were designed as double swinging doors topped by the existing arches, filled not with wood panels or transoms but with what appear to be bas-relief eagles and

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the initials WERA. Also, the primary entry door was not shielded by a projecting awning or sidelights, but was simply detailed with wood trim and a narrow, simple wood stair. The building's gabled vents were small, arched, and louvered. Windows on the primary façade were paired with wood flower boxes. Other decorative details included a copper lip at the cornice line (WERA n.d.)

The Great Depression also led to a new use for the north wing, which was associated with the WPA and was called the "W.P.A. building" for a brief time on maps of the campus (Jones 1940). The WPA, like the WERA, was a publicly funded relief agency that was founded by President Franklin D. Roosevelt in 1933 to counter the effects of the Great Depression. While the WPA primarily employed local labor on construction, grading, and road building projects, it also employed artists, writers, and white collar workers. In Seattle, key projects included work on the city's expansive parks and boulevard system, Bureau of Reclamation Projects, forestry work, and the construction of housing including the Yesler Terrace Housing Project (Seattle Times 1935; Wilma 2002).

By the 1940s, World War II again led to the repurposing of the building. According to annotated versions of the original 1918 blueprints, today's Guthrie Annex 1 was at least considered for a new art workshop in 1942. The notations are minor, and it is not clear if the building was renovated or simply repurposed, in whole or in part (UW 1918).

In 1955, the buildings were altered once more for the Graduate School of Social Work. The south wing was renovated and received a new projecting awning over its east entry, which included an expanded entry door flanked by Masonite panels. The building's louvered vents in the gables were also expanded and enlarged. At that time, the building was known briefly as "Social Work Hall" (UW DBG 1955). By 1958, interior additions and alterations reconfigured a small number of rooms (UW DBG 1958). While the School of Social Work was housed in Eagleson Hall, north of the Guthrie Annex, it made use of this building and other annexed buildings on campus during this period of growth.

The Graduate School of Social Work, a division of the Graduate School of the University, grew into the School of Social Work in 1958. The School of Social Work trained students for professional positions in public and private agencies that served the community (School of Social Work 1958). Offering first undergraduate and Master's degrees, the school accepted its first doctoral students in 1975. According the department bulletin of 1977, the field of social welfare and the occupation of social work were growing in popularity at this time due to a number of societal factors, including:

...a dramatic upsurge in our time of societal discord and individual discontent. Students are particularly sensitive to such social problems as the persistence of poverty; racial and sexual discrimination and social equality; the indifference and inaccessibility of large social organizations (including, occasionally, social welfare organizations); the aims of child rearing, child protection, and out-of-home child care; the spread of crime and delinquency, the loneliness of the aged" [School of Social Work 1977].

By 1971, during the next phase of the building's evolution, it was labeled the Psychology Service Center, and its rooms were repurposed to serve as therapy, group therapy, child therapy, and research labs, as well as offices. Alterations included improvements to systems and new wall and floor treatments. The UW added a wood porch on the building's southwest corner (Bryston 1971).

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It is not clear when the UW constructed the addition that linked the two buildings, but its modern style suggests that it was constructed in the 1960s or 1970s. The building retained its general layout from this period forward, although the building has been updated periodically with the replacement of carpeting and other floor treatments, and small alterations like the addition of a coat closet, which took place in the 1990s.

Architectural Significance

The building includes two wings constructed at different times. One was constructed in a utilitarian style in wood in a simple plan for hasty construction on behalf of the U. S. Navy during World War I. It was likely meant to serve as a temporary building. The other was constructed in a very modest Late Romanesque Revival style during the Great Depression. The classically inspired south wing was designed with substantial ornament, including bas relief eagles placed in the semicircular arches above the building's projecting entries and copper at the cornice, although it is not clear that these ornamental details were ever added. The two wings have been linked by a later addition that is distinctly modern.

Were the two buildings distinct and separate entities, they could be evaluated separately. However, as a single building, Guthrie Annex 1 cannot be considered a distinct or significant example of any particular type or style due to its incongruous design, materials, and massing. It is not the work of a master and does not possess high artistic qualities.

Integrity

The building lacks integrity of location, setting, design, materials, workmanship, feeling, and association. The north wing has been moved and is now separated from its original context. The original building has also been altered by additions to the south, which have greatly impacted its integrity of design. While the original building retains some of its original materials, alterations to the porch, the entry, and to its south façade, where the 1934 addition is located, have diminished its integrity of materials and workmanship. Changes to the building's use, its removal from the south campus, and its link to the south wing have further diminished its integrity of feeling and association.

Associations with Historic Events or Cultural, Political or Economic Heritage

The two wings of the building are associated with a number of significant historic events, although these associations have been minimally documented in archival records. The north wing is associated with the UW's training efforts during World War I and likely served militiamen, enlisted men, staff, and others devoted to the War Effort between 1918 and 1920. Since the construction of the southern addition, the building has been associated with two important government programs launched during the Great Depression: the WPA and WERA, although it is unclear what role the building played. It was not, for instance, the state headquarters of the WPA, which was located at the Alaska Building in Seattle. It is more likely that the building was one of a number of regional offices within the city of Seattle for each of these agencies. The WERA and WPA were significant relief programs that were responsible for protecting local families during a period of extreme economic turmoil by offering work and other economic relief.

The building has since been used for both the School of Social Work and the Department of Psychology. While the building has likely hosted important researchers, staff, and students, both the School of Social Work and the Department of Psychology are primarily located in other buildings on campus. These auxiliary buildings served a more fluid purpose, housing programs, clinics, and offices as needed.



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Associations with Historic Persons

The building is not known to be closely associated with any single individual significant to the history of the campus, city, state, or nation.

NRHP Evaluation

HRA recommends Guthrie Annex 1 is significant to the NRHP under Criterion A for its association with the U.S. Naval Training Camp (1918) and, later, its association with Seattle's local relief efforts during the Great Depression (1934). The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends Guthrie Annex 1 is not significant under Criterion B. HRA also recommends Guthrie Annex 1 not significant under Criterion C, as the building was constructed in two periods and cannot be considered a distinct or significant example of any particular type or style of architecture. Furthermore, Guthrie Annex 1 was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

Buildings that have been moved are rarely eligible for listing in the NRHP, as moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events or persons. However, a property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value; or it is the surviving property most importantly associated with a historic person or event; or if the property was moved prior to its period of significance. Guthrie Annex 1 was moved ca. 1920. The north wing of Guthrie Annex 1 is associated with the U.S. Naval Training Camp (1918), and other portions of the building, including the 1934 addition, are associated with Seattle's local relief efforts during the Great Depression (1934). However, archival research did not reveal that the building had a documented association with any specific historic event related to either the camp or the relief efforts sufficient to be the most important resource associated with either trend.

Further, to be eligible for listing in the NRHP, a building must be determined to both have significance and retain the integrity to convey that significance. While Guthrie Annex 1 is loosely significant under Criterion A, the building has an irretrievable loss of integrity and is no longer able to convey this significance.

As noted in National Register of Historic Places Bulletin 15, the test of integrity is to ask if the building would be recognized by one of its historical contemporaries. HRA recommends that moving the north wing to a new location, adding a 1934 addition in a different style, and later alterations to the building's exterior and interior, which resemble an office building rather than a hospital ward, has rendered it unrecognizable to a historical contemporary of either the 1910s or 1930s.

Due to a lack of integrity and an inability to convey historic significance under Criterion A, HRA recommends that Guthrie Annex 1 is not eligible for listing in the NRHP.

Physical description:

Guthrie Annex 1 sits east of 15th Ave. NE between NE Pacific St. and NE 40th St. Located just east of the traditional western boundary of the UW campus, the building sits on a rise east of 15th Ave. NE and is surrounded on its southwest corner by a concrete retaining wall that forms the northern boundary of an underground parking garage. As noted above, Guthrie Annex 1 is the southernmost building in an L-shaped collection of

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one- to two-story buildings dwarfed by larger and taller buildings to the south and east, including the Physics/Astronomy Building, Guthrie Hall, and Architecture Hall. Guthrie Annex 1 faces toward the central campus on a grassy lawn crossed by concrete sidewalks. Mature plantings and a walkway wrap the building's southeast corner.

Guthrie Annex 1 includes two connected single-story wings: a rectangular, front-gabled wing facing east with two secondary, projecting entries on the south elevation and a parallel crossed-gable wing to the north that also faces east. These buildings are connected by a modest single-story addition.

The building's northern wing dates to 1918 and is front-gabled with a crossing side-gabled mass on the east end. Original plans indicate that it was constructed on a post and pier foundation (Gregory 1918a) but the building presently sits atop a foundation of concrete block. It is clad in drop siding and is topped by a compositional roof with projecting eaves supported by simple wood brackets. The east facing façade features a porch and a projecting gabled porch roof with board and batten in the gable. It is supported by pairs of wood posts with flared caps. A simple wood balustrade runs the length of the porch, which is approached by a stair on the north. The building's central entry door is topped by a blind transom window. The door is flanked by two pairs of six-over-six, wood-sash windows. Secondary elevations are consistent with the primary façade, featuring six-over-six, wood-sash windows alone or in pairs. The west elevation includes evidence of a former exterior window that has been removed and sealed with wood boards.

Guthrie Annex 1's southern wing dates to 1934 and sits on a concrete foundation, is clad in horizontal boards, and is topped by a compositional roof. The wing's primary façade includes an arched, projecting, gabled canopy over a concrete walkway to the entry door and stoop. The building's primary entry door is flanked by blind sidelights and topped by a blind transom. Two windows are located to the south of the entry and one to the north. Flanking windows are double-hung, wood-sash windows with eight lights in the upper sash and twelve lights in the lower sash. The roofline includes a minimal eave with a thin barge board and eave returns that wrap the corners. A large vent is located in the building's front-facing gable.

The building's southern elevation faces a downslope. A stair is located within the southern retaining wall and is approachable from 15th Ave. NE. The retaining wall screens a walkway along the building's south elevation and meets a wood railing that surrounds a small wood deck at the building's southwest corner. This elevation includes two projecting gabled entries. The eastern entry has been enclosed and features a large vinyl framed window with internal vinyl grids set into a blind arch trimmed in wood. The western projection includes an identical blind arch filled with an entry door and single sidelight. The projections each feature wood "quoins" on the corners. Between the projections are four identical, wood-trimmed, vinyl-framed windows. The building's west elevation faces 15th Ave. NE but is somewhat obscured by mature foliage planted in a concrete planter at the sidewalk (Figure 5-5). It includes two pairs of wood-framed, eight-over-twelve windows and a large vent in the gable. The building's north elevation, while partly obscured by the addition, also includes original wood-framed windows and ornamental details including eave returns at the cornice line.

The modern addition that links the two wings is a single story tall with shallow windows below the eave, T1-11 or panel siding and a single door.



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Interior

The interiors of the building's two wings are finished in modern materials, including contemporary carpets, dropped ceilings, fluorescent lights, and walls with wooden chair rails. The north wing features a single double-loaded corridor with offices to the north and south. The addition that links the north wing to the south wing includes a stair to the partial basement on the north wing.

The south wing includes two double-loaded corridors running east and west with offices lining exterior walls and located in a central block.

Bibliography:

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University of Washington Board of Regents

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University of Washington Department of Buildings and Grounds (UW DBG)

1955 Social Work Hall. On file at the University of Washington Facilities Information Library, Seattle, Washington.

1958 Social Work Hall. On file at the University of Washington Facilities Information Library, Seattle, Washington.

Historic Property Report

Historic Name: University of Washington: Guthrie Annex 2

Property ID: 708126

Location





Address: 15th Ave NE, Seattle, Washington, USA

GeographicAreas: King,Seattle,King County,T25R04E16,SEATTLE NORTH Quadrangle

Information

Construction Dates:

Construction Type	Year	Circa
Built Date	1918	
Remodel	1925	

Number of stories: N/A

Historic Use:

Category	Subcategory
Education	Education - College

Historic Context: Architecture, Military



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Architect/Engineer:

Category	Name or Company
Builder	U. S. Navy: Puget Sound Navy Yard



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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
041212-22-NPS, NPS, SR 520 Bridge Replacement and MOA for Bryant Site 6(f)			
2016-10-07625, UW, University of Washington Population Health Facility	10/28/2016	Not Determined	



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Photos



DSC07664.JPG



DSC07887.JPG



DSC07899.JPG



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Inventory Details - 10/28/2016

Common name: University of Washington: Guthrie Annex 2
Date recorded: 10/28/2016
Field Recorder: Chrisanne Beckner
Field Site number: 22C2
SHPO Determination Not Determined

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Utilitarian
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition
Cladding	Wood - Drop Siding
Roof Type	Gable - Cross
Plan	T-Shape

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: Guthrie Annex 2 has a mysterious early history, and archival sources differ as to its original use. According to the 2003 UW Campus Master Plan, the building was constructed in 1918. The Pacific Coast Architecture Database (PCAD) claims that the building was constructed for the U.S. Naval Training Camp and served as the Extension Division Building from 1918 to 1925, and that it then served as the Pharmacy Building until 1937. According to a 1930 Sanborn map, Guthrie Annex 2 was known as the Nursing Education Building at that time and was located on its present site, suggesting that it was moved between roughly 1925 and 1930 (Sanborn 1930). A chronology prepared by the UW Library's Special Collections notes that the Nursing Education Building was erected in 1918 as the former Naval Aviation Laboratory for the U.S. Naval Training Camp. This source claims that the building was then renamed the Health Services Building until 1937 (UW Alumni Association 1941; UW Special Collections 2016). The UW maintains a library of architectural plans and drawings. However, no plans appear in the Facilities Library for

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either the Extension Division Building, nor the Naval Aviation Laboratory, nor the Nursing Education Building, nor the Health Services building, obscuring the building's history prior to the 1950s.

The building includes features similar to the north wing of Guthrie Annex 1, suggesting that it was, in fact, constructed as part of the U.S. Naval Training Camp in the south campus and then moved to the central campus. Campus maps continue to refer to the building as "Nursing Education" through 1946 (UW 1946). By 1950, the building was labeled in the campus bulletin as the "Nursery School" and a playground and sandbox were located between Guthrie Annexes 1 and 2, suggesting that the building was renovated specifically for research into childhood and play (UW 1950). Also in the 1950s, microphones and receivers were added to second-story offices, along with three one-way glass windows, so that researchers could observe children at play (UW DBG 1954).

Known as the Gatzert Institute for Child Development by 1962, the building continued to feature labs for observation and research in its first floor nursery school. The building was, at that time, named after the pioneering Seattle couple, Bailey and Babette Gatzert, who came to Seattle in 1869 and, as generous benefactors, founded the city's first kindergarten and established a children's fund at the UW (Jewish Genealogical Society 2016).

By 1971, the building was known as Psychology Annex 2, and the architectural and engineering firm Dudley and Ekness drew up plans to move an internal stair, replace exterior doors and sidelights, and make some minor interior changes to the many rooms labeled "laboratory" on the first floor. The second floor was entirely devoted to offices, with a conference room and library at the northeast corner (Dudley and Ekness 1971). Later in the 1970s, the building would become the home of the Robinson Center for Young Scholars.

Hal Robinson, a professor of developmental psychology, joined the UW staff in 1969, seven years before he and his wife Nancy Robinson co-authored an influential book, *The Mentally Retarded Child: A Psychological Approach*. In 1977, Dr. Robinson created the Early Entrance Program in Guthrie Annex 2 at the UW, which allowed a small number of intellectually advanced middle-school students to accelerate into post-secondary education on the UW campus. In 1978, Robinson was featured in local news stories asking parents to bring even younger children to the UW. He invited gifted preschoolers for enrollment in a "model preschool program" as part of long term study "of children with advanced intellectual abilities" (Seattle Times 1978). The UW's program has been the subject of many studies on the effects of accelerated learning. When Dr. Robinson died, his wife Nancy Robinson continued on as director of the program (Seattle Times 1982). Today, Guthrie Annex 2 is home to the Robinson Center for Young Scholars, which helps exceptionally talented young students bypass high school and transition to college, where they can work with their intellectual peers with help from the Early Entrance Program staff. Research on their achievement levels, social development, and overall happiness continues.

Architectural Significance

Guthrie Annex 2 is a two-story, utilitarian frame building with minimal architectural ornament. The building appears to feature a design and materials similar to those on the north wing of Guthrie Annex 1, including drop wood siding, double-hung, wood sash windows and a projecting porch. The building appears to date from the same period as

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buildings constructed on behalf of the U.S. Naval Training Camp and to be constructed as a simple, economical, and possibly temporary building.

