



The City of Seattle

# Landmarks Preservation Board

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LPB 342/19

## MINUTES

Landmarks Preservation Board Meeting

City Hall

600 4<sup>th</sup> Avenue

L2-80, Boards and Commissions Room

Wednesday June 19, 2019 - 3:30 p.m.

### Board Members Present

Deb Barker

Russell Coney

Kathleen Durham

Rich Freitas

Garrett Hodgins

Jordon Kiel

### Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Rebecca Frestedt

### Absent

Manish Chalana

Alan Guo

Kristen Johnson

Chair Jordan Kiel called the meeting to order at 3:30 p.m.

### **061919.1 APPROVAL OF MINUTES**

April 17, 2019

Deferred.

### **061919.2 CERTIFICATES OF APPROVAL**

#### 061919.21 Columbia City Landmark District

Robia-Elliot House

4757 36<sup>th</sup> Ave. S.

Proposed fence replacement and installation of a plaque.

Ms. Frestedt explained the proposed installation of a 10"x7" bronze plaque identifying the property. Exhibits included plans and photographs. The home was constructed in 1907. It is a contributing building, within the Columbia City National Register District. Ms. Frestedt reported that on June 4, 2019 the Columbia City Review Committee reviewed the application. Following Committee review, the Committee members recommended approval of the application, as proposed.

Applicant Comment:

Ryan Haughey proposed replacing existing fence with lower fence, with wood gate, to increase visibility of the house and the park. He said he followed CCRC feedback about the selection of the stain and overall layout. He said they also proposed to put up a plaque marking the house as part of the district and noted this is encouraged by the National Parks Service. He said he followed the NPS guidelines on residential plaques.

Mr. Freitas asked if the house fronts onto the park.

Mr. Haughey said it does.

Ms. Barker said the proposals are reasonable.

Messrs. Freitas and Hodgins concurred.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for site alterations and signage at 4757 36<sup>th</sup> Ave. S., as proposed

This action is based on the following:

The proposed fencing and signage meet the following sections of the District ordinance, the Columbia City Landmark District Guidelines and the Secretary of the Interior's Standards:

**Guidelines/Specific**

**11. Signs.** All signs on or hanging from buildings or windows, or applied to windows, are subject to review and approval by the Review Committee and Board. Sign applications will be evaluated according to the overall impact, size, shape, texture, lettering style, method of attachment, color, and lighting in relation to the use of the building, the building and street where the sign will be located, and the other signs and other buildings in the District. The primary reference will be to the average pedestrian's eye-level view, although views into or down the street from adjacent buildings will be an integral feature of any review.

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs reflect the character and unique nature of the business; that signs do not hide, damage, or obstruct the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than the signs.

**Secretary of the Interior's Standards #9 and 10**

MM/SC/DB/RC 6:0:0 Motion carried.

061919.22 1411 Fourth Avenue Building  
1411 Fourth Avenue  
Proposed storefront alteration and signage

Dave Scurlock provided photos of other Monorail Espresso branches. He provided context of the space and walked board members through the concept. He said the use was originally a tobacconist and has been used for various retail shops. He noted the historic exterior and said that there have been many tenant improvements over the years on the interior. He said they will repurpose the interior as a walk-up espresso window. He said existing access is through a pair of 26" decorative bronze doors which prevents an interior use. He proposed removal of existing glass from existing window and leave the rest intact. He proposed constructing new interior and exterior counters. He said that behind the jambs and mullions they will install operable windows to match bronze. He said he doubts the glass is historic because there are no distortions in it and the existing bronze stops have been replaced.

He said they will install interior cases and counters that pass through the lower quarter point of window per drawing details. He said finishes will be powder coated to match existing bronze. He said the panel below is not real visible; they will use ACP material which is an aluminum composite with aluminum face. He said they need solid secure to take place of the glass.

Mr. Kiel noted it will look like bronze.

Ms. Scurlock said the counter height is 34" from the ground. He noted changes of grade where ground slopes. He indicated on plan where SDCI determined the 34" to be if it is at transactional spot.

Ms. Barker said drawings don't show detail on the counter extending beyond adjacent wall.

Ms. James said the drawings are reflecting all commercial space and said it is flush with the face of the building.

Mr. Freitas asked about the three lights.

Mr. Scurlock said they are triple hung; the panel at the top is flush and the two below will slide up.

Public Comment: There was no public comment.

Board Discussion:

Mr. Coney asked about the plywood panel.

