



The City of Seattle

## Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 356/19

### **REPORT ON DESIGNATION**

Name and Address of Property: **University of Washington Eagleson Hall**  
**1417 NE 42<sup>nd</sup> Street**

Legal Description: Lots 1 and 2, Block 13, Brooklyn Addition to the City of Seattle, as recorded in Volume 7 of Plats, Page 32, in King County, Washington.

At the public meeting held on June 19, 2019 the City of Seattle's Landmarks Preservation Board voted to approve designation of University of Washington's Eagleson Hall at 1417 NE 42<sup>nd</sup> 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 a method of construction.*
- 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 to the west of the central campus, the building stands at the southwest corner of the intersection of NE 42<sup>nd</sup> Street and 15<sup>th</sup> Avenue NE on a site that slopes downward to the southwest with a nearly seven-foot drop. A 14-foot wide alley runs along the west side of the building. The building has two primary facades that face north onto NE 42<sup>nd</sup> Street and east onto 15<sup>th</sup> Avenue NE. The north facade is set back approximately eight feet from the property

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line and the east and west facades are built out to the property line. Sidewalks run along the north and east sides of the building.

A generally open space along the south side of the building, measuring 38 feet wide, provides a buffer from the Social Work/Speech and Hearing Sciences building (1980). This space contains parking stalls off the alley, a 14-foot wide covered pedestrian breezeway linking the two buildings, and planting beds. Windows along the east side of the building look out across 15<sup>th</sup> Avenue NE to Parrington Lawn.

### ***The Building and Changes Through Time***

The two-and-a-half story cross-gable-roof building features a rectangular 103-by-80-foot plan; this measurement extends to the building's outermost extent to include the north bay window.

The functional layout within the plan consists of an L-shaped arrangement of classrooms, meeting rooms, and offices along the front north and east sides of the building. The ell wraps around the former two-story auditorium volume in the rear southwest portion of the building's plan, since converted to classrooms and offices. The rooflines correspond to this interior layout, with tall, steeply pitched gable roofs rising above the north and east facades and a series of flat roofs with low parapets over the southwest portion and added mechanical spaces.

The load bearing, unreinforced masonry building features cast stone detailing at the building's sills, quoins, roofline, chimneys, entrance railing, and entrance surrounds. Brick color varies from brick to brick, ranging from buff to tan. The brick veneer has a raked finish and clads the primary facades while reddish common bonded brick is present on the secondary south and west facades. Leaded lite wood sash casement windows in paired and triple groupings are the dominant window type on the primary facades. A prominent two-story bay window with a crenelated roof projects from the east end of the north facade.

The main front entrance is centrally located on the north facade with a second public entrance on the east side of the building. Both are located below prominent gable roofed wall dormers and have cast stone surrounds.

### ***Landscape***

There are two planting beds on the north facade and none on the east. The beds on the north are to either side of the front entrance stairs. There is a small deciduous tree in the planting area adjacent the north bay window and two small deciduous trees in the planting area immediately west of the north entrance along with two small rhododendrons. Four metal grate covered areaways extend along the base of the building's east facade at window openings and the former coal chute (southernmost).

The landscaped area south of the building stems from the 1980 construction of the Social Work/Speech and Hearing Sciences building. The area east of breezeway contains *Hypericum calycinum* as ground cover with a centrally placed *Fagus sylvatica* (European Beech). The area west of the breezeway contains some *Hypericum calycinum* along the edges, and at least six

Arbutus unedo (Strawberry trees), with rhododendrons along the south side against the adjacent building.

There are three street trees along 15<sup>th</sup> Avenue NE. From north to south, these consist of a Red oak (*Quercus rubra*), and two Tulip trees (*Liriodendron tulipiferas*).

### ***Foundation & Structure***

The building features reinforced concrete footings and foundation walls supporting the unreinforced, load-bearing brick masonry structure. Brick walls are bonded every seventh course with headers. On the west and south facade outer corners, the brick veneer bonds with the reddish brick to provide quoins at these corners. The north bay window features cast stone panels below the first story window openings with decoratively cast foliage motifs (oak leaf, acanthus or similar). Square steel washers occur on the east facade just below the eaves at through wall anchor locations related to the 1947 truss upgrades for the main lounge volume.

### ***Roof***

Clay tile clads the building's gable roofs and ridges. Cast stone coping extends along the parapets at the gable ends. The north bay features a flat roof with a crenelated cast stone parapet. Composition roofing clads the flat roofs over the southwest portion and the added rooftop mechanical spaces. Parapets at the flat roof locations feature cast stone copings. All roofs feature wood rafters and sheathing. Rafters connect to a wood top plate bolted to the top of the masonry walls.

Multiple brick chimneys, each with multiple shafts and corbeled brick tops and cast stone detailing, service the building. The east chimney services the fireplace in the main lounge. The southeast chimney services both the fireplace from the former social room and the boiler room. The southwest chimney services a fireplace in the former first floor social room.

### ***Windows***

Windows on the primary facades consist predominantly of leaded lite casement and fixed wood sash windows in groupings of two to three windows. Openings have cast stone surrounds with the cast stone detailing bonded with the brick veneer coursing. Cast stone sills have a steeply sloped wash with a drop molding along the lower edge. Wood brick moldings provide a transition between the window frame and the cast stone surround. Each window has a wood sub sill. On the interior, plaster wall finishes extend up to each opening with thin wood moldings along the jambs and soffit. At locations with multiple sash or transoms, wood mullions and transom bars separate the sash. These have a thin face with tapered sides.

Secondary facade windows feature flat soldier course brick headers with concrete sills. These are generally single lite sash. Thin brick moldings wrap around the window opening. Later window opening additions utilized rowlock sills and a mortar wash.