Both the north wing of Guthrie Annexes 1 and 2 are constructed in a modest, utilitarian style that separates them from other construction projects on campus. They do not feature any details of the Collegiate Gothic, although they were constructed within a couple years of the 1915 Bebb & Gould plan that established a style for future construction. They are also constructed of wood, which is perhaps the least durable of construction materials, lending support to the argument that both buildings date from around 1918 and were originally constructed in the south campus area.

HRA recommends that the building is not architecturally significant, as it is intentionally utilitarian and simple in design and style. It is not an excellent example of its type, or the work of a master, and does not possess high artistic qualities.

Integrity

Just as with the neighboring Guthrie Annex 1, Guthrie Annex 2 appears to feature diminished integrity due to its loss of context, as the building appears to have been constructed in the south campus and then moved, after the end of World War I, to a new location. The building appears to retain integrity of design, materials, and workmanship, but lacks integrity of setting, location, feeling, and association.

Associations with Historic Events or Cultural, Political, or Economic Heritage

The building is likely associated with historic events that took place on the UW campus during World War I. If the building was constructed for the Naval Training Camp, it was associated with the UW's efforts to train troops, officers, engineers, nurses, and others to respond during wartime. However, while the building may be associated with these events, archival research has not revealed that this building played a distinct or significant role in the UW's Naval Training Camp. In fact, the building does not appear among plans, maps or other artifacts of the training camp, including a blueprint of the camp drawn by Civil Engineer E. L. Gregory in July 1918 (Gregory 1918).

As a research lab in the late twentieth century, the building has hosted important researchers, including Hal and Nancy Robinson and other researchers and therapists who have studied childhood development and early university enrollment, but the majority of this research appears to have taken place since the late 1970s and not within the historic-period. The Guthrie Annex 2 may have played a role in the development of good research on the intellectual development of children, but it is not historically significant or eligible for listing in the NRHP under Criterion A for this association.

Associations with Historic Persons

While many of the UW's staff, professors, and students have made significant contributions to their fields, Guthrie Annex 2 is not known to be associated with a particular person important in the history of the campus, the city, state, or nation, with, perhaps, the exception of Hal and Nancy Robinson, who did appear to complete some of their most important work with young scholars at Guthrie Annex 2 in the 1970s, 1980s, and beyond. However, these associations are recent and not of the historic-period. As such, the building does not gain historic importance from this association. The Robinson Center for Young Scholars is an innovative and exciting program. However, it was founded within the last 40 years and does not grant particular distinction to the building itself.

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HRA recommends that Guthrie Annex 2 is not significant for its documented associations with particular historic persons.

NRHP Evaluation

HRA recommends that Guthrie Annex 2 is not significant to the NRHP under Criterion A. Though the building was likely associated with historic events that took place on the UW campus during World War I, archival research has not revealed that this building played a distinct or significant role in the UW's Naval Training Camp; furthermore, it was not included in the original plans and blueprint for the camp, indicating it served an ancillary service. The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends Guthrie Annex 2 is not significant under Criterion B. HRA also recommends Guthrie Annex 2 not significant under Criterion C, as the building is intentionally utilitarian and simple in design and style. It is not an excellent example of its type, or the work of a master, and does not possess high artistic qualities. Furthermore, Guthrie Annex 2 was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

Buildings that have been moved are rarely eligible for listing in the NRHP, as moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events or persons. However, a property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value; or it is the surviving property most importantly associated with a historic person or event; or if the property was moved prior to its period of significance. However, as noted above, archival research did not reveal that the building had a documented association with any specific historic event related to the Naval camp sufficient to be the most important resource associated with the camp. Guthrie Annex 2 does not appear to be significant under any criteria for eligibility, and suffers from a loss of integrity of setting, location, feeling and association.

Due to a lack of significance and loss of integrity, HRA recommends that Guthrie Annex 2 is not eligible for listing in the NRHP.



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Physical description:

Guthrie Annex 2 is a cross-gabled, two-story building north of Guthrie Annex 1. The building's wide primary façade faces east toward Asotin Place NE. The building sits on a concrete foundation and is clad in horizontal wood boards, with a skirt of vertical boards around the foundation. The building is topped by a compositional roof with modest eaves and visible rafter tails, along with simple brackets in the gables.

The building's primary façade includes a porch along the central bay of the building. The porch shelters under a shed roof supported by simple square posts and is approached by a wide central stair as well as an access ramp that runs along the southern edge of the porch. The central entry door is paired with a sidelight to the south, a portion of which has been sealed by a wood panel. Windows on the upper and lower floors are six-over-two, wood-sash windows either alone, in pairs, or in a ribbon of four with thick muntins. One pair of windows north of the entry door has been sealed with wood panels.

The building's northern elevation faces a gravel parking lot with grass to the west. The elevation features a small three-sided stoop, an entry door, and a three-sided canopy over the stoop supported by simple metal pipe supports. A ribbon of five six-over-two, wood-sash windows are located above the stoop. To the west, some large windows are single light with transoms above. To the west, on the building's crossing mass, the north elevation features two additional entries, one on each floor, with an exterior wood stair with simple wood railing. Windows on the first and second floor are six-over-two, wood-sash windows. The west elevation, while somewhat obscured by a retaining wall and mature foliage between the building and the sidewalk, is consistent, featuring the same large vent in the gable, and consistent fenestration. The building's south elevation also includes an exterior wood stair to a second-floor entry, and, below that, an oriel window with a tripartite wood-framed window in the south facing wall. A three-sided stoop and canopy are tucked into the corner formed by the crossing gabled masses. Windows are generally consistent in type, with the exception of a single large 24-light fixed window on the upper floor.

Interior

The building features large shared rooms as well as small offices on the first floor and a double-loaded corridor from east to west. The second floor appears to be devoted to offices. Finishes appear to be new or recently upgraded on the first floor, with some light wood flooring, some synthetic tile floors, and some carpeted floors. Rooms and corridors include dropped ceilings with recessed fluorescent lights.



Historic Property Report

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Historic Property Report

Architect/Engineer:

Category	Name or Company
Architect	Sproule, John R.
Architect	Raitt, Effie



Historic Property Report

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
041212-22-NPS, NPS, SR 520 Bridge Replacement and MOA for Bryant Site 6(f)			
2016-10-07625, UW, University of Washington Population Health Facility	10/30/2016	Not Determined	

Photos



DSC07931.JPG



DSC07941.JPG



DSC07919.JPG



DSC07924.JPG





Historic Property Report



Original HPI form(s)



Historic Property Report

Inventory Details - 1/1/1900

Common name: Gutherie Hall - UW
Date recorded: 1/1/1900
Field Recorder:
Field Site number:
SHPO Determination Not Determined

Detail Information

Surveyor Opinion

Bibliography: A Guide to Seattle Architecture: 1850 to 1953.



Historic Property Report

Inventory Details - 10/30/2016

Common name: University of Washington: Home Management House
Date recorded: 10/30/2016
Field Recorder: Chrisanne Beckner
Field Site number: 22C3
SHPO Determination Not Determined

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Cross Gable
Roof Type	Varied Roof Lines
Roof Material	Asphalt/Composition
Cladding	Wood - Horizontal Tongue and Groove
Plan	L-Shape

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: Guthrie Annex 3 was built in 1942 to replace the "Practice Cottage" that stood on the site of the AYP's former Women's League Building, which had been constructed for the AYP in 1909. The Masonic Building, also located in this area during the AYP, was demolished in 1922 (PCAD 2016).

Guthrie Annex 3 was designed by John R. Sproule, who studied at the UW, interning with well-known local modern architects Paul Thiry and J. Lister Holmes. Sproule graduated from the UW in 1934 and went on to master the International Style, constructing geometrically complex residences, including his own in the Laurelhurst neighborhood (1936) and the Smith House in Seattle (1936), which was featured in numerous architectural publications, including America's Best Small House (Houser 2016). Sproule would serve in the Scientific Research & Development program at Princeton before returning to Seattle in 1948, when he became first an instructor, then assistant professor, and then associate professor in the UW's School of Architecture. Local

Historic Property Report

historian Jeffrey Carl Ochsner refers to Sproule as a “designer of houses in a refined modernist style” (Ochsner 2014:477). The Home Management House is similar to others of Sproule’s design, employing projections and recessions to create a geometrically interesting form that employed walls and doors of glass to bring sunlight and a sense of expansion into the building’s interior spaces, making it an unusually graceful lab for the students of the UW’s Home Economics School.

The School of Home Economics at the UW had its beginnings in 1908, when students could first enter a four-year program to receive a Bachelor of Science in Home Economics. According to Effie Raitt, an early pioneer in the program, the UW’s goal was two-fold: to offer a liberal education upon the basis of pure, applied science, and to provide an opportunity for the scientific study of the home. In 1915, the state legislature voted to fund a \$150,000 Home Economics Hall (today’s Raitt Hall), for the UW, the first building ever to be funded by the state’s general fund. Also in 1915, the UW opened its first practice cottage “for the purpose of extending the training of seniors.” Graduates of the Home Economics programs managed their own family homes in many cases, but also joined the work force as dietitians, directors of college dining halls and residences, teachers, and commercial businesspeople (Raitt 1929; Wills and Bolcer 2014:42). Guthrie Annex 3 was known at the time of its construction in 1942 as the Home Management House, and was a live-in laboratory where students practiced the arts of household management, including everything from entertaining to food preparation and storage, nutrition and diet, and the design and production of textiles. The house operated as a regular part of the Home Economics curriculum from 1944 until 1973, with students staying onsite for a period of weeks to act as managers of the house. In 1977, as social norms changed, the School of Home Economics evolved into the School of Nutritional Sciences and Textiles. In 1982, the school accepted its last students, and the program was terminated in 1984. The building now serves the Department of Psychology and houses offices, the Social Cognitive Development Lab, and the Alcohol and Drug Education Coordinator.

The building was designed to include a single long classroom and laboratory on its single-story north–south leg, which included a washing machine, mangle, and laundry table, as well as storage for cleaning supplies. The remainder of the building was residential in nature, with public rooms on the first floor, including a sitting room in the southwest corner, a living room with marble hearth and projecting glass walls, and a dining room and kitchen to the east. The dining room opened to the covered concrete courtyard on the east elevation through narrow French doors. A central stair led to private rooms above, including student bedrooms that could accommodate two students each, a nursery, and an instructor’s bedroom with south facing balcony.

UW plan sets suggest that few alterations have taken place in the building. The partial basement was renovated in 1969, when ceilings were dropped and new fluorescent lights added. At that time, the washer and dryer were located in the basement (UW PPD 1969). In the 1980s, after the School of Nutritional Sciences and Textiles stopped accepting students, the remainder of the systems that supported the long classroom wing were removed, including gas lines, water lines, and sinks, along with excess cabinets. The single-story wing was renovated as a group therapy room, and offices and observational spaces were established in the residential portion of the building. The offices were reconfigured and renovated over the years, with additional partitions and new finishes, along with additional features like bookcases (UW FMO 1987). The building continues to serve as offices today.

Historic Property Report

In 2003, Courtois and Associates named the Home Management House one of 30 important historic-period buildings and features on the main campus of the UW (Courtois & Associates 2003). DAHP has not yet made a formal determination of eligibility.

Architectural Significance

The building, in spite of alterations and a change of use, remains an excellent example of a unique type, a home management house constructed in the International Style specifically as a practice cottage or home management house for a university program. The building is asymmetrical with expanses of glass and a creative use of geometric shapes, as well as the unified, smooth wall surfaces and unornamented windows and doors that define International Style (McAlester 2014:2015). In defining the style, which was popular between approximately 1920 and 1950, architectural historian Virginia Savage McAlester noted that International style homes were constructed of new materials, including concrete.

Now windows could wrap around building corners. Where interior functions did not require windows, or where privacy was needed, solid windowless expanses of exterior wall were used. Cantilevered projections were possible—sections of roof, balcony, or second stories extending outward and dramatizing the non-supporting nature of the walls—and these were more common on the West Coast... windows were no longer placed in a rigid manner governed by exterior symmetry but related instead to the interior plan or were arranged primarily to create a pleasing façade design. [McAlester 2014:618]

By this definition, the Home Management House was designed to meet the ideals of the International Style, cantilevering the second floor over a concrete courtyard at the southeast corner, wrapping windows around the northeast corner, and allowing large expanses of glass to define the projecting living room, all while providing an asymmetrical form that not only played with the flexibility of spaces but even broke the traditional symmetry of gabled rooflines.

HRA recommends that while the building may be one of many International style homes on the West Coast, few adhere this closely to the tenants of the style, and even fewer were constructed as laboratories for home economics students on college campuses. This building is a significant example of its type, one that was designed by a well-known, local modern architect, and one that remains the only one of its type on the UW campus.

Integrity

The building remains in its original location among buildings of mixed styles, most of which predate it, including Architecture Hall and Guthrie Annexes 1, 2, and 4. It retains integrity of setting and location. The building's exterior appears to be intact and retains excellent integrity of design, materials, and workmanship. The building no longer fulfills its original function and no longer hosts Home Economics students, featuring diminished integrity of feeling and association.

Associations with Historic Events or Cultural, Political or Economic Heritage

The Home Management House is a remaining artifact of the UW's once popular School of Home Economics. While it is not known to be associated with a particular, documented

Historic Property Report

historic event, it is a remnant of an educational program tied closely to the ideals of post-World War II domesticity, and one that speaks to the research, scholarship, and inventiveness that went into making and managing the mid-century modern family home. HRA recommends that the building is particularly well designed for its function and is eligible for listing in the NRHP under Criterion A based on its historic associations with the UW's School of Home Economics.

Associations with Historic Persons

Archival research did not reveal that the building has a documented association with any one particular historic person, with the possible exception of Effie Raitt, who joined the UW faculty in 1912 after completing two degrees at Columbia University and serving as a dietician in hospitals and sanitariums. She served as Chair of Home Economic until her death in 1945, writing regular articles on the work of the program and sharing the school's findings with the community at large through public events and educational programs. However, the building, while associated closely with Raitt's goals for the School of Home Economics, is only loosely associated with the Chair herself, who did not live long enough to program or manage the house. HRA recommends that Guthrie Annex 3 is not eligible for listing in the NRHP under Criterion B, as the Home Management House was only minimally associated with Raitt and her work at the UW.

NRHP Evaluation

HRA recommends that Guthrie Annex 3 is significant to the NRHP under Criterion A for its association with the once popular School of Home Economics, which, unlike other successful departments on campus, was unable to survive changing political and social standards and was disbanded in the 1980s. The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends Guthrie Annex 1 is not significant under Criterion B. While the building is a well-designed International Style building, this style was a popular design aesthetic with many examples which have retained their original use and have not been altered to serve an academic purpose, as Guthrie Annex 3 has; therefore, HRA recommends it not significant under Criterion C. Furthermore, Guthrie Annex 3 was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

The building's integrity of feeling and association are diminished because it no longer fulfills its original function and no longer hosts Home Economics students; however, it retains integrity of location, design, setting, materials, and workmanship, and is able to convey its significance under Criterion A. As such, HRA recommends that Guthrie Annex 3 is eligible for listing in the NRHP in the area of education with a period of significance of 1942 (its date of construction).

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Physical description:

Guthrie Annex 3 is an irregularly shaped two-story, side-gabled building with a single-story, side-gabled wing on the north. It is located at the north end of three Guthrie Annexes and faces Asotin Place from its north and east façades. The building was constructed as the Home Management House for the UW's Home Economics Department. Constructed in 1942, Guthrie Annex 3 is distinctly residential in character, with the exception of its north wing, which features classroom space.

The building's primary façade faces north. It sits on a concrete foundation, is clad in horizontal wood boards, and is topped by a compositional roof. The building's primary entry is on the north elevation, where the two-story and single-story masses meet, and is approached by an access ramp that runs along the east elevation of the single-story wing. A single entry door is paired with a wood-framed sidelight on a slight projection. To the east of the entry, the projection includes a second entry door that is screened from view by wood louvers. The primary building's north elevation includes a mix of wrapping windows with wood-framed casements on the first floor and ribbons of wood-framed casements on the second floor. The building is constructed with a number of projections and recessions. The primary building's north elevation includes a recession at the northeast corner and a corresponding change in the roof line, which, when paired with a deeply recessed, covered courtyard on the south elevation, gives the building the look of off-center building blocks. The concrete courtyard under the southeast corner is accessed from the house through narrow, wood-framed French doors that are paired with floor-to-ceiling wood-framed windows. On the south elevation, a gabled projection in the center of the façade includes an external brick chimney and an office with three walls of wood-framed glass windows. Similar floor-to-ceiling windows and narrow French doors wrap the building's southwest corner. On the southwest corner, the upper-story balcony provides shelter for the lower story. The balcony is screened by wood louvers. Fenestration on the upper story is consistent and includes ribbons of wood-framed casement windows.

