



The City of Seattle

## Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

### REPORT ON DESIGNATION

LPB 508/18

Name and Address of Property: **University of Washington Parrington Hall**  
**4105 Memorial Drive NE**

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

At the public meeting held on September 5, 2018 the City of Seattle's Landmarks Preservation Board voted to approve designation of the University of Washington Parrington Hall at 4105 Memorial Drive NE 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.*
- E. *It is an outstanding work of a designer or builder.*
- F. *Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City.*

### DESCRIPTION

#### *Campus Setting and Site*

Located near the center-west portion of the campus, the building stands at the southeast corner of Parrington Lawn. The building fronts George Washington Lane Northeast and is slightly

northwest of the round-about containing the War Memorial Flagpole at the intersection of George Washington Lane Northeast, Spokane Lane, Northeast Klickitat Lane, and Memorial Way Northeast. The Women's Center (Cunningham Hall) stands immediately west of Parrington Hall. Odegaard Undergrad Library and Kane and Savery halls are all visible to the immediate south and southeast.

Richardsonian Romanesque in style, the building continues stylistic elements of Lewis Hall (1896) and Clark Hall (1896). Stylistically, Parrington Hall (1902) differs from the French Renaissance Revival style Denny Hall (1894), but shares some form elements, including the T-shaped plan, gable roof dormers, and wing towers. Relative to Lewis and Clark halls (originally the men's and women's dormitories, respectively), Parrington shares the same T-shaped footprint; use of rough-faced stone to accent lintels, gable end details, and the water table through contrasting texture and color relative to the brick facade; hipped roof with cross gable; and formerly, a front entrance portico (removed in 1932). The original portico featured broad arches spanning between short, large diameter columns. Parrington, however, draws further on the Romanesque Revival style in the use of textured, multi-colored tiles along the base of the building, leaded lites and transoms, and brick corbeling to bring an added visual texture and interest. The corbeling occurs at round arched window and doorway headers, outer wall corners, projecting cornice along the top of the walls below the soffit, and formerly at the low parapet walls at the side wings around the conical skylights. The 1915 Regents Plan established Collegiate Gothic as the predominate architectural style for the campus, marking the transition away from the Richardsonian Romanesque style.

Foundation plantings wrap around the building and include Japanese Holly along base, along with Mountain Laurel and Oakleaf Hydrangea at front; and Fragrant Osmanthus and Dwarf Oregon Grape and Mountain Laurel along rear wing sides (planted as part of the 1995 remodel). Mature site trees include existing pines, Japanese maples, a London Plane off the southeast corner, and a Portugal Laurel (west of the hyphen).

### ***The Building and Changes through Time***

Parrington Hall is a 3.5-story, load-bearing brick masonry academic building with a T-shaped plan. The building stands at the southeast end of Parrington Lawn, fronting George Washington Lane Northeast. The building consists of a central block with semi-circular side wings (east and west) and a rear (north) wing. A narrow hyphen connects the rear wing to the central block. A front gable on hip roof shelters the central block, with conical roofs and skylights over the side wings and a hip roof at the north wing with a side gable sheltering the hyphen. All roofs feature projecting eaves with enclosed soffits with decorative sheet metal detailing. Low brick parapets extend out at the east and west wings. Gable roof dormers project from the north and south slopes and shed roof dormers (originally with skylights) on the east and west slopes of the main hip roof. Building walls feature a red brick veneer with decorative corbeling at story transitions, openings, and outer corners. Stone serves as a functional and decorative element at sills and belt courses. Wood sash windows provide daylighting. The front entrance faces south and is serviced by a flight of concrete stairs and a concrete landing. A recessed wood frame entrance consists of a pair of doors with sidelights and leaded glass fan light transom. The interior layout generally consists of a central double-loaded corridor running east—west and north—south within the

building. A stairwell with flights on the east and west sides ascends to each floor. Egress stairways are located at the north and south ends of the building and an elevator is present at the south end of the building.

### ***Landscape***

The landscaping compliments the historic character of the building, provides a transition to the overall campus grounds and Parrington Lawn, and serves as a screen for contemporary site alterations. Existing site trees include a Red Oak, Bigleaf Maple, White Pine, two Japanese Maples, and a London Plane tree. Plantings include Japanese Holly along the base, a Mountain Laurel and Oakleaf Hydrangea along the front; and Fragrant Osmanthus (associated with the AYPE plantings) and Dwarf Oregon Grape and Mountain Laurel along north wing sides.

### ***Foundation***

The building features a concrete below grade foundation with large, round aggregate. Parged concrete walls occur at the southwest corner ramp which leads down to a basement entrance. The above grade portion, with window openings for the daylight basement, consists of piers between window openings clad with lighter tan, green, and brown tile laid up horizontally along their long edge with the broad face exposed. These tile courses alternate with projecting red brick stretcher courses. The broad exposed face of the tile features an expanded metal mesh imprint.

### ***Exterior Walls***

Exterior walls consist of stretcher veneer brick over the load-bearing brick masonry structure. A quarry faced sandstone water table wraps along the base of the first story. Solid, recessed brick panels at the side wings correspond to lecture hall locations.

A variety of subtle brick and stone detailing at the upper stories provide visual interest across the facades. Rounded brick are used at the inner corners of entrances and window openings jambs and soffits. Decorative corbeling (projecting out of brick courses beyond the wall plane) follows the curve of round-arched window and doorway openings. At the first story this corbeling springs from sandstone bands that project slightly from the wall. Brick corbeling creates similar bands at upper story window openings. A band of dentils (alternating projecting bricks) marks the transition from the second to third stories. At the two side wings, a band of honed sandstone serves as both the first and second story transition and a continuous header for first story windows.

