The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

REPORT ON DESIGNATION LPB 402/13

Name and Address of Property: Alexander Hall – 315 West Bertona Street

Legal Description: Lots 7-24 Block 3, together with Lots 1-18 Block 4, together with Lots 2-12 Block 5, together with Lots 13-23 Block 6, together with "Unplatted & Reserved" Block, together with all vacated streets & alleys as vacated by City of Seattle Ord. Numbers 82222, 21628, 115772 & 116635, less portions SD blocks 4 & 5 for 3rd Ave. W, Victory Addition to the City of Seattle, Records of King County, Washington, Recorded in Volume 4, page 56.

At the public meeting held on July 3, 2013 the City of Seattle's Landmarks Preservation Board voted to approve designation of Alexander Hall at 315 West Bertona Street as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

C. *It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation.*

D. *It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.*

DESCRIPTION

Location and Neighborhood Character

The subject building is located in a sub-neighborhood of Queen Anne Hill, originally named Ross Station, now shortened to Ross. Ross lies between the northern slope of Queen Anne Hill and the southern bank of the Lake Washington Ship Canal and between the Interbay area to the west and Lake Union's Westlake commercial strip on the east. W Nickerson Street is the primary east/west arterial, connecting Ross to 15th Avenue W and the Ballard Bridge on the west and the Fremont Bridge and Westlake Avenue on the east. 3rd Avenue W provides an arterial link to Queen Anne Hill to the south. A small commercial district is located along W Nickerson and some small manufacturing buildings are located on W Ewing Street one

block north of W Nickerson Street. The neighborhood is dominated by the campus of Seattle Pacific University, an institution that has expanded outward from its original 5-acre campus to cover most of the area south of W Nickerson Street to W Dravus Street between Queen Anne Avenue W and 7th Avenue W, as well as to the north of W Nickerson in the immediate vicinity of 3rd Avenue W. To the east and west of the campus are residential areas composed of both older single-family residences and apartment buildings. The area to the south of the campus slopes steeply up to the top of Queen Anne Hill's residential neighborhood.

Greater Site

The subject site is an aggregated legal parcel consisting of 10.76 acres that makes up the heart of the Seattle Pacific University campus. The parcel is composed of the original five-acre site of the original seminary as well as single-family lots on the south, east, and west that were acquired by the University in the 1930s. The parcel is bounded by W Bertona Street on the north, 3rd Avenue W on the east, W Dravus Street on the south, and 5th Avenue W on the west (vacated). Major university buildings are clustered around Martin Square on the western side of 5th Avenue W.

The subject site contains nine college buildings clustered around a large landscaped area named Tiffany Loop, as well as an additional classroom building, a small apartment building, three single-family residences on the central southern portion of the parcel, a gravel automobile parking lot on the southeastern corner, and a terraced automobile parking lot on the southwestern corner of the parcel. The parcel slopes up gently from the north to the south.

Alexander Hall, the subject building, is the southwestern-most of the buildings clustered around Tiffany Loop.

Building Description-Alexander Hall

Building Site

Alexander Hall is located on a site measuring approximately 70 feet east/west and approximately 96 feet north/south within the campus. An encircling sidewalk defines the site, with intervening landscaping between the sidewalk and the building itself. McKinley Hall is to the east of the building, an automobile parking lot and driveway leading to the Dravus Parking Lot is on the south, Moyer Residence Hall lies to the west, and the northern main entry of the building faces a tree-lined campus green, Tiffany Loop, on the north. The subject site is relatively flat, sloping gently up from north to south approximately 2 feet. The land around the site slopes steeply up to the south and gently down to the north.

Structure and Exterior Features

This building is a Richardsonian Romanesque Revival style building constructed between 1891 and 1893, as the original seminary building. The building is rectangular in plan, measuring approximately 40 feet wide in the east/west direction and 75 feet deep in the north/south direction, with polygonal towers at each corner. The building has a load-bearing non-reinforced brick masonry shell resting on a common brick perimeter foundation and a partially independent interior platform frame structure of wood joists and perimeter stud walls rising upward from the partial central basement and northern and southern crawl spaces. The building is four-stories tall with an overall maximum height of approximately 45

feet from grade to the top of the four roof towers. The building's brick masonry is composed of 8.5 x 2.25 inch red-brown common bricks laid in an American bond with a header course every six course. Window openings have brick lintels of either jack (flat) relieving arches, shallow rowlock arches, or half-round rowlock arches, unless otherwise noted. The windows have brick side dressings and brick sills unless otherwise noted. A quarry-faced sand stone beltcourse runs around the building the main floor windowsill level. Sandstone is also used on the northern façade for emphasis on a projecting bay above the main entrance. Two stringcourses of worked or toothed brick are located above the main floor window header arches and above the third floor header arches. A corbelled stringcourse is located at the fourth floor windowsill level. The building has a hipped 6-in-12 pitched roof clad with slate tiles, and the four corner towers rise from the ground level to a pointed hexagonal 9-in-12 pitched slate clad roof. All windows are non-original aluminum sash unless otherwise noted.

The northern façade is primary and nearly symmetrically composed, featuring a large central Romanesque archway with a large non-original one-panel glazed door (main entrance) with a non-original arched transom light and flanked by non-original double sidelights with lower wood panels. The archway wall projects slightly from the remaining building face, with vertical toothed diapering near the wall edge. A non-original main floor window opening with shallow arched lintel and one-over-one window is located in the small wall section between the projecting wall section and the corner tower. Above the archway is a rounded two-story bay supported by a molded sandstone corbel with rustic sandstone on the sill and lintel of the second floor bay window. Both the second floor and the third floor window bays have three one-over-one large fixed-pane upper windows with an awning window below. The central bay is toped by a faux balcony with a flat roof where a small bronze bell is mounted. Flanking the bay to the east are two non-original window openings with jack header arches; the second floor window is a new modern style faceted stained glass set in grout, and the third floor window is a one-over-one large fixed-pane upper window with an awning-style window below. The fourth story is set back above the central bay and is lined with three one-over-one sliding sash windows with intervening brick panels.

All four towers have nearly identical window layouts, each having three fixed-pane windows on the second and third floors set within recessed panels, and having three fixed-pane small square windows with intervening brick panels on the fourth floor. The northeastern tower has three small square second story windows with modern faceted stained glass set in grout, with non-original upper transom panels disguising the second floor line floor, a small third floor window set nearly at floor level, and a square higher third floor window. There is also a single non-original main floor one-over-one window located on the tower's eastern side. The northwestern bay houses the building's main stairway and has a large vertical lower window and square upper windows. The southeastern and southwestern towers are mirrored, with three one-over-one windows on the first three floor levels.