## ***Entrances***

Two main entrances provide access to and egress from the building interior, they are the north main entrance and the east entrance. Secondary access routes include the northwest first floor entrance, and the south basement entrance.

### North Entrance

This is the main entrance for the building and enters at the second-floor lobby. A quarter turn stairway along the front of the building ascends to a landing in front of the entrance. Cast stone newels flank the stairway at grade. A solid brick railing with cast stone coping extends out from the newels. A cast stone railing with decorative balusters wraps around the landing. A cast stone panel is mounted to the landing's north wall and bears the inscription "Eagleson Hall" within an acanthus leaf and floral border above a shield. Hard fired brick comprise the stair tread and landing surface. The intermediate landing features a basket weave brick patterned paving with decorative blue tile in a center field and at outer corners of the border. A curved step projects out from the entrance into the intermediate landing. A cast stone surround extends around the arched opening. A continuous thin hood molding extends out from this doorway to the window openings flanking the entrance. A fixed wood transom with arched muntins and floral dentils spans the doorway. There is a small interior vestibule with a pair of contemporary doors providing access to the interior lobby. Stained wood casings extend around the doorway.

### East Entrance

This entrance provides access to the first floor. Located at grade, the entrance features a hard fire brick walkway with a basket weave center field. A prominent cast stone surround extends around the pointed arch opening. Cast stone cladding continues along the inner walls to the recessed entrance. A pair of leaded, multi pane stained wood sidelights flank a contemporary wood door. Stained wood casings extend around the doorway. A contemporary recessed light fixture illuminates the entry alcove. On the interior a ramp leads up to connect with the first-floor corridor.

### Northwest Entrance

Added in 1936, this entrance provides access to first floor. A cast stone header and surround reused from the original window opening frame the doorway. A flush panel contemporary door provides access to the interior. This doorway is set below grade, requiring a short exterior walkway with flanking concrete retaining walls and metal railings. A short flight of concrete steps lead up to the sidewalk.

### South Entrance

Added in 1980, this entrance provides access to breezeway linking to the building to the south. Saw cut concrete foundation walls remain evident on either side of the doorway. A flat rowlock brick header extends across the doorway. A single lite door provides access.

## *Interior*

The building interior features several floor levels that are offset from one another resulting in a complex interior arrangement. The following list provides a general orientation reference to navigate the interior:

- The north side of the ell has three floors, with the lowermost being partly below grade.
- The east side of the ell has two floors, and these are three feet above the corresponding floor levels in the north side of the ell.
- The southwest portion of the building is set four feet below the lowest level of the north side of the ell and has only two floors.

### Basement

The basement comprises the southwest portion of the building and does not extend below the entire first floor due to unexcavated areas along the north and east sides of the building. Basement volumes are approximately four feet below the first-floor level. Classrooms occupy the former auditorium volume with the building's boiler room tucked into the southeast corner of the floor. Classroom and hallway finishes consist of painted gypsum board walls, vinyl composition floor tiles, fluorescent lighting fixtures, acoustical panel ceilings with flush panel doors providing access between spaces. Steel posts in the main classroom volume support the added first floor level.

### First floor

Originally called the ground floor, this floor occurs in the ell, as well as in the southwest portion of the building as the floor level subdividing the former two-story auditorium volume. Finishes consist of painted gypsum board walls, vinyl composition floor tiles, fluorescent lighting fixtures, and acoustical panel ceilings with flush panel doors providing access between spaces.

The first floor on the north side of the ell floor is partially below grade and contains restrooms, offices, and a student kitchen and lounge. A corridor along the south side connects the spaces to the stairwells and an exit door added in 1936 on the north facade. Alterations subdivided the former dining room (at the west end) and rooms (along the north side) to create the existing spaces.

The east side of the ell is slightly above grade and contains the east entrance hallway along with classrooms. Two short hallways provide access to the classrooms. Alterations subdivided the former game room and south locker rooms and expanded rooms into the former balcony leaving a narrow hallway to create the existing spaces.

The southwest portion occurs within the upper portion of the former auditorium. A central U-shaped hallway provides access to perimeter and central offices as well as function spaces.

## Second floor

Originally called the first floor, this ell-shaped floor contains offices and the original main lounge along the north and east sides of the ell with some added mechanical spaces along the building's south facade. Finishes consist of painted gypsum board walls, vinyl composition floor tiles, fluorescent lighting fixtures, acoustical panel ceilings with flush panel doors providing access between spaces.

The north side of the ell consists of the original double loaded corridor serving reconfigured offices and connected to the altered north entrance vestibule. The corridor retains a stained wood molding along the south side and pointed arched doorways at either end with stained wood casings. The lobby retains the stained wood ceiling beams. The wood panel and batten wainscot for the lobby remains, though has been painted, within the office spaces created from the former lobby. Alterations subdivided the original lobby to provide additional office space, adding the wood panel wall and transoms across from the reception desk, and reconfigured the former open volume social room at the west end of the floor into multiple offices, with the 1934 fireplace and some amber lite leaded casement sash retained along the south side of this space.

The east side of the ell consists of the north two thirds of the original main lounge with offices now in the former south third. The story-and-a-half main lounge volume retains a wood panel and batten wainscot with top rail. Plaster wall finishes extend above to the horizontal tongue and groove V-joint board soffit between the trusses. The trusses span east to west and consist of a pointed arched stained wood bottom chord with a boxed member king post and upper and lower collar ties. The apex of the truss was specified to be dovetailed and bolted. Steel rods added in 1947 span between the ends of the bottom chord. Multiple large leaded lite windows along the east side and the main bay window on the north provide day lighting. A massive plaster clad fire place with a cast stone mantel is located along the east wall. The fire box has a pointed arch opening with a canted chimney breast rising above with inset tiles. A similar fireplace remains at the south end of the wing within an office created from the former open volume social area. Alterations added an acoustical panel ceiling that runs below the trusses.