Mr. Scurlock said it is not part of this project. He said the doors are historic and non-accessible.

Mr. Kiel said at ARC reversibility was the focus and that the removal of the glass is reversible.

Mr. Scurlock noted they wanted to avoid the fluted decoration and the height of the counter was made to work avoid it; counter goes around.

Ms. Durham asked if they are committed to keeping it as one.

Mr. Scurlock said they will not touch those.

Mr. Kiel said they will make sure there is no impact to existing fabric; everything proposed is reversible.

Ms. Sodt said to let her know when they receive SDCI feedback so she can know potential impact.

Mr. Scurlock said he would.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior alterations at the 1411 Fourth Avenue Building, as per the attached submittal.

This action is based on the following:

1. The proposed exterior alterations do not adversely affect the features or characteristics specified in Ordinance No. 114771 as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/GH/RF            6:0:0    Motion carried.

061919.23

Old Fire Station No. 3  
301 Terry Avenue  
Proposed signage

Representative said a sign for Harborview is needed to direct clients to proper parking garage. He provided a drawing showing the siting of the sign. He said it is far enough away from the landmarked fire house.

Mr. Freitas asked who the sign is for.

Representative said mostly drivers.

Ms. Barker said the garage is so far down on sign.

Representative said the way verbiage is arranged is consistent throughout their campus.

Ms. Barker asked what the driveway is used for.

Representative said it is used for parking.

Public Comment: There was no public comment.

Board members had no concern about the signage.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed signage at the Old Fire Station No. 3, as per the attached submittal.

This action is based on the following:

1. The proposed signage does not adversely affect the features or characteristics specified in Ordinance No. 106051 as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/RF/GH          6:0:0    Motion carried.

### **061919.3                    CONTROLS & INCENTIVES**

061919.31            Battelle Memorial Institute / Talaris Conference Center  
4000 NE 41<sup>st</sup> Street  
Request for extension

Ms. Doherty explained the request for one-year extension.

Owner representative, Nathan Rimmer, said that Quadrant Homes is under contract and has met with ARC multiple times. He said they are waiting for SDCI process to move forward with the Land Use Application. He said he wants Controls and Incentives to move in tandem with the MUP. He said that based on recent SDCI guidance, they need a one-year C&I extension.

Ms. Doherty said there will be more design briefings.

Ms. Barker asked if there will be a full board briefing.

Ms. Doherty said there is no current request for that; they are trying to do it in pieces as there is so much to talk about. She said at the last briefing feedback was about quantity, spacing of single family homes, why not multi-family?, why two buildings removed?, and the request for the tree survey.

Mr. Kiel asked for the staff's opinion.

Ms. Doherty said she expects there to be more briefings for awhile.

Public Comment: There was no public comment.

Ms. Barker commented on the many extensions provided already. She asked if there is a vegetation management plan.

Mr. Rimmer said the answer is the same, they want Land Use approval first.

Ms. Barker asked what they are doing now.

Mr. Rimmer said they addressing issues if they arise.

Ms. Barker asked if Mr. Rimmer understood that they must come to the board for approval of anything.

Mr. Rimmer said yes.

Mr. Freitas said they have been coming to ARC for design briefings. He said he is not a fan of long C&I extensions but that this project appears to be happening.

Action: I move to defer consideration of Controls and Incentives for Battelle Memorial Institute / Talaris Conference Center, 4000 NE 41<sup>st</sup> Street for one year.

MM/SC/RF/GH 4:1:1 Motion carried. Ms. Barker opposed. Mr. Coney recused.

061919.32

Sheridan Apartments  
2011 Fifth Avenue  
Request for extension

Jessica Clawson, McCullough Hill Leary, requested a four-month extension for the Sheridan Apartments and the Griffin Building. She said they have one more ARC meeting.

Ms. Sodt said they sent briefing packet and will meet with her before being scheduled for ARC.

Mr. Kiel asked about parking.

Ms. Sodt said they have not looked at that yet.

Mr. Kiel said they have dodged it each time and it needs to be reviewed.

Ms. Sodt said she will convey that at the next meeting. She said they have presented two designs to the full board. She noted she had no concerns about extension.

Action: I move to defer consideration of Controls and Incentives for the Sheridan Apartments, 2011 Fifth Avenue, for four months.

MM/SC/DB/GH 6:0:0 Motion carried.

