



The City of Seattle
Landmarks Preservation Board

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

Name: Haggett Hall (Residence Hall Unit III) **Year Built:** 1963

Street and Number: 4290 Whitman Court NE (parcel address: 4000 15th Avenue NE)

Assessor's File No: 1625049001 (portion of)

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

Block

Plat Name: N/A **:** N/A **Lot:** N/A

Present Owner: University of Washington

Present Use: Student Housing / Residence Hall

Address: Julie Blakeslee, Environmental and Land Use Planner
Capital Planning & Development
University Facilities Building, Box 352205
Seattle, WA 98195-220505

Original Owner: University of Washington

Original Use: Student Housing / Residence Hall

Architect: Kirk, Wallace, McKinley & Associates

Submitted by: Katie Pratt and Spencer Howard, Northwest Vernacular
on behalf of Julie Blakeslee, UW Capital Planning &
Development

Address: 3377 Bethel Rd SE, Suite 107 #318, Port Orchard, WA
98366

Phone: (360) 813-0772

Date:

Reviewed:

Date:

(Historic Preservation Officer)

Haggett Hall

UNIVERSITY OF WASHINGTON



NORTHWEST VERNACULAR
September 2018

Table of Contents

1. Property Data	3
2. Architectural Description	4
<i>Campus Setting and Site</i>	4
<i>The Building and Changes through Time</i>	5
3. Historic Context and Significance	17
<i>Early Development of the University</i>	17
<i>Patterns in Student Housing</i>	19
<i>Construction and Use of the Building</i>	21
<i>Architects</i>	23
4. Bibliography	26
5. List of Figures	27
6. Endnotes	30

1. Property Data

Historic/Current Name:	Haggett Hall (Residence Hall Unit III)
Address:	4290 Whitman Court NE, Seattle, WA 98195
Site Location:	Located in the northeast corner of the Campus, along the east side of Whitman Court NE, west off Pend Oreille Road NE, and south of NE 45 th Street.
Tax Parcel Number:	Portion of 1625049001
Legal Description:	Those portions of Government Lots 2, 3 and 4, lying west of Montlake Blvd NE, north of NE Pacific Street and north of NE Pacific Place; the west ½ of the northwest ¼, and the northwest ¼ of the southwest ¼, lying east of 15 th Avenue NE and south of NE 45 th Street and north of NE Pacific Street; all in Section 16, T25N, R4E, W.M.
Original Construction Date:	1963
Original/Present Use:	Student Housing / Residence hall
Original Architect:	Kirk, Wallace, McKinley & Associates
Structural Engineers:	Worthington, Skilling, Helle, and Jackson
Landscape Architect:	Lawrence Halprin and Associates
Building Size:	Haggett Hall is 200 feet wide across the front and 196 feet deep with a total floor area of approximately 258,000 square feet and including just over 52,000 square feet of parking.
Original/Present Owner:	University of Washington
Owner's Representative:	Julie Blakeslee, Environmental and Land Use Planner Capital Planning & Development University Facilities Building, Box 352205 Seattle, WA 98195-2205
Owner's Consultant:	Katie Pratt and Spencer Howard Northwest Vernacular 3377 Bethel Rd SE, Suite 107-318 Port Orchard, WA 98366

2. Architectural Description

For contemporary and historic images, see Figures 16-33. The building was first occupied in the fall of 1963.

CAMPUS SETTING AND SITE

Located in the northeast corner of the campus, Haggett Hall is between McMahon Hall (1965) to the south and Willow Hall (2018) to the north. The residence hall stands on a steeply sloping, heavily wooded site with views of Lake Washington and the Cascade Mountains to the east. Student access to the building is primarily from the west, via a pedestrian bridge that spans a shallow ravine, connecting Whitman Court NE to the entry plaza. The heavily wooded site falls nearly 40-feet from its western boundary along Whitman Court NE to its eastern boundary, exposing four basement level stories, one of which is a single common area level with the remaining three serving as a parking garage. (see Figure 21, 42-45)

Vehicular access to the building's parking garage is via the east gated entry to campus at Pend Oreille Road NE, and follows Whatcom Lane to the north until it dead ends at the southern grade level garage entries. A concrete stairway south of the building ascends the steep slope, providing a pedestrian connection between the parking garage and Whitman Court NE.