Outer building corners of the central block feature quoins (normally dressed stones used to anchor corners and establish level coursing) created by stepping out four brick courses (to create the quoins) with a single flush course. The length of the quoins alternates to replicate the bonding of stonework into brickwork. Outer corners of the two side wings feature an open, staggered joint. Mortar within this joint is recessed to provide a shadow line accenting the joints.

At the top of the building's walls a thin band projects out just above the jack arch brick window headers. Corbeled brackets and dentils step out above this thin band to transition to the broad

roof soffit. At the front wall gable, honed finished stone block replicate a decorative bargeboard with curved lower ends supported on stone blocks and ending in a single pyramidal block. Horizontal quarry faced stone bands break the gable wall into sections.

The building's brickwork features 1/4-inch, concave mortar joints with mortar tinted slightly red to provide a more monolithic character in conjunction with the brick coloring. Bricks appear to be an extruded, red brick with a generally porous face and small pockets of unblended material.

Stonework on the building features 1/4-inch concave mortar joints with mortar tinted slightly gray-brown to blend with the sandstone and not visually interrupt the continuity of the stonework. The sandstone is similar in characteristics to Tenino sandstone. The outer face of the stone has a quarry face, usually created by running a stone chisel along the back side of the face arises and striking the chisel to pitch spalls off the face leaving the rough surface. Skyward surfaces have a boasted finish consisting of roughly parallel groves scored with a mason's chisel; some tooling remains evident in sheltered areas. Formed in place concrete elements replace former stone band elements at the front entrance.

### ***Roof***

Asphalt composition shingles clad the roof. Wood trusses support the roof and define the dual pitch for the main roof, with a steeper pitch to the upper third of the roof. The projecting eaves feature an integrated gutter system. Roof cladding leading up to these gutters consists of standing seam metal. Metal (stainless steel) external downspouts service these gutters and connect to a PVC and cast-iron drain system. Brick parapets wrap around the skylights and feature recessed panels, partly covered by flashing.

The broad roof soffit features classically inspired design elements. This includes recessed sheet metal panels with simplified, ornamental sheet metal brackets used in a series between the panels and corresponding below with corbeled wall brackets. Prominent decorative sheet metal moldings transition from the brick wall to the soffit, and as a fascia along the outer edge of the eaves. Contemporary, round soffit vents are in the middle of each panel. All sheet metal elements are built out over a wood and metal framing.

Standing seam metal clads the four gable-roof and two shed-roof dormers. Several mechanical vents project above the roofline of the main, hyphen, and north wing roofs.

Conical roofs over the two side wings each feature a round skylight with large sheet metal cupolas. The skylight glazing is set between the rafters with all external surfaces clad in sheet metal. Mechanized interior blinds provide light control to accommodate different uses within the spaces below the skylights.

### ***Windows***

Wood sash windows provide day lighting for the building. Window openings feature wood sash in a variety of original configurations. All openings have painted wood brick moldings and sills, as well as sandstone sub sills and steel lintels. The side wings feature continuous quarry faced

sandstone sub sills at window openings. Basement windows have quarry faced sandstone headers and lug sub sills. The interior side of window openings are trimmed out with painted wood casings, projecting stool (interior sill), and an apron (horizontal board run beneath the stool). Roller blind type shades allow occupants to manage light levels.

Window configurations follow by building story.

- The basement features sash having 2 vertical lites with exterior metal security screens attached to the window frames. The frames are painted out to blend with the woodwork.
- The first story features 1:1 double hung sash with a transom bar and single lite transom as the dominant window type. Paired, 1 lite casements occur below the leaded fanlights on the front facade. The connecting hyphen features 1:1 double hung sash with a round arched 1 lite transom (this configuration repeats at the second story). The north wing features 2:2 double hung sash with 4 lite round-arched-header transoms (this configuration repeats at the second story).
- The second story features 1:1 double hung sash with 4 lite round-arched-header transoms. The north wing features paired 2:2 double hung sash with 2 lite transoms.
- The third story features 1:1 double hung sash with jack arch headers. The north wing features 2:2 double hung sash.
- The attic story features 1:1 double hung sash.

### *Entrances*

Building entrances consist of the main front entrance and multiple secondary entrances around the rest of the building.

The main entrance consists of a wide flight of concrete stairs leading up to a concrete landing and flanked by brick cheek walls with concrete caps. Prominent wall sconces flank the large arched entrance leading to a recessed entry vestibule. Within the vestibule, an inner wood frame supports a pair of doors flanked by sidelights with a fanlight leaded transom across the full opening width. At the concrete steps, a set of metal pipe hand railings run up the middle of the stairway. The front landing also features paired louver openings within the cheek walls. These openings have quarry faced sandstone headers and central mullion. The lantern type wall sconces project out on decorative brackets. The lanterns feature 6 translucent, amber colored lenses. The wood frame vestibule features fluted casings on low plinths cladding the framing supporting the doors and transom bar. The sidelights each feature a low bulkhead with recessed panels and a decorative molding along the top of the bulkhead. Each of the wood doors features a tall single lite (insulated glass) with a tall bottom rail matching the bulkhead height. A wood frame segments the leaded fan lite transom into smaller, more stable sections. The interior face of the entry features decorative wood trim and built up window seats behind each of the sidelights. “Vernon Louis Parrington Hall” is set in cast stone above this entrance.

Basement level entrances are located at the southeast and south sides of the building. A concrete ramp with metal railing extends down to two doorways, one to the basement classroom spaces and the other serving as an egress door from the southeast stairway. A flush panel metal door provides access to the interior. The doorway features painted wood brick moldings. Concrete

retaining walls extend along the outside of the ramp and enclose an exterior transformer unit off the building corner.