## Third floor

Originally called the second floor, this is a half story and occurs only in the north side of the ell and corresponds to the exterior dormer windows. This floor consists of a double loaded corridor serving multiple offices and small restrooms. Finishes consist of painted gypsum board walls, vinyl composition floor tiles, fluorescent lighting fixtures, acoustical panel ceilings with flush panel doors providing access between spaces. Alterations expanded the floorplate of the floor into unfinished attic spaces and raised the dormer line along the north side to provide additional office space as part of 1965 work.

## ***Vertical Circulation***

Multiple stairways provide circulation within the building, in addition to an elevator added in 1965.

The stairways in the north side of the ell consist of two half turn stairways at the east and west ends of the floor. Placement of the west stair aligns with the former westernmost extent of the third floor. These stairways provide access to all floor levels within this wing, including connection to the basement. They feature stained wood railings, newels, newel drops, recessed panels along the sides, and turned balusters. Alterations added composite flooring over the treads, risers, base and at the landings.

The stairway in the east side of the ell consists of a half turn stairway in the southwest corner of the wing. This stair provides access from the basement to the second floor. Rebuilt as part of the 1965 building remodel, it originally extended only from the basement to the first floor.

The elevator extends from the basement to the third floor and opens to the north and south depending on the floor level.

### *Alterations*

The dates provided for alterations are based on drawing dates and not completed work. Original design drawings for the building are dated to 1922. 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.

Below are key changes for the building:

- 1936: Conversion of a north facade window opening to a doorway for first floor access.
- 1965: Conversion of the former YMCA building to offices, library, and lecture space for the School of Social Work altered the building exterior and interior.
- 1980: Building remodel as part of constructing the new Social Work/Speech and Hearing Sciences building to the south.

A chronological listing of alterations follows below. Changes for which the specific date are not known are identified by ranges based on available background information. All floor references utilize current floor references.

#### 1934

Work included alterations to former offices in the west portion of the second floor. Work installed book shelves along the wall and a fireplace along with boxed beams to enclose steel I-beams. The leaded casement sash installed above the book cases had amber glass panes. All woodwork consisted of clear fir. Work designed by Bebb & Gould & William Bain, associate architects, with drawings by William Bain.

#### 1936

Work included adding a first-floor entrance on the north facade designed by William Bain, architect. The project installed the entrance and associated exterior stairs descending from the sidewalk to the doorway. The doorway consisted of an eight-panel wood door with a galvanized iron drip molding hood above the doorway. Cast stone from the building's former

window opening was reused as quoins at the doorway jambs to maintain compatibility with the overall facade composition.

### 1943

Work included interior alterations to the balcony and auditorium spaces designed by architect P. B. Johanson. Work in the auditorium converted a former storage space off the southwest corner of the auditorium into a staff dining space and added a new food service counter below the balcony on the west end of the auditorium.

### 1946

Work included relocating an existing emergency exit on the west side of the building with work designed by architects Smith, Carroll, Johanson architects. The work moved the emergency exit from the north to the south side of the stage and included a new opening in the exterior wall.

### 1947

Work included improvements to the five trusses over the second-floor main lounge area with work designed by Bebb & Jones architects. New metal tie rods were installed, spanning between the bottom ends of the trusses along with steel plates bolted to the trusses and upper wall at the truss/wall joint locations. This included an exterior plate installed behind the metal gutter. Additional two-by-six braces were added on the east side of the main lounge volume to reinforce the partition wall that the trusses bear on.

### 1965

Work entailed renovation of the building following purchase by the University of Washington for use by the School of Social Work. Architects Sullam and Aehle designed the renovation.

- Basement: work added a new floor subdividing the former auditorium volume to create a library within the basement and ground floor office spaces. This involved adding three-and-a-half-inch diameter steel columns within the former auditorium volume (at the former balcony level) to carry steel I-beams supporting the new floor framing. The project installed windows along the south and west sides for day lighting and rebuilt the stair off the southeast corner of the auditorium with service to the first floor to handle larger volume. A related drive-through book depository was added along the alley off southwest corner of the building.
- First floor (former ground floor): work added partitions within the former upper volume of the auditorium to create multiple offices and subdivided other perimeter spaces to create additional offices.
- Second floor (former first floor): work converted the main lounge to a lecture hall, subdividing the space and adding a raised lectern at the south end and a drop ceiling below the trusses. Several spaces in the northwest corner of the floor were combined to create offices for the dean and associate dean. Within the rest of the floor, partitions were added to create offices. The expansive, original lobby received partitions along the east and west



sides for offices, leaving a narrow central entrance lobby. The ceiling in the corridor was dropped to just above the peak of the arched doorways. Walls on the rear south and west facade were expanded out onto the former auditorium roof to provide additional mechanical and office space.

- Third floor (former second floor): work installed new partitions for offices, new restrooms, and reconfigured doorways from the central corridor. The roofline was raised along the north facade to provide additional office space and a drop ceiling installed below the trusses. The attic at the west end of the floor and along the north side of the floor was converted to office space.
- Building systems: work upgraded the fire alarm, telephone, and clocks. New fluorescent light fixtures replaced lighting throughout the building along with new drop ceilings on each floor. Building systems were upgraded to include new wall fin convectors along perimeter walls below windows and new ductwork above ceilings servicing multiple zones. An elevator was added to provide access to each of the building's floors.
- Exterior: work added window openings on the south and west facades, along with new brick veneer on the south facade. Flat roof areas received new built up roofing. All exterior YMCA cast stone emblems were ground to flat surfaces. The north entry received new entrance doors.

#### 1969

Work connected the building to the central fire alarm system for the campus.