The setting within this northeast corner of the campus changed slowly due to the steep topography. Bebb & Gould's 1915 master plan for the campus proposed only faculty residences near the future site of Haggett Hall and instead placed dormitories along the more level northwest side of campus. Revisions to the master plan in the 1920s even removed all development from the steep slope along the northeast side of campus.

The 1934 plan by Bebb & Gould brought the steep slope back into play as a framework around the central Y-shaped campus layout. Moving dormitories to the outer edges kept the west side of the campus open as a transition and green space and focused the flow of students from the east edge into the core of the campus. The campus oriented on NE Campus Parkway with the 'Y' branching off the central plaza. This layout marked the first planning of a series of dormitories along the top edge of the steep east slope, which remained in place through 1945 as the master plan. (see Figures 10-11)

Post World War II increases in student enrollment, associated growth, and immediate need for additional development within the campus significantly changed how the university managed campus development. In their 1949 master plan for the campus, John Paul Jones and Leonard Bindon shifted dormitories back to the northwest side of campus. This avoided development along the steep slope and infilled the transition area established by the 1934 master plan. The 1949 master plan also clustered additional growth along the relatively level areas in the southeast, and southwest portions of campus, and along NE Campus Parkway. (see Figure 12)

The 1960 master plan prepared by Paul Thiry and Lawrence Halprin laid out a plan for an immediate 10 years of development to absorb growth, as well as a long-term density increases within the core campus. The master plan showed McCarty Hall (1960) and the building's south addition, built in 1962. The master plan sought to extend the axis of the quad (flanked by Savery, Raitt, Smith, and Miller halls) further northeast (removing Lewis Hall) and then redirecting the axis east and down the slope towards Montlake Boulevard NE. A series of buildings and terraced landscaping would have flanked this new extension. By 1961, the University constructed a series of terraced parking areas along the slope that transitioned down towards Montlake Boulevard NE. (see Figure 13)

By 1961, the University was already changing the 1960 master plan. Design work for Haggett Hall was well underway in 1961, and its layout departed significantly from the 1960 master plan. The approach of constructing Haggett Hall effectively on stilts with a bridge connecting the main campus grade level was a practical approach to the topography but departed from the 1960 master plan vision of extending a landscaped axis down towards Montlake Boulevard NE. The previously constructed terraces were removed as part of Haggett's construction.

The 1962-plan included the first schematic layout for Haggett Hall along with two outlying towers and created a hard edge along the northeast side of campus. A revised version of the 1962 plan shows Haggett Hall with another similarly massed building to the south. The density of academic buildings within the core campus envisioned in these plans required dormitories to be pushed to the outer edges of campus. The design approach taken with Haggett Hall established a wall along the east edge with front (facing campus), and rear (facing east) facades. No design effort was made to develop an approach to the steep slope that integrated it into the core campus. (see Figures 14-15)

The 2014 northeast campus plan embarked on integrating the northeast edge of campus and softening the wall along the top edge of the east slope. This involved the first substantial regrading of the east slope to both extend the campus grade level northeast between McMahon Hall, Lewis Grove, and Denny Field for five new dormitories with outdoor courts/landscaped areas between the buildings that tie in with the overall campus design. The original McCarty Hall was demolished and three new dormitories, McCarty, Madrona, and Willow halls, constructed with work completed in 2018.

THE BUILDING AND CHANGES THROUGH TIME

The building's H-shaped plan opens to the campus to the east and views to the west. The building features a square, 4-story base. Residence towers, 9-stories in height, define the north and south sides of the 'H' with a single-story commons area and plaza between the towers. Enclosed walkways link the single-story commons area with the towers. At the plaza level an open walkway extends around the footprint of the entire building. The building abuts the hillside on the west with an open structure on the east.

Landscape

The landscaping provides slope stabilization and partially screens the front of the building. Plantings along the front (west) side consist of maples, pine trees, dogwoods, and cottonwood trees, as well as rhododendrons. Vegetation along the slopes to the rear (east) side of the building consist of a mix of blackberry vines, ferns, and low shrubs. Planters on the west side of the plaza contain small Japanese maples. The trees provide a visual screen and shading from the sun for dorm rooms, as well as, stabilization for the steep slope.