The eastern and western facades are secondary and are nearly identical in composition, but mirrored. Both façades have four bays of windows with the northern and southern bays spaced closer. The main floor windows each have shallow rowlock lintels with pairs of one-over-one large fixed-pane upper windows with an awning window below. The second and third floor windows are set into a recessed panel, with the second floor windows each having shallow rowlock lintels with pairs of one-over-one large fixed-pane upper windows with an awning window below. The western façade has a non-original central window at the second

floor. Each window has an upper solid non-original transom panel disguising the interior dropped ceiling. The third floor windows have round rowlock arches and pairs of one-over-one large fixed-pane upper windows with an awning window below. Each window has an upper arched solid transom panel disguising the interior dropped ceiling. The fourth floor windows have pairs of sliding sash windows with intervening brick panels. The eastern façade has one additional non-original window on its southern side. There is a recessed stairway leading to the basement on the western side.

The southern façade has a central non-original brick masonry polygonal-shaped fire escape stairway projecting approximately 10 feet from the original building. The eastern and western sides of the stairway are open, with concrete floor slabs and metal guardrails with simple vertical balusters. The stairwell is flanked on either side by the southwest and southeast towers.

Plan and Interior Features

The building has an unfinished central basement with crawl spaces on the northern and southern ends.

The main floor of the building is accessed on the northern side of the building from a non-original entrance porch leading into a small entrance foyer. A stairway on the west side of the foyer leads to the upper floors, and a doorway with a pair of sidelights leads to the main floor administrative offices. All three floors have a central double-loaded corridor with offices or meeting rooms on the eastern or western sides. There is an egress doorway at the southern end of the corridor on each floor. A women's restroom is located adjacent to the stairway on the second floor and a men's room is located directly above, on the third floor. A small chapel is located on the second floor in the building's northeastern corner.

There is a suspended metal T-bar grid ceiling system with fluorescent lighting and acoustical panels throughout the building. Floors are generally carpeted, except for restroom areas, which are tiled. No original trim remains except for what appears to be original stair newel posts and handrails. The original stair balusters may remain beneath a layer of gypsum wallboard.

Documented Building Alterations

The building exterior has been altered by previous renovation. These changes include:

- Alteration of the original entry doorway. The original configuration was a recessed exterior foyer with canted glazed side and a central pair of doors.
- The addition of three window openings on the eastern side of the north facade, one on the main floor, one on the second floor, and one on the third floor; the addition of a fourth floor window on the eastern façade; and the addition of a second floor window on the western façade.
- The replacement of a vent with a square window on the northern face of the northwest tower at the main floor level.
- The replacement of all original wood-sash windows with aluminum glazing, the installation of stained facet glass on the northeastern corner of the second floor, and the installation of solid transom panels to hide the interior suspended ceiling system.

- The removal of a large and dominant brick masonry chimney on the roof's northwestern side; the removal of a smaller chimney on the southern side; and the shortening of a smaller chimney on the western side near the center.
- The addition of a brick masonry stairway of contemporary design on the building's southern façade replacing a previous non-original metal fire escape.
- The removal of a weathervane from the top of the northeastern tower roof.

Alterations to the interior include:

- Alteration of the original entry doorway as described above. The original configuration was a recessed exterior foyer with canted glazed side and a central pair of doors.
- Removal of the eastern stairway. The original configuration was a pair of stairways, one in each of the northern towers.
- Removal of all interior trim and replacement with contemporary trim design.
- Numerous repartitioning, including the installation of an elevator shaft near the center of the building.
- Installation of a suspended metal T-bar grid ceiling system with fluorescent lighting and acoustical panels throughout the building.
- Replacement of windows or the filling-in of windows on the northern side of the building to accommodate the new masonry exit stairway.

STATEMENT OF SIGNIFICANCE

Neighborhood Historic Context: Ross Station

The subject building is located on the southern edge of Tiffany Loop on the Seattle Pacific University Campus. The campus is situated on the northern side of Queen Anne Hill, along a narrow strip of land adjacent to the Lake Washington Ship Canal. The Fremont neighborhood lies directly across the canal, with the Fremont Commercial District located approximately one-half mile to the northeast across the Fremont Bridge.

Seattle's Queen Anne Hill was first settled in the 1850s and 1860s. John Ross, an early Land Grant pioneer, filed a 148-acre claim on the northern side of Queen Anne Hill in 1853. At that time a small creek ran from the northern end of Lake Union (a little east of the present crossing of the Fremont Bridge) westward to the Salmon Bay estuary. Ross built his cabin where the creek emptied into the swampy end of the bay near the present 3rd Avenue W and W Ewing Place. Ross later married another early settler, Mary Jane McMillan, who started a school in the second floor of their new house completed in 1873. John and Mary Jane Ross moved to the northern side of the creek in 1883, building a second school, after selling to Nils B. Peterson a major portion of their claim, running between what would become 8th Avenue W and 1st Avenue W and from what would become Mt. Pleasant Cemetery north to the bottom of the valley between Queen Anne Hill and the soon-to-be developed Fremont. In 1888, a post office was established in the small community that was clustered on both sides of the creek. The same year, lots in Fremont began to be promoted by a land syndicate known as Griffith and Co. The syndicate, with other investors, formed the Lake Union Road railway that ran along the western side of Lake Union and extended into Ross, where a flag station, known as Ross Station, was established. Peterson also used the abundant springs on his property to form a water system to sell water to the new settlers in Ross Station and Fremont.

Queen Anne was incorporated into the City of Seattle in two annexations: one in 1883, that included the southern portion, and another in 1891, which doubled the city's size by including the northern side of Queen Anne Hill (then known as Ross Station), Magnolia, Wallingford, Green Lake, Brooklyn (later renamed University District), and Ravenna.

In 1891, a Free Methodist seminary, eventually to become Seattle Pacific University, was established on a five-acre tract of land south of what would become W Bertona Street, donated by Nils B. Peterson. Seattle Seminary's first building, a four-story masonry building (later Alexander Hall), was the largest building in the neighborhood.

Between 1900 and 1910, the population of Seattle was booming, and recently platted lots on Queen Anne Hill sold well. The majority of houses on Queen Anne Hill were also built during this period. Although many of the houses on Highland Drive, Comstock Street, and other streets on the southern and southwestern slopes could be classified as mansions, most of the neighborhood's residents were solidly middleclass. About half the residents of Queen Anne Hill owned the houses they lived in by 1920.