The building's northern wing includes a western wall of two-part wood-framed windows that reach up to the projecting eave on the west elevation.

Interior

The building's interior, consisting of private offices, was not publicly accessible, but appeared to include contemporary finishes, including light wood floors, finished walls, dropped ceilings, and fluorescent lights. However, the building's original layout appeared to be generally intact, with bedrooms and public rooms converted to offices but left in their original configurations.



Historic Property Report

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Property ID: 708128

[illegible]

GeographicAreas: King,Seattle,King County,T25R04E16,SEATTLE NORTH Quadrangle

Construction Dates:

Construction Type	Year	Circa
Built Date	1947	

Number of stories: N/A

Historic Use:

Category	Subcategory
Education	Education - College

Historic Context: Architecture, Military



Historic Property Report

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2016-10-07625, UW, University of Washington Population Health Facility	10/30/2016	Not Determined	



Historic Property Report

Photos



DSC07845.JPG



DSC07859.JPG



DSC07851.JPG



3062508.pdf



Historic Property Report

Inventory Details - 10/30/2016

Common name: University of Washington: Guthrie Annex 4
Date recorded: 10/30/2016
Field Recorder: Chrisanne Beckner
Field Site number: 22C4
SHPO Determination Not Determined

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Utilitarian
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition
Cladding	Wood - Drop Siding
Plan	L-Shape

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: Guthrie Annex 4 was built in 1947, according to the 2003 campus master plan, but original plans do not appear in the UW's Facilities Library, and a 1951 photograph of Architecture Hall shows that two buildings, apparently similar in type and style to other buildings from the 1917 U.S. Naval Training Camp, were located along the edges of Architecture Hall at that time. This photograph (attached) provides some clues to the building's unusual construction. The western building is slightly higher than grade, and the building's west elevation faces a gap between the two buildings. It appears that the two buildings were linked by the lobby that exists today along with a shallow interior stair that reaches up to the easternmost wing.

By the 1950s, the building was known as the Safety Division Building and provided space for on-campus police, fire, and all other public safety personnel. As stated by a feature in the Seattle Times, "personnel of the division guard the campus entrances, supervise traffic and parking, and safeguard property and persons using all university facilities"

Historic Property Report

(Seattle Times 1968). According to the article, by 1968, the division chief, Ed O. Kanz, who served from 1950 until his death in 1971, headed up a staff of 70. The building was later known as the Safety Division Building. By 1987, the building had been taken over by the Psychology Department, along with other Guthrie Annexes, and was known as Guthrie Annex 4 (UW Planning and Budgeting:1987). The building appeared to have received few alterations past this point, with the exception of office reconfiguration and changes to the reception area over the years.

Architectural Significance

The building does not appear to be architecturally significant. The building may be a conglomeration of two buildings that were moved to this location sometime after World War I. They closely resemble rectangular buildings that appear in Gregory's map of the U. S. Naval Training Camp. The present building is sided in dropped siding and, unlike the great majority of buildings on campus, is constructed of wood in a simple, modest style and not the Collegiate Gothic or modern style that characterizes other permanent buildings on campus from this era. As an altered frame building that wraps around a wing of Architecture Hall, the building is fairly utilitarian, designed not as an academic hall or a modern icon, but as a simple, possibly temporary, building that housed service personnel for the UW at a time when it was bursting with new students. As with other annexes, the building was constructed in a simple plan, with readily-available materials.

The building does include some ornamental details, primarily evident in the building's configuration, its geometric wall of windows and doors on the entry, its louvered window screens, and the unusual effect of the covered window openings and exterior siding materials within the lobby, all of which appear to be modern modifications. These details, though unusual, are not sufficient to render the building architecturally significant, especially on a campus with many excellent examples of modern architecture, including the neighboring Guthrie Annex 3.

The building's architect is not known, but it does not appear to be the work of a master, and may be another design of Gregory's. It does not possess high artistic value, and is not a distinct or excellent example of a particular type or style. HRA recommends that the building is not eligible for listing in the NRHP under Criterion C.

Integrity

The building appears to feature poor integrity of location and setting, as it was likely moved to this location as two buildings sometime between 1920 and 1950. It features diminished integrity of design, materials, and workmanship, as the original two buildings have been linked and altered. Furthermore, it features reduced integrity of feeling and association, as the building no longer performs its original function but is now a part of the growing complex of buildings that serve researchers from the UW's psychology department.

Associations with Historic Events or Cultural, Political or Economic Heritage

The building may be associated with historic events, as it may have been part of a large campus of U.S. Naval Training Camp buildings serving both the Naval Militia and others training for the war effort. However, archival research has revealed no documented evidence that the building itself has been the site of historic events or was, in fact, moved from the Naval Training Camp. HRA recommends that the building is not significant under Criterion A for its associations with events or elements of our shared heritage, as even if it were significant at one time, it has lost the ability to express its

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significance due to a lack of integrity, most importantly its location.

Associations with Historic Persons

Guthrie Annex 4 is not known to be associated with specific historic persons, possibly with the exception of Ed. O. Kanz. While Chief Kanz managed the safety division throughout the mid-twentieth century, archival research revealed no documented evidence that he was a significant historical figure outside of his own department. HRA recommends that the building is not significant under Criterion B.

NRHP Evaluation

HRA recommends that Guthrie Annex 4 is not significant under Criterion A. The building may be associated with historic events, as its two component parts may have been part of a large campus of U.S. Naval Training Camp buildings. However, research has revealed no documented evidence that the building itself has been the site of historic events or was, in fact, moved from the Naval Training Camp. The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends Guthrie Annex 4 is not significant under Criterion B. HRA also recommends Guthrie Annex 4 not significant under Criterion C, as the building is an altered, frame building (a conglomeration of two buildings) of fairly utilitarian style, constructed in a simple plan. Furthermore, Guthrie Annex 1 was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

Buildings that have been moved are rarely eligible for listing in the NRHP, as moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events or persons. However, a property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value; or it is the surviving property most importantly associated with a historic person or event; or if the property was moved prior to its period of significance. Archival research did not reveal that the building had a documented association with any specific historic event related to the Naval camp sufficient to be the most important resource associated with the camp.

As with the neighboring Guthrie Annex 1 and Guthrie Annex 2, Guthrie Annex 4 has diminished integrity of location and setting due to its loss of context, as it was likely moved from the south campus to this location as two buildings sometime between 1920 and 1950. It features diminished integrity of design, materials, and workmanship, as the original two buildings have been linked and altered. Furthermore, it features reduced integrity of feeling and association, as the building no longer performs its original function but is now a part of the growing complex of buildings that serve researchers from the UW's psychology department. In summation, Guthrie Annex 4 has an irretrievable loss of integrity.

Due to a failure to meet any of the criteria for eligibility and inability to convey significance due to an irretrievable loss of integrity, HRA recommends that Guthrie Annex 4 is not eligible for listing in the NRHP.



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Physical description:

Guthrie Annex 4 is located to the northeast of Guthrie Annexes 1, 2, and 3. It was constructed in 1947 as an L-shaped building that fits around a projecting wing on the neighboring Architecture Hall, the former Fine Arts Pavilion constructed in 1909 for the AYP. Guthrie Annex 4 shares a courtyard with Architecture Hall on its south elevation and faces NE Grant Ln. on the north.

Guthrie Annex 4, the last of the Guthrie Annexes to be constructed, is a single-story building, side-gabled, with a projecting front-facing gable on its northwest corner. It sits on a concrete foundation, is clad in dropped wooded siding with a skirt of vertical boards around the foundation, and is topped by a compositional roof. A shed roof of frosted plastic panels projects to shelter a porch just east of the projecting gable. The porch roof is supported by narrow posts with flared caps and includes a balustrade of plain wood boards. The porch is approached by a shallow stair on the north and by a short access ramp on the east. The front-facing gable also features a projecting shed roof supported by substantial round posts that shelters a concrete pad with concrete and wood bench. The shelter appears to act as a bus stop for those entering or leaving campus from this location. The building's geometric façade includes a large opening with a ribbon of tall windows above two entry doors and a panel of wood louvers flanked by windows. A porch window is also shaded by a screen of wood louvers. Windows on the wide north wall east of the entry include eight-over-eight, wood-sash, double-hung windows.

The building's west elevation includes identical six-over-six windows, and a tall skirt of vertical boards as the ground slopes to the west. The building's south-facing gable includes an external stair flanked by two windows that leads down to a concrete walkway and courtyard shared with Architecture Hall. The long wall of the southern elevation includes projecting eaves over additional entry doors and matching windows.

Interior

The building's interior includes contemporary finishes, including carpeted floors and dropped ceilings with fluorescent lights in corridors and offices. From the entry, a shallow stair leads up to a double-loaded corridor with offices to the east. To the west, the corridor is flat.

One unusual feature of the building is related to its lobby. It appears that the building's entry was constructed sometime after the original building, as exterior siding appears inside the public entry hall. What appears to be a former exterior window has been enclosed.

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University of Washington Planning and Budgeting Department

1987 Guthrie Annex 4, First Floor Plan. On file at the University of Washington Facilities Information Library, Seattle, Washington.



Historic Property Report

Historic Name: University of Washington: Purchasing & Accounting Building

Property ID: 708120

Location



Address: 3917 University Way NE, Seattle, Washington, USA

GeographicAreas: King, Seattle, King County, T25R04E17, SEATTLE NORTH Quadrangle

Information

Construction Dates:

Construction Type	Year	Circa
Built Date	1959	<input type="checkbox"/>
Remodel	1964	<input type="checkbox"/>
Remodel	1982	<input type="checkbox"/>

Number of stories: N/A

Historic Use:

Category	Subcategory
Education	Education - College

Historic Context: Architecture, Commerce



Historic Property Report

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
041212-22-NPS, NPS, SR 520 Bridge Replacement and MOA for Bryant Site 6(f)			
2016-10-07625, UW, University of Washington Population Health Facility	10/30/2016	Not Determined	



Historic Property Report

Photos



DSC07722.JPG



Purch Acctg_1112_5.jpg



Purch Acctg_1112_4.jpg



Purch Acctg_1112_3.jpg



Purch Acctg_1112_2.jpg



Purch Acctg_1112_1.jpg

Historic Property Report



IMG_1376.JPG



DSC07723.JPG



DSC07735.JPG



Historic Property Report

Inventory Details - 10/30/2016

Common name: University of Washington: Purchasing and Accounting Building
Date recorded: 10/30/2016
Field Recorder: Chrisanne Beckner
Field Site number: 37W1
SHPO Determination Not Determined

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - Warehouse
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition
Cladding	Concrete
Plan	Rectangle

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: The architect of the original 1959 building is unknown. According to the King County Assessor, the building at 3917 University Way NE was first constructed in 1959 for the D.R.G. Co. as a sheet metal warehouse. The building was constructed on land previously used for lumber yards and owned by companies including Ranning Lumber Co. and Potlatch Yards, Inc. (King County Assessor 1937–1972; Sanborn 1919). D.R.G. Co. owned the building for only five years. In 1963, the Seattle Times reported that the UW regents authorized the purchase of the warehouse building for \$110,000 and planned to use it “to accommodate university offices requiring public accessibility” (Seattle Times 1963).

The UW acquired the building in 1964. The architectural offices of Ted Bower then prepared plans to renovate the building on behalf of the Purchasing and Accounting Department. Alterations included substantial changes to the fenestration pattern on the building’s primary façade, as well as interior alterations to create separate secretarial offices, data processing offices, a work room, and a separate office for the auditor on the

Historic Property Report

first floor. On the second floor, new plans provided office space for buyers and auditors, as well as a lunch room and inventory and mail storage rooms. Bower further designed the building's reception area, which remains in place today and includes a remnant of a distinctly modern screen of carved wood planks at the split entry as well as a skylight (Bower 1964).

Architect Ted Bower apprenticed at Frank Lloyd Wright's Taliesin Fellowship in the 1940s before traveling and working in Europe and India. According to a bio at www.docomowewa.org: As one of Wright's long term apprentices, Bower played a key role in designing and building several homes at Wright's planned utopian community of Mount Pleasant in upstate New York. Bower also supervised the construction of Frank Lloyd Wright's Weltzheimer House (1949) in Oberlin, OH and the Sol Friedman (1948) House in Pleasantville, NY. [Houser 2016].

Bower arrived in Seattle in 1954 and entered private practice the following year. He would go on to design private residences, apartments, and walkway shelters, in partnership with Wendell Lovett, for the 1962 Seattle World's Fair (Ochsner 2014).

In 1981, the UW made plans to expand the Purchasing and Accounting Building. The firm Ridenour and Cochran prepared plans for a new two-story addition to the south of the existing building, primarily for additional office space. They carried forward exterior design elements like the shallow windows and wooden canopies. The addition was set back from the façade of the original building and included a basement entry on the east elevation (Ridenour and Cochran 1981).

Additional alterations took place in 1985, when the firm Kumata and Associates submitted new plans for small interior alterations and a projecting canopy over the entry on the south elevation. The firm also drew up plans for an access ramp and additional landscaping around the building's southeast corner (Kumata 1985).

Interior renovations took place in the last years of the twentieth century and again in the twenty-first century, but these were limited to interior upgrades to offices and public spaces. Today, the building houses the main offices for campus accounting activities, including Accounts Payable, Purchasing, and Travel (UW Facilities Services 2016).

Architectural Significance

The Purchasing and Accounting Building, constructed as a warehouse in the mid-twentieth century, was designed as a utilitarian building in the modern style with smooth planes and no exterior ornament. Unlike the modern buildings celebrated during the 1950s and 1960s, this building did not display new uses for new materials, explore non-traditional forms, design for quality of life, or express the idealism of modernists working in the subgroups of modern architecture, like New Formalism or the International style. Although the building was renovated by a noted Seattle architectural firm, the renovations were relatively minor and were primarily designed to reuse a utilitarian space as a new office block. As such, the alterations included minor modern touches, including the wood awnings at entries and doors, and did not greatly enhance the distinction of the building.

The building, as constructed, is not a significant example of a particular type or style of architecture. Although the renovated building features some elements of modern design, clear in its rectangular massing, its nearly flat planes, and its uniform materials, including



Historic Property Report

the wood window awnings, the building is not distinct as an example of modern architecture.

Integrity

The building retains poor integrity from its period of construction, was greatly enlarged by an addition, and has been altered by changes in the building's fenestration pattern as well as by changes in use. The building also features poor integrity from the period of its renovation in 1964, as a large addition on the south has obstructed original views from southern windows and has greatly altered the building's massing. While the building retains integrity of location, it does not possess integrity of setting, design, materials, workmanship, feeling, or association.

Associations with Historic Events or Cultural, Political or Economic Heritage

Little archival evidence was found regarding this building's associations with historic events or elements of our shared cultural, political, or economic heritage. While its inhabitants have likely played a consistently important role in the functioning of the campus since 1964, the building is not known to have been the site of specific significant events.

Associations with Historic Persons

As noted above, the building has likely housed UW employees who were integral to the day-to-day workings of the UW's purchasing and accounting departments. However, archival research has failed to establish that the building has a documented association with particular persons significant to the history of the campus, city, state, or nation.

NRHP Evaluation

HRA recommends the Purchasing and Accounting Building is not significant under Criterion A because it is not known to be associated with historic events or elements of our shared cultural, political, or economic heritage. The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends the Purchasing and Accounting Building is not significant under Criterion B. HRA also recommends the building is not eligible under Criterion C, as it is not a significant example of a particular type or style of architecture. Furthermore, the Purchasing and Accounting Building was constructed of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

The building retains poor integrity from its period of construction (1959) and its period of renovation (1964). While the building retains integrity of location, it does not possess integrity of setting, design, materials, workmanship, feeling, or association.

Due to a lack of significance and inability to convey significance should it be present, HRA recommends that Purchasing and Accounting Building is not eligible for listing in the NRHP.



Historic Property Report

Physical description:

The Purchasing and Accounting Building faces east on the 3900 block of University Way NE. The building is surrounded by paved parking on the south and west elevations, with additional buildings to the north. The building's site slopes to the south, allowing for a daylight basement on the 1982 addition. The original Purchasing and Accounting Building was constructed in 1959.

The building was originally constructed as a square rectangular mass, two stories tall, with ribbons of windows across the primary façade. By 1964, according to the King County Assessor, the building had been acquired by the UW and "completely remodeled" for a "purchasing department office" (King County Assessor 1937–1972). In 1981, plans were drawn up for an addition, a rectangular mass also two stories tall atop a daylight basement south of the original building. The original building retains the primary entry on University Way NE. The southern addition, which steps back slightly on the east elevation, includes an entry on the basement level on its south elevation.