Foundation & Structure

The building features reinforced concrete footings carrying the building's structural columns from which the curtain wall hangs. Exposed, reinforced concrete columns extend from the footings to the roof slab with the pre-cast panels and aluminum window assemblies at each story attached to the sides, leaving the face exposed. At the grade and plaza levels the columns remain fully exposed. Floor plates within the building's base portion consist of waffle slab construction with concrete slabs in the towers. A utility tunnel connecting to the larger campus network runs east/west through the south end of the building's central portion below the basement level.

Exterior Walls

The building's exterior consists of a base, plaza level, and towers. The west and south facades are the front, with the east and north serving as rear facades.

The base extends from grade up to the bottom of the plaza level. Pre-cast concrete structural panels with decorative relief wrap the upper portion of the base on the west, north, and south sides of the building with exposed concrete columns and open bays below. The panels are hung from the concrete floor plates and columns. Window openings occur in the pre-cast panels along the south, east, and north sides of the building. The open bays along the south side also function as openings for the parking garage. Due to the steep grade there is approximately 5-feet of columns visible above grade on the west side of the building, with visibility increasing along the north and south sides as grade drops away towards the east. At the east side the lower two-stories consist of open column structure above exposed soil slopes. The rear, central portion of the building's base consists of solid concrete railings at the parking garage level with a band of windows just below the plaza level at the conference area. (See Figures 22-23)

The plaza is at the same general grade level as the campus to the west. Students arriving to the building enter at the plaza level, walking across a 20-foot wide concrete bridge and arriving at the 1-story commons area. Glass enclosed vestibules lead from the commons area to both towers. Slender pre-cast cruciform concrete columns support floor to ceiling glazing between the columns. The open plaza continues east of the commons area. An open-air walkway recessed within the towers at the plaza level extends around the perimeter of the building. A plastered soffit with recessed lighting extends above the walkway. A painted metal railing consisting of slender metal balusters angled inward and

welded to a perimeter, painted steel band attached to the outer face of the plaza deck wrap the perimeter of the walkway and the concrete bridge.

The corrugated sides of the towers correspond to stacked levels of dormitories. The glass curtain wall portions of each tower's cladding occur at the centrally located common area at each story. Pre-cast concrete panels, 3-inches thick, with an exposed aggregate finish hang from the building's concrete structure. Concrete floor plates support each floor level and project out on the sides to create the corrugation. At each story, alternating windows and louvers provide day lighting and ventilation to individual dorm rooms. A band of concrete with pre-cast window hoods and sills links vertically the series of windows and louvers at each story. Exposed columns set between the pre-cast panels are paired at the east and west ends. Elastomeric caulking seals the joints between the panels. The pre-fabricated window wall system consists of an aluminum frame supporting individual window units and attached to the columns. Metal panel spandrels at each floor level and at the roof cover the floor slab connection. (See Figures 24-26).

Roof

Tower roofs consist of a flat concrete roof slab with projecting concrete eaves with a thin outer edge. A concrete band with a projecting lower drip edge wraps along the upper wall portion below the eaves. Tapered concrete elevator and stairway over-runs project above the roofline.

The plaza level common area features a corrugated profile with standing seam metal roofing and concrete eaves consisting of pre-cast panels. Aluminum sash skylights with a polycarbonate cover run along the ridge of the corrugation providing diffused lighting for interior spaces. Round, painted metal light fixtures drop down from the concrete eaves to provide exterior lighting. Flat concrete roofs extend out over the walkways to each tower.

The concrete deck of the plaza serves as the roof for the base levels. The plaza consists of a series of structural concrete slabs topped with a membrane and then topping slabs. Hexagonal planters on the plaza feature seating around a central planter.

Windows

Two main glazing configurations provide day lighting for the building's interior spaces. Sash consist of anoclad aluminum frames with elastomeric sealant around all metal/concrete transitions. Anoclad is an oxide layer, which can be dyed different colors, chemically bonded to the aluminum through an electrochemical process to protect the metal from corrosion. Window configurations follow by location:

- Type 1 is a large fixed sash with a narrow awning sash above. These occur at the dorm rooms. These rooms also have an aluminum louver with screen and an interior door to open and close the opening.
- Type 2 is a large fixed sash with a pair of narrow rectangular sash below. The lower sash can be fixed or awning.