The Queen Anne Avenue counterbalance streetcar route was built in 1905, encouraging higher density development along the route. From the early 1900s to the present, Queen Anne Avenue from Lee Street to McGraw has been the backbone of the business community on Queen Anne Hill. Other lines serving and directing growth on Queen Anne Hill branched off Mercer and either wrapped around the west side of the hill on 10th Avenue, or continued to Ballard along Elliott Avenue, then known as Beach Drive. The eastern side of the hill was served by a line running north on Taylor Avenue, turning westward at Boston Street. By 1914, the small commercial and light industrial district running along W Nickerson on the northern side of Queen Anne Hill and the Seattle Pacific College campus (later Seattle Pacific University) was reached via a branch streetcar line running along Dexter Avenue and Nickerson Street, with a streetcar barn located on block north of Nickerson on 3rd Avenue W.

Construction of a lock and canal system connecting Lake Washington to Puget Sound via Lake Union began in 1911. It was originally envisioned in 1854 by Seattle pioneer Thomas Mercer, with the intervening lake named Union in anticipation of its eventual use as the link between the two bodies of water. By 1883, however, only a shallow ditch running from Montlake to Lake Union and then west to Portage Bay, had been dug that allowed the passage of logs from Lake Washington to lumber mills located on the northern and southern shores of Lake Union. After many years of civic boosterism, funds for the construction of the canal were authorized by Congress in 1910, with additional funding committed by King County. The project was undertaken by the U.S. Army Corps of Engineers and required a cut from Salmon Bay to Lake Union, physically separating the little community of Ross Station, another cut between Lake Union and Lake Washington, and four bascule bridges. The government locks, canal, and two of the four bridges, the Fremont and Ballard bridges, were completed in 1917. The University Bridge was completed in 1919 (improved 1934), and the Montlake Bridge in 1925. The locks, named after U.S. Corps of Engineers Brigadier General Hiram M. Chittenden, and the Lake Washington Ship Canal are now a National Historic District and provide public gardens and education to the public regarding salmon runs and shipping.

The canal spurred additional development along both its northern and southern sides, channeling commercial development along W Nickerson Street and residential development

further up the slope of Queen Anne Hill. The North Trunk Sewer line draining a combined area of 30 square miles was built along the northern side of the canal between 1911 and 1912, further facilitating increased population density in newly annexed suburban areas. In 1910, as part of new street construction, the former ravine formed by the outfall of Nils Peterson's large spring further up the slope was diverted to a storm sewer under what is now 3rd Avenue W.

Although a five-acre tract of land lying on Queen Anne Hill's northern slope between 1st and 3rd Avenues W and W Raye and W Armour Streets was granted to the city by realtor B. F. Day in1883, it did not see improvement until after 1908, when another five acres to the north were purchased, becoming Evergreen Park. The park was improved in 1911, and again in 1919 when it was renamed David Rogers Park in honor of the working manager of the Skinner and Eddy Shipyards. In the 1930s, the upper area was graded to street level and a group of three tennis courts was built by workers employed under the Works Progress Administration (WPA). North Queen Anne Elementary School (originally Ross Annex) was built on the northeastern corner of Evergreen Park in 1914. A gravel pit with a pond, just south of the school grounds, was converted to the "Queen Anne Bowl Playfield" in 1940, also with WPA funds and in conjunction with Seattle Pacific College. North Queen Anne Elementary School was closed in 1981.

Due to the sandy soil and numerous springs on the northern side of Queen Anne Hill, the area is subject to landslides. Slides affecting residential properties and streets occurred in 1921, 1932, and 1955.

The area continued to grow around the Seattle Pacific College campus. The Aurora Bridge, officially named the George Washington Memorial Bridge, was built to the east of the neighborhood in 1932, providing a high-level automobile crossing for State Highway 99, between the north side of Queen Anne Hill and the upper part of Fremont to the north.

Building Owner: Seattle Pacific University and Campus Development

In June of 1891, the Washington-Oregon Conference of the Free Methodist denomination voted to establish a seminary in Seattle. Subsequently, Nils B. Peterson donated a five-acre tract of land, his kitchen garden, on the northern side of Queen Anne Hill south of what would become W Bertona Street, and enclosed by rows of houses on what would become 3rd and 5th Avenues W. Hiram H. Pease, a local real estate investor, offered $2,500 for the new school, as well as offering to assist with additional fund raising. Peterson, Pease, and B. T. Roberts, the presiding Bishop, formed the initial planning committee for the school and are considered the school's founders. Each brought his personal interests to the new school's charter, with Peterson's goal that the school be missionary in character, Pease's emphasis on the teaching of hygiene, and Roberts's desire that the school should be competitive with public education.

The groundbreaking for the new school, named the Seattle Seminary, took place in late October of 1891, and the four-story masonry building, designed by Seattle architect John Parkinson, was completed in April of 1893, as the country entered a serious banking crisis. Pease personally backed most of the loans for the building, nearly suffering financial ruin as a result. The school's only building, originally nicknamed the "Red Brick Building" (later Alexander Hall), was only barely completed and without furniture or fittings when Alexander and Adelaide Beers arrived from Virginia to serve as the school's first faculty. Alexander

served as the school's first principal, at first concentrating on raising funds and constructing facilities, while Adelaide focused on curricula and teaching.

The first classes were held on April 4, 1893, with twelve students, five being children of Nils Peterson. Additional elementary students enrolled and by the close of the first session in June, the enrollment had reached 34 students. By the following September, the faculty had grown by two, and offered college preparatory, academic, Christian, and intermediate courses. Tuition was set at $150, with enrollment almost doubled to 53.

Enrollment reached 120 students by the school's tenth year. A girl's dormitory (demolished ca. 1960) capable of housing 40 students was completed in 1900, located just east of the original building. In 1903, Principal Beers solicited and obtained funding for a large three-story masonry administration building (now Peterson Hall) designed by Seattle architect William H. Jewett (Breitung and Jewett), which was completed in late 1905. The new building, located to the northwest of the original building, had offices, a reception room, a library, a chapel, and four classrooms located on the main floor, and a large assembly room and additional classrooms on the second floor; it soon became the center of the school's activities. A large ladies' dormitory was completed in 1909, being the first building located outside of the original campus on residential lots purchased along 3rd Ave W.