Secondary first story exits are located on the side and north wings and connecting hyphen and consist of flush panel metal doors with emergency lighting above. These open to a built up concrete landing wrapped with a metal railing and clad in the same wire faced brick utilized at the foundation. Cast stone along the top edge of the landings blends with the original quarry face stone of the building. Concrete stairs with metal pipe hand railings descend to grade. The doorway at the north end of the north wing features a wood sash fan lite transom.

### ***Interior***

The interior layout generally consists of a central, T-shaped, double-loaded (class rooms on both sides) corridor on each floor. A central stairwell with stairways on either side and an elevator provide vertical circulation. Egress stairs in the north and south ends of the building provide emergency egress capacity but are generally not part of occupant circulation within the building.

#### Vertical Circulation

The central stairs feature direct flights between each floor with intermediate landings. Mahogany tread (stained) with a center Marmoleum runner, and painted risers comprise the stairs. A painted stringer matching the corridor baseboard follows the stairway rise. Round wood hand railings extend along both sides of each flight and connect to wood newels. Square spindles support the inner railings, with outer railings attached to the gypsum board clad walls. Fire enclosures occur at each floor.

A single elevator services the building. The elevator is located on the south side of the main east/west corridor. The metal frame egress stairs at the north and south ends of the building connect to each floor with direct exterior existing at grade.

#### Basement

Basement spaces consist of classrooms and mechanical functions. Finishes in classroom and hallway spaces consist of drop acoustical ceilings with painted gypsum board walls and carpeted floors. Computer desks and other cabinets and classroom support features are built out within the classrooms.

#### First Floor

The first floor serves as the access point for students and faculty. Lecture halls occupy the side wings with classrooms off the corridors. Restrooms are in the northeast corner of the central block and a coffee and concession stand is located adjacent the hyphen.

Interior finishes within the corridor consist of painted and skim-coated (a thin plaster layer) gypsum board ceiling and walls with wall-to-wall carpet flooring and wood baseboards. Decorative raceway cornices project out to hide sprinkler heads and associated piping. Pendant type light fixtures provide lighting. Doorways feature wood casings with a decorative outer profile and mitered corners. Doors consist of composite wood doors with a mahogany type veneer on the corridor side with lever hardware. Transoms above doorways are closed off.

Interior finishes within the lecture halls consist of drop ceilings cutting across the window openings with acoustical board surfaces for wall cladding. Seating is built up in auditorium fashion around a focal lecture point.

Interior finishes within the classrooms and offices consist of painted and skim-coated (a thin plaster layer) gypsum board ceiling and walls with wall-to-wall linoleum flooring and wood baseboards. Wall mounted sheet metal radiators extend below the windows. White and chalk boards and projector screens are mounted to the classroom walls. Tube type fluorescent light fixtures suspended from the ceiling provide lighting.

### Second and Third Floors

These floors continue the same interior finishes in the corridor, classrooms, and offices as the first floor.

The large classrooms at the side wings on the third-floor benefit from the conical skylights. Mechanical blinds are used to control light levels. Pendant type lighting fixtures augment day lighting. Room finishes consisting of built in cabinets, wall to wall carpeting, and skim coated gypsum board walls and ceiling with perimeter cornice.

### Fourth Floor

This floor continues the same interior finishes in the corridor, classrooms, and offices as the first floor.

### *Alterations*

Dates provided for alterations are based on drawing dates and not completed work. Depending on the scope and complexity of the projects some extended for a couple years, while others were completed the same year as the drawings were prepared. Overall the building exterior retains a high level of integrity and original visual character due in a large part to the 1995 exterior work which removed multiple previous additions; however, interior spaces have changed substantially to respond to a series of class room modernizations as building tenants changed. Both interior and exterior changes are addressed in the following list of alterations.

The key changes for the building having an important impact on its integrity and visual character:

- Circa 1908: Painting of the exterior for the 1909 Alaska Yukon Pacific Exposition.
- 1931: Remodel to provide modern facilities for the new tenant, the English Department, which involved substantial interior and exterior changes.
- 1962: Remodel enclosing the central stairway to provide fire enclosures at each floor.
- 1987: Remodel to provide modern facilities for the new tenant, the Graduate School of Public Affairs, which involved restoring the skylights, substantial interior changes, and most current materials, finishes, and spaces. Current interior doors, corridor finishes, interior trim, lighting, and stairway railings and tread all stem from this remodel.
- 1995: Remodel which involved substantial exterior changes, including a full seismic upgrade for the building and removing the ca. 1908 exterior paint and 1931 exterior additions, as well as substantial in-kind window replacements and repairs.

### Circa 1908 Painting

The building was painted to visually integrate it with the other light buff and white color buildings during the 1909 Alaska Yukon Pacific Exposition. The paint (and subsequent layers) was eventually removed as part of the 1995 exterior repairs.

### 1931 Remodel

Designed by architect John Graham and undertaken during the Great Depression, this remodel provided modern classroom and office facilities for the building's new tenant, the English Department. The University of Washington Board of Regents dedicated the building to Vernon Louis Parrington in January of 1931, at the outset of the project design. This remodel project substantially changed the interior spaces, reconfigured the front entrance, closed off some windows, and added several metal fire escapes.