- Plaza common areas have two small fixed sash set in a metal frame serving as a bulkhead with a large upper sash above. All are set within the column bays with a triangular sash extending up between the concrete eaves at the east and west ends of the common area. This same pattern continues along the enclosed vestibules to each tower. At these locations the glazing is set between steel columns matching the profile of the concrete columns at the common area.
- Plaza and base level offices consist of a large fixed upper sash with two awning sash below.
- Base conference areas have each bay between the concrete columns composed of 4 window units, each consisting of a large fixed upper sash with two smaller rectangular sash below. Each of the lower sash function as awning sash.
- Residence common areas have a mix of both types. Within the curtain wall system, at each story there are 3 tall rectangular windows per bay. The central window has a large lower fixed sash with a small upper awning sash. The two flanking windows have large fixed upper sash with two narrow lower sash, the upper of which is an awning type sash. The 6th story has only a single set of lower rectangular sash. Spandrels consist of insulated metal panels.

Interior

The interior layout generally consists of three main functional areas: 1) support functions in the base level; 2) plaza level common area for building residents; and 3) student housing and associated function spaces in the towers. The west walkway bridge leads to the central commons areas. The enclosed walkways extend to the north and south to connect with the central stairwell and elevator core in each tower, which connects with both the student housing and base level support spaces. Egress stairwells are located at the east and west ends of the towers.

Base level support spaces

There are four levels within the building's base. The first three floors provide on-site parking. The west wall of these stories also serves as a retaining wall. The fourth floor, just below the plaza level, consists of a commercial kitchen and catering preparation areas along the center and center west portions of the floor. Cold storage rooms are located along the far west wall. Offices extend along the outer north and south sides, with a large common room and meeting space with retractable partitions along the east side of the floor. A loading dock extends off the north side at the west end, connecting to the north service drive. The base level of the stairwells features a cobble stone fill within the stairwell.

Plaza level common area

The common area consists of a 60- by 70-foot enclosure with entrances at the north and south ends of the west façade (see Figures 27, 29). Wide corridors extending from these

entrances connect to the main north/south corridor, which jog around central offices spaces within the common area and link to the towers. On the west side of the common area is the mail area, Resident Advisor's office, reception desk, and central offices supporting the residential hall. On the east side is an open common room with a free-standing reinforced concrete fire place and hearth centrally placed on the west wall (see Figure 28). Sliding doors at the north and south sides provide access to the plaza, with an additional two sets separating the space from the enclosed corridor to the west. The fire place and hearth have an exposed aggregate finish with painted plaster sides. Teak paneling salvaged in 1960 from the deck of the decommissioned World War II battleship the *USS Colorado* clads the walls to either side of the fire place and is used at the west offices. Couches, chairs, a pool table, and foosball table provide common use amenities for hall residents. Acoustical tiles clad the ceiling.

At the base of each tower is a lobby that connects to the enclosed vestibule leading to the common area. Each lobby is a long-rectangular volume with elevators at either end and a large open stairwell in the west portion. The common areas on each of the residential floors above matches the same lobby footprint. The stairwell descends to the support and meeting spaces on the floor below, as well as up to the second floor of the tower (the plaza level of each tower is the first floor of each tower). To the north and south of this lobby are the dorm room for the on-site Resident Advisor and a study hall for students, respectively.

Tower level student housing

There are 9 floors within each tower, including the plaza level of each tower. Circulation is the same within each tower and operates around the central common area on each floor and two narrow, parallel hallways connecting to the dorm rooms. The common area matches the footprint of the first floor/plaza level lobby. Elevators provide the principal means of circulation and are located on either end of the lobby.

Two-story, atrium type common areas connect floors 1 and 2, 3 and 4, and 5 and 6. Each common area features a central two-story volume with a perimeter walkway at the upper level. An open stairway at the east end connects the two levels. Lounge areas at the lower level, along the inner side of each tower, extend out to the perimeter curtain wall and are two-story open volumes. The outer sides of each tower off the central common area contain dorm rooms. At floors 1, 3, 5, 7, and 8 these are two rooms with a shared bathroom with separate doors. At floors 2, 4, and 6 these are a single shared room (see Figures 30-34).

At each of the upper tower floors, a pair of narrow, concrete-wall hallways extend from the east and west ends of the common area. These service the angularly shaped dorm rooms along the perimeter and shared bathroom and shower, and small study areas along the center of the floor. There are 26 residential dormitory rooms per floor (12 to either side of the common area). Typical of dorm room design, the beds and desks are along the outer walls leaving the central area open for circulation. Each 148-square foot room (shared by two students) has one window (3-foot-6-inch wide) and a louvered opening (1-foot-2-inch

wide) on the opposite wall. The window and vent placement allow for cross ventilation. A small triangular closet provides additional shared storage space for each room.