The building and its addition sit on a concrete foundation, are of concrete construction, and are topped by flat roofs. The primary mass's east-facing façade is asymmetrical in design, with an off-center, double-height entry of recessed, paired swinging doors with narrow sidelights and glass and aluminum transom windows. The entry is sheltered by a boxed, louvered, wood awning. North of the entry, a single ribbon of windows has been filled with a projecting concrete panel. South of the entry, window openings have been partially enclosed and replaced with smaller pairs of recessed, square awning windows. The second story windows, like the entry, are screened by louvered wood awnings. Secondary north and west elevations include windows in similar patterns with wood awnings on the second floor.

The southern addition is also faced in concrete and includes paired aluminum awning windows on the first and second floors on the east, south, and west elevations. On the addition, the windows are flush with the wall rather than recessed. The top floor's windows include the same louvered wood awnings found on the primary building. The south elevation includes a projecting entry on the southwest corner that is approachable from the parking lot. Aluminum double doors shelter under a wide awning with a square concrete arch that's topped by a gabled standing-seam metal roof. Both the original building and the 1982 addition include small rooftop penthouses to house building systems.

Interior

The original building's interior features a split entry. From the lobby, one enters through an interior, double-height aluminum and glass door leading to a stair heading up to the second floor to the north and down to the first floor on the south. At the top of the north stair is a railing of tapered wood boards. A skylight is located above the stairwell. The building includes offices and hallways that are finished in contemporary materials, including carpeting, modular furniture, and dropped ceilings with fluorescent lights. The building's second floor is designed as a series of double-loaded corridors around an internal box of offices. The first floor includes more open space as well as offices along exterior walls.

The building's addition can also be accessed from the east entry, which includes a stair to the south and was designed to include greater open space.



Historic Property Report

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Historic Property Report

Historic Name: Univesrity of Washington: Behavior Research and Therapy Clinic

Property ID: 44606

Location



Address: 3935 University Way NE, Seattle, WA

GeographicAreas: King County,T25R04E17

Information

Construction Dates:

Construction Type	Year	Circa
Built Date	1930	<input type="checkbox"/>

Number of stories: N/A

Historic Use:

Category	Subcategory
Education	Education - College

Historic Context: Architecture, Commerce



Historic Property Report

Architect/Engineer:

Category	Name or Company
Architect	E. M. Hinshaw



Historic Property Report

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
050598-09-FTA, FTA, METHODOLOGY MEMORANDUM FOR CENTRAL LIGHT RAIL TRANSIT PROJECT	11/2/1998	Determined Eligible	, 7/7/2008
2016-10-07625, UW, University of Washington Population Health Facility	10/25/2016	Not Determined	



Historic Property Report

Photos



DSC07710.JPG



DSC08002.JPG



DSC07713.JPG



Original HPI form(s)



Historic Property Report

Inventory Details - 1/1/1900

Common name:

Date recorded: 1/1/1900

Field Recorder:

Field Site number:

SHPO Determination Not Determined



Historic Property Report

Inventory Details - 11/2/1998

Common name:

Date recorded: 11/2/1998

Field Recorder:

Field Site number:

SHPO Determination Determined Eligible



Historic Property Report

Inventory Details - 10/25/2016

Common name: University of Washington: Behavior Research and Therapy Clinic
Date recorded: 10/25/2016
Field Recorder: Chrisanne Beckner
Field Site number: 37W2
SHPO Determination Not Determined

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition
Cladding	Wood - Shiplap
Plan	Rectangle

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: The building at 3935 University Way NE was constructed in 1931 on land previously used by a series of lumber companies, including the Ranning Lumber Company, which moved to the site in around 1902, and the Columbia Lumber Company, which took over in 1930 under president and general manager William C. Miller.

Columbia Lumber Company was formed in 1925 by William Miller, R. A. Thompson, C. W. Miller, and J. P. McEvoy. The company first acquired Columbia Valley Lumber Company's yards in Kirkland, Lyndon, Ferndale, and Everson. In 1926, it acquired yards in Redmond and Bellevue. In 1927, the company acquired a yard in Seattle and another in Stanwood. The company continued to purchase existing yards throughout the region, acquiring six retail lumber yards in towns including Wenatchee, Cashmere, Mansfield, Dryden and Monitor by May 1928, for a total of 14 lumber yards. According to a story in the Spokesman-Review, "an unusual feature of the new company is that the capital stock is owned largely by the yard managers, employees and their friends. In nearly every

Historic Property Report

instance the yard managers will remain the same” (Spokesman-Review 1928).

When the Columbia Lumber Company purchased the yard at University Way NE, the company renovated existing buildings and constructed an impressive new office at 3935 University Way NE to highlight their products. In the 1930s, the University Way NE outlet was advertised as the purveyors of various wood products including shingles, fir flooring, fence posts, and shiplap (DAHP 1998; Seattle Times 1934).

The building and site were later occupied by a variety of companies, according to the Polk City Directory, including the building contractors Mullan & Strand, who occupied the building in 1943 (Polk 1943). The site was later passed to first the Potlatch Lumber Company and then to the Mauk Seattle Lumber Company (DAHP 1998). The Mauk Seattle Lumber Company moved to a new site at 2940 Fairview Ave. N in 1962, and the longtime lumber yard was acquired by the University of Washington with the existing building intact (Seattle Times 1962).

The building’s use has changed over the years. In the 1960s, the building hosted the Association of Washington Cities and the Bureau of Governmental Research and Services (Polk 1965). The Bureau of Governmental Research and Services was founded in 1934 and served local governments with research into policy, legal, and financial questions, weighing in on social questions around metropolitan government and civil rights issues in the 1960s, according to various stories in the Seattle Times. Since 1969, the organization has operated privately as the Municipal Research and Services Center (MRSC 2016).

By the 1980s, architectural plans referred to the building as the University of Washington’s “Ageing Center” (Kumata 1986). In the 1970s, Carl Eisdorfer was recruited as Chairman of the Department of Psychiatry. He founded a division of Psychogerontology and through partnership with the Department of Medicine’s gerontology program, founded the Institute on Aging at the University (UW Medicine 2012).

Today, the building serves as the Behavior Research and Therapy Clinic and remains much as it was constructed. Few alterations have taken place, except those needed to reconfigure interior office spaces and correct maintenance issues. The building was reroofed, and the electrical system was upgraded in the 1960s. Overhead lighting has been added. In 1988, some repairs were made to exterior boards, new awnings were installed, and window barriers were installed (UW Facilities Services 1988). The Behavioral Research and Therapy Clinics is a research facility under the University’s Psychology Department. The clinic’s staff focuses on developing and evaluating new therapies for people with difficult-to-treat emotional disorders and primarily relies on a cognitive behavioral treatment developed by Dr. Marsha M. Linehan (Behavioral Research and Therapy Clinics 2016).

Architectural Significance

The Behavior Research and Therapy Clinic at 3935 University Way NE is a twentieth-century example of Greek Revival style. The building employs twentieth-century materials, including concrete and wood, to provide a modern interpretation of the temple form, employing bilateral symmetry, Doric columns, Palladian windows with blind arches, and a projecting pediment complete with parapet. The Greek Revival style was not common in the 1930s, and this is a rare example of a Depression-era building constructed with an impressive level of ornament. DAHP found the building eligible for

Historic Property Report

listing in the NRHP under Criterion A and C in July 2008. The building's surveyor noted that "in an area now predominated by the University, the building is one of the few to remain, which relates to the earlier residential, commercial, and industrial uses" (DAHPP 1998).

Archival research failed to confirm the identify E. Hinshaw, although he may be the same E. M. Hinshaw who appears as an architect of office buildings in Whittier, California, in 1917 (American Architect and Architecture 1917) and the architect of a three-story Art Moderne Fraternal Order of the Eagles Building in Wenatchee in 1927 (Woo and Sullivan 2008).

Integrity

The building retains integrity of setting, location, design, materials, workmanship, feeling, and association. While interior alterations have reconfigured the building's layout and added new materials, the building continues to feature its original façade, the most important element of its architectural character. Additions to the exterior, including awnings on upper story windows and bars on lower story windows, are reversible and are not sufficiently incompatible to reduce the building's integrity.

Associations with Historic Events or Cultural, Political or Economic Heritage

The building was constructed by a lumber company on a block in the south end of the University District that once featured a mix of commercial and industrial uses. The Columbia Lumber Company was only one of a number of lumber yards that used both the site and the building during an era of growth in the district, and, as previous surveyors have mentioned, it remains the last remnant of the area's former association with industrial uses. HRA recommends that the building remains significant for its association with the historic industrial heritage of the University District.

Associations with Historic Persons

The building is not known to have documented associations with specific persons important to the history of the campus, city, state, or nation.

NRHP Evaluation

HRA recommends that the Behavior Research and Therapy Clinic building continues to be eligible for listing in the NRHP under Criterion A for its associations with economic and commercial trends in the history of the University District. The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends that it is not significant under Criterion B. HRA recommends that the building continues to be eligible under Criterion C for its associations with important economic and commercial trends in the history of the University District and that because it remains a significant and well-executed example of its type and style. Furthermore, finally, the Behavior Research and Therapy Clinic building was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

The building retains integrity of setting, location, design, materials, workmanship, feeling, and association sufficient to convey its significance. Therefore, HRA concurs that the Behavior Research and Therapy Clinic building is eligible for listing in the NRHP under Criteria A and C.



Historic Property Report

Physical description:

The building at 3935 University Way NE was constructed in 1931 for the Columbia Lumber Company. It sits mid-block, facing east, and is flanked by a small, paved parking lot and the Purchasing and Accounting Building on the south, an alley on the west, and additional buildings on the north.

The one-story building is rectangular and sits atop a partial daylight basement on the sloping south side. The building sits on a concrete foundation, is wood-framed with beveled siding of horizontal wood boards, and was constructed with a flat “tar and gravel” roof with parapet (King County Assessor 1937–1972). The building’s simple rectangular massing is highly ornamented on the primary, east-facing façade, which features a full Greek temple front with a projecting pediment supported by four fluted Doric columns and a cornice with Classical frieze wrapping the façade’s corners. Behind the entablature, the building’s main mass includes a simple, projecting wood cornice and parapet. Concrete stairs approach the central recessed entry, which consists of a wood door with twelve divided lights flanked by sidelights and topped by a semi-circular transom window within a wide, paneled arch with intricate wood trim. Above the entry, the projecting pediment includes a central round window with wood trim. The entry is flanked by two windows. These windows are double-hung, wood-framed, with eight divided lights per sash. Windows are also flanked by vertical sidelights and topped by semi-circular windows in ornamental arches.

The secondary southern elevation is plainer, featuring a basement-level entry near the south east corner flanked by a number of shallow, one-over-one, wood sash windows with no added ornament. Metal bars have been installed on basement level windows, presumably to deter break-ins. On this elevation, the primary floor includes double-hung, wood-sash, one-over-one windows appearing individually or in groups of two or three. These are topped by fabric awnings. The west elevation includes an exterior entrance to the first floor and a concrete porch with metal railing facing the alley, as well as barred windows under fabric sashes.

Interior

The building features offices on its primary floor and on the basement level. Offices line both the north and south walls on the primary floor and a single corridor leads from the entry west to the exterior door on the west elevation. A carpeted stair near the southwest corner lead to the basement level.

The building’s interior offices and hallways are finished in contemporary materials, including carpeting on the first floor and synthetic tiles on the basement level. Both floors feature dropped ceilings and fluorescent lighting.

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Historic Property Report

Historic Name: University of Washington: Stress and Development Lab

Property ID: 708122

Location



Address: 3939 University Way NE, Seattle, Washington, USA

GeographicAreas: King, Seattle, King County, T25R04E17, SEATTLE NORTH Quadrangle

Information

Construction Dates:

Construction Type	Year	Circa
Built Date	1946	<input type="checkbox"/>

Number of stories: N/A

Historic Use:

Category	Subcategory
Education	Education - College

Historic Context: Architecture, Commerce



Historic Property Report

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2016-10-07625, UW, University of Washington Population Health Facility	10/31/2016	Not Determined	



Historic Property Report

Photos



IMG_1393.JPG



DSC07977.JPG



DSC07982.JPG



Historic Property Report

Inventory Details - 10/31/2016

Common name: University of Washington: Stress and Development Lab
Date recorded: 10/31/2016
Field Recorder: Chrisanne Beckner
Field Site number: 37W3
SHPO Determination Not Determined

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition
Cladding	Brick - Stretcher Bond
Structural System	Masonry - Concrete Block
Plan	Square

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: As with other buildings on the 3900 block of University Way NE, the building at 3939 University Way NE predates the UW's 1960s expansion west of 15th Ave. NE. and is a remnant of a former mixed-use block of commercial and industrial buildings.

In 1912, University Plumbing and Heating Co. constructed a wood-framed, single-story building at this location. The building would later be used by Macri, Mullan and Strand, a company that claimed in the Seattle Times to have partnered with W. C. Tait to build enough defense worker housing by 1942 to hold a city population of 10,000 (Seattle Times 1942). In 1946, the original building was demolished and the existing building was constructed for the firm Strand and Sons, General Contractors. Assessor's records note that the building was designed for equipment and inventory control (King County Assessor 1937–1972).

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Strand & Sons was founded around 1930 and is known for having constructed numerous significant buildings on the university campus, including Johnson Hall, designed by John Graham and constructed in 1930; the Administration Building, now known as Gerberding Hall, constructed in 1949 from plans prepared by Victor N. Jones and John T. Jacobsen; an addition to the South Stand at Husky Stadium completed in 1950 and designed by Stoddard and Associates; the Music building, designed by Whitehouse & Price and completed in 1950; and David Thompson Hall, designed by Heath, Gove and Bell and completed in 1951 (Johnson Partnership 2010). According to an obituary of founder Arvid Strand, "other projects included the Green Lake Aquatheater, the Boeing Engineering Building, the Northern Life Building and various elementary and junior high schools (Seattle Times 1959a, 2010; PCAD 2016). By 1954, the firm had changed its name to Strand Incorporated (Johnson Partnership 2010).

By 1959, the building at 3939 University Way NE was in the hands of the Electro Development Corporation, a company founded in 1957 to manufacture airborne instrumentation and power-conversion equipment (Seattle Times 1959b). The company held the building for only a short time, as the UW acquired the building in 1962 (King County Assessor 1937–1972). Seattle City Directories from the 1960s list the building as UW Social Work Annex No. 1.

The UW's School of Social Work had its roots in the UW's Department of Sociology, which began offering a social work program in 1919. In 1934, the UW officially established the Department of Social Work. The program grew in popularity, and by 1958, the UW established the School of Social Work as "an independent professional school with administrative ties to the overall Graduate School" (UW School of Social Work 1977). Offering first undergraduate and Master's degrees, the school accepted its first doctoral students in 1975. According to the department bulletin of 1977, the field of social welfare and the occupation of social work were expanding at this time due to a number of societal factors, including:

"...a dramatic upsurge in our time of societal discord individual discontent. Students are particularly sensitive to such social problems as the persistence of poverty; racial and sexual discrimination and social equality; the indifference and inaccessibility of large social organizations (including, occasionally, social welfare organizations); the aims of child rearing, child protection, and out-of-home child care; the spread of crime and delinquency, the loneliness of the aged" [UW School of Social Work 1977].

While the School of Social Work was generally housed in Eagleson Hall, north of the building at 3939 University Way NE, it made use of this building and other annexed buildings on campus during this period of growth. During its tenure, the School of Social Work did not appear to make many alterations to the buildings, as plans from the 1960s show only that the university added a central receptionist station, painted surfaces, and added a handrail to a ramp that accessed a classroom on the west end of the building (UW Facilities Services 1961). It then added an additional secretary's office near the primary entry door in 1963 (UW Facilities Services 1963). In the late 1960s, the School of Social Work was not the only tenant, as the large west portion of the building had been devoted to use as part of the Drama Department's neighboring scene shop (located at 3941 University Way NE since 1969) (UW Facilities Services 1969). The 40 by 31 foot former classroom in the building's northwest corner has since been reconfigured.

UW documents show that the building also housed additional uses. In 1978, the address 3939 University Way NE is used for the Federal Property Program Manager, an office that

Historic Property Report

assisted in the reuse of excess government property by National Science Foundation grantees (UW 1978). Historic campus maps of this era generally do not provide a name for this building but refer to it only by its address.

In 2013, the building became home to the Stress and Development Lab run by a new faculty member from Boston in the UW's Child Clinical Psychology program. Sharing the building with the drama department, the lab seeks to investigate how childhood stress affects a child's development and to develop strategies for improving outcomes (SDL 2016). Today, the building is identified on campus maps as part of the Behavioral Research and Therapy Clinics.

Architectural Significance

The building at 3939 University Way NE is a single story, square building, employing relatively flat planes absent of excessive ornament. Compared to its neighbor to the south, 3935 University Way NE, the building is distinctly of a different era, one that valued geometric shapes, simplicity in massing, and newer materials, like concrete, aluminum, and plate glass.