- The building exterior was repainted, and the chimney decommissioned and removed above the roofline for use as an interior mechanical shaft. New windows were added on the sides of the north wing, consisting of a pair of 2:2 sash each with 2 lite transoms and a flat arch. Approximately 10 windows were infilled to accommodate interior changes.
- The front entrance porch was removed. The original porch had four piers with terra cotta capitals along the outer edge of the landing and engaged pilasters against building. Arched brick railings with stone caps spanned between the piers and a terra cotta balustrade wrapped the upper balcony (window access only, no door access). Stepped cheek walls with stone caps flanked the stairs. The concrete landing and stairs were repaired, and new brick cheek walls constructed with pre-cast concrete coping (stone on west side at vents is original). Exterior walls were patched, and upper stone courses were replaced with brick. Both side entrances at the central hyphen received new concrete stairways.
- Interior finishes were changed to suit the new design including linoleum flooring in the corridors (over the fir flooring), and tile floors and marble stall partitions in restrooms. New doors with a large lower panel and upper glass lite replaced the multiple panel original doors.
- The central stairway was enclosed from the first floor to the basement and extended up to the fourth floor. New metal egress stairs and landings were added off either side of the central hyphen. Existing window openings were cut down to create egress doorways at each floor.
- Fourth Floor: formerly the attic, this space was built out within the central block as three large rooms and a new, smaller attic created above for mechanical equipment.
- Third Floor: the east wing was remodeled for use as a library and the west wing lecture hall remodeled for use as a conference and reading room. The north wing was remodeled for offices. Restrooms remained in the hyphen and the central block remained in use as classrooms with offices along the south-central portion.
- Second Floor: the west wing was split in half for lecture areas and the west central window bricked in. The east wing was remodeled to provide a debate room and perimeter offices. The east central window was bricked in. The north wing was remodeled for offices. Restrooms remained in the hyphen and the central block remained in use as classrooms with offices along the south-central portion.



- First Floor: the lecture room in the west wing was remodeled to put the lectern on the outer west edge with seating banked towards the east. This involved removing all original built up seating and in-filling windows along the outer wall. The east wing was subdivided for offices around a central waiting area. This work bricked in the east central window. The north wing was remodeled for offices. Restrooms remained in the hyphen and the central block remained in use as classrooms, except for northeast corner which was converted for use as women's and men's restrooms.
- Basement: the west wing remained as storage space, and the central block area supported mechanical functions.

#### 1959 Remodel

A small project that remodeled room 217 to better accommodate tenant needs.

#### 1962 Remodel

Designed by Thomas J. Connor & Associates, this remodel included the fire enclosure of the central stair as well as exterior alterations and interior remodeling.

- Enclosure of the central stairway involved new fire doors at each floor at the north end of the central corridor to close off the open stairwell. The project removed hand railings, cut off edge nosing on tread, and installed frame partitions between each floor and the underside of the stairway to create a fire separation between floors (originally one could look down from the corridor to see the stair below). The frame partitions ran between the existing columns and the capitals were removed to install the fire doors.
- Exterior alterations included removal of the skylights along the outer edge of the shed roof dormer roofs and replacing the windows replaced with aluminum sash units and a pair of doubled doors. These skylights originally provided day lighting to the attic (now 4<sup>th</sup> floor) level spaces. The east cupola was rebuilt, the building re-roofed, and the dormers re-clad with shingles. A gutter liner was installed. The 1931 era fire escapes were spot sand blasted and repainted. The brick and stone exterior were also sandblasted and re-painted and windows and doors cleaned and painted.

#### 1963 Alterations

An Interior remodel focused on selective rooms, and the conversion of the third-floor east end lecture hall back into a lecture hall (subdivided since its 1931 library use into offices). This involved blocking off three windows on the east end of the space and installing acoustical ceiling tiles. New lighting was installed at the second, third, and fourth floors.

#### 1964 Alterations

This work improved ventilation for room 217, installed a security enclosure at the base of the west fire escape, and modified site access along the west side of the building.

#### 1965 Alterations

This work converted a first-floor store room to an office and installed new sound proof rooms in the west end of the basement. By this time the west end of the basement had been subdivided for use as office space.

#### 1966 Alterations

This work installed new fluorescent lighting fixtures in the east end of the first floor, the west end of the basement, the third-floor north wing, and the fourth floor.

#### 1967 Alterations

This work installed new lighting in several second- and third-floor offices and remodeled several rooms on the third floor.

#### 1968 Alterations

This work installed new lighting and a connecting doorway in rooms 200 and 202 and remodeled first-floor rooms to provide a new faculty and graduate student lounge area.

#### 1971 Alterations

This work added a drop ceiling in second-floor rooms along the south side of the building and upgraded the fire protection system for the entire building.

#### 1972 Alterations

This work added a fire alarm emergency service system and upgraded some offices. As-built record drawings marked the existence by 1972 of the basement access new ramp off the southwest corner of the building and fire escape tunnels along the roof off the fourth floor (providing a safe travel route to the two metal fire escape stairs on the building exterior).

#### 1977 Alterations

This work installed sprinklers on all floors, smoke detectors and door holders in the central corridor at fire doors, and replaced glass in windows and doors with wire glass at restrooms and along fire escapes. On the third floor, the west wing was partitioned for offices and the east wing converted to lab space with a drop ceiling covering the skylight.

#### 1978-1979 Alterations

This work upgraded heating and ventilation controls for the building.

#### 1980 Alterations

This work provided universal access upgrades to restrooms.

#### 1981 Alterations

This work constructed new walkways along the east side of the building and provided new plantings at these areas.

#### 1984 Alterations

This work installed a micro-computer show room in the west wing of the basement, which included the replacement of existing partitions with multiple computer work stations, new lighting, carpeting, rubber base, and wiring.

#### 1987 Remodel

- This work was a substantial remodel of the building interior to update life safety, mechanical, and electrical systems, and provide modern facilities for the Graduate School

of Public Affairs, the building's new tenant. Cardwell/Thomas & Associates served as the project architects. This work removed remaining 1931 work, replaced interior doors, and remodeled corridors.

