

### Arts and Gathering Spaces

The Capitol Hill neighborhood is a robust center for the Arts with many venues that support community use. Seattle Central College is an active partner in the neighborhood as its campus includes three theater spaces that are used, to varying degrees, for both instructional purposes and as venues for community use. The college has a long history of entering into both long-term leases and short-term rental agreements with community arts organizations to leverage use of its campus venues as a community resource. SCC's available venues include:

#### Broadway Performance Hall (BPH)

The BPH hosts presentations by faculty, staff and invited guests as well as student-run performances and events. In addition, arts organizations, community groups, traveling performers and others have events at this venue. The fixed seat space holds 295. In addition to the performance hall, the building is used by the college's Music department.

#### Fine Arts Building (which includes the Egyptian Theater)

Within the Fine Arts building is the 450 seat Egyptian Theater. The theater is not utilized by the College for instruction. The space is leased out, currently to the Seattle International Film Festival. The remainder of the Fine Arts Building houses academic instruction in the fine arts.

#### Erickson Theater

This intimate "black box" performance space and a resource for Seattle Central College's drama students and the Seattle arts community. In addition to performances, the venue is great for panel discussions, lectures, meetings, and other events. The space holds a maximum of 151. The black-box theater is also used by the college Drama program.

### Preserving Arts and Gathering Spaces for Community Use.

Seattle Central receives operational funding based upon the number of students enrolled in various programs. It is important to note, that the funding streams for SCC for both operational and capital dollars are only provided to support enrollment activities. No funding is provided for supporting community or other enterprise use.

Enrollment in the performing arts programs at SCC is limited, thus the funding available to support these three venues is only a fraction of what it takes to operate and maintain. SCC has long collaborated with community and arts organizations to lease and rent these facilities. Despite this, the added revenue still does not support their operation and maintenances uses. The college has long sought and must develop more robust partnerships that can appropriately support preservation of these spaces for continued community use.

### Proposed Changes to Arts and Gathering Spaces

**Fine Arts Building** - The college currently has no plans for any physical changes to the Egyptian Theater. It will remain in its current configurations and be leased to an outside partner. The remainder of the building will continue to serve the College.

**Erickson Theater** - The college currently has no plans for any physical changes to the Erickson Theater. It's expected to remain in their current theater configuration and be lease/rented to outside partners when not serving instructional needs.

**Broadway Performance Hall** – As a Planned Project in this master plan, the building is planned as a full interior renovation of the building. This 41,174 square foot building has less than 7,000 square feet of space used for instructional purposes. The building has had almost no improvements since its opening in 1978 after re-construction and needs a comprehensive renovation. The college submitted for capital funding to renovate the building interior to better serve the needs of the college in instruction and student support. Cognizant of the roll these building plays as a community resource, the planned program for the renovation includes a 4,500 square foot auditorium. The space is expected to be a flexible multi-use space that can be used for a variety of college and community gathering of up to 250 people.