Alterations

Dates provided for alterations are based on drawing dates and not completed work. Original design drawings for the building dated to 1961. Depending on the scope and complexity of the projects some extended for a couple years, while others were completed the same year as the drawings were prepared. Overall the building exterior retains a high level of integrity and original visual character. Both interior and exterior changes are addressed in the following list of alterations.

Below are key changes for the building which have a critical impact on its integrity and visual character:

- 1982: Partitioning of the former library along the west side of the plaza level common area into smaller office spaces.
- 2006: Conversion of the outer portions of the former common area lounges at floors 2, 4, and 6 in the towers to additional dorm rooms, and extensive remodeling to the bathrooms and showers on each floor.
- As a residence hall, the building has had its fire alarms, sprinklers, and building systems continually upgrade for student safety. The heating system for the building has been a continual issue. Within the first year of occupancy residents could not get the temperature above 60-degrees Fahrenheit in winter and in recent years residents have been unable to adequately cool the building spaces.
- The dining level directly below the plaza underwent multiple alterations to improve the flow of students picking up meals, then conversion of outer northeast and southeast former dining spaces to offices, followed by adding retractable partitions within the east portion of the floor for conference room use once student meals were no longer served and the kitchen transitioned to function as a catering-oriented facility.

Undated alterations include the following:

- Re-caulking of sealant joints between concrete cladding panels and around window openings.

1962

Work during this period involved multiple revisions to the 1961 design and approval of window fabrication.

1963

Work involved finishing out last details and revisions to the original design. The building was first occupied in the fall of this year.

- Interior finish details, including desk lamps, TV antenna system, parking level mechanical changes, and electrical revisions.
- Extending an additional water line to service the building.
- Glazing of the plaza level.
- Railings added at the ends of the corridors in front of the window.
- Concrete benches and stairs originally designed for the west bridge were removed from the design and the flat span constructed.
- Final layouts for dorm rooms, consisting of two beds with associated desks and bookcases built in around the perimeter.
- Revisions to serving counters and former dining hall furnishings.
- Revisions to the fire place in the common area.
- Screen and wall finish changes in the dining area, removing previously designed metal corner guards and screens.
- Adding the dorm rooms for the resident advisors at the base of each tower on the west end.

1964

This year brought a flurry of small projects, undertaken mostly by facilities staff.

- Work upgraded telephone conduit in the building, added a paging system, and corrected issues with ground water seepage along the steep slope by creating small trenches feeding small basins to collect the water.
- Work added student lockers for storage at the plaza level.
- A new crushed rock access road was added off the rear of Haggett Hall, extending north, and the existing curved service roadway along the north side of Haggett Hall connecting to Whitman Court NE was resurfaced.
- Painted metal hand railing (matching the railing at the plaza level) installation along Whitman Court NE along the sidewalk above the steep slope and planting of the slope below.

1965

Work involved minor shelving and coat room alterations by facility staff, and the first assessment of deficiencies in the building's heating system by the University, followed by repairs to improve the system.

1966

Work added a new chute for sending refuse to the incinerator in the building's boiler room.

1967

Work revised the ventilation system within the dishwashing room supporting the former kitchen.

1968

Work installed new fire dampers at the garbage chute as part of a fire safety upgrade and connected the building to the campus central fire alarm system.

1970

Work converted an existing storage room at the dining level into a new walk in freezer.

1971

Work converted an existing dining level space into a dark room for photographic negative development.

1972

Work added numbers to exterior doors, updated the building's switchboard, and installed new expandable screens at either end of the kitchen and dining area. These expanded metal screens closed off the area where students would queue up to enter the kitchen to pick up meals before proceeding to the former dining area along the east side of the floor. The University also commissioned a study of the barely 9-year old heating system to determine the cause for high maintenance costs and ongoing low room temperatures (not climbing above 60-degrees Fahrenheit in winter) since first occupancy.

1973

Work installed a new electric range in the kitchenette on the 5th floor of both towers, replacing previous hot plates.

1974

Work accomplished both interior and exterior upgrades.