- Exterior work removed the 1931 fire escapes, restored brick at window openings that had been cut down for doorways, restored the east and west wing skylights, and installed new roof access hatches and air intakes.
- Front entrance work added window seats to either side of the front entrance to enclose radiators.
- Interior finish work involved all new interior doors, consisting of flush, wood and glass, panel, and hollow metal with glass doors. New painted casings and trim were installed. On each floor the corridor was redone with new cable tray cornices (hiding conduit and sprinklers) and new furred out false beams across the corridors for decorative effect. Floor finishes were removed down to the joists to provide floor system upgrades. Asbestos was abated from finishes and systems within the building as part of this work.
- The central stairway received new hand railings, spindles, newels, Marmoleum along the center of the tread, new mahogany tread and built out the lower steps. The project also constructed the metal egress stairwells in the north and south ends of the building and added exterior egress stairs off the west wing (infilling two basement windows), off the west side of the hyphen, and at the north end of the north wing. The project added the current elevator adjacent the south egress stairwell.
- Fourth Floor work consisted of a complete remodel of the central block area, and extension of a central corridor through the north wing to connect with new egress stair added at end of wing.
- Third Floor work involved reopening of the east and west wing areas, and remodeling offices in the north wing.
- Second Floor work installed new partitions in the east and west wings for offices, in the north wing to accommodate the new egress stair, and in the central south portion of central block to accommodate the new egress stair. The northwest classroom across from the new elevator was also shrunk to allow support spaces along the corridor side. Restroom walls were reconfigured within the hyphen.
- First Floor work remodeled the west wing remodel for a lecture hall and the east wing for continued use as office suites. The central block was remodeled for offices, the hyphen for smaller classrooms and rooms, and the northeast block of restrooms were remodeled, and all new fixtures installed.
- Basement work reconfigured the spaces in the central block.
- Site work installed a new transformer off the southwest side of the building and planted Japanese Spreading Yew and Fragrant Sarcococca to mask the transformer and ramp. Existing mature site trees were protected.

#### 1993 Alterations

This work provided a new mail sorting room and new lighting in the west wing basement. Planning for exterior repairs to the building was also underway at this point.

#### 1994 Alterations

This work provided temporary air conditioning and ventilation grilles and ducts at class rooms and upgraded selective plumbing elements.

### 1995 Remodel

Designed by architects Cardwell/Thomas & Associates, this work involved substantial exterior repairs, window upgrades, and seismic upgrades. The previously added white paint was stripped from the building's exterior and the building repointed with a red-tinted mortar to match the original mortar. The sheet metal soffit was repaired. The brick veneer was anchored to the brick masonry wall core and brace frames were installed within the central block at the outer four corners. New concrete lintels were installed at third story windows and at the previously added (2:2 with 2 lite transom) windows on the north wing. Interior floor plates were tied to the outer walls and interior floor finishes removed as needed. At the time of the renovation, some of the plantings around the building were attributed to the original botany greenhouse grounds (off the northwest side of the rear wing and removed by the 1990s) and plantings from the 1909 Alaska Yukon Pacific Exposition. Existing site trees were protected, and new landscaping added around the building to enhance the historic character. Plantings included Japanese Holly along the base, a Mountain Laurel and Oakleaf Hydrangea along the front; and Fragrant Osmanthus (associated with the AYPE plantings) and Dwarf Oregon Grape and Mountain Laurel along north wing sides. Window repairs involved a substantial replacement of frames and sash as part of work, matching existing. Windows previously installed in 1988 were left in place. Leaded lites were restored.

### 1997 Alterations

This work remodeled classrooms on the first through third floors, updating furnishings and equipment. The west wing first-floor lecture hall was also remodeled.

### 1998 Alterations

This work installed motorized skylight shades for the east and west wing third-floor rooms along with acoustical treatment along the inner walls of the central stairwell on the third floor. The second-floor west wing offices were also remodeled, and doorways reconfigured.

### 2001 Alterations

This work upgraded fire sprinklers in the first floor, west wing.

### 2002 Alterations

This work installed a separate air-conditioning system for the first-floor west wing lecture hall. Seating in the lecture hall was also reconfigured to face east as part of either this work or the 1997 alterations.

### 2009 Alterations

This work involved mechanical upgrades in the basement and the construction of a small bike shelter off the west side of the building in the paved parking and access area.

### 2010-2011 Alterations

This work upgraded the fire alarm and detection system on all floors.

### 2012 Alterations

This work replaced doors at the first floor, west wing lecture hall, installing the current double doors.

### 2014 Alterations

This work upgraded the electrical system and lighting for the first floor, west wing lecture hall.

### 2015 Alterations

This work remodeled room 322 and provided new lighting.

### 2016 Alterations

This work installed a new projector and blinds in room 308.

## **SIGNIFICANCE**

### ***Early Development of the University***

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

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

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

At its new location, the university once again desired to create a campus plan to guide development. Engineer professor A.H. Fuller developed a plan for the campus, called the Oval

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

Following the implementation of the Oval Plan, a series of campus plans were created and implemented to manage development on the university campus. The following is a list of the plans created for the university, largely summarized from the 2017 "Historic Resources Survey and Inventory of the University of Washington Seattle Campus".

1904 Olmsted Plan. The Regents hired the Olmsted Brothers, the renowned landscape architecture firm, to design a new campus plan to incorporate land to the south of the Oval Plan campus. This plan emphasized alignments between buildings rather than views outward, resulting in an inwardly focused campus. Although a comprehensive plan, it was never implemented because soon after its completion plans were underway for the 1909 Alaska-Yukon-Pacific Exposition.

Alaska-Yukon-Pacific Exposition (AYPE), 1909. The Olmsted Brothers designed the AYPE fairgrounds on the lower, undeveloped portion of the campus (southern two-thirds). The current road infrastructure, such as the central axis of Rainier Vista, and scenic vistas on the lower campus largely date from this period. The AYPE layout differed from the Olmsted's general layout for the campus particularly with its emphasis on outward vistas.