061919.33 Griffin Building  
2005 Fifth Avenue  
Request for extension

Action: I move to defer consideration of Controls and Incentives for Griffin Building, 2005 Fifth Avenue, for four months.

MM/SC/DB/GH 6:0:0 Motion carried.

**061919.4 DESIGNATIONS**

061919.41 Conover House  
1620 16<sup>th</sup> Avenue

Rabbi Will Berkowitz said Jewish Family Services (JFS) has been providing services for 127 years. He said they help vulnerable individuals, all races and religions, refugees; they don't discriminate. He said designation of the house would hurt their mission and there would be human consequences. He went over the costs to serve vulnerable populations and said the need for services is growing. He said there are fewer revenue streams available. He said much has changed since they purchased the property. He said every dollar saved serves vulnerable people. He said his congregation is the vulnerable people in the community.

*Nomination report in DON file.*

Susan Boyle went over context, location. She went over population growth and residential development 1890-1940 and noted Madison and Yesler were prominent with Madison going all the way to the lake. She provided an 1887 birds eye view and noted the concentration of development downtown. She said five years later it was a boom town. She said that Renton Hill was one of many plats shown in 1890 map and she noted the early residential development in this area. She noted the development of Capitol Hill and Madison Hill and said in 1889 William and Sarah Renton hired Conover to plat 27 blocks. She said the top of the hill was a popular area. She identified houses from the original Renton Addition Plat in 1893 that may be remaining and noted the area has not formally been surveyed. She said most of houses, duplexes, apartment houses and said it is worthy of more study. She went over photos of other area houses, variations on Victorian and Queen Anne styles.

She said that C. T. Conover was very active. He was a journalist before starting his business. In 1888, he formed Crawford & Conover with another P-I reporter, Samuel Leroy Crawford. Crawford & Conover were real estate and financial brokers and became quite successful. The firm eventually took on advertising services, and Conover, an advocate of advertising, is credited with coining the name, "the Evergreen State," as well as the moniker for Seattle, "the Queen City." Conover was also instrumental in efforts to retain the name of Mount Rainier. In early 1930, the "double tragedy" of a murder and suicide of Clayton Crawford, led C.T. Conover to announce the liquidation of all the firm's real estate. Conover's firm remained in business, and he eventually retired from it in 1941.

Conover had written books about Alaska coal mining in 1911 and 1914, a local history, *Mirrors of Seattle*, in 1923, a biography of Judge Thomas Burke in 1926, and *Romance of Seattle Real Estate* in 1938. Following his retirement, he began writing a column in the *Seattle Times*. C. T. Conover was active in public affairs and was a member of the Rainier Club, the Holland Society of New York, and the Sons of the American Revolution, and he helped found the Seattle Humane Society. He was cited in a 1957 *Seattle Times* article as a Seattle Pioneer. He died in August 1961 at age 99. In 1961, six months before Conover's death, Governor Albert D. Rossellini dedicated a monument with this inscription and planted a seedling tree in Olympia in honor of Mr. Conover: "A patriot, historian and writer who dedicated his life to the development of Washington which he named *The Evergreen State*."

Ms. Boyle said that the Conovers lived in the house. She said an 'L' was added on to the U-shape; a one-story addition, garage, and a sleeping porch were added. She said rental advertisements said the apartments were 'just like home'. She said the house appears to be a variant on the Colonial Revival style, with symmetrical composition, narrow wood siding, portico with curved element, paired columns, bell-cast roof shape, tympanum. She said changes included addition of poured-in-place concrete foundations, front porch landing, steps, and cheek blocks; raising of the floor level or lowering of the front grade to accommodate a basement apartment, along with its new, small single-hung windows in the exposed foundation wall, and entry; replacement of the fine scale horizontal wood siding with taller, grooved asbestos shingles with a 10" exposure, and removal decorative wood pilasters on the front façade and wide corner trim; removal of decorative window trim on the front facade, and installation of window shutters; replacement of turned wood balusters with painted metal railings at front porch and portico; construction of a single-story, flat roof addition at the southeast corner; and, addition of a wood-framed landing and stairs on the back, to exit the second-floor units, along with a secondary back stair from the south unit. She said the alterations change the proportions of the house.

She said the house is tied to Conover's residence but not his professional life. She noted a piece of correspondence that referred to the house as a 'place of joy and sorrow' that related to his domestic, not professional life.