#### 1972

Work updated numbers on the building's exterior doors.

#### 1973

Work included installing additional partitions on the second floor to close off the reception desk at the north entrance and to subdivide the main lounge area (including adding a suspended ceiling).

#### 1974

Work included installing an exhaust fan to vent a third-floor room and implemented universal access improvements to all restrooms, including widening stalls and adjusting fixtures. Rooms 201 and 202 were remodeled, including removing partitions and new casework.

#### 1976

Additional fin-tube radiators were installed in rooms 204, 205, and 305 around perimeter walls to improve the heating system.

## 1980

Work remodeled the building as part of construction of the new Social Work/Speech and Hearing Sciences building to the south. Changes designed by architects Aehe, Thurman and deMers, Inc. P.S.

- Basement: the former library was converted to a large classroom, with a study area in the east end of the floor.
- First floor: upgrades to lighting, electrical and communication systems and room finishes.
- Second floor: work installed new interior partitions closing off the inner north lobby vestibule from the corridor, and new glass doors at the fire places. New glass doors were fabricated for the main lounge fire place, the southeast fireplace, and the southwest fireplace.
- Third floor: upgrades to lighting, electrical and communication systems and room finishes.
- Building systems: the project added blown in insulation at each floor.
- Exterior: replaced windows with wood sash units matching existing along secondary facades. Some of the larger casement sash were fixed closed as part of this work. Installed interior storm windows at the main lounge space. The project added a covered walkway between Eagleson Hall and the new building to the south.
- Site: work landscaped the area immediately south of the building as a transition space between the two buildings.

## 1984

Upgrades to the building's fire alarm system.

## 1989

Audio visual upgrades to the building's classrooms.

## 1995

Enlarged restroom stalls in women's restrooms.

## 2000

Remodeled the basement classroom to include new lighting, audio visual equipment, wing walls, and storage cabinets.

## 2002

New roof installed. This included removing and reinstalling the clay tile roofing and flat slab dormer wall tiles. Repairs were made to the wood decking, a new underlayment installed, and new copper cutters, downspouts, crickets, counterflashing, eave and valley flashings installed. Fall restraint anchors and new access ladders were installed on the roof as part of this project.

2010

Upgraded the fire alarm system and replaced the fire alarm panel.

2011

Upgraded the fire and life safety monitoring and notification system.

## **SIGNIFICANCE**

### ***Neighborhood Context – University District***

Eagleson Hall is located in the University District neighborhood and was constructed during Seattle's 1920s construction boom. The neighborhood thrived during this period and, by the end of the 1920s, showcased a vibrant commercial core along University Way NE (14th Avenue NE) with numerous large apartment buildings all surrounded by a well-established single-family neighborhood. The 2002 historic context statement for the district identifies six periods that define the neighborhood's development: pioneer development (up to 1895); University of Washington establishment and the Alaska-Yukon-Pacific Exposition (1895-1914); a commercial peak (1915-1929); depression and war years (1930-1945); post-war years (1946-1964); and recent development (1965 to present).

The area has been home to the Suquamish and Duwamish people for thousands of years (prior to European contact) and has a rich history that predates the current built environment. Densely built-out and populated today, the area now known as the University District was once thickly forested. Trails once traversed the area, connecting village sites to burn areas and waterways. In 1867 Christian and Harriet Brownfield, the first Euro-American settlers to homestead in the University District area, filed a claim for 174 acres of property roughly bounded by today's NE 45th Street, Portage Bay, I-5, and 15th Avenue NE. Other settlers continued to arrive and settle over the next decade and a half.

Transportation improvements during the 1880s increased the area's desirability for development, with the opening of a shallow canal between Lake Union and Lake Washington between 1885 and 1886 and the extension of rail service from Fremont to Union Bay via the Seattle, Lake Shore and Eastern Railroad in 1887. Neighborhood plats began in the early 1880s and the approximately 100-acre Brooklyn Addition plat was filed by James A. Moore on December 29, 1890. Moore's Brooklyn Addition established the district's street-grid and its early name—Brooklyn. Brooklyn was annexed to the city of Seattle in 1891. Streetcar service arrived in the neighborhood the same year with the completion of the Latona Bridge across Portage Bay along Eastlake Avenue NE and was extended further north along Columbus (present-day University Way NE) to Franklin (present-day NE 45th Street) streets.

The neighborhood's development slowed following a city and national trend brought about by the economic crash of 1893, but picked up after the University of Washington selected an area along Union Bay as the site for its new campus. The first building on campus, the Administration Building (now Denny Hall) was completed in 1895 and classes began on

September 4, 1895. Platting of the neighborhood continued during this time and nearly the entire University District was platted by 1910. The “University” moniker for the neighborhood became official when the University Station post office was established in 1902.

Development of the neighborhood’s commercial district picked up in earnest in the 1900s, with infrastructure improvements to support growth and the establishment of the University Commercial Club to boost businesses. A school (University Heights Grammar School) was constructed, opening in 1903; parks were established; and a local library branch was opened in 1906. Hotels and commercial structures were also constructed in anticipation of the 1909 Alaska-Yukon-Pacific Exposition, hosted on the University of Washington campus. There was a beautification effort within the district to clean it up prior to the fair, with grading and paving of streets like University Way NE and 15th Avenue NE, adding sidewalks, and streetcar line extensions.

The district’s development took off in the late 1910s and into the 1920s, particularly following the opening of the Lake Washington Ship Canal in 1917, the University Bridge in 1919, and the Montlake Bridge in 1925. Churches established in the neighborhood began erecting their own buildings during this time, including University Presbyterian Church (1912, demolished 1956) and University Unitarian Church (1915). The University Commercial Club was formed in 1915, a successor to a more informal group called the University District Businessmen, which succeeded the University Community Club (formed in 1901). The University Commercial Club advocated for the district’s business interests as well as broader civic matters.