Modernism was developed in Europe in the early decades of the twentieth century, and made popular by such architects as Le Corbusier, Ludwig Mies van der Rohe, Gropius, and other practitioners of the International Style. Modernism only became the dominant architectural style in the U.S. after World War II, when architects aspired to create new forms that were economical, rational, and defined by straight lines and flat planes, an idea that would blossom into a number of variations including New Formalism, Brutalism, and others (Hopkins 2014:148; Whiffen 1999:251–255).

As with the Purchasing and Accounting Building detailed above, the building at 3939 University Way NE was constructed as a utilitarian warehouse/office building with large window systems on a relatively unadorned façade. This simple, economical, and rational design was appropriate to the building's use but does not identify this building as a distinct or exceptional example of modern design. The building does not experiment with non-traditional forms or materials, or follow the ideals of the International style or other subgroups. The building's architect is unknown, but the building does not appear to be the work of a master or possess high artistic value.

HRA recommends that the building is not a significant example of its type or style.

Integrity

The building retains integrity of location and setting, as it remains mid-block among buildings of a similar size and massing. The building retains integrity of design, materials, and workmanship, as the exterior of the building remains intact except for the addition of a reflective coating on east-facing windows. The building retains integrity of feeling but not of association, as the building has changed uses.

Associations with Historic Events or Cultural, Political or Economic Heritage

The building is associated with at least one significant company in the history of the UW and Seattle. Strand & Sons, founded by Arvid Strand in roughly 1930, is responsible for constructing some of the key buildings on the UW campus, and for constructing additional significant buildings and structures in the city of Seattle. The firm was housed in 3939 University Way NE from 1946 through the 1950s, a period in which the firm completed some of its most important buildings on the UW campus. The firm and its

Historic Property Report

principals left an enduring legacy on campus.

For the building to be significant for its associations with Strand & Sons, it would have to somehow represent, embody, or be closely associated with the best work the firm produced. HRA recommends that the buildings the firm constructed are more closely associated with the firm's craft than its business offices. Therefore, HRA would recommend that while the building had a historical association with an important company, this building is not as significant for its association with Strand & Sons as, for instance, Gerberding Hall or the Music Building would be, as both these buildings preserve evidence of the firm's technical and artistic skill. Furthermore, the building no longer retains integrity of association, as it was held by Strand and Sons for a short period in the mid-century and has since been a UW building reconfigured to suit university needs. Therefore, HRA recommends that the building is not eligible for listing in local, state, or national registers based on its association with Strand and Sons.

The building was also associated, at least briefly, with the UW School of Social Work and more recently with the UW Psychology Department. The building also retains an association with the Drama Department. However, as an annex to the university's department buildings, HRA recommends that the building at 3939 University Way NE is not significant for these associations.

Associations with Historic Persons

The building at 3939 University Way NE is not known to be associated with specific people important in the history of the campus, city, state, or nation. While particularly talented craftspeople, staff, or students may have used the building as an office, archival research revealed no documented evidence that the building was somehow closely associated with the primary work of any one person.

NRHP Evaluation

HRA recommends the Stress and Development Lab is not significant under Criterion A because it has no significant historic associations. The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends the Stress and Development Lab is not significant under Criterion B. HRA also recommends Stress and Development Lab is not significant under Criterion C, as the building is not a distinct or exceptional example of modern design and does not appear to be the work of a master or well-known architect. While the building is identifiable as a post-World War II modern building, it does not possess the high artistic qualities that would distinguish it from others of its type. Furthermore, the Stress and Development Lab was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

Although the building retains aspects of integrity, there is no area of significance under which to evaluate it as it fails to meet any of the criteria for eligibility. Therefore, HRA recommends the Stress and Development Lab is not eligible for listing in the NRHP.



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Physical description:

This building is rectangular, a single story tall, and flanked by two commercial buildings (3935 University Way NE to the south and 3941 University Way NE to the north). The building at 3939 University Way NE shares its north wall with 3941 University Way NE. Both buildings include primary façades that face east with an alley along the western elevation.

This building was constructed in 1946. It was constructed of concrete block on a concrete foundation and faced with dark red Roman brick. It was constructed with a flat “tar and gravel” roof (King County Assessor 1937–1972).

The building’s primary façade includes an off-center entry door topped by a transom window and paired with a large, 12-light aluminum-framed sidelight to the south. Both the transom above the door and the upper south light appear to be operable while other lights appear to be fixed. This glass and aluminum entry is flanked on the north and south by large nine-light, metal framed windows. Windows are trimmed with projecting brick sills and soldier bricks lintels. The building’s cornice is also made up of a course of soldier bricks. No fenestration is visible on secondary elevations. The building’s west elevation includes an overhead garage door and a single metal swinging door.

Interior

The building includes some offices with modern materials including carpeting, and two skylights in the east half of the building, but the majority of the west half of the building is dedicated to what appears to be a loading bay or storage space for the neighboring drama scene shop. This room is cavernous and utilitarian with unfinished concrete block walls, fluorescent lights, and exposed systems along the ceiling. The building was constructed with a balcony that is accessible from a wood stair along the building’s north wall.



Historic Property Report

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1942 These Federal Housing Projects Represent a City of Over 10,000. *Seattle Times*, December 7, ad.

1959a Rites Set for Arvid Strand, Contractor. *Seattle Times*, June 2, 36.

1959b Tool & Die Maker. *Seattle Times*, January 15, ad.

2010 Ray W. Strand. *Seattle Times*, November 18.

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1961 A3-958. 3939 University Way, Social Work Annex 1, Receptionist enclosure.

1963 A3-1130. 3939 University Way, Social Work Annex 1, Secretarial Office.

1969 A9-1300. Architectural & Mechanical Alterations for Drama Department Scene Shop, 3939 University Way.

University of Washington School of Social Work

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Historic Property Report

Historic Name: University of Washington: Drama Department Scene Shop

Property ID: 708123

Location



Address: 3941 University Way NE, Seattle, Washington, USA

GeographicAreas: King, Seattle, King County, T25R04E17, SEATTLE NORTH Quadrangle

Information

Construction Dates:

Construction Type	Year	Circa
Built Date	1942	<input type="checkbox"/>
Remodel	1962	<input type="checkbox"/>

Number of stories: N/A

Historic Use:

Category	Subcategory
Education	Education - College

Historic Context: Architecture, Commerce



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Architect/Engineer:

Category	Name or Company
Architect	Howard A. Cook



Historic Property Report

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2016-10-07625, UW, University of Washington Population Health Facility	10/28/2016	Not Determined	



Historic Property Report

Photos



IMG_1391.JPG



DSC07981.JPG



DSC07975.JPG



DSC08006.JPG



DSC07675.JPG



Historic Property Report

Inventory Details - 10/28/2016

Common name: University of Washington: Drama Scene Shop
Date recorded: 10/28/2016
Field Recorder: Chrisanne Beckner
Field Site number: 37W4
SHPO Determination Not Determined

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition
Cladding	Brick - Stretcher Bond
Plan	Rectangle

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: Like other buildings on the 3900 block of University Way NE, this building was constructed for a private company, University Plumbing and Heating Company, which had previously been located next door at 3939 University Way NE in a wood-framed building. The company built the one-part commercial block at 3941 University Way NE in 1942 as an office building, with an open shop in the back that included room to receive large deliveries.

While the front was configured for offices, with restrooms in the center of the space, the back room was constructed as an open shop with storage bins lining the north wall, a small balcony near the east end of the shop, and two enclosed rooms labeled "clerk" and "specialties" in the building's northwest corner. The interior walls were constructed with lath and plaster, and the west wall was built with two 15-foot rolling doors on tracks with rollers at the top and bottom (Cook 1941).

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University Plumbing & Heating Company has had a number of names in its long history, according to an online company history. Founded first as the University Plumbing Company by owner and operator G. W. Tibbets, the company operated out of the wood-framed building at 3939 University Way NE. In 1920, the company was purchased by Frank O. Granston, which claimed \$141,000 worth of work in its first full year (and presumably renamed the company University Plumbing & Heating). After the company constructed its new office block in 1942, it was engaged in some high-profile projects, winning the bid to construct the mechanical systems for a new \$410,000 steam plant for King Street Station in 1948 (Seattle Times 1948), and appearing as a contractor in ads for updated Bon Marche (1950), Frederick & Nelson (1950), and Sears (1951) stores. According to an obituary published in the Seattle Times, Granston retired in 1952 (Seattle Times 1958). In 1956, the company incorporated as University Mechanical Contractors, going on to install mechanical systems in such iconic structures as Seattle's 1961 Space Needle. The company is currently located in Mukilteo (University Mechanical Contractors 2016).

According to Assessor's records, the UW acquired the building at 3941 University Way NE between 1964 and 1966 (King County Assessor 1937–1972). At that time, the building was remodeled for the Office of Student Residences, which upgraded the building's electrical and cooling systems, reconfigured some office spaces by enlarging a work room north of the primary entry and adding a storage room to the scene shop area, but otherwise appeared to make few changes to the building (UW Facilities Services 1968).

In 1970, the building was remodeled for the Drama Department, which has been using the building as a scene shop ever since. A small amount of reconfiguration took place—walls were removed to create a larger studio near the building's primary entrance, bathrooms were removed from the shop and added to the building's south wall, a window was enclosed on the building's west wall, and the balcony was expanded slightly and opened up with the removal of partition walls (UW 1970).

The UW Drama Department has a long and illustrious history, having served under the leadership of Glen Hughes, a popular star in Seattle's arts scene since the 1920s. Hughes, who joined the UW in 1919 when the theater department was a young fledgling under the UW English Department, grew the Division of Drama, created in 1930, into the School of Drama in 1940, regularly launching new productions every six weeks. The School offered performances six nights a week for a total of more than 11,000 performances of roughly 600 plays under Hughes's tenure. As noted by historian Cassandra Tate, opening nights were gala affairs that both delighted and educated Seattle audiences, developing generations of enthusiastic theater-goers. In his productive years, Hughes not only mounted plays and trained students, but designed or oversaw the construction of two theaters for the UW: the Showboat Theater (1938), a 220-seat theater housed in a faux paddle wheeler (demolished), and the Penthouse Theater (1940), specifically designed to offer theater-in-the-round, an innovative arena-style seating arrangement that brings the audience into intimate relationship with the stage and the players. Hughes is believed to be one of the earliest to popularize the form of theater-in-the-round (Tate 2002). In the 1940s, the program diversified, attracting faculty like Professor Agnes Haaga, who pioneered a new children's drama program at the University, and puppeteer Aurora Valentinetti. In 1949, the UW acquired the Playhouse Theatre, which has since been renamed the Floyd and Delores Jones Playhouse for former UW faculty who launched it as a private theater in 1930 (Kwiram 1997).

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Hughes resigned as Director of the School of Drama in 1961, shortly before the university expanded to the west and acquired the building at 3941 University Way NE. He was followed at the UW by such influential dramatists as Gregory Falls, who went on to found, in 1965, A Contemporary Theater (ACT) in downtown Seattle (Tate 2002).

The scene shop, which was renovated for the drama department in 1970, has likely played a key role in training students in various elements of stagecraft, providing flexible, utilitarian space for carpentry, metal work, paint, electric, and prop shop activities. The School of Drama's home, however, is located in Hutchinson Hall, making the scene shop a secondary site for the department. Storage for set pieces is located elsewhere, including the UW's warehouses at the SoDo Center, University Village, and the Northlake Building (UW School of Drama 2016a).

Today, the UW School of Drama continues to be a respected institution and one that has fostered and continues to foster practitioners in all areas of theater craft, including stage, costume, history, and criticism. The UW is responsible for educating many of Seattle's most successful theater practitioners and fostering some of its most successful and innovative theater companies, including today's Ethnic Cultural Center (ECC), one of the country's first ethnic theater companies (UW School of Drama 2016b).

Architectural Significance

The building, like its neighbor to the south, is a modest example of the kind of utilitarian modern architecture that characterized commercial construction in the mid-twentieth century. It displays the smooth planes, boxy shape, and low profile of modern commercial blocks, while using only a small number of ornamental details, including a multi-colored brick veneer and glass block around the entry, to give the building an approachable façade. While the building is a recognizable example of modern architecture, it was designed to be a clean, unassuming example of its type, and is similar to many other commercial blocks from the same period.

Architect Howard A. Cook does not appear in biographies of significant Seattle architects, including those prepared by DAHP, Documentation and Conservation of the Modern Movement, Western WA (docomomo-wewa), or architect and architectural historians like Norman J. Johnston and Jeffrey Karl Ochsner. Based on the small amount of detail regarding Cook and his work, along with the modest and utilitarian nature of the building, 3941 University Way NE is not believed to be the work of a master. It is not a distinctive example of its type or style and does not possess high artistic values. HRA recommends that it is not an exceptional example of its type or style.

Integrity

The building appears to feature good integrity of location, setting, design, materials, and workmanship, as well as feeling and association, as it remains among a block of other buildings of similar era, massing, and size. Alterations have been minimal and have primarily been limited to the reconfiguration and updating of materials in interior spaces.

Associations with Historic Events or Cultural, Political or Economic Heritage

This building was constructed relatively late in the historic-period and is not associated with the early years of the University District's development, the original lumber yards, or the original commercial activity of the area. Beginning in 1942, the building served as

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a commercial block and the home of the University Plumbing and Heating Company (aka University Mechanical Contractors), a company that contributed mechanical systems to some significant historic-period buildings and structures in Seattle, including the Space Needle, while located in the existing building. Although the company contributed, as one of many contractors, to the building of iconic architectural buildings and structures, the site of the company's business offices is not believed to be significant as a lasting legacy to their craft and skill. A much more fitting legacy is the Space Needle itself.

The 1962 Seattle World's Fair was a significant historic event, and architectural resources like the Space Needle are significant for their associations with the event. However, the World's Fair and the Space Needle were the result of many contributing contractors. The office buildings and shops loosely associated with the resulting event and are not distinct enough to be individually eligible for listing in the NRHP under Criterion A. The University Way NE building may have been the site of important planning and engineering work, but the resource that best represents the work of a company like University Plumbing & Heating, as well as the other contractors and professionals who collaborated on the project, remains the Space Needle itself. The offices and shop at 3941 University Way NE, therefore, does not maintain significant enough associations with important events like the 1962 world's fair to be individually eligible for listing in the NRHP based on those associations.

As an auxiliary building for the School of Drama, the scene shop may have been the site of creative endeavors like the creation of set pieces, props, or other stage dressing that contributed to UW performances. However, this loose association also fails to distinguish the building as significant for its association with important events in our shared cultural, political, or economic heritage.

Associations with Historic Persons

No specific historic persons are known to have documented associations with the building at 3941 University Way NE either while it was used by University Plumbing and Heating Co. or its associated companies. Although the company's engineers or designers may have played key roles in the design or construction teams for key projects, they were likely members of large teams that collaborated on these projects and not individually significant as historic persons.

Similarly, while the building may have hosted or served as offices for important School of Drama staff or students, the building is not known to be closely associated with the key works of specific people important to the history of the campus, city, state, or nation.

HRA recommends that the building is not significant for its association with historically significant individuals.

NRHP Evaluation

HRA recommends the Drama Scene Shop is not significant to the NRHP under Criterion A. While it has hosted the offices of productive local companies and the scene shop for the School of Drama, it is not significant for these associations. The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends the Drama Scene Shop is not significant under Criterion B. HRA also recommends the Drama Scene Shop is not eligible under Criterion C as it is not a significant example of its type or style. While the building is a relatively intact example of modern commercial architecture, it resembles many others that can be found throughout the Pacific Northwest, employs a common plan and massing, common, easily accessible materials,

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and does not possess the creative elements that defined innovative modern architecture. Furthermore, the Drama Scene Shop was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

Although the building retains aspects of integrity, there is no area of significance under which to evaluate it as it fails to meet any of the criteria for eligibility. Therefore, HRA recommends the Drama Scene Shop is not eligible for listing in the NRHP.

Physical description:

The building is rectangular, a single story tall, and flanked on the south by 3939 University Way NE, with which it shares a wall, and on the north by 3947 University Way NE. The building faces east with an alley to the west. The building was constructed on a concrete foundation, is of frame construction, and is clad in multi-colored brick veneer laid in stretcher courses. According to the King County Assessor, it was constructed with a tar and gravel roof (King County Assessor 1937–1972).

The building's primary façade includes an off-center entry with a single swinging door flanked on the north and south by sidelights of glass block. The southern sidelight is made up of six blocks; the larger northern light is made up of 18 glass blocks. The entry is topped by a lintel of soldier bricks. Windows are industrial, nine-light, metal-framed fixed windows with a single hopper window in the bottom center square. Windows include projecting brick sills and soldier brick lintels.