Ms. DeWeese asked the board not to designate the building and hurt a 127-year old organization trying to meet their mission. She referred to the Rebecca Bloom analysis which said they would suffer severe economic impact. She said JFS would lose redevelopment opportunity of \$2.2 million. She said is Conover having lived there enough. She noted other local homes which met the criteria – James Washington House and Dr. Annie Russell house. Regarding criterion D, features have been lost over time and the board must look at what exists today.

Mr. Kiel said the board doesn't consider economic use in the Nomination/Designation process, it is part of Controls and Incentives negotiation. He said this is not the forum.

Mr. Freitas said the nomination was scheduled for January and then delayed. He asked if the nomination document was updated.

Ms. Boyle said no, but additional research and maps were added to the presentation.

Ms. Barker asked the date of construction.

Ms. Boyle said it was in 1893 per the Sanborn map.

Ms. Durham asked when the double wing footprint was established.

Ms. Boyle said 1905; Baist map shows it in 1912.

Mr. Coney asked when the Renton Plat was done.

Ms. Boyle said 1889.

Mr. Kiel asked if Conover's writings were as real estate agent, developer or about speculative properties.

Ms. Boyle said he writes 'ours' and she can't discern what was his or what he was acting as agent for. She said he lived in numerous places after.

Mr. Freitas asked the return address on his correspondence.

Ms. Boyle said it was his business addresses.

Mr. Coney asked if Conover held any government offices or commissions?

Ms. Boyle said he was on a committee to rename streets and was on the board of an early bank.

**Public Comment:**

Jeff Murdock, Historic Seattle, said he sent an email (in DON file). He spoke in support of designation based on criteria B, D, and F. He said the house was associated with him establishing his life, marrying, having a family; he was personally associated with it. He said for a 125-year old house it is in remarkable condition. He said it stands out in the neighborhood.

Tom Heuser, Capitol Hill Historical Society, supported designation. He said the importance of Conover is well-documented. This plat was the first of many he developed, and his wife is listed as one of the first buyers. They raised their son there and noted fond memories as noted in his correspondence "...many joys and sorrows there..." He said Conover's infant son and wife died there. He said the house was his primary residence until he converted it to apartments. Conover was selective of tenants. He represented business interests as realtor, earning profits on his home. He said the house is one of the earliest examples of Colonial Revival with much of the form and detail remaining. He said the addition is out of sight and doesn't block the house. He said the house stands out. He said Conover has a catalog of copyrights and noted that Conover patented the 30-year mortgage plan.

Keara Kavanaugh, JFS, said Conover has already been memorialized by a seedling at the mansion and in his own writing. She said he was a great promoter and that he won't be forgotten. She said there is much deferred maintenance and the house has

asbestos siding which will be a big expense. She said JFS shouldn't have a financial burden. She said to think back to the impacts to those they serve.

Josh LaBelle, JFS, said he is a member of Seattle Theater Group (STG) which owns three historic building. He said the house doesn't meet any criteria without major questions. He noted the public benefit of preservation and that more attention needs to be paid to the cultural part.

Alice Shaw said she is a volunteer at the JFS food bank. She said she walks by every day and never noticed the house. She said she doesn't hear of any legacy of civic leadership for Conover.

Dr. Bernard Goff, Capitol Hill Resident, said he worked with Paul Dorpat putting together a house survey. He said this house never came under their consideration. He noted JFS's acute needs for service. He said the house is not significant; the cost would compromise the ability to fund services they provide – legal, counseling, homebound elderly, food bank.

Cory Kasper said she never noticed the house. She said she is a CEO of a non-profit and said they fight every day to exist in the city.

Leslie Rosen said Conover didn't invent the 30-year mortgage, it dates back to English Common Law 800 years ago. She said you can't copyright an idea. She said he copyrighted self-promoting pamphlets when he closed his business. She said she volunteers at JFS and has never noticed the house.

Marty Nelson, president of the board of directors, JFS, opposed designation and said it would cause financial damage to JFS. He said they wouldn't have purchased the house if there was controversy. He said designation places a significant burden on property owners and the previous owner didn't do it. He said the property value would drop and it would hinder their ability to provide services.

Eugenia Woo, Historic Seattle, said good people can disagree and no one doubts that JFS does good work. She said the landmarks preservation board ordinance and criteria are not about services. The nomination was brought forth as part of SEPA, not about disputes; SDCI referred the property here.

Avi Lippman said the building didn't meet criteria B or F. He said it raises serious questions if financial impact is not considered. He said we must balance legislative intent of landmarks against most vulnerable.