- Upgraded lighting within the dish washing area at the dining level and installed a new dishwasher.
- Resealed curtain wall joints on the south facade of both towers.
- Repainted the common areas and refuse rooms on all floors of both towers. This work painted all vinyl fabric covered walls, acoustic tiles, plaster ceilings, stairwell trim and balusters, under stairs, and doors.

1977

Work enlarged drains and the collection tray supporting the dish conveyor belt in the dining area.

1978

Work involved upgrades to the electrical service at kitchenettes in the towers used for hot plate plugin. The University also commissioned a life safety analysis of campus residence halls, with recommendations for improvements, which included sprinkler, signage, and alarm upgrades for Haggett Hall.

1979

Work included implementation of fire safety improvement work recommended in 1978, including smoke detector additions. Utility additions were also made to storage rooms off the parking garage.

1980

Work during this period replaced domestic water piping throughout the building, added sprinklers within the common areas on each floor (bolted to the face of the ceiling slab), and made fire alarm upgrades throughout the building. Removed the annunciator in the common area and replaced all existing flush mounted fire alarm pull stations. Upgraded the building's emergency power system, which included modifications to mechanical spaces.

1981

Work during this period upgraded the kitchen areas, added a trash compactor, and modified an exterior panel for a new exhaust vent.

- Added an exhaust hood for a portable griddle in the kitchen area, which included cutting an opening on the west facade to provide exterior ventilation.
- Upgraded electrical service to the elevators and new cash register stands and a beverage station in the dining area. Reconfiguration of the north and south entrances to the kitchen/food service area adding new partitions and a secondary entrance, which are existing walls at these locations.
- Installed a trash compactor off the north side of the building adjacent the loading dock, which included running new electrical service to this location, removing several small trees, building a platform for the compactor, and expanding the driveway to allow trucks to back up to the compactor.

1982

Work during this period consisted of a partitioning off a new space in the common area along with broader electrical and mechanical upgrades.

- Upgrades to time clock relays and fan controls, and the addition of exhaust hood air capture baffles in the kitchen.
- Lighting upgrades in the serving area for the kitchen, and modifications to the north serving area adjusting cash register locations and electrical.

- A new partition added within the common area, at the southwest corner, adding a wood stud partition with relites to create a new room.

1983

Work during this period expanded office space at the dining level along the north side of the floor. This work involved cutting new openings in CMU walls and removing existing doors. Smaller projects added a washer and dryer in the kitchen, along with smoke detectors and door hold opens in the dining area.

1985

Work during this period consisted of building systems upgrades.

- Installed electric/hydronic baseboard heaters in the resident and assistant resident director's apartments, located at the plaza level at the west end of both towers.
- Installed a fire damper and smoke detectors in mechanical spaces within the building.
- Completed upgrades to the parking garage lighting.

1986

Work during this period upgraded heater controls within the building.

1987

Work during this period consisted of safety and systems upgrades.

- Installed emergency telephones within the parking garage.
- Undertook fire safety improvements to the building, including smoke/heat detector upgrades.
- Upgraded the building's energy management control system.

1991

Work during this period remodeled the serving area at the kitchen, adding new partitions, counters, and food distribution areas for students to pass through and collect their meals.

1992

Work during this period replaced the building's water heaters and replaced the building's roof (at tower locations only) and upgraded roof drains as part of this work. This removed the previous built-up roof and insulation and installed new insulation and membrane roofing.

1993

Work during this period improved ventilation for the resident assistant showers and made upgrades to the electrical room servicing the building.

1994

Work during this period repaired storm drains off the northeast corner of the building.

1995

Work during this period removed PCB contaminants from the building's electrical rooms following transformer replacement. Minor upgrades were made to the elevator machine rooms at the penthouse level.

1999

Work during this period upgraded the building's fire sprinklers, fire alarm, and detections systems.

2003

Work during this period upgraded the building's fire alarm system.

2006-2007

Work during this period spanned two years to phase in common area alterations within each of the towers to create additional dorm rooms. The project completed the south tower first, and then moved to the north tower.