By 1910, Seattle Seminary had graduated eighty students, with 16 former students serving as missionaries in China, India, Japan, and the Dominican Republic. The school's curriculum expanded in 1910 to include introductory college level classes, with six students enrolling during the academic year. In 1913, junior and senior level courses were added, allowing the commencement of three students in 1913. In 1915 the school's name changed to Seattle Pacific College, to reflect the addition of college level instruction. Alexander Beers resigned as president in 1916, leading to the appointment of Orrin E. Tiffany, the school's first faculty member with a doctorate, as president.

A Normal School (teacher training) was added in 1922. A small frame gymnasium was built in 1922, on the site of the present Moyer Hall, allowing basketball to be played during the academic year.

The college's third president, Charles H. Watson, was appointed in 1926. Ten years later, the liberal arts college was fully accredited as a four-year institution by the Northwest Association of Schools and Colleges, after which the college moved forward with a comprehensive expansion plan suggested by President Watson. At that time enrollment was around 300, and classrooms were crowded, as no new significant campus buildings had been built in 27 years. The college also discontinued high school classes at the end of the 1936-37 academic year.

Construction of the chapel/auditorium, designed by architect Frederick V. Lockman, began in 1940, and was finished four years later. The large Moderne style brick masonry building, named McKinley Hall, was located on the southeastern corner of the original campus, approximately 80 feet east of the Red Brick Building, which was renamed Alexander Hall. The administration building was named Peterson Hall at the same time. The Rodgers Playfield was also completed during this period in conjunction with the City of Seattle Parks Department.

After World War II, college enrollment swelled from 397 in 1945-46 to 1,401 in 1958-59, requiring the largest academic program expansion and building construction program in the College's history. Between 1944 and 1959, five major campus buildings were completed including: the Royal Brougham Pavilion (northeastern corner of 3rd Avenue W and W Nickerson Street, 1951-52, J. Lister Holmes), Beegle Hall (directly to the south of McKinley Hall, 1952, William G. Brust Jr.), Crawford Music Building (to the east of McKinley Hall adjacent to 3rd Avenue W, 1959-60, Mallis & DeHart), Watson Hall (southeastern corner of 5th Avenue W and W Bertona Street, 1946, William G. Brust Jr.) and Marston Hall (south of and attached to Watson Hall, 1957, William G. Brust Jr). Moyer Hall (west of Alexander Hall) and the Student Health Center (1958-60, William G. Brust Jr.) as well as the Student Union Building (southeastern corner of 3rd Avenue W and W Bertona Street, 1958-60, Robert L. Durham) were under construction. The College also planned to double the campus size by expanding west across 5th Avenue W.

The College also acquired 545 acres of land that had been part of Fort Casey on Whidbey Island, allowing the college to have a branch campus. The acquisition included the fort's historic Officers' Row and several other buildings.

Dr. C. Dorr Demaray became the fourth president of Seattle Pacific College on May 1, 1959. Rapid growth in enrollment resulted in anxiety that the atmosphere of a small liberal arts college would be lost, and although the school continued to grow, admission standards were tightened, as one way to ensure growth could be directed. Programs, faculty, and student selection would all reinforce more focused college goals. Construction of additional buildings did continue, primarily to ease existing overcrowding.

During Demaray's presidency, Seattle Pacific College completed 15 buildings, remodeled 10 existing buildings, and made more than 70 real estate acquisitions. Major construction projects included: Hill Hall (west of 6th Avenue W and between W Bertona and W Dravus Streets; 1961-63; Durham, Anderson & Freed), Gwinn Commons (east of and adjacent to 6th Avenue W and between W Bertona and W Dravus Streets, 1961-62; Durham, Anderson & Freed), Weter Memorial Library (directly east of Gwinn Commons; 1961-63; Durham, Anderson & Freed), and Demaray Hall (south of W Bertona Street and between 5th and 6th Avenues W; 1966-68; Durham, Anderson & Freed). During this period, a large dormitory, Ashton Hall, capable of housing 416 students was constructed on the hill above the campus (south of W Dravus Street at 6th Avenue W; 1964-66; Durham, Anderson & Freed).

On March 9, 1968, Dr. David Loren McKenna assumed the presidency of Seattle Pacific College, presiding over a period of rebuilding financial stability.

Alexander Hall was placed in the National Register of Historic Places in 1972, the only building on the College's Seattle campus so far recognized. Two smaller building projects of the period included a bookstore and bank complex on Nickerson Street in 1972, and major renovations were made to Peterson Hall.

Two major building projects of McKenna's presidency consisted of the entire renovation of the former streetcar barn at 3rd Avenue W and W Ewing Street, then Arcweld Manufacturing, into a state-of-the-art science center. The entirely renovated building, named Otto Miller Hall (1974-76; Durham, Anderson & Freed) featured flexible laboratory arrangements, and both energy conservation and the use of alternative energy sources. The building received an Honor Award from the Seattle Chapter of the American Institute of Architects in 1977. The

other major building projects included the construction of a facility for the School of Business and Economics, McKenna Hall (north of W Bertona near 5th Avenue W; 1981; Durham, Anderson & Freed).

In 1976, Seattle Pacific College received a gift of 965 acres on Blakely Island in the San Juan Islands. The College later developed the property into an innovative research station. The College changed its name to Seattle Pacific University in 1977, and Dr. David C. Le Shana was named Seattle Pacific University's sixth president in 1983, followed by Dr. Curtis A. Martin in 1991, and Dr. E. Arthur Self in 1994. Dr. Philip W. Eaton became the University's ninth president in 1995 and retired in 2012. The University's tenth and current president is Dr. Daniel J. Martin.

Major projects on the main campus after the 1980s included the construction of a new four-story library (1994, Gabbert, Broweleit and Peterson) south of the old library. Gwinn Commons, the University's dining facility, was extensively remodeled (1999 addition and renovation, LMN Architects), and a large new science building was built. The science building was named Eaton Hall upon the retirement of Dr. Eaton (2001-02, Miller Hull Partnership).

In 1998, the University adopted its "Comprehensive Plan for the 21st Century," which includes an integral facilities planning component that identifies new construction and renovation needed to meet the university's facility needs during the next ten to fifteen years.

Currently, Seattle Pacific University has expanded to cover 43 acres in north Queen Anne, and has branch campuses on Whidbey and Blakely Islands. The University offers 62 undergraduate majors, 17 master's degree programs, and five doctoral programs, and has an enrollment of over 4,000 students. The community of Queen Anne and the student body and faculty of SPU have continued to interact via commerce and shared public spaces, such as the Queen Anne Bowl. Students also volunteer their time in the surrounding neighborhood, organizing sports leagues and performing other philanthropic services.