Secondary north and south elevations are not visible. The building's west elevation includes a single overhead garage door on the alley and a single swinging door.

The building's interior includes offices, a design computer lab, and properties storage at the east end with rooms finished in contemporary materials, including linoleum flooring, dropped ceilings, fluorescent lighting, and some ceramic fixtures that appear to be original, including drinking fountains. The scene shop itself, at the west end of the building, is an open space with exposed systems at the ceiling, built-in wood and metal shelving, and storage. A balcony rings the scene shop's east end and is accessible by a wood stair.



Historic Property Report

Bibliography:

Cook, Howard A.

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University of Washington School of Drama

2016a Scene Shop. Electronic document, <https://drama.washington.edu/facilities/scene-shop>, accessed October 14, 2016.

2016b History. Electronic document, <https://drama.washington.edu/history>, accessed October 13, 2016.



Property ID: 708124

[illegible]

GeographicAreas: King,Seattle,King County,T25R04E17,SEATTLE NORTH Quadrangle

Construction Dates:

Historic Use:

Historic Context: Architecture



Historic Property Report

Architect/Engineer:

Category	Name or Company
Architect	David K. Ernst
Architect	Benjamin F. McAdoo



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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
041212-22-NPS, NPS, SR 520 Bridge Replacement and MOA for Bryant Site 6(f)			
2016-10-07625, UW, University of Washington Population Health Facility	10/30/2016	Not Determined	

Photos



DSC07678.JPG



Ethnic Cultural Th_1323_4.jpg



Ethnic Cultural Th_1323_3.jpg



Ethnic Cultural Th_1323_2.jpg



Ethnic Cultural Th_1323_1.jpg



DSC07693.JPG



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DSC07680.JPG



Historic Property Report

Inventory Details - 10/30/2016

Common name: University of Washington: ECC Theater
Date recorded: 10/30/2016
Field Recorder: Chrisanne Beckner
Field Site number: 37W5
SHPO Determination Not Determined

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - Two-Part Block
Roof Type	Flat with Parapet
Roof Type	Crenellated
Cladding	Concrete - Poured
Structural System	Masonry - Poured Concrete
Plan	Rectangle

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: The primary building at 3940 Brooklyn Ave. NE was constructed in 1912 by the University Plumbing and Heating Company, in the same year they built a small single-story frame building at 3939 University Way NE. Historic photos from the King County Assessor's record show the building painted with signs reading "Richfield Brooklyn Auto Service." Ads in the Seattle Times indicate that the business sold products and provided repairs in their "fully equipped machine shop" (Seattle Times 1917).

The building was acquired by the UW in roughly 1966. In 1968, David K. Ernst, an associate in the Ted Bower architectural firm, drew up a plan to remodel the interior of the building for the architecture department, creating an office in the building's northwest corner with a large seminar room to the south. The east side of the building was devoted to large graphics and design studios (Bower 1968).

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The 1960s and 1970s were an era of social unrest on the UW campus, when issues surrounding the Vietnam War and race relations came to the fore. In 1968, a year in which the UW enrolled only 63 African-American students, 60 UW students from the Black Student Union (BSU) staged a sit-in at the UW President's office, demanding that President Odegaard offer a minority educational program. Two programs emerged from the resulting conversation: the Special Education Opportunity Program and the Ethnic Cultural Center and Theater (UW ECC 2016).

In 1970, President Charles Odegaard appointed Samuel Kelly as the Vice President of the Special Education Opportunity Program, which later grew into the Office of Minority Affairs, where he worked to increase the numbers of underrepresented undergraduate and graduate students at the UW and to prepare them to advance their education on behalf of their communities (BlackPast 2016). According to a historic resources addendum prepared for the ECC originally located west of the theater, "the center was intended to establish a physical location where the four major ethnic groups enrolled in the Educational Outreach Program—African-Americans (BSU), Hispanics (Movimiento Estudiantil Chicano de Aztlan, MECHA), Asians (Coalition for Equality), and Native Americans (American Indian Student Association, AISA)—could develop relationships and understanding of their different backgrounds. It was as well a location where the predominantly white population could learn about their fellow students. [Johnson Partnership 2009]."

In 1971, the UW prepared to construct a new space for its growing population of minority students. The ECC was constructed directly west of the building at 3940 Brooklyn Ave. NE. Designed by Benjamin F. McAdoo in 1971, the ECC was called by the Seattle Times "an innovative facility thought to [be] the first of its type in the nation... will be the hub of minority-student activities and the base from which minorities will interact with the community" (Seattle Times 1971).

The ECC Theater was considered part two of the construction project, and it was planned for the building at 3940 Brooklyn Ave. NE. Also designed by McAdoo, the renovation plan transformed the former auto service station into a theater with a 204-seat performing arts space and an arts and culture museum on the second floor. McAdoo's design opened up the entire first floor of the building, removing partitions and the concrete slab floor, and sealing two rolling doors on the building's west elevation. A theater was constructed inside the existing warehouse, along with the control room. Elevation drawings showed that some elements, like the building's castellated parapet, would remain, while the primary façade would be transformed by the addition of billboards and a painted "Ethnic Theatre Centre" sign near the existing entrance door on the west elevation (McAdoo 1971).

By 1980, the second floor of the theater was being used as a tutorial center, and the University planned to build an addition for the theater building. In 1980, McAdoo prepared plans for an addition to the east, which was distinctly more modern than the original building and included an open-air planter as part of the recessed entry that allowed a tree to grow straight through an opening in the second floor overhang. The design also integrated the building's access ramp into the building's recessed entry, at a time when many access ramps were designed as appendages to existing buildings. The addition, designed as an instructional office, provided space for offices, rooms for tutors, conference rooms, and spaces labeled "reading office" and "writing office" (McAdoo 1980).

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The ECC Theater was used throughout the 1970s and 1980s to increase awareness of all cultures through the performing arts (UW ECC 2016). The theater has historically hosted visiting artists, launched theatrical productions, and acted as the home theater for a troupe known as The Group throughout the early 1980s, a theatrical company that appeared to focus on the production of new plays by emerging playwrights. The building is perhaps more significant for its efforts over the decades to support students of color and create a network for social, political, and educational opportunities, perhaps most importantly on the second floor and in the 1980 instructional center, where students were offered room to collaborate and receive additional support.

Benjamin F. McAdoo was an innovative designer and the first African-American architect to have his own long-term practice in Washington State. He trained first at the University of Southern California, and then transferred to the UW and completed a degree in architecture in 1946. Mixing modernism and regionalism and creating designs with a strong emphasis on the horizontal, exposed structural elements, and large expanses of glass, McAdoo designed more than 400 buildings, including notable residences like his own in Bothell (1958) and the George Hague house in Seattle (1956). A civic leader and an advocate for low-cost housing, McAdoo pursued an architectural career while fighting for social justice, working, for instance, with the U.S. Agency on International Development to promote modular, low-cost housing in Jamaica. After returning to Seattle in 1964, McAdoo worked for the Auburn office of the Public Building Service and oversaw the design and construction of Northwest federal buildings. He also kept up a private practice, receiving his most substantial commissions in the 1960s and 1970s. He went on to design churches, single and multiple-family dwellings, commercial, and institutional buildings in Seattle until his death in 1981. A member of the National Association for the Advancement of Colored People (NAACP), McAdoo served as the president of the Seattle chapter from 1964 to 1968. While the Ethnic Cultural Center Theater remains in place, its sister building, the ECC, was found to be seismically unsafe and demolished and rebuilt in 2011 (Houser 2016b; Ochsner 2014: 328; PCAD 2016). McAdoo also designed substantial renovations for the University of Washington's Gowen Hall, Smith Hall, Raitt Hall, and Kane Hall (Johnson Group 2009).

In 1994, the single-story building on the south elevation of the ECC Theater was renovated as an addition to the neighboring building. Plans prepared by Streeter/Dermanis and Associates removed barriers between the two and renovated the building's exterior with new windows, a cleaned and repointed brick façade, and ornamental rosettes (Streeter/Dermanis 1994). At the same time, the UW replaced wood and aluminum windows on the primary building with insulated aluminum-framed windows.

Architectural Significance

The building is an amalgamation of three distinct masses, each from a different period of its construction and each differing in size and style. While the central theater was designed in 1912 as an automotive shop with little ornament and a symmetrical three-bay façade, the present building, although it retains its original bays, has nearly doubled in size with the modern 1980 addition to the east and the smaller, single-story commercial block to the south.

The original mass is a remnant of the early commercial and industrial uses at the south end of the University District. The building, though minimally ornamented and utilitarian

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in design, may have qualified as a significant example of its type or style before the addition of new masses to the east and south. While additions and renovations can become significant in their own right, neither the 1971 renovation of the primary building, nor the 1980 addition to the south are yet 50 years old. The NRHP generally excludes buildings that have gained significance within the last 50 years unless they are of exceptional importance. While the 1980 addition employs some elements of modern architecture, evidenced, for instance, in the building's creative massing and mixing of interior and exterior spaces, neither the theater nor the 1980 addition is architecturally significant enough to qualify for listing in the NRHP under Criterion Consideration G. The building renovations were designed by a well-known modern architect, and one who's recognized for his work through Seattle: McAdoo was featured as one of Seattle's most influential architects in Jeffrey Carl Ochsner's *Shaping Seattle Architecture* (Ochsner 2014:328). However, the theater and its addition do not compare favorably to other works for which McAdoo is known, including his residential architecture, which is perhaps some of his most successful work. Furthermore, while the building was renovated by a significant local architect, the building was not originally designed by a master architect and rather than feature McAdoo's preference for modern forms and horizontal lines, retains its essential massing from 1912. McAdoo was prolific. Other examples of his work in the regional or modern style are more congruous and indicative of the architect's skill.

HRA recommends that neither the building at 3940 Brooklyn Ave. NE with its addition to the south, nor its addition to the east is significant enough to qualify for listing in the NRHP under Criterion C.

Integrity

The original building has lost a great deal of integrity due to additions and alterations. The building retains integrity of location and setting, as it remains in its original location and at present, remains part of a consistent block of one- and two-story commercial buildings that are presently being used by the UW. However, the 1980 additions, and the building's numerous alterations as it transitioned from a warehouse to a theater and cultural space has diminished the building's integrity of design, materials, workmanship, feeling, and association.

Associations with Historic Events or Cultural, Political or Economic Heritage

Although the building may not be significant for its architectural character, it appears to be significant for other reasons. It was, as noted by the *Seattle Times*, one of the first building complexes of its type: a cultural center and theater on campus that was designed to serve the University's students of color. During the 1960s and 1970s, a period of social unrest, the building complex was an attempt to offer students of color a place to gather and find support. The theater, while the second building in the complex, was essential to the celebration of cultural diversity on campus and remains significant today for its role in the life of the campus, particularly since the original ECC, also designed by McAdoo, was demolished.

Associations with Historic Persons

The ECC and its Theater are associated with key leaders in the minority student movement, many of whom worked, individually and as a group, to advance the educational opportunities at the University of Washington for students of color, including Dr. Samuel Kelly. However, the theater is not as significant for its association with any one person who is distinctly significant in the history of the campus, the city, the state, or

Historic Property Report

nation as it is for its associations with a broad group of students and their collaborative efforts on behalf of social justice, which has left a lasting legacy on the UW and made the UW more welcoming for students of color.

NRHP Evaluation

HRA recommends the Samuel E. Kelly ECC Theater is significant to the NRHP under Criterion A for its associations with historic events and trends, namely a multicultural student movement on the UW campus that sought to more completely integrate students of color into the UW and to offer them academic support and new opportunities to celebrate their cultural diversity. The building is not known to be closely associated with individuals significant in history; therefore, HRA recommends the Samuel E. Kelly ECC Theater is not significant under Criterion B. HRA also recommends the building is not significant under Criterion C as it is not a significant example of a particular architectural type or style, or as an example of McAdoo's work, or as a resource possessing high artistic value under Criterion C. Furthermore, the Samuel E. Kelly ECC Theater was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

The associated ethnic cultural center, which was located to the west of this building, was recently demolished, leaving the ECC Theater as the last building remaining from the 1972 cultural center complex. In spite of reduced integrity, HRA recommends that the building is eligible for listing in the NRHP under Criterion A, from the time of its 1972 renovation, as the last building in what is believed to be one of the earliest campus multicultural centers in the country.

Physical description:

The Samuel E. Kelly ECC Theater sits on the corner of NE 40th St. and Brooklyn Ave. NE and is flanked by a small single-story addition and a paved parking lot to the south, an alley to the east, and new development to the north, including new six-story residence halls across NE 40th St.

The original two-story, rectangular building was constructed in 1912 on a concrete foundation. Constructed of board-formed concrete, the building features prominent pilasters that divide both the north and west elevations into three bays. The pilasters, higher than the surrounding parapet wall, give the roofline a castellated appearance. Behind the parapet, the building was constructed with a flat tar and gravel roof (King County Assessor 1937–1972). Today, the building includes a major 1980 addition to the east. The addition was also constructed on a concrete foundation, but is clad in concrete panels. It is topped by a flat roof without pilasters or parapet. The primary building has also been enlarged to the south by breaking through a common wall to a small, one-part commercial block at 3930 Brooklyn Ave. NE.

The primary mass includes a recessed, canted entry with paired wood doors and a transom window in the central bay of the west elevation. A lighted wood display case is installed opposite the door. Two other recessed areas on the first floor include lighted display cases. On both the west and north elevations, windows on the first floor are single-light, fixed, metal framed windows with slightly projecting concrete sills. On the upper floor, fixed lights are located above metal-framed awning windows.

The building's eastern addition includes a deeply recessed entry on the north elevation. Under a deep overhang is a concrete access ramp, planters, an entry surrounded by



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metal-framed sidelights and transoms, as well as a ribbon of metal-framed floor-to-ceiling windows. The building's overhang is designed around a hollow through which a tree planted near the entry doors continues to grow. The addition includes a second entry at grade on the north elevation. The building's secondary elevations include single or paired metal-framed, fixed windows above awning windows, similar to those found on the primary façade.

Interior

Plans from the 1970s through the 1990s indicate that the building's primary mass was converted to a theater space, with concrete risers on the first floor and a curved stage located in the building's southeast corner, successive rings of seating throughout the bulk of the building, a lobby in the northwest corner, public facilities on the northeast corner, and dressing rooms and company facilities along the southern wall. A tutoring center was located on the second floor with offices ringing the exterior walls and bathrooms and other shared spaces located in the center of the floor.

3930 Brooklyn Ave. NE

On the south end of 3940 Brooklyn Ave. NE is a small, square, single-story building that was constructed independently in 1944. It now appears to be a part of the Samuel E. Kelly ECC Theater at 3940 Brooklyn Ave. NE. The building was constructed on a concrete foundation, and is constructed of concrete block faced with red brick laid in stretcher courses on its primary (west-facing) façade. It is topped by a flat roof. The building's primary facade includes an aluminum door with transom under a glass and metal awning at its northwest corner, and two large windows consisting of eight to twelve large, fixed, metal-framed lights to the south. An eight-light window also appears on the south elevation. Other ornamental details include a projecting belt course, a course of soldier bricks near the cornice line, and rosettes atop the soldier course. Rosettes also ornament the south elevation.



Historic Property Report

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Historic Property Report

Historic Name: University of Washington: Harris Hydraulics Lab

Property ID: 708130

Location



Address: Columbia Rd, Seattle, Washington, USA

GeographicAreas: King, Seattle, King County, T25R04E16, SEATTLE NORTH Quadrangle

Information

Construction Dates:

Construction Type	Year	Circa
Built Date	1920	<input type="checkbox"/>
Addition	1961	<input type="checkbox"/>

Number of stories: N/A

Historic Use:

Category	Subcategory
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Historic Context: Architecture



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Architect/Engineer:

Category	Name or Company
Architect	Bebb & Gould
Architect	Jones & Liddle



Historic Property Report

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
041212-22-NPS, NPS, SR 520 Bridge Replacement and MOA for Bryant Site 6(f)			
2016-10-07625, UW, University of Washington Population Health Facility	10/30/2016	Not Determined	

Photos



IMG_1155.JPG



Property of Museum of History & Industry, Seattle

MOHAI 1986.5.6554.1.jpg



Harris_1186_8.JPG



Harris_1186_7.JPG



Harris_1186_6.JPG



Harris_1186_5.JPG

Historic Property Report



Harris_1186_4.JPG



Harris_1186_3.JPG



Harris_1186_2.JPG



Harris_1186_1.JPG



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IMG_1178.JPG



Historic Property Report



IMG_1145.JPG



Historic Property Report

Inventory Details - 10/30/2016

Common name: University of Washington: Harris Lab
Date recorded: 10/30/2016
Field Recorder: Chrisanne Beckner
Field Site number: 50/51S1
SHPO Determination Not Determined

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition
Cladding	Terra Cotta
Cladding	Brick - Flemish
Plan	Rectangle
Structural System	Masonry - Poured Concrete

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: The original Harris Research Laboratory was constructed in 1920 for \$62,692 based on plans by the local firm, Bebb & Gould, responsible both for the Regents Plan of 1915 and successive revisions for the UW, as well as 18 buildings on campus. At the time, according to the UW website, the Harris Research Laboratory: "boasted the best hydraulics research facilities of any university in the United States. Water and water pressure were originally provided by Geyser Basin, an acre of free water surface 100 feet above the lab floor... Water was conveyed in pipes from the basin to the lab and up through a railing on the edge of the mezzanine balcony, eventually draining to Lake Washington" [UW College of Engineering 2016].