Regents Plan of 1915. Local architect and founder of the university's newly formed architecture department, Carl F. Gould designed this new plan. This plan became the guiding document for the university for the next two decades. The Regents Plan followed a simplified version of the Beaux Arts-design of the Olmsteds' plan. Collegiate Gothic was established as the predominant architectural style for new construction, which persisted into the 1950s. The plan established groupings of buildings on campus with the liberal arts programs on the Upper Campus, administrative and library facilities on a quadrangle at the center of campus and science programs along Rainier Vista and southern campus. This plan also established the expansive lawn north and east of Parrington Hall, known today as Parrington Lawn and the campus entry point off NE 42<sup>nd</sup> Street.

1920 Revised Campus Plan. This plan laid out an estimated 100 acres which were previously submerged but exposed following the completion of the Lake Washington Ship Canal. This plan did not substantially affect the main campus.

1934 Regents Plan. This plan, adopted during the Great Depression, called for new dormitories near the north and northeast parts of the campus. This plan retained many elements of the 1915 Regents Plan within the core campus.

1948-49 Plan by Bindon & Jones. This plan reflected the university's growing enrollment, recommending the acquisition of additional acreage southwest of the original campus (the Northlake area) and the creation of additional student housing (dormitories and married student housing). This plan also substantially reconfigured the northwest portion of the campus, including the proposed removal of Parrington Hall to support the addition of dormitories along 15<sup>th</sup> Ave NE.

1962 General Development Plan and 1965 General Planning and Development Plan. These plans, designed by Paul Thiry (1962) and Walker & McGough (1965), recommended the introduction of larger developments on the campus including the plaza garage, Red Square and surrounding buildings, additions to Suzzallo Library, and a range of new buildings (science, medical, professional, recreation, and residential). These plans also substantially reconfigured the northwest portion of the campus, including the proposed removal of Parrington Hall to build out a series of buildings in this area.

These campus plans illustrate the various visions for the campus over the years and demonstrate how Parrington Hall fit within these visions.

### ***Construction and Use of the Building***

Construction on the Science Hall, as the building was originally called, began in 1901. The Washington State Legislature funded the construction of the Science Hall, along with a new power plant, during its 1900 legislative session. The University Board of Regents (governing body for the university) received bids for construction of the building in May 1901 and work began on July 1, 1901. By the end of December 1901, the building was fully enclosed and plaster work had commenced on the interior. The Science Hall was completed in 1902 and ready for use during the 1902-1903 academic year.

The university sited the Science Hall 400 feet southwest of the Administration Building (Denny Hall). The curved east and west wings of the building were designed to house large lecture rooms and laboratories. When the building opened, the first floor contained the geology and mining department lecture rooms and laboratories, the second floor contained the zoology laboratories and the civil engineering lecture room and drawing rooms; and the third floor contained the zoology and botany lecture room, the botanical laboratories, and the mechanical engineering lecture room and drawing rooms. The University Museum occupied all three floors, each measuring 50 feet by 60 feet, of the northern wing of the Science Hall.

The catalog for the following academic year, when the building was complete and fully open, provided more specific descriptions of the building's use by various science departments. The geology exhibits were located on the first floor, the zoological and ethnological collections on the second, and the herbarium, botanical exhibits, and miscellaneous materials on the third. The botanical laboratories and lecture room were located on the third floor of the building. The zoological department, which included three laboratories, occupied the eastern half of the second floor, with a large, general zoological laboratory in the semicircular east wing.

The building continued to be used by the science and engineering departments for nearly 30 years. By the 1905-1906 academic year, the psychology laboratory had moved into the building, occupying the fourth floor according to the catalog. The building did not yet have a fourth floor, so it appears this refers to the attic space in the building. The geology department expanded in the building's basement by the 1906-1907 academic year. The education department had a laboratory in the building by the 1913-1914 academic year.

The building received a facelift in ca. 1908 for the 1909 for the Alaska-Yukon-Pacific Exposition (AYPE); the red brick façade was painted white to complement nearby Denny Hall and blend with the new white and cream-colored buildings constructed for the exposition. The University Museum moved out of Parrington Hall in the same year, relocating to the Masonic Fraternity headquarters building erected for the AYPE and donated to the university.

In 1931, the university had the building remodeled to house the English Department. Architect John Graham, Sr., designed the remodel. According to Norman J. Johnston's *The Fountain and the Mountain: The University of Washington Campus, 1895-1995*, the building was under threat by demolition until it became the new home for the English Department. The university renamed the building Vernon Louis Parrington Hall after Dr. Vernon Louis Parrington, a preeminent English professor at the University of Washington who died in 1929. Parrington won a Pulitzer Prize in 1928 for his trilogy "Main Currents in American Thought." The university dedicated the renamed building with a new cornerstone containing records of the life of Dr. Vernon Louis Parrington and documents from the original cornerstone of Science Hall. The dedication ceremony occurred on August 3, 1931. Ironically, rumor suggests that the Science Hall was not Parrington's favorite building on campus; the Washington Heritage Register nomination for the building writes that Parrington once called the building "the ugliest [building] I have ever seen."

In 1976 the upper two floors of Parrington Hall were closed since they no longer met code. Between 1977 and 1979, work was completed on the building to ensure it met fire code. Sprinklers were installed on all floors, along with smoke detectors and door holders in the central corridor at fire doors. Wire glass replaced glass in windows and doors at restrooms and along fire escapes. Work also upgraded the heating and ventilation controls for the building.