Building History: Alexander Hall

The subject building, now known as Alexander Hall, was the original building on the Seattle Seminary campus. The groundbreaking took place on October 29, 1891, and the four-story masonry building was completed in April of 1893. Seattle architect John Parkinson prepared the plans and specifications, and a construction contract was let to C.G. Slayton and Co., although the contract price remains unknown. The school's only building, originally nicknamed the "Red Brick Building", was only barely completed and without furniture or fittings when Alexander and Adelaide Beers arrived from Virginia to serve as the school's first faculty.

The *Free Methodist* magazine reported in their March 8, 1893, issue that this first campus building stood four stories high in red brick with four narrow towers, covered with a slate roof, and having gutters and finials of galvanized iron and "is furnished throughout with the Smead system of heating, ventilation and dry closets, considered the most perfect and healthful of any system now in use. The interior is finished in a neat and tasteful manner, using mostly native woods finished in hard oil."

The building served all the school's functions, with classrooms, a library, administrative offices, a chapel, as well as serving as a dormitory for teachers and students alike. Some housing was moved out of the building when a girl's dormitory was built in 1899. Administrative functions were moved out of the building in 1905, when the new Administration Building (1905, William H. Jewett, now Peterson Hall, altered) was completed. The building continued to serve as a dormitory and classrooms for several years until it evolved into solely a women's dormitory. The building ceased to be a dormitory after Ashton Hall (or Upper Residence Hall) was completed in 1965.

Seattle Pacific College announced a fund drive to remodel Alexander Hall as a faculty building in October 1964, and at the annual banquet of the Seattle Pacific College Alumni Association that was held on June 12, 1965, the organization backed the proposal. On July 24, the College announced that a record $103,737 had been raised for the project, with approximately 29 percent of the College's 4,390 graduates having contributed.

The Seattle architectural firm of Durham, Anderson and Freed was commissioned to direct work on the renovation. The scope of work included repartitioning all three floors for offices and classrooms, installation of a dropped acoustical ceiling and fluorescent lighting system, construction of two new restrooms, construction of an elevator shaft (although no elevator was installed), replacement of all original windows with aluminum framed glazing with solid panel upper lights, construction of an exterior covered entry porch at the northern entry, removal of a metal fire escape from the southern face of the building, and construction of a new masonry enclosed egress stair. A chapel was also created at the northeastern corner of the second floor, with its wall plaster removed to reveal the brick masonry. The building was rededicated on June 11, 1966. The three northern windows of the chapel were fitted sometime late in 1966, or early 1967, with faceted stained glass panels provided by Willet Stained Glass Studios Architectural Glass of Philadelphia. The renovation was featured in the *Seattle Times'* "Rotograph" section on March 26, 1967.

The covered exterior entry porch has since been removed. The building now houses the University's School of Theology.

ARCHITECTURAL CONTEXT

Historic Architectural Context: Richardsonian Romanesque Revival

Alexander Hall can be classified stylistically by its massing and scale, material selection, and detailing including round arches framing the main entrance and above window headers, as being in the Richardsonian Romanesque Revival style.

The Romanesque Revival style and what is referred to as the Queen Anne style were parallel architectural developments that were dominant throughout North America between 1880 and 1900. These interrelated styles were sub-sets of the Victorian style, a general category that also encompassed late Gothic revival, Second Empire, and Italianate styles, and roughly coinciding with the reign of England's Queen Victoria (1837-1901). The Romanesque style, with its more expensive stone and brick construction, was primarily used for commercial building and Queen Anne was primarily a residential style, incorporating stone and brick masonry, frame construction, or both.

The term "Queen Anne" was first coined in England in the late nineteenth century to describe buildings inspired by the transitional architecture of the pre-Georgian period, during the reign of Queen Anne (1702-14), when the originators of the term observed buildings with basically medieval and Classically inspired ornamentation. Richard Norman Shaw (1831-1912), a widely published English architect known for his extravagant eclectic stone and brick manor houses, is often credited for introducing the style to American architects and building designers.

In America, architect Henry Hobson Richardson (1838-1886), influenced by Shaw, but drawing more from both French and Spanish historical prototypes, developed a uniquely American style which could be adapted for religious, institutional, commercial, and residential buildings. Richardson's buildings incorporated the round ach of the Romanesque, but were typically rough in texture and horizontal, although often featuring a single vertical tower for emphasis. Other characteristics were heaviness, not only through the use of stone, but also with deep window reveals, bands of windows, and cavernous door openings, further defined by contrasting color and textures. Columns were short and massive. Robustness is a term often associated with what would become known as Richardsonian Romanesque.

Richardson's 1872 design for Trinity Church (1872-77, Gambrill and Richardson) in Boston, firmly establish Richardson as the most influential architect of his day. His designs for Sever Hall (1878-80) and Austin Hall (1881-84), both on the Harvard University campus in Cambridge, Massachusetts, provided patterns for academic buildings in the new style. The Marshall Field Wholesale Store (1885-87) in Chicago, the Chamber of Commerce Building (1885-88, demolished) in Cincinnati, and the F.L. Ames Building (1886-87) in Boston, all are prototypes of the style applied to commercial buildings. Richardson considered the Allegheny County Courthouse and Jail (1884-86), in Pittsburgh, Pennsylvania, his masterpiece. After his premature death at 48, architects throughout North America were inspired by his designs and patterned hundreds of courthouses and public buildings after Richardson's work.

Notable practitioners in the United States following in Richardson's footsteps included Burnham and Root, and Adler and Sullivan in Chicago; George B. Post in New York; Van Brunt and Howe in Cambridge; Arthur Vinal and Peabody and Sterns in Boston; Long and Kees in Minneapolis; Shepley, Rutan and Coolidge in St. Louis; Proudfoot and Bird in Wichita; to name only a few.

Canadian architects also readily adopted the style, including Richard Waite in Ontario, Edmund Burke and E.J. Lennox in Toronto, Bruce Price in Québec City, and F.M Rattenbury in Vancouver.

In the Northwest, significant examples of this style included the Pioneer Building (1889-91), and the Burke Building (1889-91), both in Seattle and designed by Elmer H. Fischer; The New York Building (1889-91, demolished) in Seattle, designed by Boone and Willcox, the Bailey building (1889-92) in Seattle, designed by Saunders and Houghton, the Seattle National Bank Building (1890-92, now the Interurban Building) in Seattle, designed by Parkinson and Evers, and the Pierce County Courthouse (1890-93, demolished), designed by Proctor and Dennis.