The building's pump room was added at some point between 1920 and 1938, and today, the lab creates the same hydrostatic pressure from a vertical water tank inside the

Historic Property Report

building (UW College of Engineering 2016).

In 1960, the local firm Jones & Liddle prepared plans for the building's expansion. Robert M. Jones was a Tacoma architect who worked for Paul Thiry's architecture firm after graduating from the UW in 1948. In 1957, Jones began to partner with Alan Liddle, and the pair collaborated on a variety of commercial, residential, and educational buildings, including the addition to the Harris Hydraulics Laboratory as well as the Oceanography and Marine Sciences Building (1967) (Houser 2016).

Architectural Significance

The building is essentially two buildings representing two distinct periods and two distinct styles. The original 1920 building is an example of Collegiate Gothic, the dominant style for construction on the UW campus since Carl Gould prepared the campus Regents Plan of 1915. That plan was implemented in pieces beginning under UW President Henry Suzzallo, who would oversee the construction of new building before, during, and after World War I, serving as the UW president from 1915 to 1926.

The Harris Hydraulics Laboratory features many details of the Collegiate Gothic style, using new materials like reinforced concrete to add further solidity to a design that aspired to the look of grand old antiquity. The building features the Gothic, or pointed, arch throughout its fenestration pattern, all entries, and even in the decorative applied ornament on the primary façade. Its flat roof is appropriately surrounded by an ornamented parapet, and the building uses terra cotta, molded plaster, and granite trim to provide a multi-layered ornament.

The addition, while sensitively constructed to honor the original building, is distinctly modern, employing unadorned surfaces, no curving trim or arches, and relying on geometric forms like concrete shade screens and externalized structural columns.

The original building is a good example of its type and style and retains its unique use on campus as an early hydraulics lab. It possesses high artistic value, and is the work of a master architectural firm, Bebb & Gould. However, the original building cannot be evaluated separately, as the large addition to the north has greatly altered the building's design.

Integrity

The original Harris Hydraulics Laboratory is a fine example of Collegiate Gothic architecture and blends well, through color and style, with other larger and more elaborate examples found on the upper campus. However, the addition, while submissive to the original, still affects the integrity of the building's setting, limiting the building's views to the south. The building possesses high integrity of location, materials, workmanship, and association, as it remains on its original site, is generally intact, and retains its original use. The building, however, possesses diminished integrity of design, feeling, and association.

NRHP Evaluation

HRA recommends the Harris Hydraulics Laboratory is not eligible under Criterion A, as the building does not appear to be directly associated with specific events that have made a broad contribution to the history of the campus or the region.

The Hydraulics Laboratory was renamed the Harris Hydraulics Laboratory in 1950 after Charles W. Harris, a UW civil engineering professor from 1906–1951 (Cary 2012:10).

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Harris's "An Engineering Concept of Flow in Pipes" was published in 1950. However, this association with a significant person is commemorative in nature and the building itself is not directly associated with Harris's important achievements. As such, HRA recommends that building is not eligible under Criterion B. Further, HRA recommends that the Harris Hydraulics Laboratory is not significant to the NRHP under Criterion C. It is one of many buildings on the UW campus constructed in the Collegiate Gothic style. Other fully expressed examples include the Suzzallo Library, Roberts Hall, Raitt Hall, Savery Hall, and Miller Hall, all constructed between 1915 and 1925. Therefore, many excellent examples of Bebb & Gould's work in the Collegiate Gothic style remain on the UW campus, and many other buildings of a similar style can be found throughout Washington, including those on the St. Martin's College campus in Lacey, the University of Puget Sound in Tacoma, and on a variety of high school campuses (DAHP 2016). As such, HRA recommends that the Harris Hydraulics Laboratory is not individually eligible for listing in the NRHP under Criterion C, due to the incompatible addition on its south elevation. Finally, the building was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

Although the building retains aspects of integrity, there is no area of significance under which to evaluate it as it fails to meet any of the criteria for eligibility. Therefore, HRA recommends the Harris Hydraulics Laboratory not eligible for listing in the NRHP.

Physical description:

The Harris Hydraulics Laboratory is essentially two buildings, a 1920 rectangular, two-story building over a daylight basement, and an addition to the southwest. The original building faces north, and features elements of the Collegiate Gothic style that characterized most of the construction on campus between the Regents Plan of 1915 and the post-World War II era. It sits on a concrete foundation with stone veneer (Wilkenson sandstone, according to project specifications), and is constructed of reinforced concrete clad in raked brick of reds and pinks laid in a stretcher bond (Bebb & Gould 1920).

Bilaterally symmetrical, the façade features a projecting central bay with corner quoins of terra cotta and an arched parapet at the roofline. Two wood and glass swinging doors are set in a wide Gothic arch with transom. The entry doors are topped by ornamental terra cotta and a tall tripartite, steel-sash window with 12-light sidelights and a central, triple-sash window with a central awning window. Windows include granite sills. The building's cornice includes ornamental plaster tiles and the date "1920" and is topped by an additional ornamental terra cotta panel with Gothic arches flanked by a pair of shields on the parapet wall. The façade's flanking bays include ribbons of three windows on both the top and bottom floors, separated by decorative terra cotta panels. A carved sign near the door reads "Charles W. Harris Hydraulics Laboratory."

The original building's east elevation fronts a red tile courtyard with a concrete parapet wall topped with terra cotta. A stair leads from the courtyard to a secondary entry, a single wood door with Gothic arch and divided lights topped by a transom and set into a deep, arched, terra cotta frame with veneered quoins. The entry is flanked by triple-sash, steel-framed windows. The second story includes a ribbon of three pairs of similar windows with ornamental terra cotta muntins. At the building's southeast corner, the exposed sandstone-veneer foundation is highly visible, as the ground slopes to the south. To the southeast is the building's pump room, connected to the building by an extension of the foundation wall. Two swinging doors set into a recessed arch below the tile

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courtyard access the building's pump room and systems, including piping and concrete troughs. The building's south elevation has been covered by a connecting addition that links the original building to the 1960 addition. However, six windows are still visible on the south wall at the southeast corner. The building's west elevation is similar in style, although it features brick stairs to an entry door on the main floor flanked by 12-light windows. Above these windows is a feature not replicated elsewhere on the building, a panel of Flemish bond brick in diamond patterns that takes the place of additional second-story windows. Other cornice and wall treatments remain consistent on this elevation.

The building's 1960 addition is located south of the original building and is linked to the building by a wide, glass-enclosed stairway that appears to have been installed without the need for alterations or destruction of material on the original building's south wall, with the exception of the removal of one steel-sash window, which is now a door on the second floor. The addition appears to be an early example of New Formalism, constructed as a two-story symmetrical block with smooth wall surfaces of glass and brick, a deep, overhanging eave, and, most significantly, externalized structural members that reach from ground to roofline (DAHP 2016; Whiffen 1999:261). On the building's south elevation, the smooth, brick wall surface of the first floor is topped by a balcony screened by geometric columns of concrete and a cantilevered stair. Single story walls include uninterrupted ribbons of steel-framed windows on the west elevation and a combination of steel-framed windows and overhead garage doors on the east elevation, while the upper floor is clad in brick with narrow, vertical windows beside the supportive columns.

The building's 1960 addition could be said to follow the Secretary of the Interior's Standards for new construction, as it steps back from the original building, is located on the "back," or least significant elevation of the building, and is differentiated from the original by both materials and design. Perhaps more importantly, the original building's south wall remains intact, visible and approachable from the inside of the addition, providing a rare opportunity for a visitor to get up close to the decorative terra cotta and ornamental plaster that defines the building's ornamental style.

Interior

The original building features an entry with terrazzo floors and a wide, central concrete stair that leads up to the second floor and faces the south wall's second-story arched windows. Handrails and newel posts are of carved wood. Other interior finishes include newer carpeting and fluorescent lights, along with wood doors full of divided lights. The addition that joins the two buildings replicates the laddered screen effect used on the south elevation and includes all the exterior ornament of the original building's south façade. In the 1960 addition, pendant lights and visible systems remain in place. The basement laboratory space includes a concrete floor, and numerous and varied work stations, work tables, visible systems and piping, and dropped fluorescent lights.



Historic Property Report

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Historic Property Report

Historic Name: University of Washington: Oceanography Teaching Building

Property ID: 708131

Location



Address: San Juan Rd, Seattle, Washington, USA

GeographicAreas: King, Seattle, King County, T25R04E17, SEATTLE NORTH Quadrangle

Information

Construction Dates:

Construction Type	Year	Circa
Built Date	1969	<input type="checkbox"/>

Number of stories: N/A

Historic Use:

Category	Subcategory
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Historic Context: Education, Architecture



Historic Property Report

Architect/Engineer:

Category	Name or Company
Architect	Jones & Liddle



Historic Property Report

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2016-10-07625, UW, University of Washington Population Health Facility	10/30/2016	Not Determined	



Historic Property Report

Photos



IMG_1229.JPG



IMG_1245.JPG



IMG_1266.JPG



IMG_1263.JPG



Historic Property Report

Inventory Details - 10/30/2016

Common name: University of Washington: Oceanographic Teaching Building
Date recorded: 10/30/2016
Field Recorder: Chrisanne Beckner
Field Site number: 50/51S2
SHPO Determination Not Determined

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	
Roof Type	Gable - Side
Roof Material	Metal - Standing Seam
Cladding	Concrete
Plan	Rectangle

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: Today's School of Oceanography was founded in 1930 as the UW Oceanographic Laboratories. According to the UW website, the school includes the nation's oldest undergraduate program and remains the only oceanography department to offer BAs, MSs, and PhDs.

As noted above, Jones & Liddle had worked on projects for the UW before, having designed the addition to the Harris Hydraulics Laboratory. They completed the Marine Sciences Building in 1967 and designed the Oceanography Teaching Building in 1969, following the same design strategy.

Architectural Significance

The building is brutalist in style, with the look and feel of a monumental structure.

Architectural historian Marcus Whiffen, in describing brutalism, has referred to it as skeletal, "Indeed, brutalist buildings have no skin; this might be described as 'flesh-and-

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bone architecture.” Like the Oceanographic Teaching Building, brutalist buildings are constructed of concrete, and the concrete always remains exposed “and often rough-surfaced, showing the marks of the wooden formwork... structure, most often concrete frame, is also frankly exhibited” (Whiffen 1999:279).

Brutalism is a fairly young offshoot of the modern movement. According to Whiffen, the first brutalist building was a secondary school designed in 1949 in Norfolk by the pair Alison and Peter Smithson. The architect Le Corbusier was the first to employ the strategy of leaving concrete surfaces unfinished so that the very nature of concrete was visible through the evidence of the board forms. In the 1960s, brutalism became what Whiffen refers to as “the most frequent medium of ‘advanced’ architectural expression” (Whiffen 1999:284). According to an essay on the website Documentation and Conservation of the Modern Movement, Western WA (docomomo-wewa.com), style was also a rebellion against past styles, including the corporate glass curtain wall, and a quick and efficient strategy for constructing long-lasting buildings. While the style was considered sculptural and artful in warmer climates, it was less popular in gloomy regions like the Pacific Northwest, where it is almost exclusively found in the design of institutional buildings, including libraries and schools, as well as banks and other commercial enterprises.

The Oceanographic Teaching Building appears to express the brutalist ideal, exposing its internal structure, leaving the evidence of board forms on the surface of the concrete, and creating an impression of heaviness and solidity. However, the building is utilitarian rather than creative in its use of forms. The building does not cast the long deep shadows that are usually associated with the style and does not possess the highly sculptural quality of some of the best brutalist buildings, including, for instance, the Psychology Building at Central Washington University in Ellensburg, or the Recreation Center at the Evergreen State College in Olympia.

HRA recommends that while the building is a recognizable brutalist building, it is not a distinct enough expression of the style to be individually eligible for listing in the NRHP under Criterion C.

Although it was designed by a local team of architects, the building does not appear to be the work of a master and does not possess high artistic values.

Integrity

The building appears to feature integrity of setting and location, as it remains among other modern buildings designed by the same team in the southern campus. It remains relatively intact and retains integrity of design, materials, workmanship, feeling, and association.

NRHP Evaluation

HRA recommends the Oceanography Teaching Building is not eligible under Criterion A, as the building does not appear to be directly associated with specific events that have made a broad contribution to the history of the campus or the region. The Oceanography Teaching Building is not associated with significant persons, and is not eligible under Criterion B. Further, HRA recommends that the building is not eligible for listing in the NRHP for its architectural qualities under Criterion C as it is not a distinct and/or excellent example of its type or style. Finally, the building was built of common and readily available materials and is unlikely to yield information important to the



Historic Property Report

understanding of our past; therefore, HRA recommends it not significant under Criterion D.

Although the building retains aspects of integrity, there is no area of significance under which to evaluate it as it fails to meet any of the criteria for eligibility. Therefore, HRA recommends the Oceanography Teaching Building not eligible for listing in the NRHP.

Physical description:

The Oceanographic Teaching Building is nearly a twin to the Oceanographic Building to the south. Both include a four story central mass lifted high atop a raised concrete platform supported by a massive, battered concrete base visible near the Oceanographic Teaching Building's southeast corner. The building is approached by concrete stairs on the southeast elevation and by a wide concrete ramp on the northeast. The building faces east. It is four stories tall (counting a penthouse for systems) atop a daylight basement level, and is constructed of concrete, and topped by a two-tiered, shallow, side-gabled roof referred to in plans as a "batten seam copper roof" (Liddle & Jones 1967).

The building is rectangular with massive projections flanking the entries on the east and west elevations. The building is modernist, even brutalist, on the exterior, with expansive walls of concrete and ribbons of shallow windows between the horizontal and vertical ribs of an externalized skeleton of concrete supports. The building's primary façade includes a slightly recessed entry of paired wood and glass doors flanked by a symmetrical pair of windows, all under a projecting concrete awning. Above the entry, between the externalized supports is a combination of fixed and operable windows forming a smooth, glass wall. The remainder of the façade features shallow windows and smooth walls of concrete. The north and south elevations include wide central projections and fenestration limited to small oval windows in pairs on each floor, slightly resembling oval portholes. The building's west elevation includes a similar treatment to the east, with the exception of a line of glass-enclosed oriel windows that project from the first floor on the south half of the building. The building's unornamented secondary entry, near the center of the façade, is located on the basement level and is topped by a wall of windows on the first floor and oval ports in pairs on upper floors. Windows vary in height, but form ribbons across each floor.

Interior

The building's interior is surprisingly inviting. Walls are roughened board-formed concrete, and floors are shiny concrete. Concrete forms the exteriors of service counters in the central lobby, but office walls are occasionally curvilinear and faced in wood screens, which provide contrast to the stark concrete. The building's interior stairs are narrow concrete shafts featuring the oval windows found on the building's exterior. The projecting oriel windows include study tables, allowing students at work to face the outdoors on three sides. Offices, corridors, and classrooms employ common wall and floor treatments, including linoleum, dropped ceilings, and recessed fluorescent lights.