Meanwhile, the university had hired local architect (and the founder of the university’s new architecture department) Carl F. Gould to design a new plan to guide development on campus. The Regents Plan, as it was known, established Collegiate Gothic as the primary architectural style for new campus construction, a trend which persisted into the 1950s. In an April 1920 talk before the University Commercial Club, university president Henry Suzzallo recommended that all new buildings constructed in the commercial district utilize Tudor Gothic or Collegiate Gothic to connect with the university. Suzzallo believed all visitors to the district should immediately know they were in the “University District.” Many of the fraternities and sororities constructed north of the campus utilized the style as well as several commercial and apartment buildings and churches. Examples, in addition to Eagleson Hall, include:

### ***Fraternities and Sororities***

- Alpha Chi Omega (now Alpha Xi Delta Sorority), 1616 NE 50th St, designed by Howard H. Riley, 1926 – Tudor Revival.
- Alpha Delta Phi Fraternity (Austin House), 2106 NE 47th St, designed by Edwin J. Ivey, 1928 – Tudor Revival.
- Alpha Tau Omega (now Phi Kappa Tau Fraternity), 1800 NE 47th St, designed by Lionel Pries, 1929 – Tudor Revival.
- Phi Gamma Delta Fraternity, 4503 17th Ave NE, designed by Mellor & Meigs with J. Lister Holmes, 1929 – Tudor Revival.

- Psi Upsilon Fraternity, 1818 NE 47th St, designed by Bebb & Gould, 1924 – Tudor Revival.
- Theta Xi Fraternity, 4522 18th Ave NE, designed by Schack, Young & Myers, 1926 – Tudor Revival.
- Zeta Psi Fraternity, 4703 21st Ave NE, designed by Arthur Loveless (built by Johnson Brothers), 1927 – Tudor Revival.
- Sigma Alpha Epsilon Fraternity, 4506 17th Ave NE, designed by Stuart & Wheatley, 1925 – Tudor Revival.

### ***Commercial Buildings***

- Gelb Building, 4534-36 University Way NE, designed by Schack, Young & Myers, 1927 – Tudor Revival.
- College Inn, 4002 University Way NE, designed by Graham & Myers, 1909 – Tudor Revival.

### ***Apartment Buildings***

- Canterbury Court, 4225 Brooklyn Ave NE, designed by Henry H. Hodgson, 1929 – Tudor Revival.
- Gellesley Apartments, 4203 Brooklyn Ave NE, 1925 – Tudor Revival.
- Malloy, 4337 15th Ave NE, designed by Earl Roberts, 1928 – Tudor Revival.
- Roberta & Carol Apartments, 1115 & 1119 NE 43rd St, designed by E.C. Rising, 1929 – Tudor Revival.
- University Manor, 1305 NE 43rd St, designed by Earl Roberts, 1926 – Tudor Revival.
- 711 NE 43rd St, designed by Frederick Anhalt, 1928 – Tudor Revival.

### ***Churches***

- Blessed Sacrament, 5041 9th Ave NE, designed by the Beezer Brothers, 1925 (completed) – Tudor Revival.
- University Baptist (now Cross & Crown Church), 4554 12th Ave NE, designed by Schack, Young and Myers, built by Daniels & Turnquist, 1925 – Tudor Revival.
- University Lutheran, 1604 NE 50th St, 1927 – Tudor Revival.
- University Methodist, 1415 NE 43rd St, 1927 – Tudor Revival.
- University Christian, 4731 15<sup>th</sup> Ave NE, 1928 – Tudor Revival.

By the end of the 1920s, the University District had emerged as a fully developed commercial district. Many of the commercial and apartment buildings in the district were constructed during this time fleshing out the commercial corridor and surrounding neighborhood. Construction was limited in the district during the 1930s and early 1940s as the stock market crashed in 1929 launching the Great Depression which blanketed the nation for the next several years. The few buildings that were constructed or remodeled during this time include the Edmond Meany Hotel (1931, planned prior to the crash) and a handful of theaters (Playhouse Theater, 1930; Penthouse Theater, 1940; and Varsity Movie Theater, 1921, remodeled 1940). Public works projects were funded by federal programs like the Public Works Administration (PWA) and Works Progress Administration (WPA). The depression lead into the country's involvement in World War II, a time of materials rationing for non-defense construction.

Following trends experienced elsewhere in the city and nation, the population in the University District boomed following the end of the WWII and the return of veterans. Enrollment at the University of Washington nearly tripled after the end of the war, up from a low of 5,200 during the war to 14,600 by 1950. These enrollment numbers strained housing on the university and within the district and led to a construction boom to build new housing on campus and convert single-family residences to apartments. The rise in automobile ownership and use clogged the streets, necessitating parking lots and parking meters to discourage street parking by students and university employees. The shopping center University Village opened in the neighborhood in 1956, shifting some commerce away from the historic commercial corridors in the district.

With its growth after the end of WWII, the university expanded beyond the boundaries of its original campus into the neighborhood. The mid-20th century construction of Interstate 5 and State Route 520 impacted the neighborhood, cutting the University District off from the neighborhoods and increasing traffic into the district. Apartment building construction boomed during the 1960s and 1970s, reflecting the ever increasing enrollment at the university. Between 1960 and 1970, the university's enrollment grew from 18,143 students to 33,202 – nearly doubling in size in one decade.