In 1987, the building underwent a significant renovation in order to house a new tenant, the Graduate School of Public Affairs. This renovation updated life safety, mechanical, and electrical systems, and provided modern facilities. The Graduate School of Public Affairs, renamed the Daniel J. Evans School of Public Policy & Governance in 1999 to honor Daniel J. Evans, three-term Washington State Governor and U.S. Senator. The Evans School of Public Policy & Governance continues to occupy Parrington Hall.

### ***Architects***

Josenhans and Allan, Architects, founded by Timotheus Anton Christof Josenhans and Norris Best Allan, practiced in Seattle between 1897 and ca. 1912. Numerous Seattle buildings are attributed to this architectural partnership, including three on the University of Washington campus: Women's Dormitory/Pierpoint Hall (William Clark Hall), Men's Dormitory (Meriwether Lewis Hall), and Parrington Hall (Science Hall).



Josenhans and Allan began working together while employed by Hermann Steinmann, a German architect who practiced in Seattle between 1887 and 1894. During their time at Steinmann's office, Josenhans and Allen worked on buildings like the Terry-Kittinger Building at First and Washington (1889-90); this occurred during the period following the 1889 Seattle fire. Josenhans formed his own firm in 1891 and partnered with James Stephens in 1894. With Stephens, Josenhans worked on his first educational building, Thompson Hall at Washington Agricultural College (1893-94), now WSU. Stephens began taking on projects for the Moran Shipyards in Seattle and Alaska, with Josenhans continuing to work on projects for the college in Pullman. The two formally dissolved their partnership in 1897 and then Josenhans and Allan began working together.

Josenhans and Allan worked together for the next 15 years, designing nearly 100 buildings in a range of styles and types. Half of their designs were single-family residences, but their other works included education buildings (like those at the University of Washington and Washington State University), churches, offices, breweries, and hotels. A February 2018 "Supplemental Report" for the Seattle Landmarks Nomination for the Sullivan House theorizes the following about the partnership between Josenhans and Allan:

*It is likely that academically-trained Allan was the firm's primary designer while Josenhans, with a background in engineering, longer tenure in Seattle, and strong civic and political connections, brought most commissions into the office and handled technical matters, a division of labor common in architectural practices of the era.*

Their partnership concluded in 1912 when Josenhans became Seattle's superintendent of construction.

During their partnership Josenhans and Allen designed nearly 100 buildings. Parrington Hall is one of 10 educational projects on which they worked. Most of their educational designs were for the University of Washington or Washington State University, but a few were for local Seattle schools (new construction and additions). Four of the educational buildings they designed together are extant (Lewis Hall, Clark Hall, Parrington Hall, and Morrill Hall at WSU).

*[Note: This section on the Josenhans and Allan partnership was compiled from a Supplemental Report (dated February 1, 2018) filed for the Seattle Landmarks nomination of the Josenhans and Allan-designed Sullivan House. This report was prepared by Marvin Anderson of Anderson Architects, Ellen F.C. Miro of The Johnson Partnership Architects, and Brooke Best.]*

Josenhans and Allan designed the following buildings, organized by type:

### ***Educational***

- Bay St. School (Beacon Hill School), 16th Ave S and Lander (1899), demolished
- Rainier School Addition (Project), 23rd Ave S and King St (1899)
- South School Annex, 517 Main Street (1899), demolished
- University of Washington Clark Hall (1899), existing
- University of Washington Lewis Hall (1899), existing

- T.T. Minor School Addition, E Union and 18th Ave (1900), demolished
- University of Washington Parrington Hall/ Science Hall (1902), existing
- Washington State Gym/ Amory (TUB), Pullman (1903), demolished
- Washington State Morrill Hall - Chemistry Building Pullman (1903), existing
- Cedar Falls School, Cedar Falls (1911)

### ***Commercial***

- Drug Store for Dr. Acton, Bremerton (1901)
- Josenhans and Allan Office remodel, 74-75 Hinckley Building (1901), demolished
- Keen & Smith three-story brick block, First Ave & Bell (1901)
- Marion Building, 818 2nd Ave (1902), intact
- A. Greyerbiehl Office Building, 421 28th Ave S (1905), demolished
- Ellis-Forde Company Brick Block, Wenatchee (1905)
- Hambach Building #2, 313 2nd Ave (1905), intact
- Hemrich Brewery Building, Railroad Ave between Washington and Main Street (1905)
- Seattle Brewing and Malt Company Building, Auburn (1905)
- Office Building for John Mueller, 801-11 Pike Street (1906)
- One-story brick addition to Hemrich Bros. Brewing, 3rd and James (1906)
- Three-story brick store and hotel for J.W. Hughes, 615-619 Pike (1906)
- Brick Business Block for W.T. Whitney, 901-3-5 3rd Ave (1908)
- Bornstein and Sons, Inc. Warehouse, 526 1<sup>st</sup> Ave S (1909)
- One Store Brick Store, Occidental and Washington (1910)
- Business Block, 2301, 2303, 2305 First Ave (1910), intact

### ***Hotel and Multi-family Buildings***

- Keene Hotel, Seventh & Madison (1905), demolished
- P. Holmes Terrace, Pike Street & Minor (NW Corner) (1900), demolished
- Keene & Smith Lodging House, 6th Ave S at King Street (1901) demolished
- Mrs. W.H. Williams Apartment, First and Broad (1901), demolished
- Guy Apartment House, 16th Ave and Washington (NW Corner) (1906), demolished
- J. Augustine Flats, 300, 300-1/2, 310, 310-1/12 Galer Street (1907), demolished

### ***Public Buildings***

- Music Hall, Bremerton (1901)
- Pike Place Comfort Station (1908)

### ***Ecclesiastical***

- Westminster Presbyterian Church (1900), demolished
- Queen Anne Methodist Episcopal Church, 1600 5th Ave W (1905), existing
- Emmanuel Baptist Church, 24th Ave South (1906)
- Haven M.E. Church, 223110th Ave (1909), demolished