Bibliography:

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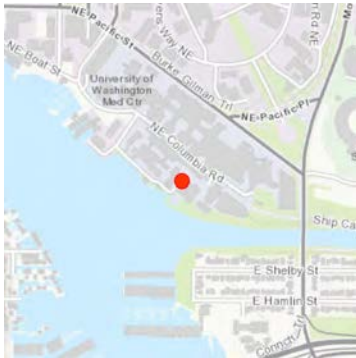


Historic Property Report

Historic Name: University of Washington: Portage Bay Building

Property ID: 708132

Location



Address: 1715 NE Columbia St, Seattle, Washington, USA

GeographicAreas: King, Seattle, King County, T25R04E16, SEATTLE NORTH Quadrangle

Information

Construction Dates:

Construction Type	Year	Circa
Built Date	1951	<input type="checkbox"/>
Addition	1969	<input type="checkbox"/>

Number of stories: N/A

Historic Use:

Category	Subcategory
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Historic Context: Architecture, Education



Historic Property Report

Architect/Engineer:

Category	Name or Company
Architect	Young & Richardson
Architect	Ralph Anderson



Historic Property Report

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2016-10-07625, UW, University of Washington Population Health Facility	10/30/2016	Not Determined	



Historic Property Report

Photos



IMG_1335.JPG



IMG_1307.JPG



IMG_1297.JPG



IMG_1285.JPG



IMG_1283.JPG



Historic Property Report

Inventory Details - 10/30/2016

Common name: University of Washington: Portage Bay Building
Date recorded: 10/30/2016
Field Recorder: Chrisanne Beckner
Field Site number: 50/51S3
SHPO Determination Not Determined

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	
Roof Type	Varied Roof Lines
Roof Material	Asphalt/Composition
Cladding	Concrete
Cladding	Brick - Stretcher Bond
Plan	Irregular

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: The College of Fisheries was established at the UW in 1919 in response to a request from Dr. Hugh McCormich Smith, Commissioner of the U.S. Bureau of Fisheries, who had noted that no college or university had yet taken up the study of fisheries. John Nathan Cobb acted as director of the UW's School of Fisheries from 1919 to his death in 1930. Initially, the school's academic interest was related to the processing of fish, including canning and fisheries management. After Cobb's death, the UW's new president, Dr. Matthew Lyle Spencer sought to dismantle the fisheries department, but relented to student protest. The UW established the Department of Fisheries within the College of Science in 1931 and established the School of Fisheries in 1935. Student enrollment accelerated after the end of World War I. By 1949, enrollment reached more than 180 students and the University committed resources to designing and building the Fisheries Center (BOLA 2015).

Historic Property Report

The original Portage Bay Building was designed by Young and Richardson and constructed in 1951. It has been called “conventionally uninspired” by author and architect Norman J. Johnston (Johnston 2001:133). It was constructed to serve a utilitarian purpose, to house fisheries research and training facilities, as well as the labs of the State Department of Fisheries and Game and the International Fisheries Commission (Seattle Times 1950).

Young and Richardson was a partnership between Stephen Hinley Richardson and Arrigo Mazzucato Young, active between 1941 and 1951, before the firm transitioned into Young, Richardson, Carleton and Detile, a partnership that lasted until 1956. The firm would also design Terry Hall (1953) and Lander Hall (1957), both men’s dorms on campus (Johnston 2001:82; Ochsner 2014:487).

In 1968, Ralph Anderson, who graduated from the UW in 1951, designed the building’s 1968 addition. The addition fit the aesthetic for which Anderson became known, focusing on verticality and incorporating flared cornices while making use of the surrounding water views. He is now recognized as one of the finest practitioners of Northwest Regional style (Houser 2016).

Architectural Significance

The original 1951 Portage Bay Building was designed in a utilitarian modern form with a few references to earlier styles like the streamlined Modern, as expressed in its long, smooth, horizontal wings, its subtle curved wall at the south entrance, its long corridors and stylistically identical facades. While materials like glass block were often associated with the streamlined Moderne and usually found providing “translucency and textural contrast” to buildings in this style, the Portage Bay Building was not a fully expressed example of the form. While it was constructed in association with an industrial program and was appropriate to that use, it did not fully embrace the curves and the more fanciful, nautical details that can be found in good examples of the form (Whiffen 1999:241–242). Young & Richardson, while not included on lists of Seattle’s iconic modern architects, were the designers of other popular buildings that employed some of the same techniques, including the projecting end wall, as on the Seattle Park Board Administration Building, completed in 1950 (Steinbrueck 1953:23). While the 1951 building was described as “conventionally uninspired” by architect Norman J. Johnston, the addition to the east is generally considered a creative, if incongruous, design.

HRA recommends that the Portage Bay Building is a mix of styles and types and fails to distinguish itself as a distinct or excellent example of any one particular type or style. It is not the collective work of a master architect and does not possess high artistic values.

The addition, were it considered independently, could qualify as an example of Northwest Regional Style. However, as it was constructed in 1969 and is not yet 50 years old, it is not individually eligible for the NHRP, as it is more appropriately considered an addition to an existing building and not a distinct entity.

Integrity

The Portage Bay Building retains integrity of location, but features diminished integrity of setting, design, materials, workmanship, feeling, and association. The original building has been altered by the removal of glass block panels and an addition on the east end.

NRHP Evaluation

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HRA recommends the Portage Bay Building is not eligible under Criterion A, as the building does not appear to be directly associated with specific events that have made a broad contribution to the history of the campus or the region. The Portage Bay Building is not associated with significant persons, and is not eligible under Criterion B. Further, HRA recommends that the Portage Bay Building is not eligible for listing in the NRHP under Criterion C as it is not architecturally significant and retains poor integrity from its date of construction. Finally, the building was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

Although the building retains aspects of integrity, there is no area of significance under which to evaluate it as it fails to meet any of the criteria for eligibility. Therefore, HRA recommends the Portage Bay Building not eligible for listing in the NRHP.

Physical description:

What is today known as the Portage Bay Building was first constructed as the Fisheries Center in 1951. An addition was added to the east wing in 1968. The original building, labeled the "Fisheries Center" on project plans, was irregularly shaped with a long east-west wing, and a shorter north-south wing on the east end. The plan was complicated by a projecting rectangular mass on the northwest corner and another on the southeast corner, which partially enclosed the two circular and five rectangular pools of the center's hatchery. The building's second story was connected by a raised concrete ramp to the upper story of the S1 parking garage to the north.

The upper floor of the north elevation includes the main entrance and was the building's primary façade. A brick end wall on the east elevation projects past the building's northeast corner. The entry, directly to the west of that wall, consists of a curving wall of frosted glass block set into a wall of cast stone. Paired aluminum doors with glass transoms and glass sidelights to the west are deeply recessed, and the covered approach includes a brick floor. Original plans depict large panels of glass block to be installed above each window across the wide north elevation; however, today, the openings are enclosed and only a shallow ribbon of aluminum-framed, one-over-two windows remains, topped by a projecting lintel. At the west end of this long wing, a brick-clad, square penthouse sits above the primary entry. The entry is deeply recessed and consists of two pairs of aluminum doors with clear glass transoms and a wall of blue ceramic tiles to the east of the doors. A sign on the tile wall reads "UW Autism Center." To the west of the entry is a projecting, brick-clad, rectangular mass with a wall of four large, deeply recessed windows of 12-lights framed in aluminum and trimmed with cast stone on its west elevation. Recessed from this projecting volume is the main building's west elevation. The land slopes to the south and the building's bottom floor is at grade. The wall surface is cast stone and the first floor includes large blocks of metal-framed windows that each include a group of six eight-light windows. The second floor was designed to match the primary façade with shallow windows topped by glass block, but the glass block panels have been filled. This wing's south elevation is a brick wall with a single tall, narrow window of glass block above a single utilitarian painted metal door with four lights. The building's south and east elevations are also relatively utilitarian. The building's east elevation features smooth concrete surfaces with two pairs of wooden barn doors and a ribbon of 12-light, steel, or aluminum clad windows. Some lights have been fitted with vents. The second story steps back on this elevation and includes a former wall of glass brick that is now filled. The wide south elevation replicates the north with cast brick walls and shallow windows topped with filled panels that were designed for glass brick on the first and second stories. At the long east-west wing's east



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end is a small, single-story projection with a flat roof and steel- or aluminum-framed windows. Entrance doors appear on both the west and south elevations. A retaining wall separates the building from the fish ponds to the south, which are constructed of concrete.

The building's 1969 addition is attached to the eastern wall of the original building and consists of an irregularly-shaped mass that caps the long east-west wing. The addition is constructed of a brick, single-story plinth and a narrower three-story tower on a concrete foundation. The single story base or plinth includes a flaring cornice constructed of progressively wider courses of soldier bricks. On the building's south end, which faces the water, the plinth provides an outdoor courtyard for the northern tower. The plinth, while minimal on the building's east elevation, also provides a courtyard on the building's south elevation, with a parking level entrance on the basement level of the north elevation. On the northern courtyard, the building's recessed, single-story entry is located against the east wall of the original Fisheries Center Building. Brick pilasters flank the recessed entry, which includes two swinging metal doors flanked by two floor-to-ceiling windows. The entry is topped by a flaring brick cornice and a sign that reads, "Institute for Learning and Brain Sciences." West of the single-story entry, the building's three-story tower rises up. It too features a flaring brick cornice, but the unique detail of this building is in its canted windows, which, from the east and west elevations, project and twist until they face south in frames of projecting brick on the second, third, and fourth floors. First-floor windows on the east elevation are recessed and flush, with curving frames of tiered brick. The building's north elevation includes no windows.

Interior

The Portage Bay Building features brick finishes on the interior as well as the exterior. Brick floors, brick walls, and brick-framed openings are found throughout. Even the stairwells are finished in brick. Otherwise, spaces are utilitarian with concrete block walls and vinyl floors, with some louvered wood screens over systems but otherwise piping and electrical are exposed along corridors.

The interior of the Portage Bay Building replicates the blue tiled wall on the exterior near the entry and includes carpeting and concrete block interior walls. Pendant lights are found in public spaces like corridors and the lobby, while dropped fluorescent lights are found in offices.



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Property ID: 708175

A map of the University of Washington Medical Center area in Seattle. The map shows several streets including NE Pacific St, NE Boat St, NE Columbia Rd, NE Pacific Pl, E Shelby St, and E Hamlin St. A red dot is placed on NE Columbia Rd, indicating the location of the study site. The University of Washington Medical Center is labeled on the map.

GeographicAreas: King,Seattle,King County,T25R04E16,SEATTLE NORTH Quadrangle

Construction Dates:

Historic Use:

Historic Context: Architecture



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Architect/Engineer:

Category	Name or Company
Architect	Naramore, Bain, Brady & Johanson (NBBJ)



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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2016-10-07625, UW, University of Washington Population Health Facility	10/31/2016	Not Determined	

Photos



IMG_1139.JPG



South_Campus_Parking_Garage_University_of_Washingt
on_ca_1970.jpg



IMG_1124.JPG



IMG_1133.JPG



IMG_1141.JPG



IMG_1143.JPG



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Inventory Details - 10/31/2016

Common name: University of Washington: South Campus Parking Garage
Date recorded: 10/31/2016
Field Recorder: Chrisanne Beckner
Field Site number: 50/51S4
SHPO Determination Not Determined

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Utilitarian
Roof Type	Flat with Eaves
Roof Material	Asphalt/Composition
Cladding	Concrete
Structural System	Masonry - Poured Concrete
Plan	Irregular

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: The architecture firm Naramore, Bain, Brady & Johnson (NBBJ) designed the South Campus Parking Garage for the UW in 1967, at a time when the south campus was experiencing a period of growth and development. The garage, with its tiered levels, was designed with a modernist emphasis on horizontality and the use of heavy materials like concrete. Its simple, tiered design seemed to step down toward Portage Bay and the University buildings located along the water. According to a 1963 article in the Seattle Times that predated its construction, the parking garage was expected to be the university's first "vertical parking facility" (Seattle Times 1963).

NBBJ has had a long and illustrious career in Washington, beginning with partner Floyd Naramore, who began his work in the Northwest in Oregon, where he served as Architect and Superintendent of Properties for Portland schools beginning in 1912. According to docomomo-wewa, Naramore was hired by the Seattle School Board in 1919. Naramore

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designed more than 30 schools, many in his trademark Georgian Revival style. Naramore resigned in 1932, during the Great Depression, but continued to contribute to projects like UW's Bagley Hall. During World War II and its associated building boom, Naramore partnered with Clifton Brady, and in 1943, added partners William Bain and Perry Johansen. NBBJ would design almost 6,000 units of housing during World War II, and would win numerous high-profile projects, including the UW Health Sciences Building in 1949 (docomomo-wewa 2016).

The parking garage structure has received few significant alterations since its construction, with the exception of an addition on the east end and repairs and upgrades that took place in 1997, when the landscaping and sidewalk plan on the north elevation was altered slightly and new aluminum handrails were installed in some locations, along with minor alterations to planters (Summit Technology 1996). A portion of the upper level of the garage has also been used as the site of temporary, mobile structures. New construction along the structure's east elevation has altered the approach from that direction and obscured the primary view of the structure found in a 1970 photo of the new garage.

Architectural Significance

The South Campus Parking Garage was constructed in a utilitarian, modern style that was responsive to both the surrounding landscape and the surrounding buildings. It was designed by a well-known firm, but the plans are not attributed to one of the partners but rather to staff members with the initials W. B. and D. W. The structure, while attributed to a well-known firm, is not significant when compared to other projects designed by the principal partners, many of which can be found on the UW campus. Furthermore, although the garage was sensitively designed, it is not a particularly distinctive example of its type or style. It employs the wide, flat tiers found in a majority of parking garages and employs minor details like landscaping to soften the severity of the design and the common materials, including concrete and brick veneer. Furthermore, the effect provided by the garage's tiered design has been obscured due to the addition of new construction along its eastern border.

Integrity

The South Campus Parking Garage retains integrity of location, materials, workmanship, and association. However, the addition of new construction along the structure's east elevation has impacted its integrity of setting, design, and feeling.

NRHP Evaluation

HRA recommends that the South Campus Parking Garage (1967) is not eligible to the NRHP under Criterion A. It was among three parking garages built at UW in response to the growing need to accommodate vehicles on campus following the post-WWII period, in which the number of commuting students rose (Confluence 2016). The others were the Padelford Garage (1960), designed by the architecture firm of Walker & McGough of Spokane, and the Central Plaza Garage (1971), designed by the Seattle architectural firm Kirk, Wallace, McKinley, AIA, & Associates. While the post-WWII period was one of obvious growth for the university, specifically in the growth of private automobile usage on campus, the South Campus Parking Garage is not known to be associated with specific historic events or elements of our shared cultural, political, or economic heritage that are sufficient for the structure to rise to a level of individual significance.

There are no known individuals directly associated with the South Campus Parking



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Garage who made a significant impact on the campus, city, state, or nation. As such, HRA recommends the South Campus Parking Garage is not significant under Criterion B.

The South Campus Parking Garage does not appear to be a significant example of its type or style on the UW campus. The Padelford Garage is similar in that it is a poured-concrete, utilitarian structure with parking on multiple levels below grade, as well as a surface parking lot. The Central Plaza Garage is also of poured-concrete construction and is predominately subterranean, located beneath a plaza. Additionally, although the South Campus Parking Garage was designed by the well-known firm NBBJ, the design is not attributed to the principal architects, and the parking garage is not significant when compared to other NBBJ projects on the UW campus. The South Campus Parking Garage is not the work of a master and does not possess high artistic values. As such, HRA recommends the South Campus Parking Garage is not significant under Criterion C.

Furthermore, the South Campus Parking Garage was built of common and readily available materials and is unlikely to yield information important to the understanding of our past; therefore, HRA recommends it not significant under Criterion D.

The South Campus Parking Garage retains moderate integrity; its location, materials, workmanship, and association are intact. However, the addition of new construction along the structure's east elevation has impacted its integrity of setting, design, and feeling. Although the building retains aspects of integrity, there is no area of significance under which to evaluate it as it fails to meet any of the criteria for eligibility. Therefore, HRA recommends the South Campus Parking Garage not eligible for listing in the NRHP.

Physical description:

The South Campus Parking Garage is located near Portage Bay between the UW Medical Center and NE Columbia Rd. on the north and the UW South Campus Center on the south. The two-story underground garage is constructed of concrete on a concrete foundation with brick trim at planters and stairs. Two wide, concrete walkways connect the garage's upper level with buildings to the south including the Portage Bay Building and South Campus Center.

The underground garage was constructed with its upper floor at grade. Paved, and irregularly shaped, the structure was designed to hold 152 cars on its upper floor, which only partially covered the lower floors, which could hold 340 cars and 358 cars, respectively. The garage was accessed by concrete and brick stairs located on the southeast, southwest, and northeast corners. Central stairs were located on the north and south elevations. Cars can access the upper level from the north elevation, or drive around to the east or west and enter the garage from one of the two lower levels.

From grade, the garage appears to be a paved parking lot, but large, concrete wells at the corners and along the southern end allow direct light into the lower levels. Concrete-lined planters are integrated into the garage's borders and landscaping is also integrated into the parking garage's upper story, which includes a wide, central concrete-lined planter on the northern border and a narrower planting strip along its south border. Raked brick veneer is used as trim in stairwells.

Interior

The lower levels of the garage are utilitarian, including paved and striped surfaces, walls of concrete with metal rails along the edges, and round concrete posts. The ceilings of each floor are left unfinished, exposing structural members.



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