Board Deliberation:

Ms. Barker thanked Jewish Family Services for providing resources. She said the landmark criteria is what the board reviews and what decisions are made on. She said no economic issues are being weighed. She supported designation and noted the house was built prior to 1900 and retains distinct design themes. She said it could have more modifications and still meet criteria. She said Conover called this house 'home' and the conversion to apartments was dignified and what he did speaks that this was important. She appreciated Conover saved the amazing entry. She said he was a promoter of the City and State and named Washington the 'Evergreen State'.

She said that makes his home significant. She supported designation based on the staff report, criteria B, D, and F.

Mr. Freitas said he was frustrated that information the board needs to determine significance is not there; he said he needs to know how a place fits into its context and extended public comments provided more information than the nominator. He said he leaned toward designation and was interested in Criterion B only for Conover's role as facilitating the expansion of the City. He noted the partnership with streetcar line. He posited how to determine the significant association with a place and said that Conover built this house in this neighborhood he platted, on a lot he built, with his family is significant.

Mr. Hodgins said this is not the first time a charity has told the board of their great work; it is frustrating for the nominator to spend so much time on that issue when the board cannot consider it at this point in the process. He said JFS does great work, but time could be better spent talking about pertinent items. He said this is not the time to talk about financials, it is a one-sided argument the day of the meeting. He said he had lots of questions, there is a lot of missing info that blurs the picture. He said the structure doesn't have enough character at this stage, but that it is the first of this style is interesting. He said he didn't see it as a landmark. He said the connection to Criterion B isn't there.

Ms. Durham said she was struggling. She took the tour and looked at all of the materials. She said it comes down to what the board has purview over. She said the board can't consider virtuous missions and is not allowed to make decisions based on that. She said the board's task is to preserve City history. She said there is no question that Conover was a significant person. She noted his connection to the house – where he lived and raised a family – is legitimate. She said to say his business was separate is absurd. She questioned if the house could convey its significant tie to Conover. She said that despite remarkable integrity the house doesn't convey significance regarding architectural design because of the changes to the siding, windows, shutters. She did not support designation.

Mr. Coney said the board does not consider economic impact or the work JFS does. He said the condition is not relevant nor is the recent history. He said Conover was significant to the City and State as a patriot, historian, and writer, as declared by Governor Rossellini. He said the house was the first house on the plat and Conover lived there for 30 years. He said Criterion B was met. He said the house still reads as Colonial Revival even though there have been additions over the years; he said the dentils and roof are the same and work has been done thoughtfully. He said Criterion F is relevant for the neighborhood and said it is one of the last remaining on original piece of land. It is prominent and is unique in setback, massing, and scale. He noted the association with the original cable lines; buyers into the plat were given free access for one year. He said that Conover was recognized as a civic leader.

Mr. Kiel did not support designation. He said it is frustrating to have a property buyer not do their due diligence, pitting needs against cultural preservation of the City. He said the board preserves the legacy of the City and it doesn't help either to pit one against the other. He said it is the wrong point in time to present economic analysis; it takes months to review that information. He said the question is Conover's significance, and he said the building has lost its connection to that era.

Action: I move that the Board approve the designation of the Conover House at 1620 16<sup>th</sup> Avenue as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards B and D; that the features and characteristics of the property identified for preservation include: the site; the exterior of the apartment building; and the central interior entry hall and stair at the first and second floors.

MM/SC/RC/DB 3:3:0 Motion failed. Messrs. Hodgins and Kiel and Ms. Durham opposed.

*Mr. Garrett left at 5:45pm.*

061919.42 University of Washington Eagleson Hall  
1417 NE 42<sup>nd</sup> Street

Spencer Howard and Katie Pratt prepared and presented the report (full report in DON file).

Eagleson Hall was built in 1923 for use by the University Branch of the YMCA. The University of Washington purchased the building in 1963 and it has been in educational use since then. Eagleson Hall is located west of the central campus. The building's two primary facades face north onto NE 42nd Street and east onto 15th Avenue NE. An alley runs along the west side of the building. An open space south of the building separates it from the 1980 Social Work/Speech and Hearing Sciences building. The building is built out to the parcel lines and the nominated boundary on the east, west, and south sides with a small setback on the front.