- Extended fire sprinklers to the building's four elevator machine rooms located on the roof, and upgraded exhaust fans for the two towers, connecting intakes at each floor to a central stack that pulled air to the roof and allowed for pressurization of the elevator shafts.
- Replaced piping in the ceiling of the plaza level.
- Work upgraded plumbing and remodeled the common bathrooms and showers on each floor within the towers, with all new interior finishes and fixtures.
- Removed vinyl asbestos tiles within the tower hallways and provided new flooring.
- Remodeled common areas within the towers at floors 2, 4, and 6 to convert the outer portion of the common area into dorm rooms. Removed raised perimeter benches, carpeting, and wood benches along the outer seating area and replaced with new carpeting and rubber base. Installed wardrobes, beds and desks for resident use. Constructed partition walls with fire rated doors to separate the new room from the remaining central portion of the common area. Installed new ceiling tiles within the common area and new rooms.
- By 2006, added partitions in the plaza level common area created another office space in the northwest corner.
- Seismic hazard evaluation report prepared for the building in 2007.

2008

Work during this period added rooftop cellular antennas along the sides of the elevator over-runs, and equipment installation in the basement.

2009

Work during this period added additional rooftop cellular antenna equipment, along with supporting equipment in the basement mechanical spaces, and exterior wall mounted generator plug on the east side of the building.

2011

Work during this period included upgrades to the building's fire and life safety monitoring and notification systems.

2012

Work during this period included additional cellular antenna installations on the tower roofs, replacing previous antennas with upgraded units.

2013

Work during this period included high voltage infrastructure upgrades for the building, these occurred within basement mechanical spaces at the west ends of both towers.

2015

Work during this period included additional cellular antenna upgrades.

3. Historic Context and Significance

EARLY DEVELOPMENT OF THE UNIVERSITY

The University of Washington began as the Washington Territorial University in 1861 when the Washington Territorial Legislature incorporated the school. The university, the first university in the territory, opened its doors to 30 students on November 4, 1861. The original campus was located on a ten-acre parcel in present-day downtown Seattle, then the outskirts of Seattle. That property was donated by Arthur and Mary Denny, Charles and Mary Terry, and Edward Lander.¹ The university did not maintain consistent student enrollment over the next decade, opening and closing depending upon enrollment numbers.² The first graduate, Clara A. McCarty, graduated in June 1876. By the early 1880s, the university was more financially stable, through private donations and appropriations from the Legislature, and had steadily increasing student enrollment. In 1889 the university became the University of Washington as Washington gained statehood.

As the university flourished, the original campus became increasingly inadequate to support the growing institution. In 1891 the state legislature looked to a new site along Union Bay, initially purchasing 160 acres, and then another 580-acres in 1894.³ The university hired architect William E. Boone in 1891 to create a comprehensive plan for the new campus, but the Boone Plan, as it was called, was deemed too extravagant and not implemented. Not only did the new site dramatically increase the size of the campus, but the university's move to the site removed the school, at the time, from city life.

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

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

Following the implementation of the Oval Plan, a series of campus plans were created and implemented to manage development on the university campus. Design and construction

on Haggett Hall (the nominated property) occurred between the development of a master plan in 1960 and a 1962 plan.

The following is a list of the plans created for the university, largely summarized from the 2017 “Historic Resources Survey and Inventory of the University of Washington Seattle Campus” (Figures 8-15).

- 1904 Olmsted Plan. The Regents hired the Olmsted Brothers, the renowned landscape architecture firm, to design a new campus plan to incorporate land to the south of the Oval Plan campus. This plan emphasized alignments between buildings rather than views outward, resulting in an inwardly focused campus. Although a comprehensive plan, it was never implemented because soon after its completion plans were underway for the 1909 Alaska-Yukon-Pacific Exposition.
- Alaska-Yukon-Pacific Exposition (AYPE), 1909. The Olmsted Brothers designed the AYPE fairgrounds on the lower, undeveloped portion of the campus (southern two-thirds). The current road infrastructure, such as the central axis of Rainier Vista, and scenic vistas on the lower campus largely date from this period. The AYPE layout differed from the Olmsted’s general layout for the campus particularly with its emphasis on outward vistas.⁴
- Regents Plan of 1915. Local architect and founder of the university’s newly formed architecture department, Carl F. Gould designed this new plan. This plan became the guiding document for the university for the next two decades. The Regents Plan followed a simplified version of the Beaux Arts-design of the Olmsteds’ plan. Collegiate Gothic was established as the predominant architectural style for new construction, which persisted into the 1950s. The plan established groupings of buildings on campus with the liberal arts programs on the Upper Campus, administrative and library facilities on a quadrangle at the center of campus and science programs along Rainier Vista and southern campus.⁵ (see Figure 8)
- 1920 Revised Campus Plan. This plan laid out an estimated 100 acres which were previously submerged but exposed following the completion of the Lake Washington Ship Canal. This plan did not substantially affect the main campus. (see Figure 9)
- 1934 Regents Plan. This plan, adopted during the Great Depression, called for new dormitories near the north and northeast parts of the campus. This plan retained many elements of the 1915 Regents Plan within the core campus. (see Figure 10)
- 1948-49 Plan by Bindon & Jones. This plan reflected the university’s growing enrollment, recommending the acquisition of additional acreage southwest of the original campus (the Northlake area) and the creation of additional student housing (dormitories and married student housing). (see Figure 12)
- 1960 University of Washington Master Plan. Developed from a series of master plans prepared by Paul Thiry and Lawrence Halprin, this plan sought to provide an organized framework for both an ambitious program of development during the