Building Architect, Original: John Parkinson

English trained architect John Parkinson (1861-1935) designed the original Seattle Seminary Building now known as Alexander Hall in 1891.

John Charles Parkinson was born in Preston, Lancashire, England on December 12, 1861, the 22nd of 24 children of Thomas Parkinson (1818-1888) and Mary Ann Parkinson (1816-1904).

Parkinson was naturally adept with carpentry tools and enjoyed drawing and painting as a child. His family moved to Bolton, Lancashire in around 1870, where he completed his mandatory education in 1874. Around 1876, Parkinson entered into a six-year apprenticeship with a local contractor, where he learned skills in carpentry and building. During this time he attended five consecutive sessions at Bolton Mechanic's Institute that enhanced his professional skills. In 1882, when Parkinson was 20 years old he wrote:

> I could do anything in woodwork from rough carpentry to cabinetwork, knew the construction of buildings from the foundation to the top of the highest finial, was a draftsman too, and an artist born, with confidence unlimited and trained to endure.

Parkinson moved to Winnipeg, Manitoba, Canada in 1883, although lack of work caused him to relocate to Minneapolis, Minnesota, where he worked as a stair builder until he returned to Bolton in 1884. The following year, Parkinson immigrated to the United States, arriving in San Francisco, California, in March 1885. The following May, he took a position as a stair builder with a lumber mill in Napa, where he worked until 1888, when he was invited to design a bank building for the Napa Bank (1888, demolished), by bank president Solon Chapman. Parkinson's brick two-story bank building was styled in the then popular Victorian Italianate style.

Lured by possibilities in the Northwest, Parkinson arrived in Seattle in January 1889, about six months before the "Great Seattle Fire." At that time there were ten architects listed in the city directory business listings, with Boone & Meeker and E.H. Fisher foremost. Unable to find immediate work as a draftsman, Parkinson started his own practice, designing some apartment flats for William R. Ballard, and later winning the commission to design the First National Bank of Olympia (1889, demolished).

Parkinson joined with fellow Englishman Cecil Louis Calvert Evers (1866-1936) in a short-lived partnership that lasted only until June 1890. During this period the firm designed the Frank Pontius house (1889, demolished), the Calkins Hotel in Mercer Island (1889, demolished), the Butler Block (1889-90, altered as a parking garage) on the edge of Pioneer Square, and the Seattle National Bank (1890-92, now the Interurban Building). Both the Pontius house and the Calkins Hotel were designed in the late Victorian Queen Anne style, while the Butler Block was a straightforward Richardsonian five-story brick masonry building with a rusticated stone base. The six-story Seattle National Bank is a sophisticated Romanesque Revival composition of tiered arches.

After Evers left to join John C.M. Keith in a new partnership that would quickly relocate to Victoria B.C., Parkinson went on to design several notable Northwest projects. In 1891, the Seattle School District awarded Parkinson the commission to design B.F. Day School (1891-92, 1900, altered) in the Fremont neighborhood. The School Board hired him as the District's first Schools Architect in April 1892, after which he designed Pacific School (1892, demolished) and the Cascade School (1893-94, demolished). His school experience led to

commissions in other Districts, including the Ballard Central School (1891, demolished), the South Seattle School (1892, demolished 1939), and several small schools in Western Washington towns such as Snohomish, Sedro, and Hamilton.

Parkinson also designed what would be the first buildings on two college campuses, the Seattle Seminary (1891-93, now Alexander Hall at Seattle Pacific University, altered), and the Seattle Jesuit College and Church (1893-94, now Garrand Building on the Seattle University campus, altered). Both buildings were constructed with a load-bearing masonry shells and an independent wood-frame interior structures.

Parkinson employed architect and renderer Arthur Bishop Chamberlin (1865-1933) to produce superb architectural delineations of his designs, both for built projects and for competition entries. He developed a grand scheme for the Equitable Life Assurance Company's proposed Seattle headquarters (1891) that was unrealized. He also unsuccessfully competed in 1891 for the Washington State Building at the Columbian Exhibition in Chicago, and the Spokane County Courthouse competition and the Washington State Capitol competition in 1893. His closest taste of success was placing second to Charles Saunders for the University of Washington building (now Denny Hall) in March 1894.

Parkinson also completed a number of residential commissions in Seattle including a house for John Hatfield (1891, demolished) and one for Joseph W. Wilkinson (1892, demolished) on Capitol Hill. Both departed from the Queen Anne style found in the earlier Pontius house, becoming more Shingle style, after Henry H, Richardson and McKim, Mead & Wright prototypes. Parkinson also designed a flamboyant brick Queen Anne style mansion for a site near Greenlake for Guy Phinney in 1891, which did not progress beyond the drawing board.

Parkinson, like many architects of the time, also invested in real estate, both designing and developing town houses on First Hill, and the Seattle Athletic Club Building (1892-93, demolished) on First Avenue in downtown Seattle. When the banking panic of 1893 created a sharp economic recession, Parkinson quickly became overextended and lost his investment property. This financial setback, along with his termination by the School District after a failed school bond levy in 1893, caused Parkinson to look for new opportunities elsewhere. Parkinson relocated to Los Angeles 1894, with his wife Meta (1862-1922), and their daughter, Dorothea (1891-1980). The couple's son, Donald Berthold (1895-1945), was born later in Los Angeles.

In Los Angeles, Parkinson briefly went into partnership with established architect James Lee Burton (1844-1912). The firm completed at least five projects during this period, including the Perris Land Company Building (1894) in Perris, A.B. Cook house (1895) in Redlands, J.W. England house in Los Angeles (1895), the Currier Building in Los Angeles (1895), and the Homer Laughlin Building (1895, 315 S Broadway, altered) in Downtown Los Angeles. The Laughlin Building was reported as the first class "A" fireproof building in Los Angeles, representing minimal eclecticism applied to a modern commercial building.

By 1895, he was practicing on his own again, and he would quickly develop a successful and prolific practice in Los Angeles. He purchased land in the Wilshire Boulevard tract in 1897, building a house for his family there in 1901 (1901, 600 St. Paul Avenue, relocated in 1926 to unknown location). The house was perched on a hill and its design was influenced by contemporary Prairie style influences.