The building is 2.5 stories with a cross gable roof with gable end parapets. Exterior walls are loadbearing, unreinforced brick with cast stone detailing. Leaded lite wood casement windows in paired and triple groupings remain on the primary facades. A prominent two-story bay window with a crenelated roof projects from the east end of the north façade. Each primary facade has a prominent entrance with a cast stone surround. Secondary south and south portions of the west facade feature common brick without the veneer brick. Previous rooftop mechanical additions, breezeway connection from the building to the south, and extensive window alterations occurred on these facades. Eagleson Hall was designed by Bebb and Gould in the Tudor Revival style. The building was constructed by Murdock and Eckman. The primary facades remain largely unchanged, with the exception of the 1965 dormer expansion to create more usable space at the half story level.

The building interior features several floor levels that are offset from one another. The basic layout is an ell comprising the north and east sides of the building, with the hallway shown in yellow. Offices and function spaces were located along the exterior walls. The original main stairway, shown in purple, provided circulation between floors with smaller secondary stairways transitioning between different floor levels. A former auditorium, shown in blue, occupied the southwest portion of the building and was subdivided into two floors of classrooms and offices. The former north entrance lobby is shown in orange and has been subdivided for offices. The original main lounge is shown in green, with the south third subdivided for office use. The lobby was originally a single open volume with boxed wood beams running

north/south. Alterations subdivided the space into two offices and an enclosed entrance vestibule with added wood paneling and transoms. The original north stairway retains the wood handrailing and balusters, with new stairs, landings, and stairwell finishes. These photographs are all within the main lounge along the east side of the building. The left image shows the trusses spanning the volume. The middle image is the main fireplace along the east wall. The right image is looking north through the volume. The former social room was subdivided for offices, with new finishes, but does retain the original fireplace at the south end wall. The writing room and connecting hallway was converted to an office and an L-shaped hallway that connects with the added elevator. Interior work has regularly upgraded interior finishes and systems to sustain ongoing educational use.

Ms. Pratt provided context of the area and said that Eagleson Hall is located in the University District neighborhood and was constructed during Seattle's 1920s construction boom. The neighborhood thrived during this period and, by the end of the 1920s, showcased a vibrant commercial core along University Way NE (14th Avenue NE) with numerous large apartment buildings all surrounded by a well-established single-family neighborhood.

Prior to the 1920s building boom, the neighborhood's development had slowed following a city and national trend brought about by the economic crash of 1893 but picked up after the University of Washington selected an area along Union Bay as the site for its new campus. Platting of the neighborhood resumed and nearly the entire University District was platted by 1910. The "University" moniker for the neighborhood became official when the University Station post office was established in 1902.

The Alaska-Yukon-Pacific Exposition (AYPE) in 1909 helped increase construction within the commercial district. The growing university and increasing transportation options to the area with bridge construction boosted development and population in the district. Meanwhile, the university had hired local architect (and the founder of the university's new architecture department) Carl F. Gould to design a new plan to guide development on campus. The Regents Plan, as it was known, established Collegiate Gothic as the primary architectural style for new campus construction, a trend which persisted into the 1950s. In an April 1920 talk before the University Commercial Club, University President Henry Suzzallo recommended that all new buildings constructed in the commercial district utilize Tudor Revival or Collegiate Gothic to connect with the university. Suzzallo believed all visitors to the district should immediately know they were in the "University District." Many of the fraternities and sororities constructed north of the campus utilized the style as well as several commercial and apartment buildings and churches.

As seen in the sampling of buildings throughout the district, Tudor Revival was used fairly consistently on commercial, residential (sororities/fraternities) and churches throughout the neighborhood. Eagleson Hall's design fits both within the overall look of the neighborhood and trends occurring in YMCA designs nation-wide.

The Young Men's Christian Association (YMCA) was founded in London, England, by a 22-year old George Williams with 11 friends. The young men gathered together for Bible Study and prayer. Thomas Valentine Sullivan brought the organization to the United States, establishing the first U.S. YMCA at the Old South Church in

Boston in 1851. The first student YMCA was formed in 1856 at Cumberland University in Lebanon, Tennessee. Following the creation of student chapters, the YMCA established a student department in 1877 to promote religious work among college and university students. Its headquarters were located in New York, with member associations on campuses throughout the United States. Following the first student YMCAs in the 1850s, including those at Cumberland and the Universities of Michigan and Virginia many others were either established or evolved from existing student religious societies in the following decade. YMCA work among students increased after 1870. Student YMCAs reached their peak of popularity and growth in the 1920s, when there were over 700 Student YMCAs on roughly 1000 campuses in the United States.