### *History of the YMCA in Seattle*

The Young Men's Christian Association (YMCA) was founded in London, England, by a 22-year old George Williams with 11 friends. The young men gathered together for Bible Study and prayer. Thomas Valentine Sullivan brought the organization to the United States, establishing the first U.S. YMCA at the Old South Church in Boston in 1851. The first student YMCA was formed in 1856 at Cumberland University in Lebanon, Tennessee. Following the creation of student chapters, the YMCA established a student department in 1877 to promote religious work among college and university students. Its headquarters were located in New York, with member associations on campuses throughout the United States. Following the first student YMCAs in the 1850s, including those at Cumberland and the Universities of Michigan and Virginia many others were either established or evolved from existing student religious societies in the following decade. YMCA work among students increased after 1870. Student YMCAs reached their peak of popularity and growth in the 1920s, when there were over 700 Student YMCAs on roughly 1000 campuses in the United States.

While today, the YMCA is open to all religions, genders, and races, that was not always the case. Segregation of YMCAs as a national policy ended in 1946, but this change was not adopted by all individual YMCAs. The Association of YMCA Secretaries (AOS) passed a resolution in 1967 that required all local associations to annually certify that "their policies and practices provide that eligibility for membership or participation in programs shall be without any discrimination on the basis of race, color, or national origin" as a condition of national membership. At the end of World War II, 62-percent of YMCAs in the U.S. allowed women members. Restrictions on membership, whether official or de facto, were often unique to the individual YMCA.

The YMCA was first organized in Seattle in 1876 by 15 men with Dexter Horton (1826-1904) serving as the organization's first president. At the time of the YMCA's establishment in Seattle, the organization was still very much invested in the spiritual and religious lives of its

members. Bible classes were an important part of Seattle's early YMCA, but it soon became a community place for newcomers to Seattle hosting a library, lectures, and socials along with the more religiously minded programs. The organization opened its first gymnasium in 1886, expanding its programming to begin to reflect the mission and values more readily associated with the organization today. Their recreational facilities expanded to include a bathing beach and bathhouse and a field.

The YMCA's non-religious programs attracted the most attendance early on and the young organization struggled to find space to accommodate everyone, moving 11 times between 1876 and 1890. In 1887, they began a campaign to construct their own building. Their new building at 1423 Front Street was completed in 1890, although only 2 stories versus the planned 4 stories due to construction costs following the Great Fire of 1899. The new building featured impressive recreational facilities with rowing machines and an indoor track. The YMCA's board of directors soon revised their Articles of Incorporation to reflect the shift in the organization's mission and goals to foster the mental, social, and physical well-being of members in addition to the spiritual.

During this time, the University of Washington YMCA (University YMCA) was formed in 1888 by George Carter, the general secretary of the Seattle YMCA. However, the branch was founded separately from the central organization as part of a national student YMCA movement. While the University YMCA was growing on campus, the Seattle YMCA was also expanding in downtown Seattle. The Seattle YMCA constructed a new building in 1907 at the corner of Madison Street and 4th Avenue. In 1911, they acquired the Stander Building next door to double their residential capacity. Between 1890 and 1930, the YMCA also established branch locations in Ballard, Queen Anne, Green Lake, West Seattle, and Fauntleroy, as well as expanding to cities outside of Seattle including Kent, Auburn, Renton, and Bothell.

The Seattle YMCA launched a major financial campaign in the late 1920s to build a new Central Branch at 4th Avenue and Marion Street along with new branch homes. The Central Branch (now Downtown YMCA) was opened in 1931. The East Madison Branch in the Central District was opened in 1936. In 1973, the Metrocenter YMCA was created when the University YMCA merged with the YMCA of Greater Seattle. Since this time, some branches have closed or merged. Today, there are four YMCA locations in Seattle: the Downtown YMCA, the West Seattle & Fauntleroy YMCA, the Meredith Matthews East Madison YMCA, and the University Family YMCA.

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

Financial campaigns to construct a University District branch of the YMCA (Young Men's Christian Association) began in 1919. The University of Washington branch of the YMCA (University YMCA) was first established in 1888 by George Carter, general secretary of the Seattle YMCA. At the time, the University YMCA was meeting in the log Arctic Brotherhood Building (then known as the Men's Building). The impetus for establishing an off-campus home for the University YMCA resulted from a new interpretation of the Washington State Constitution which prohibited religious organizations from use of campus facilities. Organizers sought to erect the new building adjacent to campus to serve as "student headquarters for the voluntary spiritual and religious culture and service at the University". Initially the University

YMCA had much grander plans for their new building, launching a \$250,000 building campaign, but soon scaled back to a \$100,000 campaign. In November 1920, the University YMCA purchased property for their new building, lots 1 and 2 of block 12 in the Brooklyn Addition, for \$9,311.50.

Fundraising for the building was well underway at this point and occurring all over the state. A big fundraising push occurred in 1921—spearheaded by Henry Suzzallo, A.S. Elford, and Frank G. Moran—with a seven day campaign between June 14 and 21. A letter signed by the campaign’s city chairman, Frank G. Moran, stated:

*Upon the integrity and worth of the young men in our State University now, the future of our city and state will rest in a few years....Let’s do this job in a big, generous Seattle way. It will be a far-sighted investment in our most valuable asset—our young men.*

Fundraisers even approached John Rockefeller for a donation, with both Gale Seaman and C.L. Maxfield writing to W. S. Richardson, an advisor to the Rockefellers, requesting money. Seaman was dogged in his pursuit of funds, writing Richardson at least 12 times seeking a \$20,000 donation. Eventually his (and Maxfield’s) determination paid off and Richardson sent a \$10,000 check on behalf of John D. Rockefeller, Jr. on February 6, 1923. In early 1922, the University YMCA’s board of trustees selected Carl F. Gould, professor with the university’s architecture department and partner in Bebb & Gould, as the architect for their new building. Gould traveled to New York City to consult with the International Young Men’s Christian Association Building Bureau and was able to review plans of all the YMCA buildings around the world to ensure his design would be in harmony with the organization’s other buildings.