### ***Single-family Residences (Seattle)***

- Patrick and Joanna Sullivan Residence, 1632 15th Avenue (1898), existing

- 2-Storey Frame Building, 1133 16th Ave (1900), intact
- Mrs. Frank Adams Residence, 112 Fourteenth Ave (1900), demolished
- Alden J. Blethen Residence, Highland Drive (1900), demolished
- J. Milton Phillips Residence, 1715 18th Avenue (1900), demolished
- J.B. Powles Residence 1427 16th Ave (1900), demolished
- Residence, 210 10th Ave South (1900), existing
- Residence, 515 Second Avenue (1900), demolished
- George M Thompson Residence, 707 Broadway (1900), demolished
- G. Winquist Residences (1901)
- Norris B. Allan House, 426 11th Ave E (1901), demolished
- Dr. Ernest L. Bickford Residence, 16th b/w Olive & Howell (1901), demolished
- M. Cadien Residence, 1425 Queen Anne Ave N (1901), demolished
- William H. Finck Residence, Boylston & E. Olive (1901), demolished
- Hambach Double House, 1411 & 1415 Boylston Ave (1901), existing
- A. Hancock Double Residence (1901)
- Mrs. Annie King Cottages (1901)
- B. Marshall Double Residence, E. Olive b/w 14th & 15th (1901), demolished
- Residence, 18th and Jefferson (1901), demolished
- Residence, 426 11th Ave N (1901), demolished
- Philip L. Runkel Residence, Broadway & Alder (1901), demolished
- Eben Smith Residence, 739/ 939 36th Ave, Wa. Park (1901)
- J. G. Webb Residence (1901)
- Sidney Strong Residence, 508 Garfield Street (1901), altered
- Holmes Terrace, Pike Street & Minor (1901), demolished
- Julius Bornstein Residence, 16th & E. Union (1132 16th) (1902), demolished
- Closson Residence, 1209 7th Ave W (1902), existing
- Councilman James A. James Residence, 1007 Marion (1902), demolished
- Dr. E. L. Bickford Residence (1902)
- M. Cadien House (1902)
- Reverend Wallance Nutting House (1902)
- A.L. Hawley Residence, Corner of Seneca and Boylson (1903), demolished
- Charles C. Cawsey House, 325 W Kinnear Place (1903), altered
- William Meydenbauer Residence, 1418 Bellevue Ave (1903), demolished
- Herman Knausenberger Residence (Pacific Wire & Plating Works), 13th (1616 13th Ave) (1904), demolished
- A.L. Hawley Residence, 1126 Harvard Ave (1905), demolished
- Polson, Perry and Kate, House, 103 Highland Drive, Seattle (1905-1906)
- George M. Thompson House (1906)
- L. B. Young Residence, 13th Ave (1908)

Timotheus Anton Christof Josenhans (1853-1929) was born in Leonberg, Germany, in 1853. He immigrated to the United States with his family at the age of two; he spent much of his childhood on a farm near Ann Arbor, Michigan. He attended the University of Michigan, graduating with a degree in civil engineering in 1878. While at University of Michigan, Josenhans studied under

Chicago architect William LeBaron Jenney (1832-1907). After graduating, he worked as a draftsman for Jenney and then a civil engineer in McGregor, Iowa, by 1880. After the, Josenhans had a series of jobs, working as either a civil engineer or a draftsman for a variety of companies, including architecture firms in in Portland, Oregon, and railroad firms.

He moved to Seattle in May 1888 and married his wife, Emma L. Parsons, in 1889. Together they had two children: Sarah and Margaret. Once in Seattle, Josenhans worked as a draftsman and architectural foreman for architect Hermann Steinmann. He opened up his own firm in 1890 before forming a partnership with James Stephen, Stephen and Josenhans, which lasted from 1894-1897. Josenhans partnered with Norris Allen in 1897; their partnership lasted until circa 1912. He briefly served as the City of Seattle Building Inspector in ca. 1900; he returned to public service in 1914 as the City Building Superintendent. He served in this position until 1920. Josenhans passed away on March 4, 1929.

Norris Best Allan (1866-1932) was born in St. John, New Brunswick, Canada. The 1910 U.S. Census lists Allan's immigration year as 1900, but according to *Men of the Pacific Coast*, he arrived in Washington on January 5, 1889. He married his wife, Rose, ca. 1898 and together they had one daughter, Helen (born ca. 1904). He worked as a draftsman for architect James A. Johnson before joining with Josenhans. Allan's life and career are less documented than those of his business partner, Josenhans.

John Graham, Sr. (1873-1955) was born in in Liverpool, England. He received his architectural training through apprenticeship in England. Graham arrived in Seattle in 1901 and began practicing architecture in the city, a career which lasted into the 1940s. He formed a partnership with David J. Myers in 1904; the firm was known as Graham & Myers. In addition to apartment buildings and at least two residences, Graham & Myers designed several pavilions for the AYPE. Graham established his own firm in 1910. Over the years, Graham designed buildings in a variety of architectural styles, but was quite skilled in his use of the Art Deco style.

Graham worked on several projects on the University of Washington Seattle campus. In addition to his renovation work on Parrington Hall, Graham designed Physics Hall (1928, now Mary Gates Hall), Guggenheim Hall (1929), and Johnson Hall (1930). Graham also reteamed with his former partner David Myers to design a women's dormitory (now Hansee Hall) in 1936.

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**The features of the Landmark to be preserved include** *the exterior of the building; the interior room volumes and skylights of the 3<sup>rd</sup> floor east and west lecture spaces; and a portion of the site around the building perimeter measured thirty feet out from base of the building.*

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Sarah Sodt  
City Historic Preservation Officer

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