The YMCA was first organized in Seattle in 1876 by 15 men with Dexter Horton (1826-1904) serving as the organization's first president. At the time of the YMCA's establishment in Seattle, the organization was still very much invested in the spiritual and religious lives of its members. Bible classes were an important part of Seattle's early YMCA, but it soon became a community place for newcomers to Seattle hosting a library, lectures, and socials along with the more religiously minded programs. The organization opened its first gymnasium in 1886, expanding its programming to begin to reflect the mission and values more readily associated with the organization today.

During this time, the University of Washington YMCA (University YMCA) was formed in 1888 by George Carter, the general secretary of the Seattle YMCA. However, the branch was founded separately from the central organization as part of a national student YMCA movement. By 1930, in addition to its downtown and University District locations, the YMCA had branches in Ballard, Queen Anne, Green Lake, West Seattle, and Fauntleroy.

Beginning in 1940, the local Young Women's Christian Association (YWCA) shared Eagleson Hall with the University YMCA. The YWCA was founded in New York City in 1858 and in Seattle in 1894. The first YWCA student association was established in Normal, Illinois in 1873 and a student YWCA was organized on the University of Washington campus in 1895. The Seattle YWCA was formed by 28 women to help "the working girl" toward self-support. Initially, they opened a lounge and a cafeteria offering 10 cent lunches for working women. Today the Seattle-King County-Snohomish County YWCA, headquartered at 5th Avenue and Seneca Street in downtown Seattle, focuses on youth and childcare programs and on issues like homelessness and domestic violence. Like the work of Women's Christian Associations among working women in cities, Student Associations focused on young women away from the "steadying influences" of home. Yet, in contrast to WCAs in cities, Student Association programs tended to be deeply and evangelically religious. In the 1910s, the University YWCA sponsored a restaurant that served five-cent lunches in Cunningham Hall on campus.

Financial campaigns to construct a building for the University began in 1919. At the time, the University YMCA was meeting in the log Arctic Brotherhood Building (then known as the Men's Building). The impetus for establishing an off-campus home for the University YMCA resulted from a new interpretation of the Washington State Constitution which prohibited religious organizations from use of campus facilities. Organizers sought to erect the new building adjacent to campus to serve as

student headquarters. In November 1920, the University YMCA purchased property for their new building, lots 1 and 2 of block 12 in the Brooklyn Addition, for \$9,311.50.

In early 1922, the University YMCA's board of trustees selected Carl F. Gould, professor with the university's architecture department and partner in Bebb & Gould, as the architect for their new building. Gould traveled to New York City to consult with the International Young Men's Christian Association Building Bureau and was able to review plans of all the YMCA buildings around the world to ensure his design would be in harmony with the organization's other buildings.

The Board of Trustees also determined to construct the building in memorial to James M. "Jimmy" Eagleson (1894-1919), a former University of Washington student and active University YMCA worker who died during World War I. Originally focused on the spiritual and religious education of young male students, the University YMCA became more progressive and invested in social issues beginning in the 1930s. The University YMCA was even considered a radical organization in Seattle at this time, often hosting controversial speakers and speaking out on prominent issues, such as female suffrage, labor rights, and socialism. This was actually quite typical of the national student YMCA movement during this period, as after World War I, an intense concern for social problems such as race, labor and war had replaced the earlier interest in YMCA methods. The University YMCA created a "big brother" program that paired members of the student YMCA with young boys who had been placed on probation by the Juvenile Court. They also organized athletic programs in city grammar schools with university athletes coaching the teams. They advocated for Japanese American students with the forced internment during World War II, actively working to relocate students to midwestern and East Coast universities. They also assisted students who returned to Seattle after the war ended. Prior to 1920, the YMCA was the only formal Protestant religious organization on campus. However, other church-related organizations arrived after this point (when Eagleson was put into use). The student Y also dropped in prominence once the HUB was built in 1949, offering on-campus recreational and cultural activities.

Beginning in 1940, the local Young Women's Christian Association (YWCA) shared Eagleson Hall with the University YMCA. The YWCA was founded in Seattle in 1894 and organized on the University of Washington campus in 1895. Like the YMCA, the YWCA had to leave the University of Washington campus after the prohibition of religious organizations from using campus facilities. The YWCA rented rooms in Eagleson beginning in 1940 and began to collaborate. In 1946, the two organizations established "Articles of Agreement on Cooperation" to create a partially unified budget to pool resources and share responsibilities. The two organizations operated jointly, even relocating together when Eagleson was sold to the UW, until 1970. The YWCA (UW) separated from the YMCA and relocated to 4224 University Way NE.