**LEGEND**

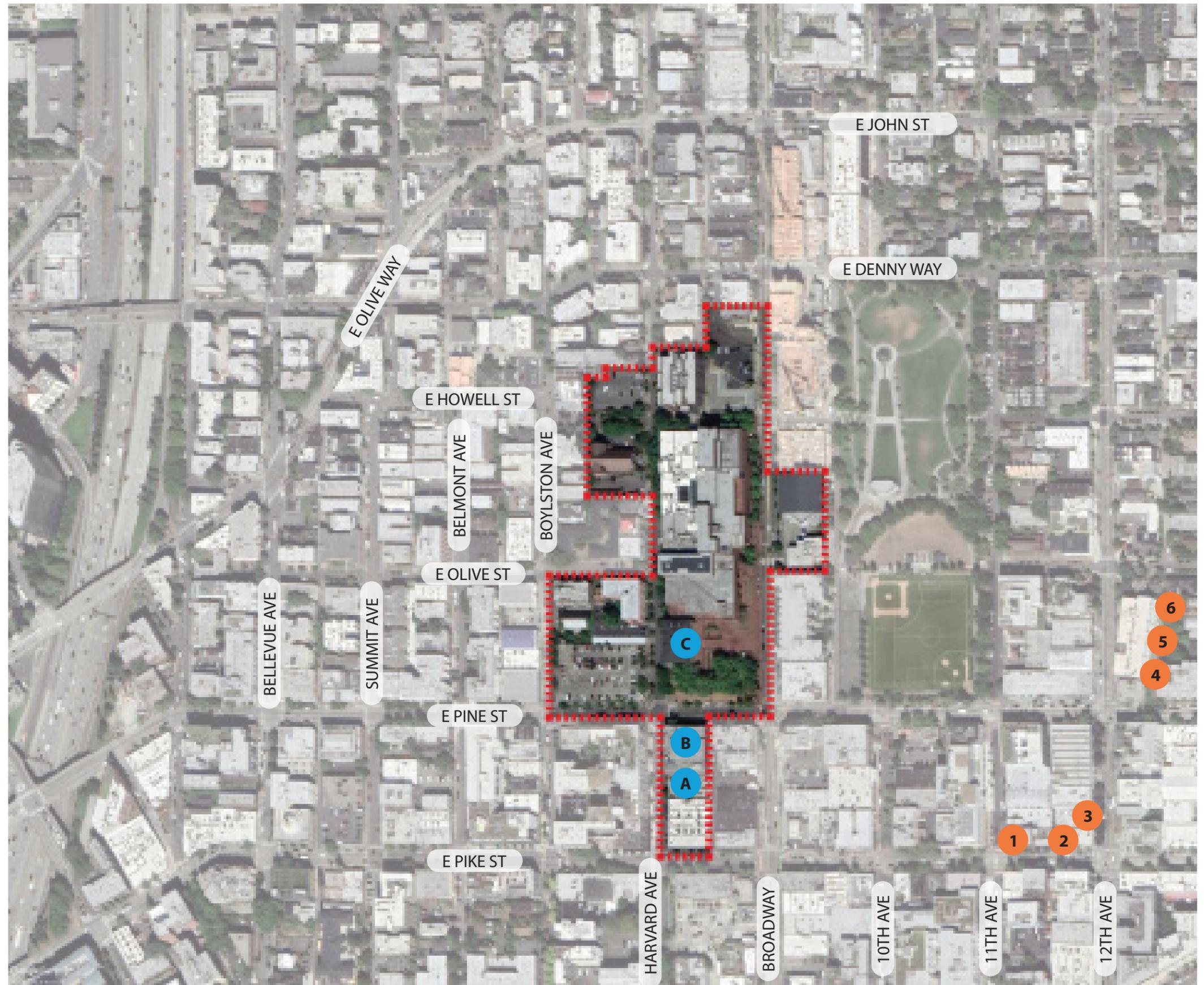


**Seattle Central College Performing Arts and Gathering Spaces**

- A Erickson Theater
- B Egyptian Theater
- C Broadway Performance Hall

**Existing Community Performing Arts Resources**

- 1 Annex Theatre
- 2 ReAct Theatre
- 3 Northwest Film Forum
- 4 12th Avenue Arts
- 5 Washington Ensemble Theater
- 6 Three Dollar Bill Cinema



**Historic Preservation Review, Policies and Practices**

Seattle Central College is a state institution of higher education and a member of the Community and Technical College state agency. Pursuant to RCW 36.70A.103 and .200, “[s]tate agencies shall comply with the local...development regulations and amendments thereto adopted pursuant to this chapter,” but “[n]o local...development regulation may preclude the siting of essential public facilities,” including “state education facilities.”

Seattle Central College provides responsible and proactive stewardship of its campus assets through preservation of its historic and cultural resources and a managed strategy of property development. Campus planning and historic preservation provide the context for campus development in the future. The College regards building preservation, reuse, and rehabilitation as a continuum with new construction undertaken when other options are not reasonably feasible. The College’s physical setting seeks to satisfy academic, social, and cultural requirements of students, faculty, and staff consistent with its primary mission.

The master plan creates a balanced approach to future growth on campus by adopting a compact, high density approach to development that enables the preservation of historic campus assets, the creation of new public spaces, and an integrated pedestrian and community network. The College is working with the City and State to complete a Historic and Cultural Resources Survey that shall be common reference material for historic preservation implementation.

**Seattle Central College Process related to potential development of Landmarks**

Landmark status does not preclude all changes to a property. If a building is designated as a City of Seattle landmark, changes to the designated features of the building will be reviewed by the Landmarks Preservation Board as a part of the Certificate of Approval process. The Landmarks Preservation Board reviews Certificates of Approval to ensure that change is managed in a way that respects the historical significance of the designated landmark.

Pursuant to the College’s Lead Agency SEPA policies, the College will, as established in the Seattle Municipal Code (SMC), submit a landmark nomination application to the Landmarks Preservation Board in advance of the MUP process. It is the college’s intention to continue to comply with the City’s Landmarks Preservation Ordinance, SMC 25.12, to respect the character of historic structures as a complement to new development. No existing buildings are currently designated landmarks.

As Seattle Central College moves forward with any Master Use Permit (MUP) application for development that would include the demolition or substantial alteration to any building 25 years or older and/or public comment suggests that the building is historic, a referral will be made to the City’s Historic Preservation Office and the nomination process will be executed.

**Existing Seattle Central Building Eligible for Landmarks Nomination**

The existing Seattle Central Campus does not include any existing Landmark-designated structures, nor are there any within the proposed MIO boundary. There are, however, several structures that are eligible, due to their age and the regulations of the City of Seattle for the nomination process. Buildings eligible for nomination are known to include:



**Fine Arts Building**



**Broadway Edison Complex**



**Broadway Performance Hall**



**Siegal Center**

The 2001 SCC Master Plan included a MIMP Condition that required that “SCC shall preserve the historic character of the north and west facades and the lobby of the Masonic Temple Building” (also known as the Egyptian Theater). It is expected that the Egyptian Theater, if nominated for Landmark Preservation, would be determined by the City of Seattle to be a significant structure, and be granted Landmark status.

There are additional structures (Residential and Religious) inside the proposed MIO boundary that would also be eligible. Since none of these parcels are currently owned by the College, further investigation has not been conducted.

**Application of Best Practices for understanding the cultural context of Seattle Central College**

The following table outlines the identified best practices for historic preservation in master planning for campuses.

BEST PRACTICE	Completed (Appendix X)	In process as part of current master planning work.	Long term goals for college	Long term goals in partnership w/ community
1. Outline goals for preservation: Establish a larger framework for the preservation efforts. Establish a context statement regarding the history of the school and the values that will guide the preservation efforts. A long-term goal would be a nuanced context statement developed in partnership with the community and non-profits, faculty and students from best practice 7 and 9 along with the administration, campus architect, and citizen advisory council.	Outline history established with narrative on website	Begin outlining college values	Continue to refine long term goals for preservation	Continue developing historic and cultural context statement in partnership with community
2. Understand the cultural landscape of the school. As an urban institution, SCC has different challenges than a rural institution. Although Preservation Brief 36, regarding cultural landscapes may not be 100% applicable, it can be consulted for guidance.		Begin landscape survey and analysis	Continue to develop survey and context	Continue developing context
3. Conduct an inventory of every parcel under ownership by SCC to identify the build date, architect, landscape architect, contractor, and any significant events or associated persons with the property, and any public art located on the property. This inventory should be considered to be a work in progress and can be updated periodically, at a set date or when properties change ownership.		Include windshield survey in master plan	Continue to develop and update survey	
4. Create or collate building condition surveys for each identified contributing resource.	Condition surveys created	Assemble documents for identified eligible buildings	Add to collection when new buildings acquired and identified as eligible	
5. Pursue local landmark or national register designations for those buildings that meet the criteria. This is a long-term goal that may occur over decades.			Pursue at appropriate time	Partner where appropriate
6. Appoint a preservation officer. For SCC, this person would not have a stand-alone position but would appropriately be the campus architect.		Identify in master plan		
7. Use faculty and students for campus engagement. This may involve creating a multidisciplinary class for Art/English/History credit to explore issues of campus architecture, identity, and history.			Long term goal	
8. Incorporate historic preservation into the maintenance plan. All buildings identified as eligible for preservation should have maintenance staff trained for best practices in preservation and familiar with the appropriate preservation briefs and technical memos for the materials on the buildings.		Assemble relevant briefs for identified eligible buildings	Incorporate goals with facilities management	
9. Partnerships with local non-profits. This include the Capitol Historic Society and Historic Seattle. On mid-century buildings partnership with Docomomo WEWA may be helpful. The Washington Trust for Historic Preservation would have advice on any building with outstanding significance.		Identify local non-profits		Continue to maintain relationships

Individual Project Review to Ensure Historic Context

While fostering continuous use, improvements and innovations to campus, the College works to ensure that historic significance, value, and association of its assets is preserved for the community, City, and State. To ensure this occurs on a project-by-project basis, the College utilizes a multi-step process for historic preservation review.

To aid the reviewing bodies and further ensure that historic resources are respected, the College prepares a Historic Resources Assessment (HRA) for any project that makes exterior alterations to a building or landscape more than 25 years of age (excluding routine maintenance and repair). The HRA is an attachment to project documentation and is considered by the appropriate decision makers as well as shared with and considered by the project team. The required contents of the HRA are defined further below.

The information and analysis provided in the HRA provides a framework and context to ensure that historical elements of the campus and value, environmental considerations and landscape context are preserved, enhanced, and valued. The HRA further ensures that improvements, changes, and modifications to the physical environment may be clearly analyzed and documented.

The College also conducts related processes that ensure consideration of historic resources, including the College's implementation of the State Environmental Policy Act. Through the SEPA process, the College considers the potential impacts of development on historic and cultural resources, including buildings and sites less than 25 years old. SCC's Board of Trustees (BOT) has final review and approval authority for all SEPA determinations as set forth in the Washington Administrative Code which establish SCC's right for Lead Agency status for SEPA determinations. The BOT reviews the SEPA determination, any HRA's related to the project, and any recommendations from college or other bodies reviewing the project to determine the appropriate action that should be taken to balance all the issues raised by the reviewing bodies.

The Historic Resource Assessment (HRA)

In preparing the HRA, the following information shall be provided to the extent known. Information regarding these considerations may or may not be available or relevant for a proposed development. The HRA shall be appropriately updated as the project evolves prior to final BOT action. For proposed construction that makes exterior alterations to a building or landscape more than 25 years of age or that is adjacent to a building or landscape older than 25 years, information described in the bullets below shall be addressed in the HRA to the extent it is available.

- Age of project building, adjacent buildings, and open spaces.
- Information regarding architect, engineers, and contractors (as available) of the original building.
- Description of interior and exterior, and site surroundings of the building or campus feature, including the traditional views of the site, if any.
- Information regarding the distinctive visible characteristics of an architectural style, or period, or of a method of construction, if any.
- Information regarding the roles of the structure, site and surroundings have played on campus and in the community, if any.
- Information regarding the character, interest, or value as part of the development, heritage or cultural characteristics of the campus, city, state, or nation, if any.
- Information regarding any association with an historic event with a significant effect upon the campus, community, city, state, or nation, if any.
- Information regarding the association with the life of a person important in the history of the campus, city, state, or nation, if any.
- Information regarding the association with a significant aspect of the cultural, political, or economic heritage of the campus, community, city, state, or nation, if any.
- Information regarding the prominence of the spatial location, contrasts of siting, age, or scale that makes it an easily identifiable visual feature of the campus and contributes to the distinctive quality or identity of the campus.

**LEGEND**



MIO Boundary



Pike/Pine Conservation District

**Seattle Central College buildings in excess of 40 years old**

- A Siegal Center (formerly Eldridge Motors) Constructed 1912. Renovation ????.  
*Noted on City Survey as not eligible for Landmarks due to extent of previous alteration.*
- B Fine Arts Building (Masonic Temple) Constructed 1915. Renovation 2004.
- C Broadway Performance Hall (Broadway High School) Constructed 1910. Demolish and Renovate 1978.
- D Broadway Edison Complex  
Edison Technical. Constructed 1923-25 Renovation 1973.  
Broadway Edison Phase I. Constructed 1976  
Broadway Edison Phase II. Constructed 1978

Buildings within MIO Boundary noted by City survey as eligible.

- Y 713 E. Olive. Constructed in 1902
- Z Lenawee Apartments. Constructed in 1940

**Existing Landmark Buildings in proximity to the SCC MIO**

- 1 Eldridge Tire Company. Constructed 1925
- 2 Booth Building. Constructed 1906
- 3 White Motor Company Building. Constructed 1918
- 4 Kelly Springfield Motor Truck Company. Constructed 1916
- 5 1101 E. Pike Street. Constructed 1916
- 6 Avon Apartments / Capitol Crest Apartments. Constructed 1905
- 7 Pantages House. Constructed 1906
- 8 Lincoln Reservoir. Constructed 1889
- 9 Ward House. Constructed 1882