In 1901, Parkinson designed the 175-foot tall Braly Building (1902, 400 S Spring Street, now Continental Building). For 50 years it remained the tallest building in downtown Los Angeles. The building, featuring an elaborate Classical crown, had an insulated steel frame and an advanced heating system. Always stylistically versatile, Parkinson designed the Susana Machado Bernard house (1902, 845 South Lake Street, N.H.R.), an elaborate Art Nouveau Gothic Revival style mansion and carriage house; and completed a Mission Revival style fire station for the Los Angeles Fire Department in 1904 (1904, 2616 S Hobart Street, N.H.R.).

Parkinson partnered with George Edwin Bergstrom (1876-1955) between 1905 and 1915. During this period the firm was responsible for several significant projects including the Grant Building (1905, 1095 Market Street, altered); the eight-story Alexandria Hotel (1907, 501 S Spring Street, altered, now low income housing), once the most posh hotel in Los Angeles and the center of the City's social life; the Santa Monica City Hall (ca. 1910); the eleven-story Rowan Building (1912, 460 Spring Street, altered); the 13-story Washington Building (1912, 301-311 S Spring Street); and the seven-story Citizen's Bank Building (1914, 225 E Colorado Boulevard) in Pasadena.

Practicing alone again, Parkinson completed the six-story Security First National Bank Building (1915, 6381-85 Hollywood Boulevard, NHR); designed three major buildings for the Wholesale and Shipping Center of Los Angeles (1917-1919), and the University of Southern California Campus Master Plan (1919).

Parkinson's son Donald joined him in his practice in 1920, forming Parkinson and Parkinson. Together their firm completed many large and significant southern California projects, including the Los Angeles Memorial Stadium (1921-23, 3911 S Figueroa Street), and Bovard Hall (1921), both on the University of Southern California campus; Los Angeles City Hall (1928, 200 N Spring Street, w/ John C. Austin and Austin Whittlesey), designed in Art Deco style; Bullocks Wilshire (1928-29, 3050 Wilshire Boulevard), also Art Deco; the Brownstein-Louis Building (1929, 745 Figueroa Street), with colossal order columns framing walls of glass; the Pacific Coast Stock Exchange (1929-30, 618 S Spring Street); Banks-Huntley Building (1929-31, 632 S Spring Street); Bridge Hall (1928) the School of Law (1928), and the Student Union Building (1928), all on the University of Southern California campus; Holmby Hall (1929, 921 Westwood Boulevard, with Gordon Kaufman), with a fanciful clock tower; the Federal Reserve Bank of San Francisco Los Angeles Branch (1930, 409 W. Olympic Boulevard, N.H.R.), designed in P.W. A. Moderne style; the United States Post Office and Courthouse (1933-1937, 312 N Spring Street); and Union Station (1939, 800 N Alameda Street, N.H.R.) designed in a combination of Spanish Mission and Art Deco.

Parkinson was very active professionally and socially. In Seattle he was a founding member of the Washington State Chapter of the American Institute of Architects and a 32nd Degree Mason. In California he was a member of the Los Angeles California Club, the Jonathan Club, Los Angeles University Club, the San Francisco Union League Club, the Los Angeles Country Club, the Los Angeles Benevolent and Protective Order of Elks (BPOE).

Parkinson died at his home, 1201 San Vicente Boulevard, Santa Monica, on December 9, 1935.

Donald Parkinson continued to head Parkinson and Parkinson until his death in 1945, after which it became Parkinson, Powelson, Briney, Bernard & Woodford. The firm continued under various other names until recently.

Building Architect, 1965-66 Renovation: Durham, Anderson and Freed

The Seattle architectural firm of Durham, Anderson and Freed prepared drawings for the 1965-66 renovation of Alexander Hall. Robert Lewis Durham (1912-1998) was the founding principal of Durham, Anderson and Freed.

Robert Durham was born on April 28, 1912, in Seattle, Washington. He grew up in Tacoma, attending and graduating from Lincoln High School, where he studied architectural drawing. He attended the University of Washington, earning a Bachelor of Architecture in 1936. Durham worked for a short time for the City of Seattle Building Department. He then worked for Bertram Dudley Stuart (1885-1977), before being employed by the Federal Housing Administration for four years.

Stuart, as a principal of the architectural firm of Stuart and Wheatley, had previously designed many of Seattle's apartment houses and hotels in the 1920s. Stuart and Wheatley dissolved at the onset of the Depression of the 1930s, leaving Stuart as a sole practitioner. In 1941, Stuart formed a partnership with the younger Robert L. Durham (1912-1998) and Paul Hayden Kirk (1914-1995). Kirk left the firm in 1944, to join architect James J. Chiarelli in partnership, while Durham remained with Stuart. Stuart and Durham's partnership lasted until 1952, when Stuart went into semi-retirement.

Durham's firm is thought to have designed over 200 church projects throughout Washington, Idaho, and Alaska. One of the firm's first church projects was the Fauntleroy Community Church (1952, 9140 California Avenue SW) in West Seattle, where Durham was inspired to install a large window wall behind the altar. The Fauntleroy church received a national AIA Honor Award for Institutional Buildings in 1952. The firm's First Methodist Church in Mount Vernon won the same award in 1961, and the Highland Covenant Church of Bellevue placed first in the 1964 Church Awards Competition of the National Association of Evangelicals. Other notable church design include St. Elizabeth's Episcopal (1956) in Burien, St. James Presbyterian (1957) in Bellingham, the Congregational Ezra Bessaroth Synagogue (1969) in Columbia City, and the African inspired sanctuary at Mount Zion Baptist Church (1975) in Seattle.

Durham's firm completed a vast number of Northwest projects, including schools, banks, residences, and civic projects. Seattle Fire Station No. 5 (1963) is one of the firm's better-known buildings, an all-concrete building with a 60-foot hose tower on the Seattle waterfront. It received a citation in 1964 from the Pre-stressed Concrete Institute. Other significant projects include the Association of General Contractors' (AGC) Seattle Headquarters Building (1965), the Southwest Branch of the Seattle Library (1961), the Atmospheric Sciences Building on the University of Washington campus (1970), the master plan for the U.S. Naval Base in Bangor, Maine (1978), master plans for the Evergreen State College and its library (1971), the Horizon Retirement Home in Seattle (1971), the Main Library (1970) in Richland, and several projects on the Seattle Pacific University Campus.

Durham was active, both locally and nationally, within the architectural professional community. He served as president of the Seattle Chapter AIA, going on to head the Washington State Chapter in 1954. In 1961 the NW Region AIA elected him to the national

AIA Board of Directors. He was inducted into the National AIA College of Fellows in 1959. In 1966 Durham was elected First Vice President/President-elect, and in 1967-68, he served as the AIA National's 44th President.

Durham retired in 1975, merging his firm with the Omaha, Nebraska, based firm, Henningson Durham & Richardson. He remained active in the AIA, serving as Chancellor of the National AIA College of Fellows in 1980, and in 1981 received the prestigious Edward Kemper Award for outstanding service to the Institute— becoming the only person to have served as President, Chancellor, and Kemper Award recipient in the AIA's 141-year history. In 1985, he received the AIA Seattle Metal, the highest local honor to an architect, recognizing outstanding lifetime achievement.

Durham died on July 25, 1998, at age 86, at his home in West Seattle.

Building Contractor: C.G. Slayton and Co.

The general contractor for Alexander Hall is thought to have been C.G. Slayton and Co.

Chancy G. Slayton (1845-1913) was born in the state of New York in 1845. In 1880 he lived in Almar, Michigan, working as a brick mason. Slayton and others owned the Blaine Brick and Tile Co., a brick manufacturing company, in Blaine, Washington, beginning in May 1890, until the company went out of business on December 31, 1890. Slayton, along with W.E. Collins, secured two contracts to build schools in Blaine in March 1891. Slayton lived in Mount Vernon in 1900, listing his occupation as a farmer. He died in Mount Vernon on March 2, 1913.

Building Contractor 1965-66 Renovation:

The general contractor for Alexander Hall 1965-66 renovation is unknown.

Architectural Glass Manufacturer: Willet Stained Glass Studios

Willet Stained Glass Studios provided the architectural faceted stained glass units installed in the chapel of Alexander Hall during the 1965-66 Renovation.

William Willet, an artist and leader in the American Gothic Revival Movement, founded Willet Stained Glass Studios in 1888. In 1910, he won the competition to supply glass for the large chancel window in the Cadet's Chapel at the United States Military Academy at West Point. The company designed and fabricated all of the stained glass windows in the large cathedral-like building for the next 66 years. William's son, Henry Lee Willet, took over the studio after his father's death. Under Henry Lee's guidance, the company expanded from a regional studio to a national studio, with completed projects in all 50 states and 14 foreign countries. Willet Studios experimented with new techniques, and in the 1950s, Willet Studios was one of the first American studios to design and fabricate faceted glass windows. Willet Studios also developed the sculptured gold window technique and experimented with different methods of laminating stained glass. In 1965, E. Crosby Willet, the son of Henry Lee Willet, became the President of Willet Studios. During his tenure, Willet windows were created for many of the major churches and cathedrals in the United States including the National Cathedral in Washington, D.C. and Saint Mary's Cathedral in San Francisco. In 1977, Willet Studios became a division of the Hauser Art Glass Co., Inc., and in 2005 the company changed its name to Willet Hauser Architectural Glass.

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The features of the Landmark to be preserved include: A portion of the site (as delineated in Attachment A), and the building exterior.

Issued: July 8, 2013

Karen Gordon
City Historic Preservation Officer

Cc: David Church, Seattle Pacific University
Larry Johnson, The Johnson Partnership
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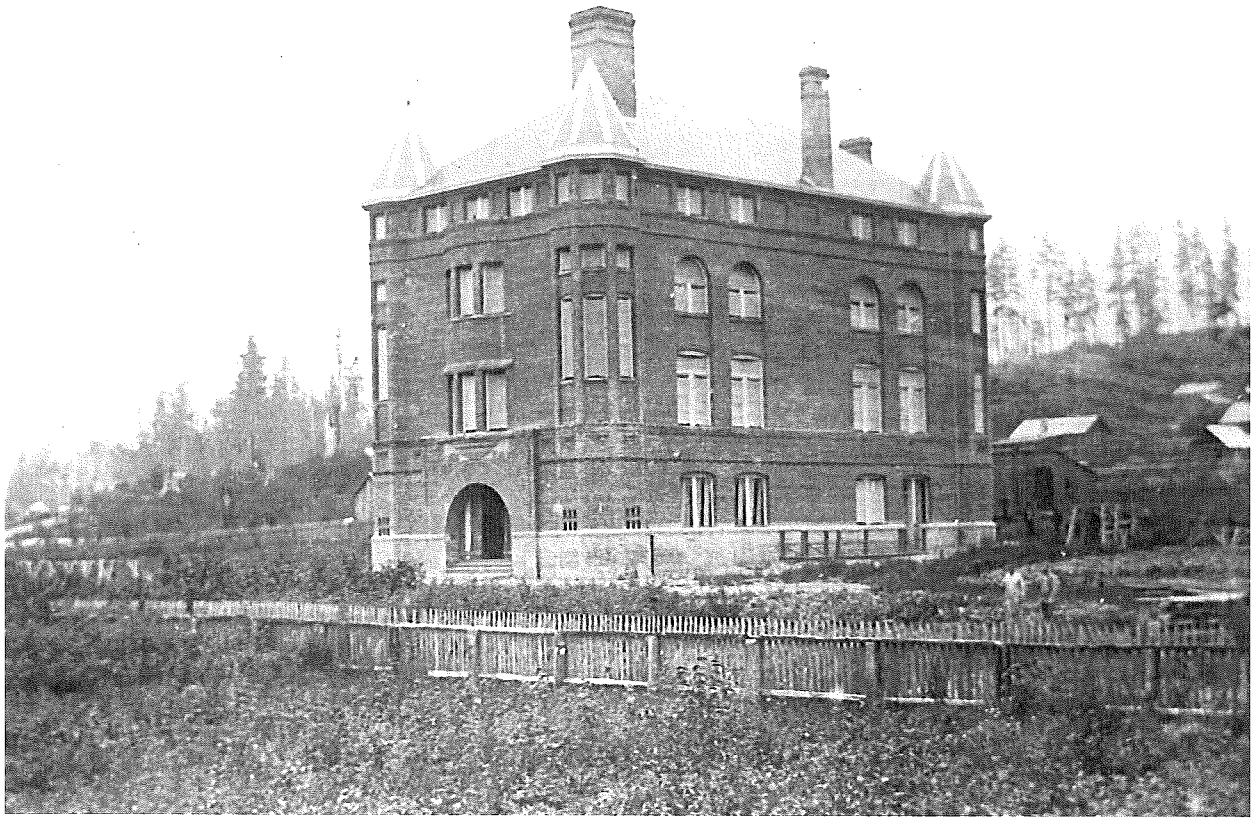
Ken Mar, DPD

Alexander Hall, 315 West Bertona Street, 2013



Alexander Hall, 315 West Bertona Street, 1893