The Board of Trustees also determined to construct the building in memorial to James M. “Jimmy” Eagleson (1894-1919), a former University of Washington student and active University YMCA worker who died during World War I. James was born and raised in Seattle, the son of Dr. James Eagleson and Clare Blanche (Mills) Eagleson. He entered the University of Washington in 1912 and graduated in 1917. During his years at the university, he was a devoted leader at the University YMCA, served as yell king at sporting events for a term, and a member of Phi Gamma Delta Fraternity. He married his college sweetheart, Mary Geneva Sims, on November 24, 1917. James then attended Officers’ Training School at the Presidio, graduating with a commission of second lieutenant. His unit, the 69<sup>th</sup> Artillery at Fort Casey, was sent abroad to serve in World War I in July 1918. Shortly after Eagleson was sent overseas, his wife gave birth to their son James Sims Eagleson. Eagleson and his unit returned from France in 1919, but en route he contracted influenza. He died of pneumonia on February 19, 1919, shortly after arriving in the U.S. at Newport News, Virginia.

The official groundbreaking ceremony occurred on June 19, 1922 with Eagleson’s 4-year old son, James, moving the first shovel full of dirt at the groundbreaking. Construction began on June 28<sup>th</sup> and Murdock and Eckman were selected as the contractors. Construction continued through the summer and into the fall. The building was opened to the public for the first time in March 1923. Once its new building was completed, the University YMCA moved into Eagleson Hall where it remained until 1963. The building was designed to provide for the



spiritual, social, and athletic needs of its members. The main lounge provided space for community forums on public and world affairs, politics, science, and religion. Mixers were held on a quarterly basis. The University YMCA participated in the UW's intramural athletic program, hosting games in its large auditorium. Popular sports included basketball, boxing, and wrestling. While religious studies were still part of the organization, the emphasis on bible studies and discussion fell off by the 1930s. With its new building, the YMCA expanded its programs, establishing a housing and employment office for members and an information bureau. In 1926, the Board of Trustees purchased the Limbach property adjacent to Eagleson Hall to the south for \$8,075 and converted it to use as a residence for male students.

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

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

Originally focused on the spiritual and religious education of young male students, the University YMCA became more progressive and invested in social issues beginning in the 1930s. The University YMCA was even considered a radical organization in Seattle at this time, often hosting controversial speakers and speaking out on prominent issues, such as female suffrage, labor rights, and socialism; coming under sharp criticism for allowing students to rent a room to host communist leader Gus Hall. This was actually quite typical of the national student YMCA movement during this period, as after World War I, an intense concern for social problems such as race, labor and war had replaced the earlier interest in YMCA methods.

The University YMCA created a "big brother" program that paired members of the student YMCA with young boys who had been placed on probation by the Juvenile Court. They also organized athletic programs in city grammar schools with university athletes coaching the teams. They advocated for Japanese American students with the forced internment during World War II, actively working to relocate students to midwestern and East Coast universities.

They also assisted students who returned to Seattle after the war ended. Prior to 1920, the YMCA was the only formal Protestant religious organization on campus. However, other church-related organizations arrived after this point (when Eagleson was put into use). The student Y also dropped in prominence once the HUB was built in 1949, offering on-campus recreational and cultural activities.

In the 1960s, it became clear that Eagleson Hall was too large and expensive for the University YMCA to maintain. In March 1963, the Board of Trustees began seeking out a buyer for the Eagleson Hall property as well as a site to construct a new, smaller building. The University of Washington quickly showed interest in the building and a purchase agreement was soon in place. The agreement allowed the University YMCA to maintain use of the facility until January 1965 and the university purchased the building and the adjacent annex property for \$173,000. In August 1963, the University YMCA entered into contract to purchase property on 19th Avenue NE for \$58,000 in order to construct a new building. The University YMCA (and the YWCA) moved into its new home at 4525 19th Avenue NE in early 1965. In 1973, the University branch merged with the YMCA of Greater Seattle to form the Metrocenter YMCA.

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

### ***Architectural Style: Collegiate Gothic***

Eagleson Hall was designed in the Collegiate Gothic style, the style employed on most of the University of Washington campus after the implementation of Bebb & Gould's 1915 campus plan. It's the institutional/educational counterpart to the domestic architectural style of Tudor Revival. Collegiate Gothic got its start in the U.S. in the mid-1800s as Gothic Revival and was utilized on both religious and institutional buildings. It soon became a popular architectural style for university campuses and was employed on buildings erected at Boston College, Yale, Duke, and Princeton. Charles D. Maginnis' design of Gasson Hall (1908) at Boston College was published in 1909. His design was well-received and helped launch Collegiate Gothic as a dominant architecture style for educational buildings for the next several decades. Bebb & Gould's use of the style connects with their work on the University of Washington campus and also trends in YMCA construction during the time, as Gould did review plans of all the YMCA buildings around the world. The style appears to have been used on several YMCA buildings across the country, reflecting the organization's Christian foundation. Other YMCA buildings throughout the country that utilized Tudor Revival/Collegiate Gothic include the University YMCA (1930) at the University of Cincinnati; Kenosha YMCA (1930) in Kenosha,

Wisconsin; Green Bay YMCA (1924) in Green Bay, Wisconsin; and the McGaw YMCA in Evanston, Illinois.

Common features of Collegiate Gothic buildings include:

- Masonry construction
- Stepped or crenelated parapet(s)
- Gothic arched entrances
- Towers and bay windows
- Cast stone tracery
- Decorative panels and finials
- Steeply pitched, varied rooflines

Eagleson Hall exhibits a more restrained use of Collegiate Gothic than the elaborate examples on the University of Washington campus, like Suzzallo Library, but is a well-executed example of the style as applied to a smaller institutional building. The building's steeply pitched parapeted gables, elaborate chimneys, pointed arched recessed doorways with prominent surrounds, multi-lite casement windows with surrounds, brick wall cladding, and cast stone trim are characteristics of the style. This is consistent with the designing architects, Bebb and Gould, role in establishing Collegiate Gothic as the campus style with their 1915 master plan and extending these stylistic elements in a compatible manner to a building which at the time was not a university building but had a sympathetic function.

### ***Architect and Builder***

#### **Bebb & Gould**

The architecture firm of Bebb & Gould designed Eagleson Hall, with Carl F. Gould taking the research and design lead as was typical of their partnership. The firm was formed in 1914 by two partners: Carl F. Gould (1873-1939) and Charles H. Bebb (1856-1942). Their partnership lasted until Gould's death in 1939, although Bebb's participation in the firm waned after 1924. In 1915, the firm was hired to develop the campus plan for the University of Washington; their plan and aesthetic for the campus influenced campus design for the next 40 years. A number of prominent projects in Seattle are the result of the Bebb & Gould partnership including 28 buildings on the University of Washington campus alone (plus 18 additions or supervision projects). Key buildings designed by the partners include:

- Puget Sound News Company Building, 1916.
- U.S. Army Corp of Engineers, Hiram M. Chittenden Locks, Administration Building and Locksman's Building, 1916.
- Seattle Times Company, Headquarters Building (Times Square Building), 1914, Seattle Landmark.
- Suzzallo Library, University of Washington, 1922-1927.
- Anderson Hall, University of Washington, 1924-1925.
- Home Economics Hall, University of Washington, 1917.
- Masonic Building, Green Lake, 1924.

- Art Institute of Seattle/Seattle Art Museum (now Seattle Asian Art Museum), Volunteer Park, 1931-1933, Seattle Landmark.
- U.S. Marine Hospital (Pacific Medical Center), 1930-1932 with John Graham Company, Seattle Landmark.

### Carl F. Gould

Carl F. Gould was born in New York on November 24, 1873. He attended Harvard University before spending five years in Paris (1898 to 1903) at the Ecole des Beaux Arts. After returning stateside, Gould interned with the preeminent architecture firm of McKim, Mead, and White. After a brief stint in San Francisco followed by a year-long illness, Gould moved to Seattle in 1908. Gould's formal architecture training made him stand out amongst the varying backgrounds of other Seattle architects.

Before partnering with Bebb in 1914, Gould served as president of Seattle's Fine Arts Society and worked with the Architectural League of the Pacific Coast and the American Institute of Architects. Once partnered with Bebb, Gould designed numerous buildings throughout Seattle and Washington state. While working with Bebb, Gould also taught at the University of Washington. He founded the university's architecture department in 1914 and chaired the department from 1915 to 1926. Gould died on January 4, 1939.

### Charles H. Bebb

Charles H. Bebb was born in West Hall, Mortlake, Surrey, England on April 10, 1856. He attended school at King's College in London and studied civil engineering at the University of Lausanne and the School of Mines in London. He worked in South Africa as a civil engineer from 1877 to 1882. He then immigrated to the United States, finding work as a construction engineer for the Illinois Terra Cotta Lumber Company. He then worked for Chicago architecture firm Adler & Sullivan. The firm sent him to Seattle to oversee construction of the Seattle Opera House in 1890; the project got off the ground and Bebb went back to Chicago. However, he soon returned to Seattle and established his own architectural practice in 1893.

In 1899, Bebb joined forces with architect Louis Mendel and the two formalized their partnership, Bebb & Mendel, in 1901. The Bebb & Mendel firm designed many prominent buildings in Seattle including the Seattle Athletic Club (1904, demolished), the Frye Hotel (1906-1911), and the First Church of Christ, Scientist (1909). Their partnership ended in 1914 and Bebb then joined with Carl F. Gould. Bebb died in 1942.

### Murdock and Eckman

Murdock & Eckman was a construction firm founded by partners James Murdock (1866-1942) and George Eckman (ca.1872-1946). In addition to their work on Eagleson Hall, the firm built the foundation and basement of Westminster Presbyterian Church at 1729 Harvard Avenue N (1920), the Gothic style Liggett Building at 1424 4th Avenue (1927), the Tudor Revival style Hawthorne Square Apartments at 4800 Fremont Avenue N (1923), and the Republic Building at 3rd Avenue and Pike Street (1927).

James Murdock was born in Ireland in January 1866, immigrating to the United States in 1887. He soon settled in Seattle and constructed many buildings in the city during his career. George Eckman was born in Minnesota ca. 1872 and moved to Seattle in the early 1900s.

### Sullam and Aehle

Sullam & Aehle was an architecture firm with partners Maurice Sullam (1923-2008) and Norman George Aehle (b. 1923). Sullam was born in New York State; he attended the University of Washington and received his B.Arch. in 1952. Aehle was born in Chicago; he attended the University of Washington and received his B.Arch. in 1951. The two had previous partnerships (Miller & Sullam and Butterfield & Aehle) before forming their partnership, Sullam & Aehle, in 1960. Their partnership continued until 1969. The firm designed Fire District No. 11 fire station (1960), Elks Lodge NO. 92, Seattle (1960), and Wyckoff Post Office, Bremerton (1960-61) in addition to a number of school projects including Cascade Junior High School, Auburn (1967-68), Prospect Point Elementary School, Walla Walla (1969-70), Green River Community College, Auburn (1968-70), Albert Einstein Junior High School, Seattle (1970), and College Place Junior High School, Edmonds (1969-70).

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**The features of the Landmark to be preserved include:** *the site; the exterior of the building; and original Main Lounge and Social Room.*

Issued: June 27, 2019

Sarah Sodt  
City Historic Preservation Officer

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