In the 1960s, it became clear that Eagleson Hall was too large and expensive for the University YMCA to maintain. In March 1963, the Board of Trustees began seeking out a buyer for the Eagleson Hall property as well as a site to construct a new, smaller building. The University of Washington quickly showed interest in the building and a purchase agreement was soon in place. The agreement allowed the

University YMCA to maintain use of the facility until January 1965 and the university purchased the building and the adjacent annex property for \$173,000.

After the university purchased Eagleson Hall, it hired Summan and Aehle Architects to design the building's remodel for classroom use, which was completed in 1965. The building remains classroom space for the university and currently (as of 2019) houses the Department of Speech and Hearing Sciences and the School of Social Work. The School of Social Work, founded in 1934, moved into Eagleson Hall in 1966, shortly after the university completed the renovations. Prior to moving to Eagleson, the School of Social Work had waited over 20 years before it had its first dedicated building; they moved into Social Work Hall in 1955. Their program grew, leading them to relocate to Eagleson. After moving into Eagleson, the School of Social Work offered an alternative curriculum as well as courses in black studies. The bachelor's program in social welfare was fully accredited in 1974 and a doctoral program was added in 1975. In 1980, the program had grown and expanded into a large new building to the south of Eagleson – where its main offices and program are located.

Mr. Coney asked if there were any significant graduates from the School of Social Work.

Ms. Pratt said she was not aware of any.

Mr. Coney asked about programming.

Julie Blakeslee, University of Washington, said the building is almost all speech therapy now. Responding to clarifying questions she said the social room is elevated to have entrance off 15<sup>th</sup>.

Ms. Pratt said it was adjusted to grade.

Ms. Doherty said the social hall form is still intact if the partitions are ever removed.

Ms. Barker asked about the truss, original lighting components/attachment.

Ms. Pratt said she couldn't find any early photos or original lighting details.

Public Comment:

Jeff Murdock, Historic Seattle, spoke in support of designation per the Staff Recommendation. He said it is part of the built history of Seattle; Bebb and Gould are hugely significant in the quantity and quality of work. He said the building calls attention to itself.

Board Deliberation:

Ms. Durham supported designation per the Staff Recommendation and suggested adding Criterion E. She said Criterion C is met with YMCA and YWCA association. She noted the identifiable features of the style and noted the building is prominent. She supported inclusion of the lounge and social room.

Mr. Freitas supported designation per the Staff Recommendation. He suggested a University District Historic District and/or Tudor Revival District.

Mr. Coney supported designation per criteria C, D, F and said he was not opposed to E. He said the interior should be excluded for flexibility of use. He said the UW has been a good steward of the building.

Ms. Barker supported designation per criteria C, D, and F and said she could support E. She said flexibility on interior should be discussed at Controls and Incentives discussions and would support administrative review; it is important to ensure interior preservation. She said she is watching future additions to Smith with the hall. She said the relationships on the corner are defined by low-scale buildings. She said she wants this building to stand proud. She said the west with mechanical attachments looks ship-like. She concurred with Staff Recommendation.

Mr. Kiel said he was not a fan of Criterion C. He said criteria D, E, and F applied. He said to exclude interior as it is not critical.

Mr. Freitas said he was not opposed to Criterion E in the context of Bebb and Gould's work. He supported inclusion of interior which doesn't preclude changes; he wants the board to have a say in what happens. He supported designation but not Criterion C.

Ms. Barker said the building was built as a YMCA which was important at that time. She said they were offering services, programs, spiritual needs, and they had a gym. She said it was built by prominent architects for the YMCA and it was used by the YMCA.

Mr. Coney noted it was purpose-built.

Ms. Durham said the YMCA was a significant aspect of the community; it played a significant role in the community. She said it meets Criterion C.

Action: I move that the Board approve the designation of the University of Washington Eagleson Hall at 1417 NE 42<sup>nd</sup> Street as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards C, D, and F; that the features and characteristics of the property identified for preservation include: the site; the exterior of the building; and original Main Lounge and Social Room.

MM/SC/KD/RC            5:0:0    Motion carried.

**061919.5            STAFF REPORT**

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator