SEATTLE CITY COUNCIL

Land Use and Neighborhoods Committee

Agenda

Wednesday, February 26, 2020

9:30 AM

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

Dan Strauss, Chair
Teresa Mosqueda, Vice-Chair
Debora Juarez, Member
Andrew J. Lewis, Member
Alex Pedersen, Member
M. Lorena González, Alternate

Chair Info: 206-684-8806; Dan.Strauss@seattle.gov

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SEATTLE CITY COUNCIL

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February 26, 2020 - 9:30 AM

Meeting Location:
Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:
http://www.seattle.gov/council/committees/land-use-and-neighborhoods

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

(20 minutes)

D. Items of Business

1.   Appt 01546   **Reappointment of Nathan G. Torgelson as Director, Seattle Department of Construction and Inspections, for a term to January 1, 2024.**

   Attachments: Appointment Packet

   Supporting Documents: Confirmation Questions and Responses

   Briefing, Discussion, and Possible Vote (30 minutes)

   Presenters: Deputy Mayor Casey Sixkiller; Director Nathan Torgelson, Seattle Department of Construction and Inspections

2.   Appt 01497   **Appointment of Dean. E. Barnes as member, Landmarks Preservation Board, for a term to August 14, 2022.**

   Attachments: Appointment Packet

   Briefing, Discussion, and Possible Vote (15 minutes)

   Presenter: Erin Doherty, Department of Neighborhoods

3.   Appt 01500   **Appointment of Lance Neely as member, Landmarks Preservation Board, for a term to August 14, 2022.**

   Attachments: Appointment Packet

   Briefing, Discussion, and Possible Vote (15 minutes)

   Presenter: Erin Doherty, Department of Neighborhoods

4. CB 119749   **AN ORDINANCE relating to historic preservation; imposing controls upon the University of Washington Eagleson Hall, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.**

Supporting Documents: Summary and Fiscal Note

Summary Ex A – Vicinity Map of UW Eagleson Hall

Landmarks Preservation Board Report

Photos

Presentation

Briefing, Discussion, and Possible Vote (20 minutes)

Presenters: Erin Doherty and Sarah Sodt, Department of Neighborhoods; Julie Blakeslee, University of Washington

5. CB 119748   **AN ORDINANCE relating to historic preservation; imposing controls upon the Sunset Telephone & Telegraph Exchange, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.**

Supporting Documents: Summary and Fiscal Note

Summary Ex A – Vicinity Map of ST&T Exchange

Landmarks Preservation Board Report

Photos

Presentation

Briefing, Discussion, and Possible Vote (20 minutes)

Presenters: Erin Doherty and Sarah Sodt, Department of Neighborhoods; Richard Rogers, Queen Anne Masonic Development

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E. Adjournment

File #: Appt 01546, **Version:** 1

Reappointment of Nathan G. Torgelson as Director, Seattle Department of Construction and Inspections, for a term to January 1, 2024.

The Appointment Packet is provided as an attachment.

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City of Seattle

Director
Seattle Department of Construction and Inspections

Confirmation Packet
December 20, 2019

Nathan Torgelson

City of Seattle
Mayor Jenny A. Durkan

December 20, 2019

The Honorable Bruce A. Harrell
President, Seattle City Council
Seattle City Hall, 2nd Floor
Seattle, WA 98104

Dear Council President Harrell:

I am pleased to transmit to the City Council this confirmation packet for my reappointment of Nathan Torgelson as Director of the Seattle Department of Construction and Inspections (SDCI).

This packet contains Mr. Torgelson's appointment and oath of office forms, his resume, and the press release announcing his reappointment. His background check remains on file with the Seattle Department of Human Resources.
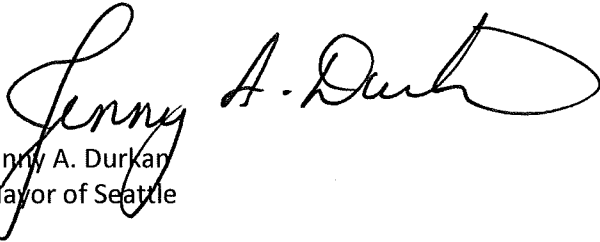
As Director of SDCI, Nathan has led the Department during four of the busiest permitting years in the City's history, overseeing the implementation of the Mandatory Housing Affordability program, launching prioritized permitting for all affordable housing projects and coordinating interdepartmental oversight of major projects such as the Seattle Center Arena, Northgate Mall redevelopment and the Convention Center expansion. Nathan led the overhaul of the Fee Ordinance in 2018, which will secure and stabilize SDCI's delivery of permit systems to meet customer expectations during future economic downtowns and upturns. Nathan has pushed for more flexible permitting for housing solutions for the City's homeless, new regulations and procedures to address problematic vacant buildings, and continues to work with Seattle IT to improve the permit tracking system (Accela).

As Seattle has shifted to a city with more renters than homeowners and as rents have soared, SDCI's services to tenants and landlords have greatly expanded. Over the past four years, SDCI created the comprehensive and user-friendly Renting in Seattle website outlining the City's laws intended to protect tenants, expanded outreach to tenants and landlords, and revised the Rental Registration and Inspection Ordinance (RRIO) program to ensure compliance. Nathan advocated for a second annual Home Fair, a more public friendly website and Notice of Proposed Land Use Action signs, and the soon to be improved Shaping Seattle website.

Nathan has held a variety of positions at the City, including serving as the Deputy Director of the City's Department of Planning and Development (DPD) and leading long-range planning, working on community development issues at the Office of Economic Development (OED), and serving as a core member of the Waterfront Seattle team for the Department of Parks and Recreation. Nathan also served as the Economic Development Director for four years for the City of Kent.

The Honorable Bruce A. Harrell
Nathan Torgelson Reconfirmation Letter
December 20, 2019
Page 2 of 2

If you have any questions about the attached materials or need additional information, please contact Deputy Mayor David Moseley at 206-684-3790, or via e-mail, at david.moseley@seattle.gov.

Sincerely,

Jenny A. Durkan
Mayor of Seattle

City of Seattle Department Head Notice of Appointment

Appointee Name: *Nathan Torgelson*	

City Department Name: *Seattle Department of Construction and Inspections*	**Position Title:** *Director*

☐ **Appointment** *OR* ☒ **Reappointment**	**Council Confirmation required?** ☒ Yes ☐ No

Appointing Authority: ☐ Council ☒ Mayor ☐ Other: *Specify appointing authority*	**Term of Office:** *City Council Confirmation to January 1, 2024*

Legislated Authority:
Seattle Municipal Code Section 3.06.020

Background:

As Director of SDCI, Nathan has led the Department during four of the busiest permitting years in the City's history, overseeing the implementation of the Mandatory Housing Affordability program, launching prioritized permitting for all affordable housing projects and coordinating interdepartmental oversight of major projects such as the Seattle Center Arena, Northgate Mall redevelopment and the Convention Center expansion. Nathan led the overhaul of the Fee Ordinance in 2018, which will secure and stabilize SDCI's delivery of permit systems to meet customer expectations during future economic downtowns and upturns. Nathan has pushed for more flexible permitting for housing solutions for the City's homeless, new regulations and procedures to address problematic vacant buildings, and continues to work with Seattle IT to improve the permit tracking system (Accela).

Before his appointment as SDCI Director, Nathan held a variety of positions at the City, working on community development issues, the waterfront project for the Department of Parks and Recreation, and strengthening Seattle's economy at the Office of Economic Development. Nathan also served as the Economic Development Director for four years for the City of Kent.

Nathan has a Master's Degree in City Planning from the University of North Carolina at Chapel Hill and is a graduate of the Urban Land Institute Northwest Center for Sustainable Leadership.

Date of Appointment: *12/20/2019*	**Authorizing Signature (original signature):** *Jenny A. Durkan*	**Appointing Signatory:** *Jenny A. Durkan* *Mayor*

NATHAN G. TORGELSON

SUMMARY: 25+ years of leadership, project management and policy development in land use and economic development.

EXPERIENCE:

City of Seattle, WA: Director, Seattle Department of Construction and Inspections, January 2016—present

- Lead staff of 400 responsible for City's development permitting, SEPA and design review, inspections, code compliance and City's Rental Registration and Inspection program and oversee budget of $85 million.
- Currently experiencing largest construction boom in City's history; project intake valuation of nearly $4 billion each year.
- Represent the Mayor at community and speaking events.
- Successfully led overhaul of Department's fee ordinance as part of 2019 budget.
- Work with City Council, residents, businesses, special interest organizations and the media to communicate Mayor's land use priorities.

City of Seattle: Deputy Director, Department of Planning and Development, May 2014—January 2016

- Lead Planning Division staff of 36, responsible for City's Comprehensive Plan (Seattle 2035), area and community development planning, and land use code amendments.
- Lead Community Engagement staff of five, responsible for public outreach materials, media and community outreach.

City of Seattle: Special Projects Manager for Seattle Parks and Recreation and Finance Department, October 2009—May 2014

- Parks Department co-lead on Waterfront Seattle Project; negotiated partnership agreements with Seattle Aquarium and Pike Place Market; staffed finance, partnerships and stewardship advisory groups.
- Led and supervised Parks staff team of 4 for real estate and strategic planning priority projects, including negotiating lease concession agreements for Sand Point/Magnuson Park, the Japanese Garden Teahouse, amendment to the Museum of History and Industry's (MOHAI) lease in the Armory Building at Lake Union Park, and Parks' Joint Use Agreement with the Seattle School District.

City of Seattle: Community Development Manager for Mayor's Office of Policy and Management, June 2006—October 2009

- Led and supervised team of 9 responsible for all land use and planning, housing and economic development policy and budget issues for Mayor Greg Nickels, and oversaw Mayor's Action Agendas for South Lake Union, Northgate, South Park, Southeast Seattle Transit Oriented Development (TOD) along Seattle's LINK light rail line and acquisition of surplus schools by master tenants.
- Mayor's designee on Governor's Container Ports Task Force and State Department of Commerce Regional Transfer of Development Rights Policy Advisory Committee.
- Worked with team of four to negotiate purchase and sale agreements from major property owner in South Lake Union for Mercer two-way corridor project, including review of TIGER grant application to federal government.

City of Kent, WA Economic Development Director, May 2002—June 2006

- Led City's economic development program, including attracting and retention of business, lobbying State legislators, and working with Kent business community.
- Negotiated joint use agreement with Sound Transit for use of parking garage next to Sounder commuter rail line.
- Managed downtown revitalization development of Kent Station, $100 million town center project, including development agreement and purchase and sale agreement negotiation, appraisal review, and media and community relations and Council approval.
- Secured over $650K in grants to start Center for Advanced Manufacturing.
- Managed $11.5 million sale of City property to a single-family home builder.
- Wrote Kent's Strategic Economic Development Plan 2003-2008 (won 2004 International Economic Development Council (IEDC) Best Research Report).

City of Seattle, WA, Manager of Community Development for Office of Economic Development (OED), March 1997—May 2002

- Managed City's South Lake Union (SLU) economic development strategy, including sale of 4 acres of City property to Vulcan, Inc for $21 million; Lake Union Park development, and transportation improvements.
- Supervised staff of four who oversaw City's neighborhood business district program and managed annual $2.5 million OED CDBG program.
- Partnered with Downtown Seattle Association (DSA) to secure Council approval for downtown wide Metropolitan Improvement District (MID).

City of Seattle, WA, Department of Planning and Development (DPD); Land Use Planner, December 1990—March 1997

- Researched and wrote land use policies and codes, including university and hospital planning, mixed use development, billboards and accessory housing.
- Reviewed and managed development applications for compliance with SEPA, Shoreline Management Act, Land Use Code, transportation management.

EDUCATION:

The University of North Carolina at Chapel Hill, Chapel Hill, NC
- Master of City and Regional Planning, May 1990

Gustavus Adolphus College, St. Peter, MN
- Bachelor of Arts--*Magna Cum Laude*, Geography, May 1988
- Academic Assistant in Geography Department
- National Council for Geographic Education Award for excellence of scholarship
- Awarded Hollingsworth Key, given to male senior athlete with highest GPA

CERTIFICATIONS

American Institute of City Planners (AICP)
University of Washington: Certificate Program in Commercial Real Estate, 2007-08
National Development Council, Housing Finance and Economic Development Professional Certification, 1997-99

PROFESSIONAL ACTIVITIES/ AWARDS:

Urban Land Institute (ULI) Rose Fellow (2015)
Northwest ULI Center for Sustainable Leadership (2013-14)
Member: **ULI, American Planning Association**
Advisory Board, **UW Certificate Program in Real Estate** (2009- present)
Kent Chamber of Commerce Government Employee of the Year, 2006

COMMUNITY SERVICE:

Northwest Choirs (Northwest Boychoir and Vocalpoint! Seattle), Board President (2014-2018) and Board Member (2012-2018).

CITY OF SEATTLE - STATE OF WASHINGTON
OATH OF OFFICE

STATE OF WASHINGTON

COUNTY OF KING

I, Nathan Torgelson, swear or affirm that I possess all the qualifications prescribed in the Seattle City Charter and the Seattle Municipal Code for the position of Director of the Seattle Department of Construction and Inspections; that I will support the Constitution of the United States, the Constitution of the State of Washington, and the Charter and Ordinances of the City of Seattle; and that I will faithfully conduct myself as *Director of the Seattle Department of Construction and Inspections.*

_____
Nathan Torgelson

Subscribed and sworn to before me this _____ day of _____, 2020

(affix seal)

_____
Monica Martinez Simmons, City Clerk

Date: February 21, 2020
To: Councilmember Dan Strauss, Land Use & Neighborhoods Committee Chair
From: Nathan Torgelson, Seattle Department of Construction & Inspections Director
Subject: Responses to Written Council Confirmation Questions

1. *What are your major goals for the Seattle Department of Construction and Inspections (SDCI) over the next four years?*

As Department Director my role is to keep our Department functioning at a high level while staying true to our purpose statement of "helping people build a safe, livable, and inclusive Seattle." We have had many challenges keeping up with the unprecedented levels of growth in Seattle. I am committed to continuing to improve the permitting process and working with the City Council to advance our work on numerous fronts, including housing production, revised tree regulations and small business permitting reform, while keeping a race and social justice lens at the core of everything we do. SDCI must continue to provide key assistance to property owners and tenants, including adapting to changes in our landlord-tenant regulations and ensuring that people can count on their homes to be safe and livable. Customer service is key: we must continue to be responsive to the public and to our applicants.

Some of my specific goals for the next four years are to:

- Create a <u>seamless and more streamlined permitting process</u> where customers can obtain faster and more efficient approvals, with affordable and middle-income homes receiving priority review. Make it easier for applicants and the general public to understand the process using a variety of strategies, including code reform, technology, training, and intra-department coordination.
- Adopt a program to <u>address unreinforced masonry (URM) buildings</u> to give clear direction to URM building owners.
- <u>Identify additional resources for our code compliance work</u>. As our city grows in population and employment, the code compliance workload has increased significantly.
- Anticipate and permit <u>innovative housing</u> construction types to increase our supply of affordable and middle-income housing and provide flexibility for the <u>rapid housing of people experiencing homelessness</u>.
- Recruit <u>the next generation of employees,</u> prepare for the wave of retirements, and retain and train existing employees.

2. *What have been SDCI's successes under your leadership and what do you see as the primary near and long-term challenges facing SDCI?*

Successes:

<u>Overseeing a period of unprecedented growth in Seattle, resulting in record levels of permitting, inspections and code compliance at SDCI:</u> This trend started as the local and national economies began to recover from the great recession, and SDCI has set a record number of issued permits for seven consecutive years, a stretch that began in 2013 with 42,958 permits issued and continued in 2019 with 55,065 permits issued. Since 2015, SDCI has issued 3,129 Master Use Permits (MUPs), along with 27,447 construction permits, with the total value of these construction projects exceeding $19 billion, adjusted for inflation. This construction

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has resulted in 34,114 net new housing units built since 2015, with another 23,348 units permitted but not yet constructed. These high permitting volumes have also kept SDCI's inspections staff busy, with nearly 950,000 inspections occurring over the past four years. I recognize that we still have a challenge to keep up with demand.
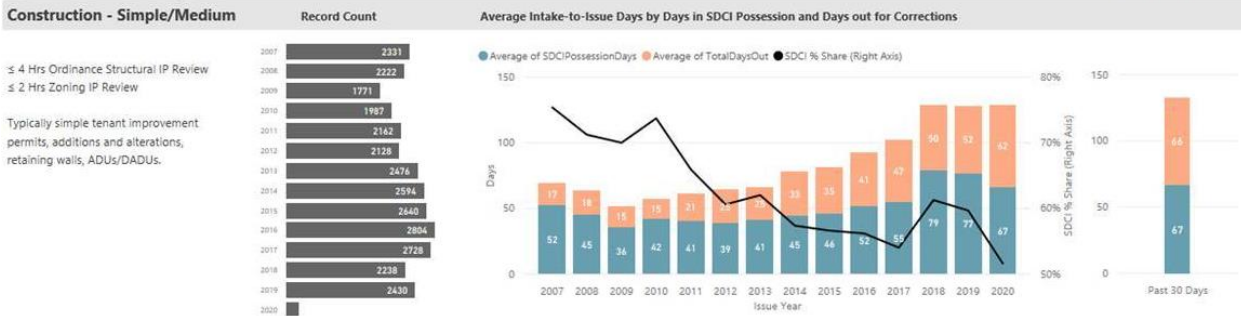
Average total throughput times for simple/medium construction projects has decreased from 79 days in 2018 to 67 days in 2020 YTD.
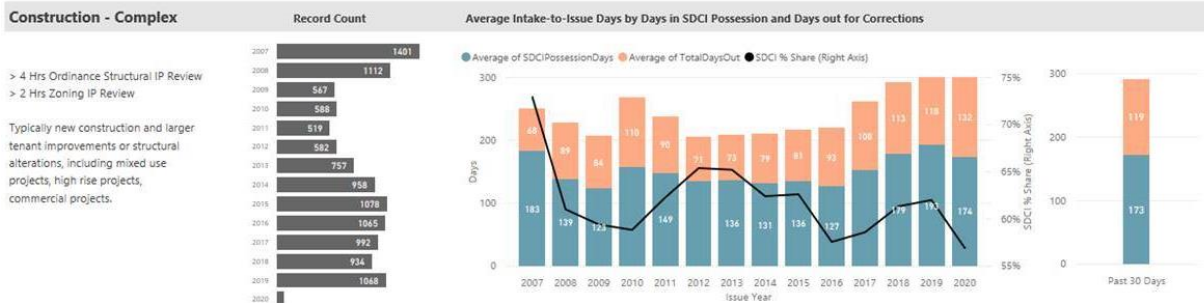

The same trend is beginning to show with complex construction projects with a deduction from 193 days in 2019 to 174 days in 2020 YTD. Also note that the percentage time these permits are in SDCI's control continues to decline as an overall percentage of total throughput time is now just a bit over 50% of total time.

Average Total Throughput Times for Master Use Permits have also steadied, but the average time in SDCI's court has reduced for Simple/Medium MUP Projects from 239 days in 2019 to 221 days in 2020 YTD (which is lower than during most of the period from 2007-2012). The same trend has not yet shown up in the Complex MUP Projects with an increase from 367 days in 2019 to 488 days in 2020 YTD (which may include an outlier or two issued in the first 5 weeks of this year that are driving up that average.)

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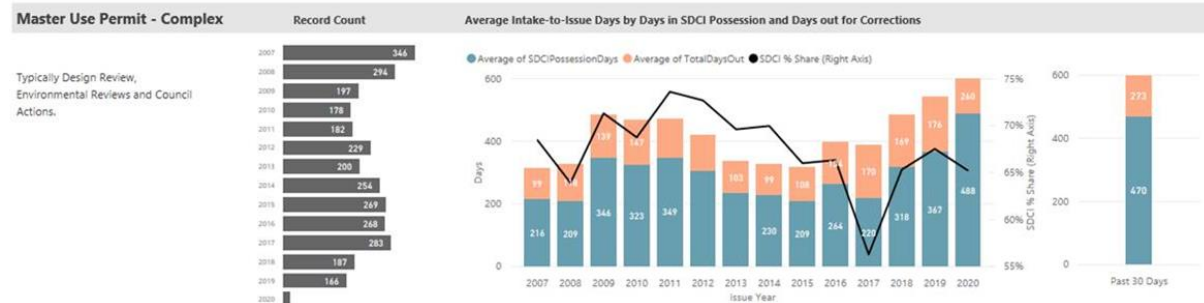
Average Calendar Days from Intake to Issuance
Days in SDCI Possession vs. Days out for Corrections

Data Updated: 2/5/2020

Master Use Permit - Simple/Medium

Typically Lot Boundary Adjustments, Short Plats, Shoreline, Variances, Conditional Uses, Temporary Uses and Special Exceptions.
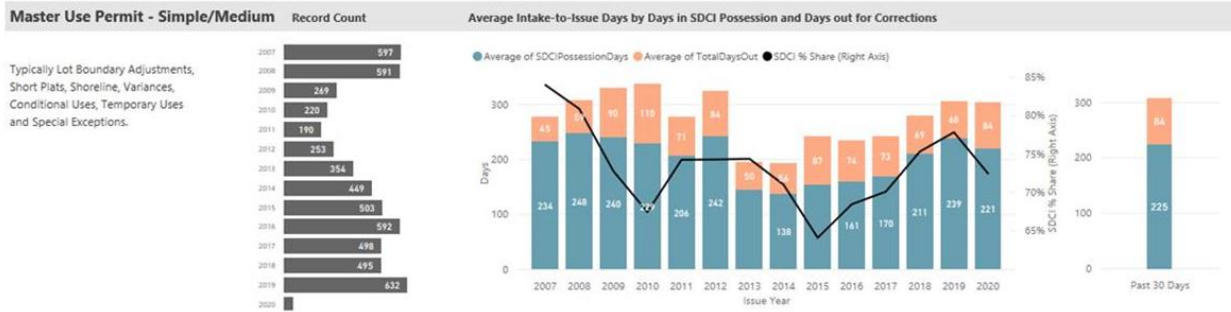
Addressing Vacant Buildings: Working with Council, we have started an enhanced Vacant Building Monitoring program, which works to ensure that vacant properties remain secured and do not turn into public safety hazards. In addition, in limited circumstances, we have authorized emergency demolition of vacant buildings where excessive public safety issues have been occurring.

Working with tenants and landlords: We greatly appreciate Council's support for the *Renting in Seattle* outreach program, including the web portal, translated information, and phoneline. This program also provides trainings to landlords and to tenants as well as grants to community partners to help educate these populations about regulations and protections in Seattle. With over 50% of housing units in Seattle now used as rentals, our Rental Registration program creates an inventory of rental units across Seattle and coordinates inspections to ensure they are safe and legal places for people to live.

Outreach: In 2016 we implemented the annual South Seattle Home Fair. The home fair, located in the community on a Saturday, is a way for SDCI to be more accessible to customers that might otherwise not be able to access our services. The home fair is a great opportunity for residents to come meet with staff from our department to ask questions about our permitting process, code enforcement, inspection requirements, rental housing regulations, and pretty much any other service that SDCI provides. We also partnered with local organizations and other City departments to expand the types of information available to our customers. In 2019, based on the success we had for the South home fairs, we added a North Seattle Home Fair. Over the past 5 years, we've served hundreds of customers at the home fairs. About 30% of those customers have been from historically underrepresented communities. Finally, we've reached hundreds of landlords and tenants about our rental housing regulations through dozens of public meetings where we have partnered with other organizations.

Stabilization for the future: We know the economy will not continue at this pace. We have undertaken a great deal of planning internally for how we handle an economic downturn and its impact on permit revenue, including how we will retain staff and subsequent institutional knowledge. I greatly appreciate the Council's support of our 2019 Permit Fee Ordinance, adopted in November 2018, which will help stabilize our Department during the next downturn of the economy.

Challenges:

The short- and long-term challenges include addressing the next economic downtown, succession planning, earthquake preparedness, resources for code compliance, housing affordability for Seattle residents and balancing the need to rapidly house the homeless with building and life safety codes for existing structures. Many of these challenges are discussed under major goals above. As it is difficult to accurately predict

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changes in market demand, we are always looking for ways to respond quickly in our ability to hire new positions to meet these changes. We are also struggling with balancing the need to reach our climate change goals for the City and adopting new energy code requirements with the desire to reduce the permitting and regulatory cost of creating new homes and workplaces.

The level of unprecedented growth has created stress on our overall permit review timelines, as discussed further below in Question 3. We know that there are changes we need to make internally to continue to make progress in reducing these permitting times, and we are dedicated to doing so. We also know that there is a strain on external contributors to the permitting process – engineering and architecture firms, for example – that are equally busy and can also add time responding to correction cycles. We are committed to working both on our internal process to improve review times as well as better coordinate with external permit stakeholders to reduce the number of correction cycles and responses necessary to complete our reviews.

3. *What actions are you taking to improve permit review times for simple and complex projects? By when should the Council, applicants, and the public expect improvements to be made? How will you ensure transparency with respect to review times and other metrics?*
4. *Minor corrections to applications that are resolved through direct person-to-person communications, as opposed to through correction notices, can greatly reduce overall permit review times. What barriers, such as software limitations, supervisory span of control, or otherwise, exist to such person-to-person communications? What steps have you taken to encourage such communication?*

I fully recognize that improving permitting times is one of our biggest challenges at SDCI and I am fully committed to improvement. We still have work to do.

With Accela (and related side-system interfaces), there have been issues which have caused delays. We will continue to work with Seattle IT as we alleviate these issues. We have made a great deal of progress with this program and see it as an important and useful tool for our Department, one that will streamline the process for tracking and review. We have expanded our team to help with the increased permit workloads and continue to work with Seattle IT to coordinate necessary improvements.

We recognize that not all Seattle residents and applicants have the same level of technology access or skills, and we will continue to provide one-on-one assistance to help them navigate the permitting process and our technical codes. We also recognize that the design community in Seattle is very busy, with an increased workload during this economic boom. We continue to work with our applicants to help prevent delays in responses to our corrections, which can slow down the permitting process. We are piloting Bluebeam, a software system used by design professionals and other jurisdictions, which can allow us to make simple corrections to plans in-house in real time with the applicant, without requiring another round of corrections. We are urging staff to use the telephone to resolve minor issues and corrections with applicants, rather than sending out additional correction notices.

Last year we hired and trained 13 term-limited staff in SDCI's Land Use Division to help address the MUP application backlog. Resolving these issues and improving performance has and will continue to be a top priority for SDCI. Seattle IT has received authority in their 2020 budget to hire 9 new FTE to address SDCI specific Accela issues and 8.5 additional staff for the permitting software team. With this additional staff, I am confident that most of our Accela-related issues can be addressed by the end of the next budget cycle for which they were approved, 2021. This support will then be able to focus on a continuous improved user experience and greater integration of related tasks with our partner City departments.

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The average total throughput times for construction permits have steadied, but the average time in SDCI's court has reduced for simple/medium construction projects from 79 days in 2018 to 67 days in 2020 YTD. The same trend is beginning to show up in the complex construction projects with the reduction from 193 days in 2019 to 174 days in 2020 YTD. For MUPs, the average time SDCI takes with a permit has reduced for simple/medium Projects from 239 days in 2019 to 221 in 2020 YTD. This number is lower than those seen during most of the period from 2007-2012. We still have work to do with complex MUP permitting times.

We currently have much better data on the permitting timelines for our building permit and MUP applications, including time out with the applicant for corrections. I am committed to posting our timeline performance on our website this year. I am also excited that our user-friendly website, Shaping Seattle, will be back online 2Q 2020 and will allow the public via a Seattle map to easily track permitting and design documents. This is another example of our partnership with Seattle IT, and our commitment to improving user experience and access to information with innovative and understandable technology.

5. *Elaborate on your goals for enforcement and compliance. What do you see as the limitations of a complaints-based system, and how do you intend to address those limitations?*

Our goal as a Department is to bring people into compliance, and enforcement can be part of this. While there are sometimes egregious violations when we need to take emergency action – and we will do this when necessary – we also know that most people aim to come into compliance when they are informed that something they are doing is not permitted or is of concern. It's often an education process to help people with code violations understand the issue, the rules in place that get us involved, and how to keep the problem from occurring again in the future. The public must be aware of our presence, know how to reach us, and trust that we'll respond. We also work to build trust that if a tenant reports concerns with their home; they will not face retaliation. Our outreach team has been going into communities and teaching landlords and tenants about our enforcement areas and inviting them to share their complaints with us. Recent changes made to the Vacant Building Monitoring Program apply a pro-active approach to vacant buildings, rather than simply complaint based. We now require owners to register vacant units when applying for permits and mandate monthly inspections to ensure they remain secured.

Specific to tenant issues, we are focused on keeping the Rental Registration and Inspection Ordinance's (RRIO) proactive inspection program functioning smoothly and continue to build on tenant outreach.

6. *Please describe your approach to integrating the City's Race and Social Justice Initiative (RSJI) into SDCI's work—both with external stakeholders and within the department. For example, how does SDCI reach out to constituencies that have not historically participated in permitting and enforcement activities, and are not usually represented in your department's discussions? How does SDCI incorporate RSJI strategies to advance racial equity within internal programs and department operations?*

Equity is the first of our listed departmental values. SDCI always works to provide fair and welcoming access to services that meet the needs of the people we serve. We continually work to identify and mitigate the disparate impacts of our policies and procedures on all communities by applying RSJ principles to our daily work and interactions as well as remaining dedicated to learning and practicing respectful, culturally aware communication both within our Department and externally. To fully infuse these principles across our Department we plan to hire an RSJI Senior Advisor over the coming year. We realize that some communities do not have the same resources as others to track or challenge permits, either as applicants or neighbors, or to track or report code violations.

We hired a multimedia public relations specialist a couple of years ago as we have heard strongly from Department of Neighborhoods Community Liaisons that <u>making our public information more visual</u> is an important way to provide complex information in a form that can be understood by customers that may not routinely work with us. Our community engagement team has a goal of producing 60% of all new information material using informative visuals and graphics. Examples include our new vacant building flyer and our electrical inspections brochure and instructions, and a forthcoming rental handbook.

We also worked with Department of Neighborhoods Community Liaisons last year to help us <u>evaluate our website structure</u>. We made several changes to our website a couple of years ago based on a previous community liaison evaluation. For this evaluation, we wanted to know if we had accomplished most recommendations previously made, and if there were additional changes that could be made to further improve our website for historically underrepresented customers. We were pleased to find that we had accomplished the recommendations that the liaisons had made. The liaisons had some good suggestions for additional improvements that we will start making this year. One example is having a separate webpage for each language, instead of all languages on one page for each topic. Another example is producing more video content.

<u>Our Renting in Seattle program</u> continues to work to meet the community where they are and to bring resources on tenant protections while partnering with OCR and OH to provide information to tenants. For the diverse renter population, we work closely with DON, OIRA, and other partners to bring our information to historically underrepresented communities. This includes translated materials, presentations, tabling at community events, and using DON Community Liaisons to assist with culturally relevant outreach. We also use our grants to community partners to build and strengthen relationships with organizations serving historically underrepresented communities.

7. *Are there opportunities in the permitting or development process to review the racial equity and displacement impacts of proposed development projects?*

As a Department, we base decisions on adopted codes, regulations, and SEPA policies. We use these as a basis for authority when we review projects that come before us for review. When displacement occurs, we use our Department's Tenant Relocation Assistance Program, which provides required early notification and ongoing communication to tenants. Low-income tenants in these circumstances qualify for relocation funds, which have been adjusted annually based on CPI.

We are continuing to explore with the Office of Planning and Community Development (OPCD) policies around housing displacement and related changes to the Land Use Code and Comprehensive Plan. Additionally, we participate in interdepartmental teams created to explore these issues and proposed solutions and are looking for ways in our budget to expand our work in the Race and Social Justice Initiative.

8. *What is your general philosophy for how to most effectively work with the City Council? Has your thinking on this evolved since your initial appointment?*

We recognize and value our ongoing and open communication with City Councilmembers and their staff. We have seen firsthand the value of this ongoing communication and recognize that Council can oftentimes be the best carrier of messages about new policies, regulations, and opportunities in their communities with their constituents. We also continue to work with Council offices to coordinate responses to questions or concerns from constituents in a timely manner.

Since my initial appointment four years ago, I worked to create a dedicated City Council Liaison position within the department for the first time to ensure that we are providing more timely information to Councilmembers, working cooperatively on legislative issues, and creating and carrying out policies that truly benefit the city and its residents and businesses.

9. *How will you ensure that Council members and legislative staff receive timely information needed from your department for Council to make sound policy and financial decisions?*

Our City Council Liaison and other members of SDCI meet regularly with City Council staff and with Councilmember Strauss, Chair of the Land Use and Neighborhoods Committee. We also reach out to other Councilmembers on many issues. We work closely with Central Staff and the City Budget Office to help provide clarity on potential financial and policy impacts of changes being proposed and continue to provide technical assistance on Council-sponsored legislation.

10. *Describe your approach to working with other City departments, particularly on the issues of housing affordability and commercial affordability.*

We worked closely with the Office of Planning and Community Development on the design and implementation of the Mandatory Housing Affordability (MHA) program, including providing expertise on necessary code development. We prioritize the permitting of affordable housing projects, in coordination with the Office of Housing, to quickly move these projects through the permitting process so applicants can begin construction of these much-needed units. We also continue to work with the Mayor's Office and the Mayor's Affordable Middle Income Housing Advisory Council (AMIHAC) and the Mayor's Small Business Advisory Council on developing ideas to make the permitting process easier and more transparent, supporting and educating small business owners, and on ways to encourage more housing.

11. *The Council frequently receives complaints about tree removal associated with development. Please describe any steps SDCI has taken to reduce illegal tree removal and improve enforcement of regulations for tree protection.*

There have been several steps taken to reduce illegal tree removal and improve enforcement to better protect trees in the city. Some of more recent highlights include:

- **Increased Education:** SDCI has actively been working to increase awareness about tree protection on our website. We have recently completed a series of updates including tree protection details, signage specs, and new updated Tip Sheets.
- **Increased Civil Penalties and Enforcement:** SDCI published a new Director's Rule 17-2018 Calculating Tree Valuations and Civil Penalties for Tree Protection Code Violations. It gives greater protections to tree groves and increases the penalty amounts for willful and malicious cutting.
- **More Staff:** SDCI hired two new arborists to assist in the more complex tree permit reviews. The Mayor also approved funding for SDCI to hire additional zoning planners to assist us with the current workloads. These new planners have been trained in additional tree protection techniques and tree impacts issues so that they now review plans for site disturbance of trees and issue corrections when an applicant fails to show all existing trees in their submitted plans.
- **Technology Updates:** We are actively implementing the latest technologies available to us to track "trees in and trees out" for development. This will be helpful data for us as we learn what trees exist on private property, especially in the single-family zones where most of the tree canopy is

located. This new information will allow us to better document how many trees we are preserving and/or replanting in different stages of development. Once this is implemented, we can assess the data for any adjustments that may be necessary for further improving protections.

12. *Last year the City Council and Mayor adopted Resolution 31902 calling for an update to tree protection regulations. Can you commit SDCI's code development resources to work with Council on this update?*

We are already undertaking several items as requested in the resolution. One of the most challenging ones is updating the Exceptional Tree Director's Rule that has been in place since 2008. Another work item from the resolution is tree tracking which was part of the tree presentation at the Land Use and Neighborhoods Committee briefing on February 12, 2020. We will continue to explore additional strategies as part of the scope, schedule and budget for ongoing tree protection update work. We expect to complete the updates using existing staff resources from Code Development, Land Use Services, Engineering Services, and Code Compliance work groups. The technology-related work to accomplish tree tracking is already in the existing IT budget, and as noted in the resolution there will be continued quarterly reports on this work this year by OSE and SDCI. We look forward to working with Council throughout the year on this issue.

13. *SDCI implements City policy by administering and enforcing regulations. How do you coordinate with other departments, the Mayor, and the Council when a regulation does not appear to be achieving its policy purpose?*

Cities are dynamic places, and regulations need to change as cities change. Responding to these changes is a part of our work at the City. Recent changes to the design review process and accessory and detached dwelling units are two examples. We consistently evaluate and seek feedback to ensure that there are not unintended consequences or disproportionate impacts to certain groups or populations. Through our conversations with the Mayor's Office and Council, we can raise these issues – as well as have them raised to us – to ensure that we can make necessary changes or shift our actions. Additionally, SDCI staff meet regularly with counterparts in other departments to review any operational issues and improve communication and response times.

14. *How do you view SDCI's role relative to the issues of housing and commercial affordability for small business and service providers? Are there opportunities to use SDCI processes to promote affordability in the development of housing, childcare facilities, and small business spaces?*

Existing Incentive Zoning regulations and the MHA program both build in regulatory requirements for providing childcare and affordable housing contributions with new development. We also continue to work with the Mayor's Affordable Middle-Income Housing Advisory Council (AMIHAC) and the Small Business Advisory Council on their ideas to make the permitting process easier and more transparent, and on ways to encourage more housing.

As part of her State of the City address, the Mayor announced the Small Business Relief Package. SDCI will hire its first-ever Small Business Permit Facilitator. This role will focus exclusively on streamlining the permitting process for small businesses and will foster an opportunity for businesses to engage us early; before signing a lease." In addition, OED will introduce a Small Business Permit Education Pilot, which will provide workshops and technical assistance to help small business owners meet permit application requirements. OED is also developing a digital Small Business Permitting Roadmap, which will give business owners a step-by-step guide to navigating the permitting process.

15. *What work is SDCI undertaking to address unreinforced masonry structures? Do you have a scope and timeline for that work? Are there opportunities at the state level to support investments in seismic retrofits?*

The catastrophic impact an earthquake in our city will have on the unreinforced masonry buildings and the people that live and work in them is one of the issues that keeps me up at night. We know these buildings exist across our city – they are buildings we live in, work in, and count as our historical treasures. SDCI has been a key part of stakeholder groups convened to figure out the best method to address this issue and the best way to complete necessary seismic retrofits. A program designed to assist with these retrofits is complex. We want to be sure to approach any program design thoughtfully, with an eye to how to mitigate impacts such as displacement or costs of a retrofit being passed on to the building tenants. We also must coordinate internally to address City owned buildings that require retrofits, determining how to fund these projects that span multiple departments. We look forward to continuing to engage with the Office of Emergency Management, Office of Planning and Community Development, and the Office of Immigrant and Refugee Affairs to best determine a path to making our city a safer place to live and work. We also look forward to partnering with Council on how to move this important body of work forward in near future.

16. *SDCI oversees programs and enforces policies that involve complex and technical information and processes that may be challenging for the public to navigate. Describe your approach for increasing the accessibility of systems and information administered by the department.*

We consistently strive to improve our public facing communications to make them user friendly and to remove barriers in understanding the work we do. We continually update our material on a variety of programs housed within SDCI into 13 written languages and 12 spoken languages for critical life-safety publications and 7 written and 6 spoken languages for important information for the community. We also know that people retain information that is presented visually better than when it is presented as just text on a page. We know that using visual communication can increase our customers' comprehension and can break down barriers to accessing our information to the public. For those reasons, along with equity considerations mentioned earlier, we are emphasizing visual communication methods when we produce outreach and engagement material. We have worked with a consultant and internal staff as well as staff from other departments to review our material and make recommendations of how to improve the readability as well as visibility for those who are visually impaired. I have also challenged our communications staff to produce videos to place on our website.

Additionally, we work with Seattle IT to support a technology training team, providing leadership to the Citywide platform in providing training materials to both City employees and customers. The team will pilot several community training opportunities this year in support of the varied needs of the users of our permitting system. Training will continue to be provided to all through Skype sessions, which are also recorded for later reference. Trainers will also pilot holding sessions at locations throughout community locations where customers may get assistance. The team will continue to partner with SDCI's Communications team to provide video, visual, and other recommended content that will help all customers better access information.

In 2019, we funded a study that will evaluate the user experience and provide Seattle IT with key insight necessary to make great improvements to the portal utilized for all users of Accela. The study will benefit our department, yet as core users of an enterprise software system, this work will have benefit for all departments on the platform and all users. This critical research and resulting recommendations will shape

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informed system improvements that can be measured for successful implementation. It will also inform how SDCI may better interact with customers.

17. *How have you accounted for the experiences of frontline staff when developing and implementing policy changes?*

Our staff are a great resource – they are interacting with our customers in real time and can provide useful feedback for our programs and policies. One example has been with the Rental Registration and Inspection Ordinance (RRIO) program. Our staff helped us improve policies for the timing of RRIO registrations and flagged the need for city regulations requiring receipts for cash payments. Another example came from our inspections team, who let us know that some populations misunderstood who our inspectors worked for – the misconception was that they were Immigration and Customs Enforcement (ICE) agents. We quickly put together translated business cards our inspectors could hand out identifying them as City employees, not ICE agents. We need to be nimble in responding to the needs and concerns of Seattle residents, and our staff are key to helping us make changes or adapt policies when necessary.

SDCI employs a Strategic Advisor who focuses on our Organizational Development, including Change Management. We analyze the impacts of the work that we do on employees across the department. Through regular polling, check-ins, committees, and development teams, all staff, including frontline staff, can give honest and direct feedback on impacts, and we can nimbly and innovatively assist with modifying their employee experience.

18. *The development cycle in Seattle will likely slow in coming years. What proactive steps is SDCI taking to prepare for the associated reduction in permitting activity and fee-revenue?*

As the majority of SDCI's budget is fee related, any reduction in revenue impacts our Department. When the last economic downturn hit in 2008, we were forced to lay off a significant number of staff across the department. We were able to hire some of them back, but still had to go through the process of hiring and training former and new staff. This created instability for our employees and impacted our ability to carry out our day to day operations at the same level and it proved difficult to catch up with increased permit applications. We have taken great steps to prevent this from happening when we experience our next downturn. Thanks to the support of Mayor Durkan and the Council, in November 2018 the Council adopted a new Permit Fee Ordinance for our Department. This has allowed us to build a reserve which will stabilize our staffing levels during the next downturn and will allow us to continue to provide quality service to our customers during the downtown and when the economy ultimately rebounds.

19. *How does SDCI create opportunities for advancement within its workforce? Given the high number of recent retirements, what efforts has SDCI undertaken for succession planning and recruiting?*

SDCI recognized the critical need for a succession plan in 2019, making it a top priority for SDCI's Administrative Division to deliver in 2020. We are currently interviewing consultants who can shape the process. We have been working with SDHR since mid-2019 on aligning our study, which will also include classification and compensation review. We continue to provide strong leadership in Citywide Human Resources efforts to increase equity in recruitment and hiring practices. We used an anonymous interview process to increase equity in consideration in 2019 (interviewers were not provided resumes during the interview) and will roll out the full program in 2020. We continually strive to reach a wider candidate pool for every recruitment and have proven to be leaders in our efforts. We have also been proactive about

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critical retirements in our budget process. For example, we recognized that our principal engineer and building official, who is also our chief safety officer, will be retiring soon, and that his position would be best split for succession into two positions and roles. We continue to pursue budget authority to make these critical decisions in advance of the retirement. Our HR team will continue to provide demographic information on our workforce that prepare us to make proactive organizational strategy decisions for staffing. We work to provide professional growth plans, mentoring employees in order to prepare for succession planning. We encourage career growth with respect to employees taking certificate examinations, including providing study guides and time for discussions that are useful in preparation.

File #: Appt 01497, **Version:** 1

Appointment of Dean. E. Barnes as member, Landmarks Preservation Board, for a term to August 14, 2022.

The Appointment Packet is provided as an attachment.

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City of Seattle Boards & Commissions Notice of Appointment

Appointee Name:	
Dean Barnes (Dean E. Barnes)	
Board/Commission Name:	**Position Title:**
Landmarks Preservation Board	At-Large

	Council Confirmation required?
☒ Appointment **OR** ☐ Reappointment	☒ Yes ☐ No

Appointing Authority:	Date Appointed:	Term of Position: *
☐ Council ☒ Mayor ☐ Other: *Fill in appointing authority*	11/26/2019	8/15/2019 **to** 14 8/15/2022 ☐ *Serving remaining term of a vacant position*

Residential Neighborhood:	Zip Code:	Contact Phone No.:
Maple Leaf	98115	▮▮▮▮▮▮

Background:

Dr. Barnes has an academic background in Business and Public Administration, and over forty years of professional experience in Human Resources and Finance. For the last two decades of his distinguished career he served as the Director of Human Resources for Seattle Housing Authority, and the Director of Employment Services for the City of Seattle. His dedication to public service includes an extensive list of local and national committees, and community volunteer efforts. Dr. Barnes is interested in local history and the under-represented stories of Seattle and its communities.

Authorizing Signature (original signature):	Appointing Signatory:
Jenny A. Durkan	Jenny A. Durkan
	Mayor of Seattle

Term begin and end date is fixed and tied to the position and not the appointment date.

Dean E. Barnes

SUMMARY OF QUALIFICATIONS

Extensive experience in Human Resources and other organizational areas involving diverse levels of responsibility for private companies, the public sector, non-profit and academic organizations. Key strengths include:

* 20+ years of Human Resources experience in employment, recruiting, EEO/AA, benefits, safety, labor relations, classification/compensation and human resource information systems (HRIS)
* Successful track record of developing positive relationships with senior management and customers
* Proven managerial skills in leading multi-level organizations, teams, and projects
* Experienced in communication and presentation skills to senior management and community organizations
* Demonstrated proficiency in solution development and implementation
* Proven ability to create recruitment programs for multiple levels of skills and knowledge for an organization; including information technology, engineering, sales, marketing, executive and specialized careers, such as physicians

EDUCATION/ACADEMIC HONORS/CERTIFICATIONS

Doctorate of Public Administration (ABD), Arizona State University
MBA, Managerial/Organizational Leadership concentration, City University
BA, Business Administration, Whitworth College
Phi Kappa Phi National Honor Society
Phi Alpha Alpha National Public Administration Honor Society
International Public Management Association for Human Resources, Certified Professional

EXPERIENCE

Seattle Housing Authority   **2006- 2016**
Director, Human Resources Department
Develop initiatives for Human Resource programs and policies, and provide leadership and direction on training program design and delivery, labor and employee relations, classification and compensation, recruitment and selection, HRIS, benefits administration, ADA accommodations, safety and employment law compliance.
* Oversaw the development of employee survey to measure employee satisfaction and the creation of employee action teams to work in five identifiable areas of concern
* Coordinated with the Information Technology Department to implement upgrade of computer system, which will included the successful implementation of online employment

application system, online employee performance evaluation system and the conversion to MS Office '07 and '10

- Reviewed employee policies to ensure relevancy to current agency operations and regulatory guidelines
- Implemented and developed skills training for supervisory and managers, offered courses in the area of computer software and career development, and successful implementation of online employee training system that schedules courses and maintains training records. Lead a Leadership Development course for managers, supervisors, and staff
- Implemented nutrition and health programs to increase the health of the employees, which included seminars and development of exercise program for employees
- Reestablished the safety program and oversaw the development of safety training in a number of compliant areas which dramatically reduced the number and severity of accidents. Won the John B. Spellman Evergreen 2008 Safety Award for most outstanding safety program and the national 2010, 2013 and 2016 Housing Authority Insurance Group (HAIG) award for best safety practices.
- Lead negotiator for the SHA bargaining team for the three bargaining agreements representing the trades, office workers and resident property managers. This effort also includes leading the labor management meetings.
- Led the agency-wide Race and Social Justice Initiative that educated employees on institutional, structural, and personal racism and its impacts on policies, procedures and relationships.

City of Seattle   **1997-2006**

Personnel Department
Director, Employment Services Division   (2000-2006)

- Oversaw the City's permanent and part-time hiring processes, public safety entry-level and promotional examinations, and development disabled hiring processes and programs to ensure they meet legal guidelines.
- Coordinated the development of online application systems for citywide permanent employment opportunities, which enabled the department to streamline the hiring process and to reduce staff. The online application process for police and fire entry-level and promotional examinations reduced labor by 265 hours.
- Supervised the citywide training program that includes leadership development, communication skills, performance management, mandatory training, and software training. In addition, overseeing the development of a citywide training strategy with selected department training staff.
- Coordinated the executive hires for the Mayor's Office, including the Seattle Fire Chief, Superintendent of City Light, Department of Planning and Development Director, Human Services Director, and others.
- Ensured the City's EEO/AA program is in compliance with municipal code and federal guidelines. This includes submitting required reports as stated by OFFCP/DOL and Department of Justice on a timely basis. Coordinate the Department's Work Equity Initiative for the Mayor's Race and Social Justice Initiative (RSJI) and chair the Personnel Department's RSJI Change Team

- Oversaw the City's Alternative Dispute Resolution (ADR) program which provides mediation services to reduce conflict in a respectful and collaborative way. ADR has expanded to mediate discrimination cases for the Seattle Office of Civil Rights.
- Oversaw and coordinated the analysis and development for a workforce planning model, which includes succession planning, diversity issues, and analysis of skills and knowledge gaps.

Director, Employee Services Division   (1998-2000)
- Oversaw Benefits, Classification/Compensation, Human Resource Information System (HRIS), Safety and Workers' Compensation programs.
- Supervised implementation of broadband classification/compensation programs for Executives, Managers, and Information Technology Professionals that included developing new pay bands and criteria for the classification process
- Coordinated and chaired Advisory Committee for the executive and management pay program that was composed of representatives of Mayor's Office and City Council, department heads, and human resource directors and managers, who received reports of results and discussed strategies for the program
- Oversaw the increased usage of HRIS through the development of online employee self-service, online timesheets, and employee tracking programs.
- Coordinated and oversaw the upgrade of computers, software, and peripherals for the Personnel Department.
- Represented Personnel Director on the Labor Management Committee that reviewed healthcare costs and benefits program

Seattle Municipal Court
Manager, Human Resources   (1997-1998)
- Managed and coordinated the recruitment and employment process for the hiring of Court management and support staff, including reviewing current practices to streamline the process by 40 percent.
- Lead and coordinated investigations of employee complaints of discrimination and harassment and union grievances. These complaints were filed with either the EEO, Office of Civil Rights, Civil Service Commission, the Human Resources office or the Labor Representative. Worked with the Law Department and Labor Relations for appropriate resolution.
- Coordinated and managed labor relations activities with the unions associated with the Court and chaired the Labor/Management team for union contract negotiations
- Created and designed leadership development and diversity seminars and workshops for staff, managers, supervisors, and executives to enhance performance levels and knowledge and to increase organizational effectiveness. Managed and coordinated the training program and budget for the Court.
- Analyzed, developed, and recommended policies and procedures to ensure operations of the Court are operating efficiently and within the laws and statutes pertaining to employment practices, such as OSHA and ADA

Safeco Insurance Company
Employee Development
Leadership Development Consultant   **1996**
- Created and designed leadership development and diversity seminars and workshops for staff, managers, supervisors, and executives to enhance performance levels and cooperation and to increase organizational effectiveness.
- Coordinated, planned, and facilitated week-long strategic planning session for senior management staff
- Consulted with management staff, planned and facilitated strategic planning sessions for mid-level mangers to incorporate customer focus initiative into critical success factors.
- Facilitated team building processes to increase team effectiveness and enable the team to work more efficiently
- Provided guidance on organizational change initiatives, productivity, process improvements, and re-engineering
- Managed administrative projects and assignments such as college tuition reimbursement program, Institute for Management Studies, and review of corporate internship program

Mayo Clinic, Scottsdale, AZ   **1994-1995**
Human Resources Division
Diversity Administrator
- Developed, educated, and coordinated diversity and leadership training efforts for Mayo Clinic Scottsdale, which included the physician staff, supervisors and managers, and allied health staff
- Consulted with various clinical departments to ensure corporate activities were in concert with diversity initiative, including adverting campaigns, employee recruitment, residency program recruitment, etc
- Presented EEO/AA programs for staff concerning the legal guidelines and the key elements of diversity and how it affects the workplace.
- Developed and coordinated recruitment efforts for physician and allied health staff, including advertising campaigns, identifying strategic locations, and developing networks to ensure candidates would comprise a diverse pool
- Lead and coordinated investigations of employee complaints of discrimination and harassment and union grievances. Responded to EEOC complaint filings in concert legal department and investigated employee relation issues, reported findings, and recommended appropriate action

Arizona State University   **1992-1994**
Career Services
Assistant Director

- Planned, organized, and staffed various special programs, such as Career Connection (internship career fair), Career Fiesta (fulltime employment career fair), and Recruitment Roundup (education job fair). Increased Career Connection corporate participation by 54 percent in the first year and 63 percent in the second year and student participation by 25

percent. Increased Career Fiesta corporate participation by 10 percent. Increased Recruiter Roundup school district participation by 10 percent.

- Developed and planned outreach programs to increase the number of students of color and student athletes utilizing Career Services. Contacted student groups, individuals, and athletic coaches via memos and telephone solicitation to schedule presentations and counseling sessions.
- Instructed Student Opportunities for Leadership through Internship Development (SOL-ID) class (two-semester course) for selected sophomore and junior students of color. Included development of course material and coordination of speakers from the public and private sectors.
- Advised graduate and undergraduate students concerning career planning and placement, including reviewing career options, resume development, interview skills, and cover letters. Directed MBA placement office until permanent person filled position.
- Supervised up to four professional staff counselors who provided career guidance and who developed specialized programs to target student populations

U S WEST   **1972-1992**

Human Resources

College Employment Recruiter   (1988-1992)

- Recruited and interviewed 2,500 professionals and college graduates for technical and non-technical positions. Developed a recruiting strategy and budget and identified university locations. Developed recruitment strategies to ensure candidate pools were diverse. Coordinated job placement and negotiated job offers.
- Coordinated on-campus recruiting activities including scheduling of interviews, group meetings with underrepresented students, meetings with faculty and administration, and attendance at career fairs. Efforts resulted in a 98% retention rate for the four years of management hires.
- Activities included developing and nurturing relations with organizations, colleges and universities and key personnel.

Employee Development

Management Skills Instructor   (1985-1988)

- Created and designed leadership development and diversity seminars and workshops for staff, managers, supervisors, and executives to enhance performance levels and cooperation and to increase organizational effectiveness.
- Developed and presented management skills courses for 2,500 company employees which included business writing, public speaking, basic management skills and skills to supervise physically challenged employees.
- Researched and developed training and education opportunities for executives and key people selected for succession planning

- Presented EEO/AA training courses concerning the legal guidelines for approximately 2,000 employees. Trained employees on diversity issues concerning a changing workplace.
- Provided coaching and counseling to individuals and groups concerning management skills and job search techniques. Presented both to corporate employees and college students.

Finance
Corporate Planner/Finance Manager   (1972-1985)

- Utilized econometric models to forecast the number of new customers and the customer demand for long-distance calls. Provided information required to develop a 400 million dollar construction budget and 500 million dollar revenue/expense forecasts. For two consecutive years, the forecast was 99% accurate.
- Developed, administered, and analyzed multi-million dollar budgets for major departments, which also included providing economic data for budget submittals. Information was used to create pro forma income statements and balance sheets as requested by executive leaders. Supervised units in Property and Cost Division that recorded construction costs, including assets and payroll, and vendor payments.
- Managed and coordinated the introduction of new products to a potential customer base of three million people. Developed computerized sales reports that tracked revenues by 16 products and vertical services for 53 retail stores.

CORPORATE ACTIVITIES

- International Public Management Association (IPMA) for Human Resources, President and Board member for Western Washington Chapter, Western Region Professional Development Committee
- American Society for Public Administration (ASPA), Evergreen Chapter
- Washington Public Employees Labor Relations Association
- City of Seattle Leadership Institute participant
- City of Seattle Management Association member and officer
- Mayo Clinic Foundation Diversity Committee member
- Mayo Clinic Scottsdale Board of Governors Personnel Committee member
- Mayo Clinic Scottsdale Diversity Committee, Secretary
- Arizona State University (ASU) Leadership Academy appointee
- African-American Men of Arizona State University co-founder
- Arizona State University Dr. Martin Luther King, Jr. Planning Committee member
- ASU Black Business Student Association Corporate Advisor
- ASU Hispanic Business Student Association Corporate Advisor
- ASU Students Taking Action to Reach Success Corporate Advisor

COMMUNITY ACTIVITIES

- First Place School Board of Directors (Public school dedicated to homeless children)
- Communities in Schools Board of Directors, Seattle
- John Stanford Public Service Academy Advisor Team, Franklin High School
- Breakfast Group member (African-American Men's group), Board Member, Career Development Committee Chair, Education Committee
- Former Ad Junct Faculty member for Seattle University's Graduate School for the Institute of Public Service
- Arizona Community College Teaching Certification
- Phoenix Black Board of Directors Project appointee
- Phoenix YMCA Urban Services Board of Directors
- Channel 12 KPNX (Phoenix, AZ) Minority Advisory Board
- National Black MBA Association (Phoenix Chapter charter member) – Community Relations Chair
- Western College Placement Association – Management Leadership Institute Scholarship Recipient and Diversity Action Committee
- National Action Committee for Minorities in Engineering (NACME) – National Fund Raising Committee
- Seattle Central Area Community Relations Team (US West Communications) Chair
- Board of Directors for Central Area Motivation Program (CAMP), Atlantic Street Center, and FamilyWorks – held offices of President, Vice-President, and Treasurer
- Seattle Downtown LIONS Club – Second Vice-President and Nominating Committee Chair

12 Members: Pursuant to *Ordinance No. 106348, all* members subject to City Council confirmation, *3-year term for 11 members, and 1-year term for Get Engaged Member*:

- *12* Mayor-appointed

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
-	M	5	1.	At- Large	Dean E. Barnes	08-15-19	08-14-22	1st	Mayor
5	M	3	2.	At-Large	Manish Chalana	08-15-17	08-14-20	1st	Mayor
-	F	2	3.	Structural Engineer	Roi Chang	08-15-19	08-14-22	1st	Mayor
6	M	2	4.	Get Engaged	Ian Macleod	09-01-19	08-31-20	1st	Mayor
6	M	6	5.	Architect	Jordan Kiel	08-15-18	08-14-21	2nd	Mayor
-	F	3	6.	Urban Planning	Amy Farley	08-15-18	08-14-21	1st	Mayor
-	M	3	7.	Real Estate	Lance Neely	08-15-19	08-14-22	1st	Mayor
-	F	3	8.	At-Large	Harriet Wasserman	08-15-18	08-14-21	1st	Mayor
-	-	-	9.	Historian	vacant	08-15-19	08-14-22	1st	Mayor
6	F	6	10.	Architect	Kristen Johnson	08-15-19	08-14-22	2nd	Mayor
6	M	3	11.	Finance	Russell Coney	08-15-19	08-14-22	2nd	Mayor
-	M	6	12.	Historian	Matt Inpanbutr	08-15-19	08-14-22	1st	Mayor

SELF-IDENTIFIED DIVERSITY CHART				(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	7	4							1 (South Asian)	4			
Council													
Other													
Total													

Key:

    *D   List the corresponding *Diversity Chart* number (1 through 9)

    G   List *gender*, **M= Male, **F**= Female, **T**= Transgender, **NB**= Non-Binary **O**= Other **U**= Unknown

    RD   Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.

File #: Appt 01500, **Version:** 1

Appointment of Lance Neely as member, Landmarks Preservation Board, for a term to August 14, 2022.

The Appointment Packet is provided as an attachment.

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City of Seattle Boards & Commissions Notice of Appointment

Appointee Name:	
Lance Neely	

Board/Commission Name:	Position Title:
Landmarks Preservation Board	*Real Estate*

	Council Confirmation required?
☒ Appointment OR ☐ Reappointment	☒ Yes ☐ No

Appointing Authority:	Date Appointed:	Term of Position: *
☐ Council ☒ Mayor ☐ Other: *Fill in appointing authority*	11/26/2019	8/15/2019 **to** 4 ၁၀ 8/15/2022 ☐ *Serving remaining term of a vacant position*

Residential Neighborhood:	Zip Code:	Contact Phone No.:
Madrona	*98122*	███████

Background:
Mr. Neely is a real estate broker, with a background in project management and business services. He holds a Bachelor of Arts in Sociology, and a Master of Arts in Clinical Psychology. Mr. Neely is the proprietor of a residential real estate firm with a focus on historic homes.

Authorizing Signature (original signature):	Appointing Signatory:
Jenny A. Durkan	Jenny A. Durkan *Mayor of Seattle*

Term begin and end date is fixed and tied to the position and not the appointment date.

Lance Neely

CORE COMPETENCIES

Project Life Cycle Management

■ ■ ■

Business Operations Management

■ ■ ■

Customer Relationship Management

■ ■ ■

Research, Analysis & Reporting

■ ■ ■

Workflow Planning & Prioritization

■ ■ ■

CERTIFICATIONS

Certified Project Manager
Operational Excellence, Bronze Certification

■ ■ ■

EDUCATION

B.A.
U. of Washington
M.A.
Antioch University
Clinical Psychology

■ ■ ■

TECHNOLOGY

MS Office Suite, Project, Access, SharePoint

RELEVANT EXPERIENCE

GERRARD, BEATTIE & KNAPP REAL ESTATE, SEATTLE, WA
BROKER 2014- Present
Residential Real Estate Sales

❑ Dedicated, resourceful and creative real estate advisor who focuses relentlessly on protecting his clients' interests
❑ Applies a project management approach that ensures risk remediation & thorough analysis for each transaction
❑ Recognized as a trusted advisor in a heated real estate market, who masterfully navigates his clients through buying and selling processes.
❑ Understands how to translate buyers' needs into market-available options and lead them through securing financing and submitting the most attractive bid. For sellers skilled at bringing out the best in a home and presenting a compelling opportunity to buyers

AT&T SERVICES INCORPORATED, REDMOND, WA
SENIOR BUSINESS PROJECT MANAGER 2010- 2011
Project Management Office- Mobility Operations

❑ Drove end to end mobile device & application launches, managing internal & external inputs required for successful implementations
❑ Established direction by partnering with project stakeholders to facilitate, define and document requirements and business use cases on behalf of the end to end customer
❑ Managed business stakeholders to benchmark best practices, identify gaps, and develop tactical and strategic plans to support implementation of initiatives
❑ Created & managed SharePoint sites, to include development of custom web parts to ensure successful cross collaboration amongst project resources

WASHINGTON MUTUAL (ACQUIRED BY JP MORGAN CHASE) SEATTLE, WA 2000-2009
PROJECT MANAGER 2007- 2009
Business Effectiveness-Transition Services, Corporate Human Resources

❑ Acted as sole project manager for Employee Relations team, managing the implementation of HR projects by working with sponsors to define requirements, scope and coordinate interdepartmental workflows
❑ Re-designed Transition Services processes by removing defects and errors, resulting in reduced operating expenses, and 20% increase in productivity
❑ Quickly synthesized and simplified complex, interdepartmental processes then educated others by developing comprehensive, easy to understand documentation of inputs, process steps, dependencies, outputs, and areas of opportunity

CORE COMPETENCIES
Project Life Cycle Management
■ ■ ■
Business Operations Management
■ ■ ■
Customer Relationship Management
■ ■ ■
Research, Analysis & Reporting
■ ■ ■
Workflow Planning & Prioritization
■ ■ ■
Training & Presentations
■ ■ ■
Vendor Contract Negotiations
■ ■ ■
CERTIFICATIONS
Certified Project Manager
Operational Excellence, Bronze Certification
■ ■ ■
EDUCATION
B.A.
U. of Washington
M.A.
Antioch University
Clinical Psychology
■ ■ ■
TECHNOLOGY
MS Office Suite, Project, Access, SharePoint

PROJECT MANAGER 2006- 2007
Business Operations Management, Enterprise Technology Risk Services (ERS)

- Oversaw project management for the Business Operations team within Enterprise Technology Risk Services, including analysis and management of finance activities, communication plan creation and Operation Excellence implementation
- Managed annual $12.2 million departmental budget; utilized Six Sigma methodology to remove defects and identify cost save opportunities, resulting in $845,000 in annual operational savings
- Drove consistent execution of Operation Excellence & Six Sigma methodology through lifecycle of initiatives
- Two-time recipient of ERS Excellence Award- award for employees who consistently demonstrate high standards of performance and service

PROJECT MANAGER 2005-2006
Office of Continuity Assurance, Business Continuity Services

- Managed the implementation of million dollar, corporate-wide business continuity & disaster recovery hardware application for 55,000 employees including training, access and compliance related processes to ensure successful project deployment
- Evaluated annual Business Continuity & Disaster Recovery Vendor Assessments; worked with external vendors to ensure continued adherence of compliance regulation
- Created professional executive presentations to drive change by building understanding and buy-in throughout all levels of the organization

PROJECT MANAGER 2004-2005
Talent & Organizational Capability — Executive Recruitment/Recruiting Operations

- Lead process improvement initiative utilizing Six Sigma methodology to re-engineer Executive On-boarding processes, resulting in $70,000 cost reduction in materials
- Conducted cost-benefit analysis to initiate, manage and oversee completion of RFP for company-wide Executive Recruiting collateral; worked with vendors & corporate sourcing on contract negotiations and finalization
- Acted as Project Lead for talent management software application, creating and managing employee training & certifications, producing reports to support training goals for 60,000 employees

PROJECT ANALYST 2002-2004
Technology Architecture Services — Process, Metrics & Reporting

- Analyzed, formulated and then documented process relating directly to Technical Feasibility studies and integrated into Corporate Project Methodology for enterprise-wide use
- Managed SharePoint deployment strategy for Information Technology organization, including management of user testing and customization needs
- Developed & implemented changes to processes by defining and prioritizing project activities, identifying operational impacts, preparing task outlines and user requirements and documenting processes, policies and procedures

Landmarks Preservation Board

12 Members: Pursuant to *Ordinance No. 106348, all* members subject to City Council confirmation, *3-year term for 11 members, and 1-year term for Get Engaged Member*:

- 12 Mayor-appointed

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
-	M	5	1.	At-Large	Dean E. Barnes	08-15-19	08-14-22	1st	Mayor
5	M	3	2.	At-Large	Manish Chalana	08-15-17	08-14-20	1st	Mayor
-	F	2	3.	Structural Engineer	Roi Chang	08-15-19	08-14-22	1st	Mayor
6	M	2	4.	Get Engaged	Ian Macleod	09-01-19	08-31-20	1st	Mayor
6	M	6	5.	Architect	Jordan Kiel	08-15-18	08-14-21	2nd	Mayor
-	F	3	6.	Urban Planning	Amy Farley	08-15-18	08-14-21	1st	Mayor
-	M	3	7.	Real Estate	Lance Neely	08-15-19	08-14-22	1st	Mayor
-	F	3	8.	At-Large	Harriet Wasserman	08-15-18	08-14-21	1st	Mayor
-	-	-	9.	Historian	vacant	08-15-19	08-14-22	1st	Mayor
6	F	6	10.	Architect	Kristen Johnson	08-15-19	08-14-22	2nd	Mayor
6	M	3	11.	Finance	Russell Coney	08-15-19	08-14-22	2nd	Mayor
-	M	6	12.	Historian	Matt Inpanbutr	08-15-19	08-14-22	1st	Mayor

SELF-IDENTIFIED DIVERSITY CHART				(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	7	4							1 (South Asian)	4			
Council													
Other													
Total													

Key:
- ***D**   List the corresponding *Diversity Chart* number (1 through 9)
- ****G**   List *gender*, **M**= Male, **F**= Female, **T**= Transgender, **NB**= Non-Binary **O**= Other **U**= Unknown
- **RD**   Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.

File #: CB 119749, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to historic preservation; imposing controls upon the University of Washington
Eagleson Hall, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the
Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32
of the Seattle Municipal Code.

WHEREAS, the Landmarks Preservation Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC),

establishes a procedure for the designation and preservation of sites, improvements, and objects having

historical, cultural, architectural, engineering, or geographic significance; and

WHEREAS, the Landmarks Preservation Board ("Board"), after a public meeting on May 15, 2019, voted to

approve the nomination of the improvement located at 1417 NE 42nd Street and the site on which the

improvement is located (which are collectively referred to as the "University of Washington Eagleson

Hall") for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on June 19, 2019, the Board voted to approve the designation of the

University of Washington Eagleson Hall under SMC Chapter 25.12; and

WHEREAS, on September 4, 2019, the Board and the University of Washington Eagleson Hall's owner agreed

to controls and incentives to be applied to specific features or characteristics of the designated

landmark; and

WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls

and incentives; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

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Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board ("Board") of the improvement located at 1417 NE 42nd Street and the site on which the improvement is located (which are collectively referred to as the "University of Washington Eagleson Hall") is acknowledged.

A.   Legal Description. The University of Washington Eagleson Hall is located on the property legally described as:

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.

B.   Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the University of Washington Eagleson Hall:

1.   The site.

2.   The exterior of the building.

3.   The original Main Lounge and Social Room.

C.   Basis of Designation. The designation was made because the University of Washington Eagleson Hall is more than 25 years old; has significant character, interest, or value as a part of the development, heritage, or cultural characteristics of the City, state, or nation; has integrity or the ability to convey its significance; and satisfies the following SMC 25.12.350 provisions:

1.   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 (SMC 25.12.350.C).

2.   It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction (SMC 25.12.350.D).

3.   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 (SMC 25.12.350.F).

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Section 2. Controls. The following controls are imposed on the features or characteristics of the

University of Washington Eagleson Hall that were designated by the Board for preservation:

A.   Certificate of Approval Process.

1.   Except as provided in subsection A.2 or subsection B of this section, the owner must

obtain a Certificate of Approval issued by the Board according to SMC Chapter 25.12, or the time for denying a

Certificate of Approval must have expired, before the owner may make alterations or significant changes to the

features or characteristics of the University of Washington Eagleson Hall that were designated by the Board for

preservation.

2.   No Certificate of Approval is required for the following:

a.   Any in-kind maintenance or repairs of the features or characteristics of the

University of Washington Eagleson Hall that were designated by the Board for preservation.

b.   Removal of the following landscape elements: trees less than 6 inches in diameter

measured 4 ½ feet above ground; shrubs; perennials; and annuals.

c.   Removal of non-native plants of any size. This does not apply to trees.

d.   Installation, removal, or alteration (including repair) of underground irrigation

and underground utilities, provided that the site is restored in kind.

e.   Installation, removal, or alteration of the following site furnishings: benches,

movable planters, trash/recycling receptacles, and bike racks.

f.   Installation and removal of temporary signage, consistent with a signage plan that

has been approved by the Landmarks Board staff, and when the signage remains in place for no more than 60

days.

g.   Installation, removal, or alteration of signage for accessibility compliance; and

other signage as required by City code. Sign location will not obscure architectural features, and will be

attached in a manner that is easily repairable. Fasteners must be located within joints when mounted on

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masonry.

h.   Installation, removal, or alteration of University of Washington signage including the following:

1)   One free-standing single or double-sided building identification sign defined by the following criteria:

a)   Two painted aluminum panels mounted between end posts.

b)   Maximum overall panel size to be 48 inches wide by 24 inches high, with the top of the sign panel and posts no more than 44 inches high, measured above grade.

c)   Sign content may include the university logo, building name(s), and building use.

d)   Approved University of Washington wayfinding paint colors.

e)   Black bolts.

f)   Sign location will not obscure architectural features.

2)   One building identification sign defined by the following criteria:

a)   A painted aluminum panel 30 inches wide by 14 inches high, maximum.

b)   Attached in a manner that is easily repairable. Fasteners must be located within joints when mounted on masonry.

c)   Sign location will not obscure architectural features, and will require approval by Landmarks staff.

3)   One sign to display building identification number or street address number, as required by the City of Seattle Fire Department, and defined by the following criteria:

a)   A painted aluminum panel 12 inches wide by 6 inches high, maximum.

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b)   Attached in a manner that is easily repairable. Fasteners must be located within joints when mounted on masonry.

c)   Sign location will not obscure architectural features, and will require approval by Landmarks staff.

i.   Installation or removal of interior, temporary window shading devices that are operable and therefore do not obscure the glazing when in the open position.

j.   Removal of the covered walkway at the south face of the building.

B.   City Historic Preservation Officer (CHPO) Approval Process.

1.   The City Historic Preservation Officer may review and approve alterations or significant changes to the features or characteristics listed in subsection B.3 of this section according to the following procedure:

a.   The owner shall submit to the CHPO a written request for the alterations or significant changes, including applicable drawings or specifications.

b.   If the CHPO, upon examination of submitted plans and specifications, determines that the alterations or significant changes are consistent with the purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes without further action by the Board.

2.   If the CHPO does not approve the alterations or significant changes, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner's request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely transmit a written decision constitutes approval of the request.

3.   CHPO approval of alterations or significant changes to the features or characteristics of the University of Washington Eagleson Hall that were designated by the Board for preservation is available for the following:

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a.   The installation, removal, or alteration of ducts, conduits, HVAC vents, grills, pipes, panels, weatherheads, wiring and other similar mechanical, electrical, and telecommunication elements necessary for the normal operation of the building or site.

b.   Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

c.   Removal of trees more than 6 inches in diameter measured 4 ½ feet above ground, identified as a hazard by an International Society of Arboriculture (ISA) Certified Arborist.

d.   Signage other than signage excluded in subsections 2.A.2.f, 2.A.2.g, and 2.A.2.h of this ordinance.

e.   Installation, removal, or alteration of improvements for security, safety, or accessibility compliance.

f.   Installation, removal, or alteration of fire and life safety equipment.

g.   Installation, removal, or alteration of artwork at the building exterior or site.

h.   Changes to paint colors for any of the areas or features listed in subsection 1.B of this ordinance.

i.   Alterations to the covered walkway at the south face of the building that would physically change how the structure engages the building.

j.   Replacement of non-original windows or doors within existing masonry openings.

k.   Interior alterations.

l.   Removal or alteration of 1980s rooftop additions.

m.   Installation, removal, or alteration of skylights on the flat roof.

Section 3. Incentives. The following incentives are granted on the features or characteristics of the University of Washington Eagleson Hall that were designated by the Board for preservation:

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A.   Uses not otherwise permitted in a zone may be authorized in a designated landmark by means of an administrative conditional use permit issued under SMC Title 23.

B.   Exceptions to certain of the requirements of the Seattle Building Code, adopted by SMC Chapter 22.100, and the Seattle Energy Code, adopted by SMC Chapter 22.700, may be authorized according to the applicable provisions.

C.   Special tax valuation for historic preservation may be available under chapter 84.26 RCW upon application and compliance with the requirements of that statute.

D.   Reduction or waiver, under certain conditions, of minimum accessory off-street parking requirements for uses permitted in a designated landmark structure may be permitted under SMC Title 23.

Section 4. Enforcement of this ordinance and penalties for its violation are as provided in SMC 25.12.910.

Section 5. The University of Washington Eagleson Hall is added alphabetically to Section II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record a certified copy of this ordinance with the King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed to provide a certified copy of this ordinance to the University of Washington Eagleson Hall's owner.

Section 7. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2020, and signed by me in open session in authentication of its passage this _____ day of _____, 2020.

_____

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President _____ of the City Council

Approved by me this _____ day of _____, 2020.

_____

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2020.

_____

Monica Martinez Simmons, City Clerk

(Seal)

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SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Neighborhoods	Erin Doherty/206-684-0380	Waslala Miranda/206-233-5044

* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.

1. BILL SUMMARY

Legislation Title:
AN ORDINANCE relating to historic preservation; imposing controls upon the University of Washington Eagleson Hall, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Summary and background of the Legislation:
The attached legislation acknowledges the designation of the University of Washington Eagleson Hall as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the University of Washington Eagleson Hall to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

The University of Washington Eagleson Hall was built in 1923. The property is located in the University District neighborhood. A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the site and exterior of the building, but do not apply to any in–kind maintenance or repairs of the designated features.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes __X__ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget?   ___ Yes __X__ No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
No.

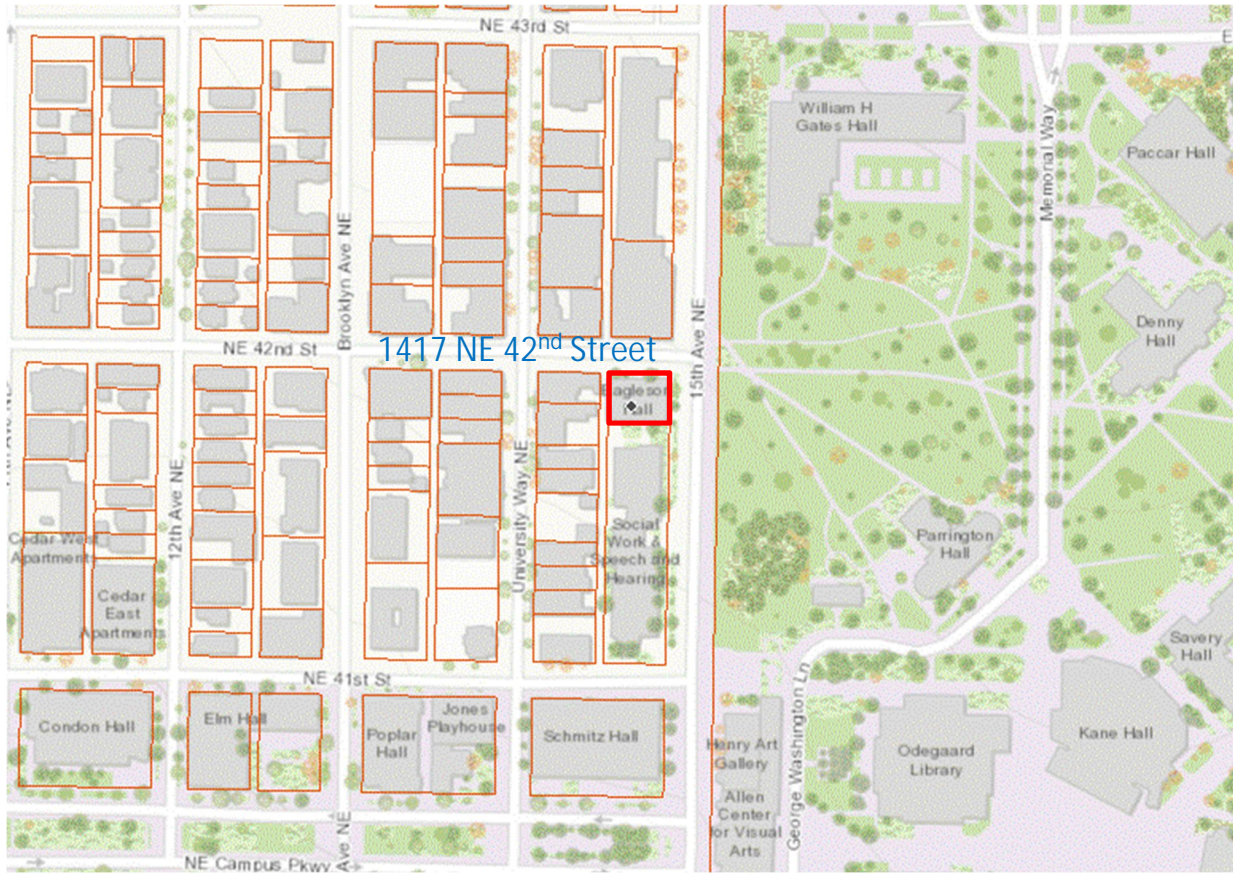**Is there financial cost or other impacts of *not* implementing the legislation?**
No.

| 4. OTHER IMPLICATIONS |

a. Does this legislation affect any departments besides the originating department?
No.

b. Is a public hearing required for this legislation?
No.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?
Yes. There is a city review process for changes to a landmark. Landmark controls are in perpetuity. The designating landmark ordinance is recorded with King County and associated with the parcel number in the County's records.

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
No.

e. Does this legislation affect a piece of property?
Yes, see attached map.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?
No. A language access plan is not anticipated.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).
No new initiative or programmatic expansion.

List attachments/exhibits below:
Summary Exhibit A – Vicinity Map of University of Washington Eagleson Hall

Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.

LPB 356/19

REPORT ON DESIGNATION

Name and Address of Property: **University of Washington Eagleson Hall**
1417 NE 42nd 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 42nd 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 42nd Street and 15th 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 42nd Street and east onto 15th Avenue NE. The north facade is set back approximately eight feet from the property

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 15th 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 15th 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.

<u>Second floor</u>

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.

<u>Third floor</u>

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

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

<u>1943</u>

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.

<u>1946</u>

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.

<u>1947</u>

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.

<u>1965</u>

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

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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.

<u>1969</u>

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

<u>1972</u>

Work updated numbers on the building's exterior doors.

<u>1973</u>

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).

<u>1974</u>

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.

<u>1976</u>

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

<u>1980</u>

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 Aehle, 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.

<u>1984</u>

Upgrades to the building's fire alarm system.

<u>1989</u>

Audio visual upgrades to the building's classrooms.

<u>1995</u>

Enlarged restroom stalls in women's restrooms.

<u>2000</u>

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

<u>2002</u>

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.

<u>2010</u>

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

<u>2011</u>

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 15th 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

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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

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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 69th 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 28th 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 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 a 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.

<u>Sullam and Aehle</u>

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

Cc: Julie Blakeslee, University of Washington
        Spencer Howard and Katie Pratt, NW Vernacular
        Jordan Kiel, Chair, LPB
        Nathan Torgelson, SDCI
        Maria Cruz, SDCI
        Ken Mar, SDCI

University of Washington Eagleson Hall, 1417 NE 42nd Street, 2019

University of Washington Eagleson Hall, 1417 NE 42nd Street, 1922-37

Historic Preservation Program
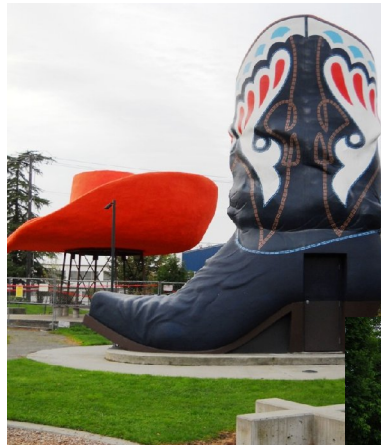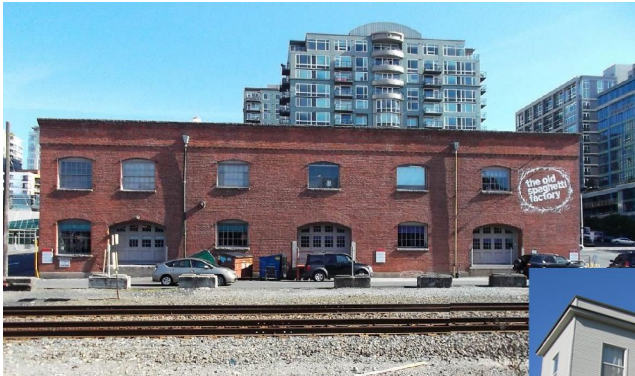## February 26, 2020

City of Seattle

Historic Preservation Program

- Landmark Nomination and Designation
- Certificates of Approval for Landmarks and Historic Districts
- Historic Preservation Board and Commission Coordination
- Historic Resources Survey & Inventory
- SEPA/NEPA and Major Project Review/Interdepartmental Permitting Coordination
- Education and Outreach
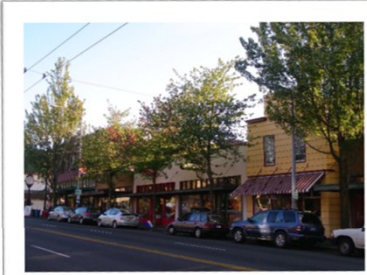
Landmarks

Historic Districts

International Special Review District
Columbia City Landmark District
Pike Place Market Historical District
Ballard Avenue Landmark District
Pioneer Square Preservation District
Harvard Belmont Landmark District
Fort Lawton Landmark District
Sandpoint Naval Air Station District

Recent Project Examples

Louisa Hotel

Eitel Building

Landmark Designation
HISTORIC PRESERVATION

City of Seattle

Designation Standards

In order to be designated, the building, object, or site must be at least 25 years old and must meet at least one of the six standards for designation outlined in the Seattle Landmarks Preservation Ordinance (SMC 25.12.350):

a) It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation; or

b) It is associated in a significant way with the life of a person important in the history of the City, state, or nation; or

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; or

Designation Standards, cont.

d) It embodies the distinctive visible characteristics of an   architectural style, or period, or a method of construction; or

e) It is an outstanding work of a designer or builder; or

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.

In addition to meeting at least one of the above standards, the object, site, or improvement must also possess integrity or the ability to convey its significance.

Department of Neighborhoods

City of Seattle

Sunset Telephone & Telegraph Exchange

1608 4th Avenue West

Designation: June 5, 2019

Standard: C

Controlled features: the site and the building exterior

Date Built: 1905

Architect: unknown

Contemporary photo, 2018

Historic photo, 1937

City of Seattle

University of Washington Eagleson Hall

1417 NE 42nd Street

Designation: June 19, 2019

Standards: C, D & F

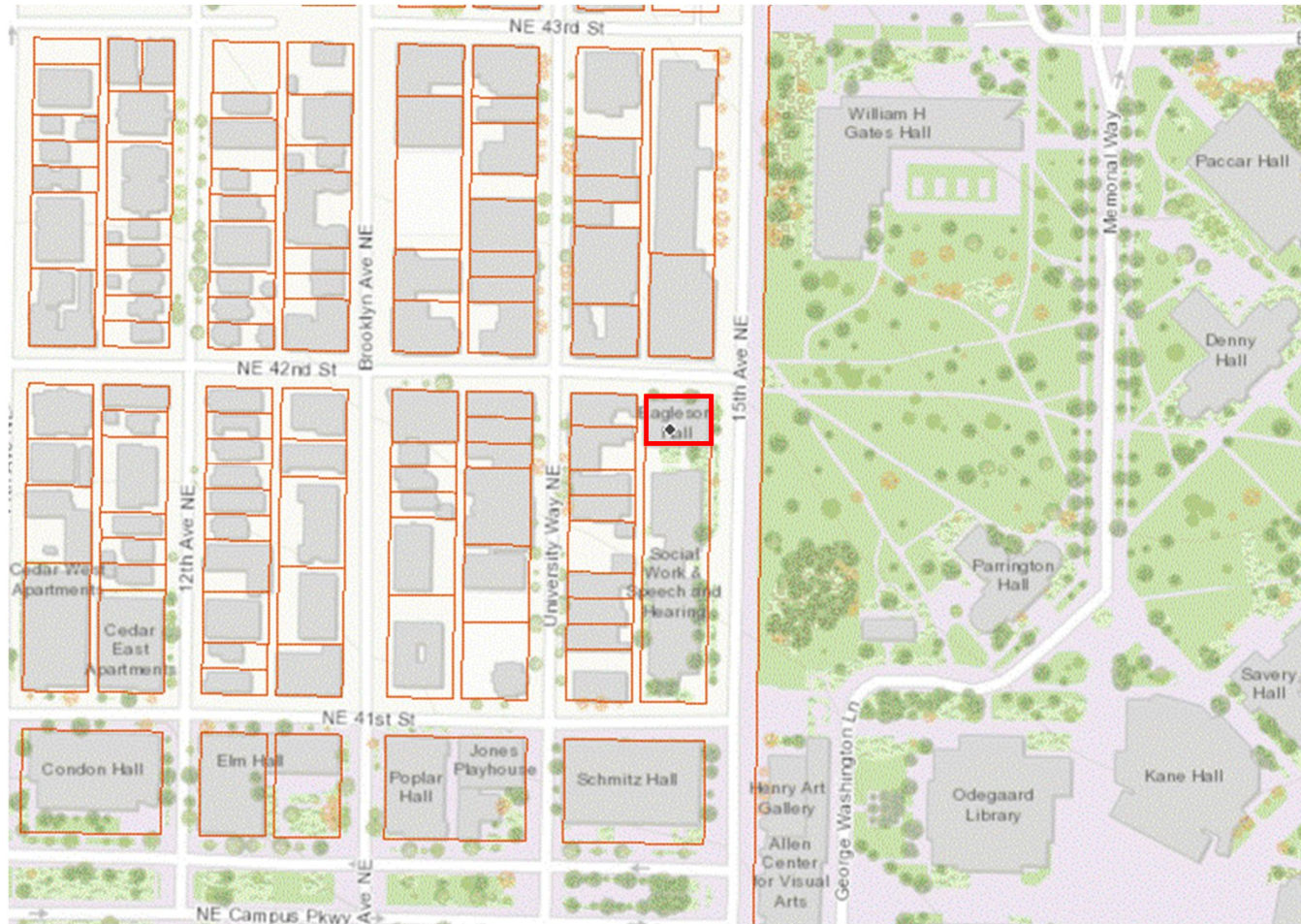Controlled features: the site; the building exterior; and the original Main Lounge and Social Room

Date Built: 1923

Architect: Bebb & Gould

Contemporary photo, 2019

Historic photo, 1922-37

File #: CB 119748, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to historic preservation; imposing controls upon the Sunset Telephone & Telegraph Exchange, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Preservation Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements, and objects having historical, cultural, architectural, engineering, or geographic significance; and

WHEREAS, the Landmarks Preservation Board ("Board"), after a public meeting on April 17, 2019, voted to approve the nomination of the improvement located at 1608 4th Avenue West and the site on which the improvement is located (which are collectively referred to as the "Sunset Telephone & Telegraph Exchange") for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on June 5, 2019, the Board voted to approve the designation of the Sunset Telephone & Telegraph Exchange under SMC Chapter 25.12; and

WHEREAS, on October 16, 2019, the Board and the Sunset Telephone & Telegraph Exchange's owner agreed to controls and incentives to be applied to specific features or characteristics of the designated landmark; and

WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls and incentives; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

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Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board ("Board") of the improvement located at 1608 4th Avenue West and the site on which the improvement is located (which are collectively referred to as the "Sunset Telephone & Telegraph Exchange") is acknowledged.

A. Legal Description. The Sunset Telephone & Telegraph Exchange is located on the property legally described as:

Lots 8-9, Block 26, Laws 2nd Addition to the City of Seattle, as recorded in Volume 1 of Plats, Page 53, in King County, Washington.

B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the Sunset Telephone & Telegraph Exchange:

1. The site.

2. The exterior of the building.

C. Basis of Designation. The designation was made because the Sunset Telephone & Telegraph Exchange is more than 25 years old; has significant character, interest, or value as a part of the development, heritage, or cultural characteristics of the City, state, or nation; has integrity or the ability to convey its significance; and satisfies the following SMC 25.12.350 provision: 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 (SMC 25.12.350.C).

Section 2. Controls. The following controls are imposed on the features or characteristics of the Sunset Telephone & Telegraph Exchange that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection A.2 or subsection B of this section, the owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the

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features or characteristics of the Sunset Telephone & Telegraph Exchange that were designated by the Board for preservation.

2. No Certificate of Approval is required for the following:

a. Any in-kind maintenance or repairs of the features or characteristics of the Sunset Telephone & Telegraph Exchange that were designated by the Board for preservation.

b. Removal of trees less than 6 inches in diameter measured 4 1/2 feet above ground.

c. Removal and replacement of shrubs, perennials, and annuals.

d. Installation, removal, or alteration (including repair) of underground irrigation and underground utilities, provided that the site is restored in kind.

e. Installation, removal, or alteration of the following site furnishings: benches, movable planters, trash/recycling receptacles, and bike racks.

f. Installation, removal, or alteration of interior, temporary window shading devices that are operable and therefore do not obscure the glazing when in the open position.

B. City Historic Preservation Officer (CHPO) Approval Process.

1. The City Historic Preservation Officer may review and approve alterations or significant changes to the features or characteristics listed in subsection B.3 of this section according to the following procedure:

a. The owner shall submit to the CHPO a written request for the alterations or significant changes, including applicable drawings or specifications.

b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations or significant changes are consistent with the purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes without further action by the Board.

2. If the CHPO does not approve the alterations or significant changes, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12.

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The CHPO shall transmit a written decision on the owner's request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely transmit a written decision constitutes approval of the request.

3. CHPO approval of alterations or significant changes to the features or characteristics of the Sunset Telephone & Telegraph Exchange that were designated by the Board for preservation is available for the following:

a. The installation, removal, or alteration of ducts, conduits, HVAC vents, grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, and other similar mechanical, electrical, and telecommunication elements necessary for the normal operation of the building or site.

b. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

c. Removal of trees more than 6 inches in diameter measured 4 1/2 feet above ground, identified as a hazard by an International Society of Arboriculture (ISA) Certified Arborist.

d. Installation, removal, or alteration of exterior building and site signage.

e. Installation, removal, or alteration of improvements for security, safety, or accessibility compliance.

f. Installation, removal, or alteration of fire and life safety equipment.

g. Changes to exterior paint colors when painting a previously painted material.

h. Installing windows and doors in reconstructed original masonry openings.

i. Replacement of non-original windows or doors when located in original openings.

j. Removal, replacement, or alteration of rear exterior stair and fire escape.

Section 3. Incentives. The following incentives are granted on the features or characteristics of the Sunset Telephone & Telegraph Exchange that were designated by the Board for preservation:

A. Uses not otherwise permitted in a zone may be authorized in a designated landmark by means of an

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administrative conditional use permit issued under SMC Title 23.

B. Exceptions to certain of the requirements of the Seattle Building Code, adopted by SMC Chapter 22.100, and the Seattle Energy Code, adopted by SMC Chapter 22.700, may be authorized according to the applicable provisions.

C. Special tax valuation for historic preservation may be available under chapter 84.26 RCW upon application and compliance with the requirements of that statute.

D. Reduction or waiver, under certain conditions, of minimum accessory off-street parking requirements for uses permitted in a designated landmark structure may be permitted under SMC Title 23.

Section 4. Enforcement of this ordinance and penalties for its violation are as provided in SMC 25.12.910.

Section 5. The Sunset Telephone & Telegraph Exchange is added alphabetically to Section II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record a certified copy of this ordinance with the King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed to provide a certified copy of this ordinance to the Sunset Telephone & Telegraph Exchange's owner.

Section 7. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2020, and signed by me in open session in authentication of its passage this _____ day of _____, 2020.

_____

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President _____ of the City Council

Approved by me this _____ day of _____, 2020.

_____

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2020.

_____

Monica Martinez Simmons, City Clerk

(Seal)

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SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Neighborhoods	Erin Doherty/206-684-0380	Waslala Miranda/206-233-5044

* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.

1. BILL SUMMARY

Legislation Title:
AN ORDINANCE relating to historic preservation; imposing controls upon the Sunset Telephone & Telegraph Exchange, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Summary and background of the Legislation:
The attached legislation acknowledges the designation of the Sunset Telephone & Telegraph Exchange as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Sunset Telephone & Telegraph Exchange to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

The Sunset Telephone & Telegraph Exchange was built in 1905. The property is located in the Queen Anne neighborhood. A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the site and exterior of the building, but do not apply to any in–kind maintenance or repairs of the designated features.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? **___ Yes _X_ No**

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? **___ Yes _X_ No**

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
No.

**Is there financial cost or other impacts of *not* implementing the legislation?**
No

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Template last revised: December 2, 2019.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?
No

b. Is a public hearing required for this legislation?
No

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?
Yes. There is a city review process for changes to a landmark. Landmark controls are in perpetuity. The designating landmark ordinance is recorded with King County and associated with the parcel number in the County's records.

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
No

e. Does this legislation affect a piece of property?
Yes, see attached map.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?
No. A language access plan is not anticipated.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).
No new initiative or programmatic expansion.

List attachments/exhibits below:
Summary Exhibit A – Vicinity Map of the Sunset Telephone & Telegraph Exchange
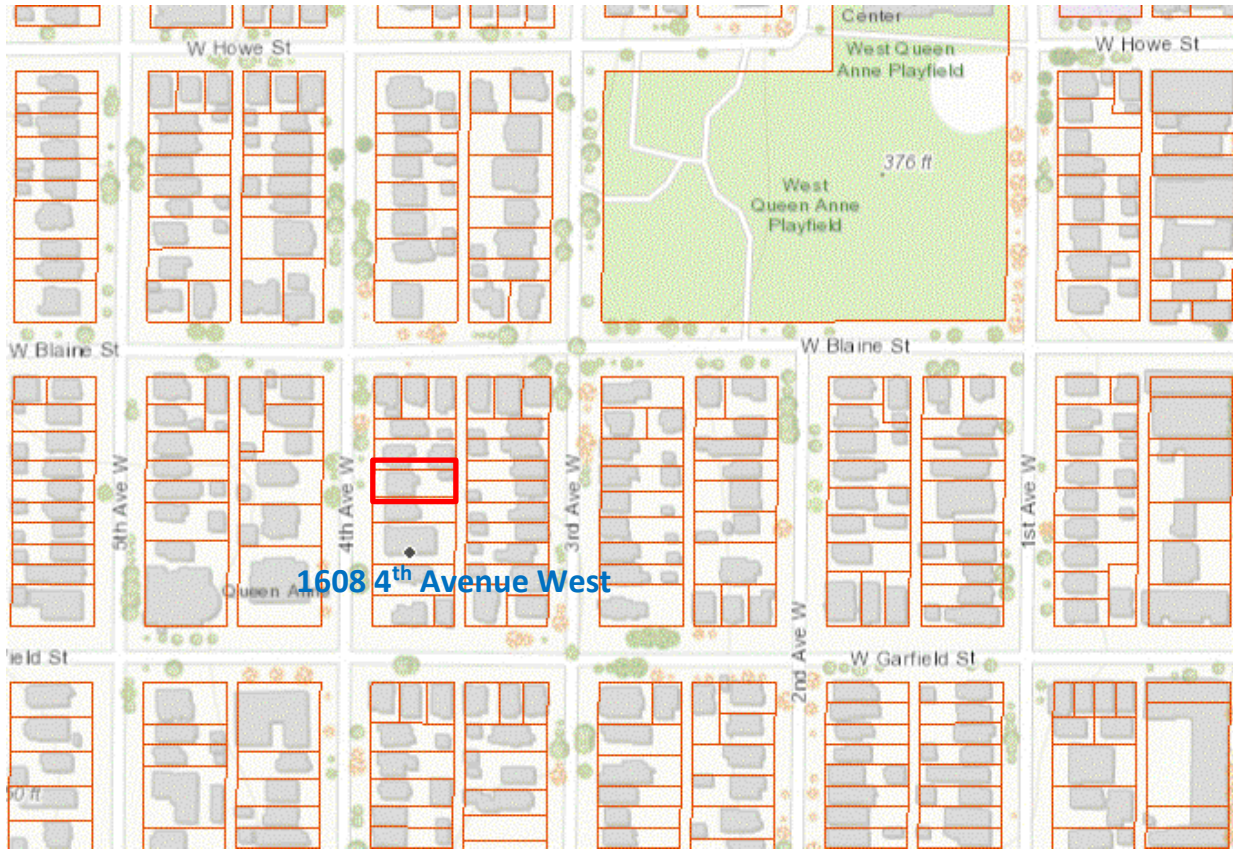
1608 4th Avenue West

Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.

LPB 333/19

REPORT ON DESIGNATION

Name and Address of Property: **Sunset Telephone & Telegraph Exchange /
                                  Queen Anne Masonic Temple
                                  1608 4th Avenue West**

Legal Description: Lots 8-9, Block 26, Laws 2nd Addition to the City of Seattle, as
                       recorded in Volume 1 of Plats, Page 53, in King County, Washington.

At the public meeting held on June 5, 2019 the City of Seattle's Landmarks Preservation Board
voted to approve designation of the Sunset Telephone & Telegraph Exchange / Queen Anne
Masonic Temple at 1608 4th Avenue West 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.*

DESCRIPTION

The Setting

The Queen Anne Masonic Temple is situated on the top plateau of Queen Anne Hill and is
within a block of its highest elevation. The site is a mid-block parcel approximately 60' by
120', which is situated between W Garfield and W Blaine Streets on the east side of 4th Avenue
W. A paved, 16'-wide alley runs along the east end of the site. The land was graded for the
building's initial construction, with a gradual slope along the building site, and a steep slope
along the back of the building. Approximate grades are at elevation 417' at the northwest
corner and elevation 409' in the southeast corner.

The subject building is consistent in scale with the residential buildings on the street, although
it features a flat roof and commercial form while nearby buildings have hipped or gable roofs,
and utilize Craftsmen, Four Square, and Queen Anne styles. The front (west) facade of the

Masonic Temple aligns with houses to the north. These buildings were constructed in the same decade as the original exchange building: 1616 and 1620 4th Avenue W were built in 1908, 1624 in 1900. The two houses to the south, at 1606 4th Avenue W and 318 W Garfield Street, also date from 1900, and both have slightly deeper front setbacks off 4th Avenue. The houses to the west, across 4th Avenue W, are similar in vintage and scale. Across the street sits the historic 1913 Queen Anne Public Library, at 406 W Garfield Street. This brick clad, gable roof, 9,736 square foot Carnegie building sits on a double-lot and faces south onto a deep front yard. Its site is raised above the sidewalks and supported by low brick retaining walls. The library contains a lower level public meeting room, which is accessed by a wide on-grade walkway on the east.

The Temple is setback approximately 30' from the sidewalk. Its-deep front yard is relatively level, while side yards slope gradually down to the east and south. A concrete walkway leads from the public sidewalk to the front entry steps and landing, along with an accessible paved ramp with steel pipe rails. A narrow north side-yard contains a paved walkway, which accesses a secondary north entry and the back of the site, while the wider south side yard an open space. Concrete steps near the northeast corner of the building accommodate the approximate 3' grade change from the backyard setback. The deep rear yard setback is a paved parking area for up to six cars, and on-grade access to the basement door below the wood-framed back porch. A steel fire escape provides emergency access from the upper floor to a steel stair along the north side of the building. Steps at both ends of the porch lead to the grade.

Landscaping on the site is minimal. The front and side yards contain grass. A few shrubs are found in a shallow plant bed along the front façade and in the rear yard along the north property. Two mature cherry trees, planted in the parking strip, frame the main entry.

The Structure and Exterior Facades

The approximately 35' by 65' building was constructed to serve an industrial use as a telephone exchange. It was built with unreinforced bearing masonry, concrete foundation walls, and a concrete floor slab. These materials were used in part to carry heavy equipment loads and also for fire-resistance. The first floor framing is a post and beam system of 8x12 heavy timber columns and beams along with 2x12 floor joists set at 16" centers. (The beams have been augmented with bolted steel transfer plates to create a larger clear span.) The exposed framing in the center of the first floor suggests the location of an original stair to the second floor. The second floor and roof are wood-framed with wood joists and beams, along with 2"x4" laminated framing (car-decking).

Floor-to-ceiling heights, as noted in the County Assessor's property record card, are set at 8' at the basement and 14' at the first and second floors. An attic space conceals the roof framing, which supports the flat roof. The entry featured a concrete canopy. At some later date, a 5' by 14' wood-framed deck was constructed at the back. This front (west)wall is 17" thick. It appears to be a heavily painted concrete surface over the brick masonry, while the secondary facades are more utilitarian, consisting of 12"-thick common brick masonry. Exterior bricks are covered by heavy layers of paint on the north, and south facades, while the original brick is

more exposed on the east due to weathering. (In contrast within the building, the interior surfaces of some of the brick walls are exposed.)

The formally composed primary facade faces west toward 4th Avenue W. It features deep rustication at the first floor, with 12 bands, each 17" tall emphasized by 2"-deep recesses, and terminating at a cornice band below the second floor windows. This treatment may have resulted from protests by local residents in late 1905 that the original proposed design, using a common brick, was not sufficiently attractive. While they sought a pressed brick finish, the final design resulted in an even more finished appearance.

Above the second floor windows there is a similar cornice band below an emphatic projecting denticulated cornice, capped by a projecting parapet. The rustication is carried around the northwest and southwest corners to appear as quoining on the secondary facades, and into the entry opening. Trim bands and the cornice also wrap the corners. Because of the ample side yard setbacks, the "false-front" aspect of the design is readily apparent, while the solidity of the design gives the building an enduring, institutional quality.

The primary west facade is composed with overall and localized symmetry. The single central entry is emphasized by a 15'-wide, bracket-supported flat concrete canopy, and accessed by three shallow and a landing. The entry door, set in a narrow 14"-deep recess, consists of a tall, nine-panel wood door featuring a carved ship, and an infilled transom panel. Walls within the entry recess are plastered. Masonic symbols – the compass, square, and the letter "G" – are inset into the floor of the landing. On each side of the entry there is a narrow rectangular window opening, approximately 12" by 40". At the upper level there are three larger 44" by 84" windows set above a belt course, which are flanked by two narrower infilled window openings.

Original wood windows were double-hung or single-hung operational types with nine-lit upper sash in larger windows and single glazing panels in the smaller windows. Windowsills are concrete on the primary facade and brick on others. The second-floor windows featured flat heads, which were detailed originally with cast concrete keystones and voussiors. These decorative elements have been covered or partially removed, but a surface impression is visible.

The secondary facades contain similar-sized large windows with low-arched heads, capped by flush rowlock courses cap each opening. Several of these have been infilled as indicated in the historic tax assessor's photo, which shows four original openings at each level in the south wall. The infilled openings on the north and south facades are different, so they may have been altered at different times: those on the south are flush rather than inset. On the north, one original first floor window opening has been revised to provide a secondary entry. The back (east) facade contains a single door at the second floor level, accessed by the fire escape, along with three varied sized windows at the first floor, and a non-original entry assembly with solid panel-type door and large glazed transom.

By 1936, when the assessor's staff photographed the building, the four second floor windows on the south facade had been infilled with brick masonry. Those on the north presumably were

also infilled by this date. Current second floor window openings are limited to those on west façade at the second floor. The original windows that remain have been replaced with aluminum sash with fixed units above hoppers on the west facade. Infill of original window openings and the replacement of those that remain, and the loss of the decorative head treatment have impacted the building's appearance.

The Interior

The building plan is simple, with a full-width entry hall at the first floor in the first structural bay, which opens to a large social hall, approximately 35' wide and 32' deep. Finishes are held to the demising walls and the original 12"-thick unreinforced brick masonry sidewalls, along the north and south, are left exposed. A non-operating fireplace and bar are placed in the main room at the first floor. Floor heights are lofty, noted at 14' in the County Assessor's records at both floors versus 8' in the basement. The kitchen, finished with a suspended ceiling grid system, is situated in the approximate 16' deep eastern bay, in the southern part, while restrooms are in the northern part. From the kitchen a secondary access door leads to the open porch at the back. A narrow basement extends the full depth of the building along the north side. A sketched plan from 1961 indicates its width at only 8'. The basement is accessed by a single run stair at the northeast corner of the first floor.

A switchback stairway at the southwest corner leads from the first to the second floor. This stair is not original, having been built from a plan by William S. Kelton Co., Structural Engineers, dated February 14, 1961. (Head clearance is compromised at the first landing.) This current stair reportedly replaced an original stair situated in the center of the building.

The current upper floor plan features a vestibule in the front bay, with closets at the north and south sides, along with a single restroom at the north end and a smaller stair leading to a closet and the roof at the south. Finishes and partition locations indicate various phases of remodeling. Paired doors lead from the vestibule to the full-width Lodge Room, which encompasses the balance of the interior. The Lodge Room is arranged in a consistent manner with the ceremonial rooms in other Masonic Lodges, with a separate vestibule entry, largely symmetrical layout and specific compass orientation.

As described by the Grand Lodge of Washington State website, the interior of the Lodge Room is prescriptive in its seating layout for Lodge officers: "the officers of the Lodge are broken down into elected officers and appointed officers. Their jobs are as follows, and their stations in the Lodge itself are illustrated in the following map of the regular Lodge room. (Note, the map is oriented facing south, so every Lodge room has the Worshipful Master seated in the East, which is why it is also called the 'Oriental chair'.)"

Changes to the Original Building

Historic newspaper articles and other publications about telephone exchanges indicate that the typical telephone buildings contained banks of equipment on perimeter walls in large rooms. The buildings were also fitted with lounges as well as restrooms with space for socializing and resting for the women operators. The current building contains none of these features, though it

contains small restrooms for men and women in the northeast corner of the first floor and a small additional restroom at the second floor.

To serve the Masonic Lodge, the subject building was renovated in the mid-1920s, with its original stair moved from a central location on the north side of the building to the southwest corner. This revision allowed the main floor space to be opened. Ca.1958 snapshots show the Lodge members undertaking the renovations. Some of the work involved structural changes as central structural columns were removed in what is currently the first-floor public social hall, and large steel plates installed along two heavy timber beam lines to transfer the load to engaged posts on the east wall of the room and to a free-standing post and bearing wall along the west wall. The archival assessor's property record card indicates the building had six rooms in 1936, later expanded to ten with the addition of additional restroom(s) and a kitchen.

Some of the current interior finishes in main rooms appear to date from the 1920s or 1930s, such as the polished wood paneling. Others appear newer, such as the wood flooring on the first floor, which has been laid over resilient floor tiles in places, and the wall-to-wall carpet on the upper floor. The kitchen features newer finishes, cabinets, countertops, and appliances, and restroom fixtures are non-original. The heat pump, ducting and ceiling fans are components of recent systems, as are a variety of light fixtures. Some of the painted wood, panel-type interior doors appear to date from the early 20th century and may be original. Few records have been found at SDCI. Permit records and sketches indicate the following changes:

Date	Changes
1905	Build telephone exchange
n.d.	Alterations for lodge (ca. 1924)
1960	Excavate portion of area under building for basement (no occupancy)
1961	Install stairs to partial basement
6.18.1992	Repair/replace exterior stairs (new configuration); alteration to interior

Queen Anne Masonic Lodge 242 has provided a narrative history and other details about other changes to the building that it made during it nine-plus decades of ownership and occupancy.

- The kitchen was converted from coal-fired in 1938. (While the website does not clarify what was coal-fired, this likely refers to the stove, as there was a boiler in the basement.)
- "In the 1940s and 1950s paneling was placed in the dining room, entry, staircase and Tyler's room" (location unknown)
- "The Lodge room was renovated in the 1960s and the old 'hotel style' lamps replaced. In 1973 dropped ceilings were placed in the dining room, entry and kitchen."
- "During the early 1980s a chair lift was installed [and] in 1992 and 1993 the wiring and plumbing was replaced, and the rest rooms, kitchen and dining room were remodeled."
- The Lodge room was renovated in 2006. "The existing walls were taken down and new wall board installed. Existing bench seats and [chairs] were refinished and recovered. Old theatre type seats were replaced with new bench seats and new carpet installed upstairs and

on the stairway. … Flooring in the entry and dining hall was removed and new hardwood flooring installed."

The most significant change appears to be infill of window openings and replacement of the sash.

SIGNIFICANCE

The building at 1608 4ᵗʰ Avenue West has long been part of the Queen Anne Hill neighborhood. It dates from a period when residential development was well established on the top of the hill. The building is significantly associated also with two distinct aspects of Seattle's social history. It was designed and constructed originally in 1905 as one of the city's earliest telephone exchange buildings by the Sunset Telephone & Telegraph Company. The exchange represents a building a type that emerged in the late 19ᵗʰ century and early 20ᵗʰ century as the telephone industry took hold across the nation. For nearly two decades the building provided service to the neighborhood with its switchboard operated by young women. As exchange needs grew with additional customers and equipment, the functions outgrew the building. A new exchange was constructed one block to the south in 1921-22. Masonic Lodge No. 242 purchased the original exchange building in 1924 and quickly adapted the buildings for a new use as a Masonic temple. Lodge 242 owned and occupied the Temple for over nine decades, adding second layer to the building's layered history.

Historic Development of Queen Anne Hill

Members of the Puget Sound Salish tribes occupied much of what would become Seattle prior to pioneer settlement in the 1850s and their dispersal was the result of pioneer settlement. Settlers claimed the land and in the 1870s and 1880s its dense forests were cleared for timber. In 1883, the south slope and upper part of the hill, on which the subject building is located, were annexed by the City of Seattle. By this date the neighborhood, which was known as Queen Anne Hill, Nobb Hill, Queen Anne Towne, and Galer Hill, contained many estates and large houses on its south slope. Development at the top of the hill, which rose to an elevation of 520' above sea level, soon followed.

During the period of 1880 to 1890, about 65% of the land that makes up Queen Anne Hill was subdivided, largely into single-family lots (typically 30' by 120'), which sold for as little as $300. Those on the top of the hill were aimed at middle-class buyers, while larger parcels on the south slope continued to command higher prices. An 1890 advertisement notes, for example, a 125'-wide corner for sale for $2,760. At this same time large view lots on the south slope and on First and Capitol Hills were sold for $5,500 and $10,000.

The neighborhood's growth parallel that of the city as a whole during this time, when Seattle's population of 3,533 in 1880 rose to more than 80,000 in 1890. In response, the city expanded its boundaries northward, and in 1883, the city limits moved north from the Galer Street to McGraw Street on the top of Queen Anne Hill. In 1890, it expanded again, the City annexed the entire hill north of McGraw Street and west of 3ʳᵈ Avenue W. An 1891 bird's eye map of

the city shows Queen Anne Avenue, and then known as Temperance Street, terminating at the south edge of Highland Drive due to the steep slope. By this date, the hilltop was platted, though but sparsely settled with a few dwellings clustered around the extension of Queen Anne Avenue, along a few streets near Howe Street, and the west to 3rd Avenue N. By 1889, there were sufficient residents on the hill to warrant construction of the W Queen Anne Elementary School (1889-1916), followed by the first phase of construction of Queen Anne High School (1909). More housing followed.

Early development on the top of the hill was limited initially by the lack of water and transportation. In 1899, Queen Anne experienced a drought for several weeks when the two privately held companies that supplied water to the top of the hill experienced maintenance problems and halted water distribution in the area. Angry residents demanded that the city government form a municipal water company. The top of the hill was selected as the site of one of the Seattle's three earliest in-town water facilities, and the first tank was constructed in 1901, at 1st Avenue N and Lee Street.

In 1902, public transportation advanced when a counterbalance streetcar was inaugurated along Queen Anne Avenue. Just as they did throughout the city, the streetcar routes reinforced urban growth. The top of the hill continued to densify with the construction of more residences, churches and schools, and commercial center continued to develop along Queen Anne Avenue. Four streetcar lines served the hilltop by 1920, by which date most of dwellings in the vicinity of the subject building had been constructed. In 1923, the City passed its first zoning laws, strengthening this residential development.

Parks played an important role in the neighborhood by providing open space amenities and attracting new residents. Donated by local real estate developers and residents, they included the Evergreen/David Rodgers Park (1883), Kerry Park (1907), the Reginald Parson's garden (1956), and the nearly four-mile long, Olmsted Brothers designed tree-lined parkways along the crest of the hill (1906-1916). The West Queen Anne Playfield was built two blocks northeast from the subject building after the city acquired the 7.4-acre property in 1924. The adjacent Queen Anne Recreation Center site was acquired in 1946 and the center built in 1950. In 1972, the playfield was enlarged to the west with funding from Forward Thrust, followed by construction of the Queen Anne Aquatic Center in 1979.

Because of its early development, there are a number of historic institutions on Queen Anne Hill. Those that have been designated as local landmark properties in the vicinity of 1608 4th Avenue W include the nearby Seattle Public Library at 400 W Garfield Street (1913 – 1914), and Garfield Telephone Exchange at 1529 4th Avenue W (1921-22 and 1929). In addition, there is West Queen Anne Elementary School at 1401 5th Avenue W (1894 - 1916, rehabilitated as dwellings in 1982); Queen Anne High School at 201 Galer Street (1909 - 1959, and also rehabilitated as dwellings in 1981); Bethany Presbyterian Church at 1818 Queen Anne Avenue N (1927); and the former Hay School at 201 W Garfield Street (1905 – present). These were cited as potential landmarks in the 1975 Nyberg-Steinbrueck historic survey along with houses at 216 W Galer Street (1900), 402 W Galer Street (1905), and one on 3rd Avenue W (1890). The Masonic Temple was cited along with others as "significant to the city."

Queen Anne Hill has long been home to many middle- and upper-income residents. According to the 1900 U.S. Census, its housing stock was primarily single-family houses, with 95% of dwellings built between 1899 and 1930. By 1940 homeowners occupied 50-59% of all dwellings. (About half of these dwellings were owned outright and half were mortgaged.) Records indicate that much of the hill remained racially segregated with policies that limited homeownership to white families. Typical residential amenities and services found in most home included central heat in 80-89% of dwellings and refrigeration in 50-59%. Data from 1900 and 1940 census indicates that the early residents of Queen Anne Hill were typically middle-class and well-educated, with 32% having completed four or more years of college. These residents would have made up strong market for early telephone service.

The neighborhood's history has encompassed many community organizations that residents supported: the Queen Anne Improvement Club, established in 1901, and the Queen Anne Community Club, organized in 1922. In addition, there were numerous other civic and fraternal organizations in the early 20th century, among them the Knickers, Men's Club, and Women's Single Tax Clubs, the Optic Club, Fortnightly Club, Nomadic Circle (for writers), and Townsend Club (for retirees), as well as the Masons.

The Telephone Exchange

The telephone was invented by Alexander Graham Bell in 1876, who established the Bell Telephone Company in 1879 and the American Telephone & Telegraph Company (AT&T) in 1885. Quickly capitalizing on this, the Bell Telephone Company grew to serve 60,000 customers by 1895. Service in Seattle began in the mid-1880s, with its earliest local exchanges opening in 1878. One of the earliest of the three local companies to serve the city was the Sunset Telephone &Telegraph Company, which was incorporated in 1883. The Sunset Company occupied rented space in the Western Union Telegraph office, but it soon moved into its own building at 2nd Avenue and Cherry Street (the present site of the Alaska Building). Sunset initially provided phone service to 71 businesses and 19 residential customers, with an installation for $25 and monthly service of $7 for businesses and $2.50 for residences.

In 1889 Sunset had 318 subscribers. By the following year, the company served the entire city of Seattle. Its subscriber base rose to 3,612 by 1899, and over 28,500 by 1910. In 1893, the company constructed the first Seattle- Tacoma to Portland toll line, with lines to California to follow. The company merged with three other telephone companies in Oregon and California in ca. 1900 to create a new entity with $16,000,000 in assets. One record indicates it incorporated in Washington State as the Pacific Wireless Telegraph Company in 1903. While the business was known officially known as the Pacific States Telephone Companies, the local firm was still referred to as "Sunset" until at least 1907. (The company changed its name in 1900, but reversed this in 1909.)

The subject building, originally built in 1905, was one of its earliest exchanges; others were on Renton Hill near E Pike Street and 17th Avenue, in Fremont at Aurora Avenue N and N 42nd Street, and in South Seattle. The Renton Hill Exchange was later replaced in the 1920s with a new building, which was part of an expansion program that included a new exchange building in South Seattle and new facilities in West Seattle at California Avenue W and in Wallingford

at 4136 Meridian Avenue N. (The Fremont Exchange was removed as part of construction of Aurora Avenue N/Highway 99.) In 1917, Sunset merged with the Portland-based Pacific Telephone & Telegraph Company (PT&T), which operated telephone companies throughout the Pacific Northwest. AT&T acquired the Pacific Telephone & Telegraph Company by 1921. By that date, the needs of the Garfield Exchange had outgrown the building at 1608 4th Avenue W, and a new building was planned and under construction one block to the south.

Women's Labor History Associations

The original Queen Anne Hill exchange building is associated in a significant way with the history of the telephone industry, and with women's labor history because of the role of women operators throughout the 20th century. This association is in part due to this history of the later telephone exchange building at 1529 4th Avenue W, was designated a city landmark in 2016.) However, the role of women as telephone operators extends beyond the two buildings.

Harriett Hanson (Mrs. Valentine Hall) is cited as Seattle's first telephone operator according to a historic photo from ca. 1885 in the collection of the Seattle Public Library (spl_shp_22948). According to a transcription on the photo, "Mrs. H.H. Hall opened their first 'central' exchange on May 7, 1883, with a total of 90 telephones." Another photograph from this period shows an ad hoc exchanges in retail store, the so-called Renton Telephone Exchange in Boisseau's Confectionary at 3rd Avenue and main Street, in 1900 (MOHAI photo, shs 16048). Both operators of these small exchanges were women.

The earliest operators hired by telephone companies were typically teenage boys, but they were soon replaced by young women. With few employment options, the women worked under rules with strict discipline, dress, and deportment requirements after having gone through training school to operate a switchboard. Ideal candidates worked "quickly and intelligently," and were hired for their "acuteness of their hearing, for the quickness of their hands and eyes, and above everything, for the poise of their nervous systems." The best operators were described as being "nervy…neither one who is in the least forward nor of too placid a temperament"; and as having "all quickness of perception, alertness of intelligence and even anxiety of nature." Schools emerged, such as the Western Telegraph School in Seattle, that taught the new communication technology. Recruitment and training films, even those dating up through the 1960s. identify the ideal "telephonist" as switchboard were known, as 15 to 51 years of age, relatively tall and in good health. New applicants were tested for hearing, eyesight, and spelling; voice tone, clarity, and diction (to create the "voice with smile"), and new operators were taught the "gentler qualities of unfailing courtesy." Consistent behavior, uniform appearance and voice, punctuality and loyalty were paramount, and operators were given specific statements to make, most notably to inquire, "What number, please?"

Limitations in women's labor roles are reflected in local newspaper help wanted advertisements placed by the Sunset company in 1905, which further identify the expectations of the women employees – that they should be "bright young ladies, between ages of 17 and 25." Similarly, private companies sought operators in service office positions These same advertisements, for "Help Wanted – Female," represent the limited employment roles open to women in the early 20th century, which included childcare, housekeeping, cooking and other

domestic positions and dressmaking and laundry work for poorer and working class women, and bookkeeping, stenography, nursing and teaching for more educated and middle class women. Much like schools, the phone companies treated their young women employees *in loco parentis*, carefully supervising their behavior, directing their dress and speech, on-site exercise as well as hours of employment.

Because the technology made direct contact possible between these young women and male strangers, it appears that they also served as symbols of romantic interest as evidenced by post cards of the day. At the same time, the women were sympathetic figures in labor disputes. For example, in mid-1900, a dispute between the "Hello Girls" and a local Sunset manager led to a walk-out by 60 women employees, some of whom were considering union representation. This issue, combined with widespread public and commercial complaints about telephone service and costs, led to unsuccessful arbitration between the employees and the company's San Francisco management, and eventually to company concessions and improved working conditions, and pay increases from $20 to $35 per month. In this case the women were supported locally by retail company owners and a Chamber of Commerce committee.

By 1907, the Sunset company employed women operators at its eight exchanges in Seattle to handle the estimated 50,000 annual calls. As noted in a prominent article in the September 22, 1907 *Seattle Times* these women were among, "… hundreds of Seattle girls (who) enter the telephone schools established by the companies for the instruction of newcomers unfamiliar with the complicated switchboards. The Sunset … employs almost 400 girls in its various exchange offices, the largest single office being on Third Avenue."

Persistent gender segregation in the workplace are indicated also in photographic records, such as a caption to 1905 Webster & Stevens of long-distance operations at the Sunset Telephone Company, which notes: "The Sunset Telephone Company hired men to set poles and run wiring, and women to operate the switchboards. All calls were connected by hand through the switchboard, and the women who made the connections soon became known as the 'hello girls.' … In this photo, taken some time between 1903 and 1906, a group of women telephone operators sit at the long distance switchboard in the Sunset Telephone office on Third Avenue. The women wear typical working clothing for the early 1900s: a light colored blouse and a dark skirt. Each operator listens to both parties through her headphones, and talks through a speaker hung around her neck" (MOHAI photo No. 1983.10.7641). A comparable Webster & Stevens photo from February 25, 1927 shows all male managers in Seattle, making the first transcontinental phone call (MOHAI photo 1983.10.634.1), while a later photo shows only men working at the Pacific Telephone & Telegraph Company Seattle District Control Center on November 11, 1942 (MOHAI 1983.10.14637.1).

American women worked as switchboard operators throughout the 20th century. At the peak of their employment at AT&T in the late 1940s, women made up 98% of the company's 350,000 operators. They became empowered as labor laws were passed, and career options expanded. "In response to equal rights legislation in the late 20th century, telephone companies began hiring women for 'non-traditional' jobs. Women could be installers and technicians, and 'boys' could once again become operators."

Fraternal Organizations in America

Fraternal organizations have been popular in the United States for nearly two centuries, although the concept of fraternal benevolent societies appears as early as 2000 BCE in Greece. These societies developed from guilds in Europe in the medieval period and grew during the industrial revolution in the 18th and 19th centuries. Membership rose dramatically in the decades around the turn of the 20th century with more organizations being founded between 1880 and 1920 than ever before or since. Fraternal groups became popular in the United States in part to provide social integration for the over 20 million immigrants to the county during this period. The organizations, particularly those limited to men, were typically restricted to those within an identifiable ethnicity or race. They "offered them fellowship in a socially isolated environment" and some special membership rituals occurred in native tongues. The societies predated most public or private social security programs, and they provided economic security to members by covering the costs of member burials and offering insurance to widows and orphans of deceased members, often at relatively low rates.

Fraternal organization also offered social prestige and could aid in the transition from the lower to the middle class. While some organizations were limited to members of specific religions, others, such as the Grand Army of the Republic, Veterans of Foreign Wars, and American All, emerged in the 19th and early 20th centuries to serve similar goals of brotherhood for military veterans of the Civil War, Spanish-American War, and World War I. Creation of new fraternal organizations slowed in the 1930s, in part due to economic conditions as recruitment by many groups slowed. However, most organizations' membership did not significantly decline until the late 20th century.

While there are significant differences in the goals, rites, and rules of fraternal organizations, there are many similarities. The groups typically keep some organizational practices secret. Many have specific membership levels, often associated with rituals and degrees, and a strict hierarchal structure. Referential names and titles are also common, such as a "court," "forest," "aerie," "encampment," or "nest" for the meeting hall, or "knights," "squires," and typically "brethren" and "worshipful" (or "honorable") "brother" for members. Most of these organizations are internally oriented, and bound to tradition. They tend to emphasize membership and family, and volunteer charity.

History of the Freemasons

The history of Freemasonry is clouded by its associations with ancient orders. The organization was founded officially in 1717 in London, England, as the *Ancient Free and Accepted Masons*. The Masons are allegedly the oldest fraternity in the world, with the organization reportedly growing out of the medieval social institution of operative masonry (stone masons). In the late 18th century, the organization began admitting non-masons as honorary members, or "accepted masons." (The roots of the term "free" in the name are unknown, although the organization cites its origins as "legendary history" associated as far back as the building of King Solomon's Temple. Freemasonry in England was open only to men, as women then had minor status and no civil rights, and it was limited to white me of European descent. Freemasonry was introduced to France in 1835 where there is a similar organization, <u>*Le Droit Humain*</u>, that

offered membership to both men and women. Other lodges were established later for French women and men of color.)

Freemasonry came to the United States soon after its founding. John Moore noted multiple lodges in Pennsylvania as early as 1817. Sources suggest that the model of the public-school system may have derived from early American Freemasonry, and that the American Constitution was influenced by Masons as George Washington was one of the organizations' most famous members. "Freemasonry [also] made its mark on American society by serving as a model for hundreds of other fraternal orders that sprouted throughout the entire North American continent." Charles Merz, writing in 1927, estimated that there were over 800 different fraternal orders in the 1920s. Nearly all of these adopted given what he called "Masonic features." These features include fraternity, brotherhood, and patriotism. (Masons cite their specific values as a commitment to the common good, and "the commitment between the Brotherhood … a bond of true friendship … a safe circle of trustworthy friends," and commitment to "Ethics, Morality and Integrity." In addition, Masonic Lodges have traditionally support charities for children and youth, education, and outreach to families and the elderly.)

Early settlers in Oregon Territory included seven Masonic members who organized their first meeting in 1846 to obtain a charter for a lodge in Oregon City. The Charter, Multnomah Lodge No. 84, was established in 1848. The Steilacoom Lodge No. 8 of the Grand Lodge of Oregon soon followed, along with two additional Lodges in Portland. The first Washington Territory Lodge was chartered in Olympia in 1853. Another soon followed in Grand Mound, along with a Grand Lodge of Free and Accepted Masons for Washington Territory, which was established in 1858. Membership then numbered 112 Master Masons out of the territorial population of 9,000. The first Lodge in King County, St. John's No. 9, established in Seattle, in 1860. Over the subsequent years the organization continued to grow, and currently there are reportedly 168 separate lodges in Washington state.

Within the organization there are three degrees for members: Entered Apprentice, Fellow Craft, and Master Mason (sometimes called the Blue Lodge). Applicants are typically recommended by a Mason, must be approved unanimously by the lodge members. Once a member becomes a Master Mason, there are additional degrees offered through the Scottish Rite (an additional 29 degrees) and/or the York, or American, Rite (9 degrees). The last of these degrees also allows the Mason to join the Order of Knights Templar. There are a number of other fraternal organizations associated with the Freemasons, including the Shriners International.

Several symbols that occur in Freemasonry are associated with architecture or geometry. Masons have occasionally been called the "Knights of Appropriation" because many of these symbols have been adopted; perhaps the most iconic is the all-seeing eye. Icon used throughout the subject building include a square and compass, with a "G" in the center. "The square and compasses stand for spirit and matter, credibility and integrity. The 'G' represents God, and also the word 'geometry.'" This common symbol appears on all Masonic buildings on or above the door, and often in other locations as well.

Prince Hall Masonry

One of the requirements of joining the Freemasons is that the applicant be "free." "Operative masonry" in the medieval era in Europe rejected a bondman for membership because he was legally bound to the feudal lord or to a guild. As previously noted, Freemasonry was open to non-masons soon after the organization was founded in England in the 1700s. Despite this, exclusionary traditions persisted. In America, Freemasons translated and interpreted "bondman" as "free-born" or "free and well-born." Thus, if an applicant had slave status at one time, he was ineligible for lodge membership. This racial discrimination was challenged in 1784 by an applicant, Prince Hall (1738 – 1807), who was born to an English man and a free Black woman. Hall and 14 other free Black men were denied a charter by the white Masons in Massachusetts in ca. 1775. In 1784, the men appealed to the Grand Lodge of England, which granted them a charter. However, as each state is allowed only one grand lodge and Massachusetts already had a grand lodge, the charter was held at the time to be "illegitimate" by most American Masons.

The term "free-born" was altered in 1838 to "free." However, racial prejudices persisted. Historian Alvin J. Schmidt notes the first "softening" towards Prince Hall Masonry in 1971, in the decade after federal Civil Rights laws had been passed to eliminate discrimination. By this time, however, Prince Hall Masonry was well-established within the African-American community, and integration of lodge organizations did not begin for at least another decade. When it did occur, it was largely by recognition of the Prince Hall Masons as legitimate ("brother"). Despite this status, racial discrimination persists. Although all lodges are theoretically integrated, Grand Lodges in eight states did not recognize Prince Hall Masonry as valid as of 2017. The Prince Hall Lodge, at 306 24th Avenue S in Seattle's Central District, was nominated recently as Seattle landmark. The building, which dates from 1925, was acquired by this separate Masonic order in the 1970s.

Masonic Lodge No. 242 and its Queen Anne Temple

Permit records from SDCI provide scant information about the building's construction history. No original permit drawings have been discovered, and permit rolls and records cite only three permits:

- Build, 1905, $6,000 in estimated cost, Telephone Exchange (Occupancy), permits #36228, and #3-3261, Alterations, Lodge (Occupancy)
- 1960, $1,500, Excavate por. of area under bldg., for basement, no occupancy this permit, permit #185904
- 1961, $900, Install stairs to part bsmt., VN (Const. Type), Assembly Hall (Occupancy).

(Later records, which are available online, include the following: 1991-1995, 1997-2006, and 2013 for the conveyance equipment certifications and 2000-2006, 2012-2017 for site equipment inspection reports.)

Masonic Lodge No. 242, or the Queen Anne Masonic Lodge, was established as an organization in the early 1921 by Queen Anne residents and members Lambert Peterson,

Sheldon Smith, Willis Shadbolt, Sheldon Babcock, Floyd Smith, and John Blackford. Until they renovated the former telephone exchange as a temple building, the lodge members met in the Austin A. Bell Building at 2522 1st Avenue. In 1923 the lodge members appointed a building committee to find a location on Queen Anne Hill, where most, if not all, of them lived. The Garfield Telephone Exchange, which was located at the top of the hill at 1608 4th Avenue W, came onto the market in 1924 after the Pacific Telephone & Telegraph Company moved into a new, larger exchange one block to the south, which it had constructed in 1921-22. The company offered its older building to the masons, setting a price at $20,000, and "most of the committee and lodge brothers were in favor of buying." However, the chairman of the building committee, John C. Blackford insisted on waiting. Two weeks later, on August 1, 1924, the Lodge purchased the subject building for $6,500 ($95,300 in today's dollars). Work on the building renovation began less than a week later. It was undertaken largely by lodge members: J.H. Wilson (contractor), Arthur Schramm (legal details), Fred Herbert and Alfred Drenz (plumbing and electrical), and Willis Shadbolt (overseer). Alterations cost $2,000 ($29,750 in today's dollars). The Queen Anne Masonic Temple was officially "accepted" on August 29, 1924.

Several social clubs, internal to the Masons, were established in the 1940s. In 1946, a bowling team was established, followed by the Queen Anne Temple Dance Club two years later, which held monthly dances at the Federal Old Line Life Insurance building (1530 Queen Anne Avenue). In 1949, the lodge members held their first "Old Timers Night," a gathering of brothers who had been Masons for at least 25 years. This continued until at least ca. 1996.

An undated, handwritten list in the lodge records notes other affiliate organizations that used the building: Eastern Star, a masonic order established largely for women members; Job's Daughters, an order for girls and young women; the Order of DeMolay, an order for young men; the Order of Ameranth, an organization for Master Masons and their female relatives we well as widows; and the Order of the Rainbow, which focused on leadership training of young women. *Seattle Times* articles from the 1920s through at least the 1950s also note that the building was used extensively by these and other organizations. (This use may have been limited to the main floor rather than the Lodge Room). Peak membership in the Queen Anne Lodge occurred in the mid-1950s, when it boasted over 500 members. As with many other fraternal organizations in the U.S., membership declined in the subsequent decades.

The Building Style and Type

The primary facade of 1608 4th Avenue W embodies some features of Neoclassical style, which is often associated with 19th and early 20th century institutional buildings. Characteristics of this style included rectangular plans, flat roofs, symmetrical compositions, stone and brick masonry, and stone trim and decorative elements, such as voussiors, keystones, cornice bands, dentils, and quoining. Balustrades, arcades and engaged or free columns are also typical features were not used in the design of the original telephone exchange building. The flat-roof entry marquee, which is symmetrically placed on the front facade, features decorative brackets with a Classical curve shape.

After fifteen years of use as a telephone exchange, the subject building was acquired and

remodeled by the Masons. Despite its origins, the plan appears consistent with a number of other fraternal halls, with stacking of large interior volumes, and in its sense of enclosure and inward focus. The building height expresses the large interior volumes, with the semi-public social hall at the near grade first floor and the members Lodge Room above.

A review of Masonic lodge and temples buildings in Washington State reveals the wide range of building sizes, ages, and architectural styles. In major cities, such as Tacoma, Seattle, Olympia, Everett, Spokane, and others, the large buildings were typically purpose-built, and they embody formal stylistic qualities of the Classical and Renaissance Revival styles. Photographs of comparable Masonic Temple buildings in Seattle is included in this report. A preliminary survey of on-line photographs of Masonic Temples throughout the state suggests that adaptive use of an earlier building was a common practice for some of the smaller lodges and those in small towns. Some contemporary lodges meet in adapted schools or other institutional and retail buildings, and some share buildings with other fraternal organizations, such as the VFW. What their building has in common is a sufficiently large assembly space for public use, and a separate Lodge Room for members.

The Designers and Builders

The original builder of the Sunset Telephone &Telegraph Exchange remains unknown. No records or newspaper articles have been discovered that reveal the original architect or the contractor. When the Queen Anne Masonic Lodge 242 acquired the Pacific Telephone & Telegraph Building, it found an appropriately sized building, structured to support assembly loads and large interior volumes, one of which they renovated to serve as the Lodge Room on the upper floor, along with other changes as noted in the architectural description. When the Masons undertook the building's renovations in 1924, the work involved a builder and lodge member, J. H. Wilson. A renovation project in the early 1960s involved a new stair, which designed by the local structural engineering firm of William S. Kelton Co.

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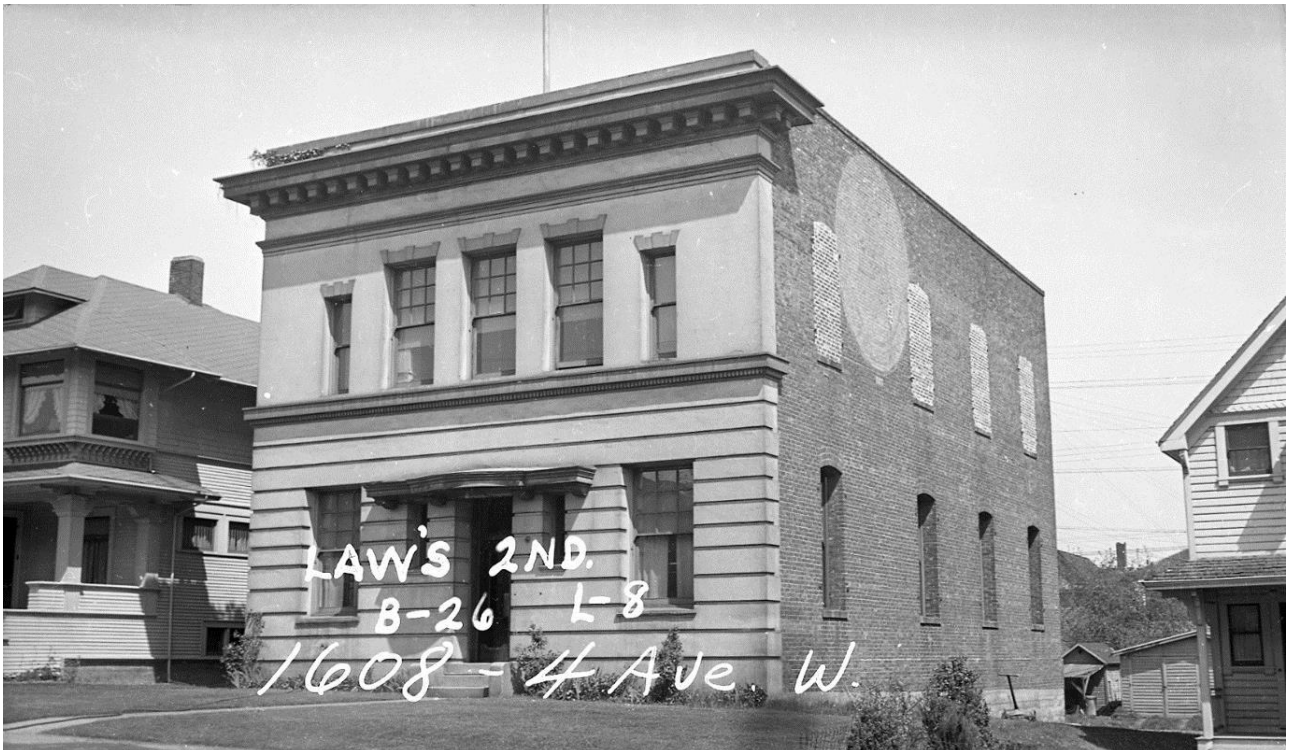
Issued: June 18, 2019

Sarah Sodt
City Historic Preservation Officer

Cc: Richard Rogers, Queen Anne Masonic Development LLC
Susan Boyle, BOLA Architecture + Planning
Jordan Kiel, Chair, LPB
Nathan Torgelson, SDCI
Maria Cruz, SDCI
Ken Mar, SDCI

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Sunset Telephone & Telegraph Exchange, 1608 4th Avenue West, 2018

Sunset Telephone & Telegraph Exchange, 1608 4th Avenue West, 1937

Historic Preservation Program
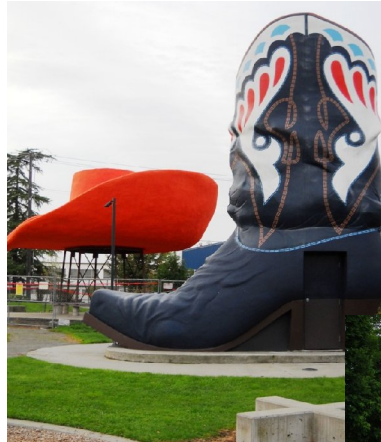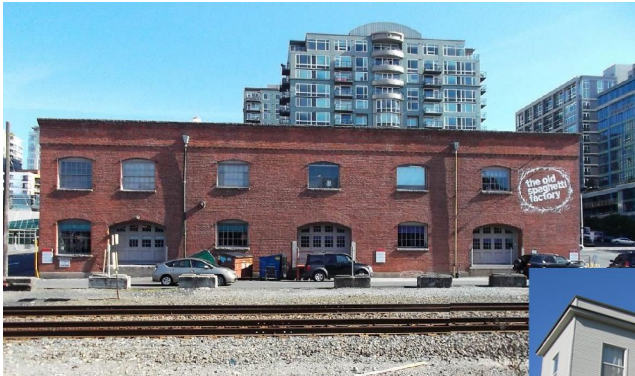## February 26, 2020

City of Seattle

Historic Preservation Program

- Landmark Nomination and Designation
- Certificates of Approval for Landmarks and Historic Districts
- Historic Preservation Board and Commission Coordination
- Historic Resources Survey & Inventory
- SEPA/NEPA and Major Project Review/Interdepartmental Permitting Coordination
- Education and Outreach

Landmarks

City of Seattle

Historic Districts

International Special Review District
Columbia City Landmark District
Pike Place Market Historical District
Ballard Avenue Landmark District
Pioneer Square Preservation District
Harvard Belmont Landmark District
Fort Lawton Landmark District
Sandpoint Naval Air Station District

Recent Project Examples
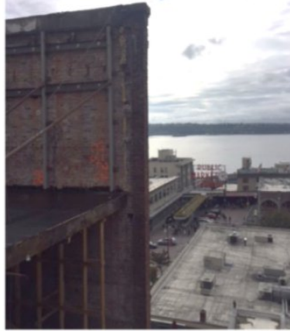

Louisa Hotel

Eitel Building

City of Seattle

Landmark Designation
HISTORIC PRESERVATION

City of Seattle

Designation Standards

In order to be designated, the building, object, or site must be at least 25 years old and must meet at least one of the six standards for designation outlined in the Seattle Landmarks Preservation Ordinance (SMC 25.12.350):

a) It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation; or

b) It is associated in a significant way with the life of a person important in the history of the City, state, or nation; or

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; or

Designation Standards, cont.

d) It embodies the distinctive visible characteristics of an   architectural style, or period, or a method of construction; or

e) It is an outstanding work of a designer or builder; or

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.

In addition to meeting at least one of the above standards, the object, site, or improvement must also possess integrity or the ability to convey its significance.

Sunset Telephone & Telegraph Exchange

1608 4th Avenue West

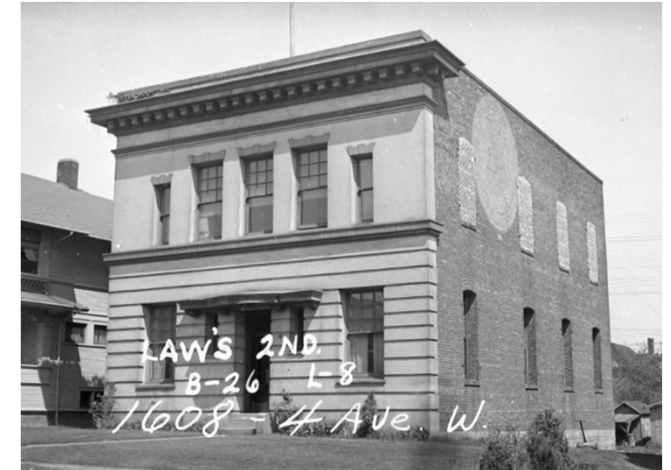Designation: June 5, 2019

Standard: C

Controlled features: the site and the building exterior
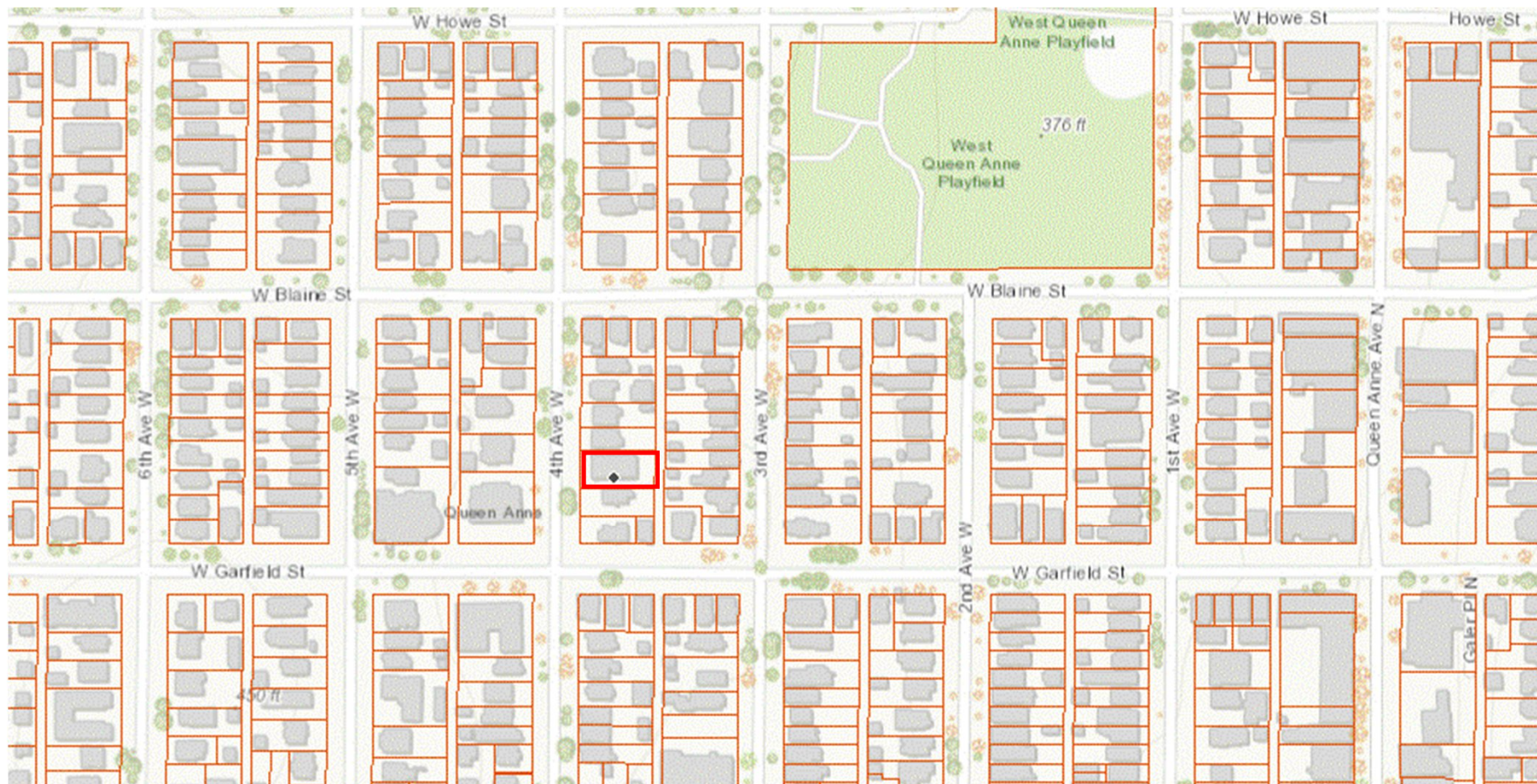
Date Built: 1905

Architect: unknown

Contemporary photo, 2018

Historic photo, 1937

University of Washington Eagleson Hall

1417 NE 42nd Street

Designation: June 19, 2019

Standards: C, D & F

Controlled features: the site; the building exterior; and the original Main Lounge and Social Room

Date Built: 1923

Architect: Bebb & Gould

Contemporary photo, 2019

Historic photo, 1922-37

City of Seattle