1960s, and long-range development goals. This plan sought to extend campus axis east toward Montlake Boulevard NE. (see Figure 13).

- 1962 General Development Plan and 1965 General Planning and Development Plan. These plans, designed by Paul Thiry (1962) and Walker & McGough (1965), recommended the introduction of larger developments on the campus including the plaza garage, Red Square and surrounding buildings, additions to Suzzallo Library, and a range of new buildings (science, medical, professional, recreation, and residential).⁶ These plans also substantially reconfigured the northwest portion of the campus. (see Figures 13-14)

PATTERNS IN STUDENT HOUSING

The first dormitories constructed on campus were built in 1896 with one dorm housing male students (Lewis Hall) and the other housing female students (Clark Hall). The two dorms were typical of early campus housing, with small double rooms for up to 75 students each, with dining rooms, living rooms, and kitchen facilities on the lower levels. Both were later adapted for academic uses.⁷ The floor plate layout for these dorms consisted of a double loaded central corridor with common study areas and bathrooms on each floor.

By the early 1900s, on-campus student housing was beginning to be supplemented by the “Greek” system with the construction of fraternity and sorority houses just north of campus. The university added to its on-campus housing stock when it converted two World War I training camp dormitories into men’s dormitories. The buildings, the U.S. Naval Training Camp’s Aviation Dormitory and the Naval Officers’ Dormitory, were built in 1917 along Montlake Boulevard near the site of present-day Husky Stadium and converted to university housing in 1919.⁸ The buildings were named Terry and Lander halls (demolished in 1928 and names reused on 1950s dorms). The 1934 Regents Plan established the northeast portion of campus as the site for new residential hall construction. Hansee Hall, a dormitory for women, was constructed in alignment with this plan in 1937. Hansee used the same double loaded corridor layout as Lewis and Clark halls, with shared bathrooms on each floor and study areas grouped on the first and fourth floors.

The 1944 G.I. Bill—which provided tuition, subsistence, books and supplies, equipment, and counseling services to veterans as they continued their school or college education—dramatically increased student enrollment in higher education programs around the nation and the University of Washington was no exception.ⁱ The university had to respond to these growing numbers and providing additional student housing options was one result. As part of this next phase of growth, the university constructed and/or leased mostly off-campus student housing built after the end of WWII. Beginning in 1945, the university erected a series of prefabricated duplexes, called Union Bay Village, east of campus in the

ⁱ The G.I. Bill was formally known as the Servicemen’s Readjustment Act. The bill has been extended multiple times since its first expiration in 1956.

Laurelhurst neighborhood. This housing was for married students, many of them returning veterans.⁹ The university purchased Sand Point Homes in 1956, a low-rise apartment complex constructed by the Seattle Housing Authority for workers at the Sand Point Naval Air Station, which was located just a few miles northeast of the campus.

Post-war construction on campus, which extended to the new residence halls, demonstrated a stylistic shift away from the Collegiate Gothic established by the 1915 Gould Plan towards Modernism. Architects were encouraged to experiment with their designs on campus. Terry Hall (1953, demolished 2014) and Lander Hall (1957, demolished 2012) were the first post-war dormitories constructed on campus and they were designed to house male students. The designing firm for both buildings was Young, Richardson, Carleton and Detlie. Terry and Lander halls were constructed on NE Campus Parkway, west of the Central Campus. Both buildings featured a double loaded corridor plan with shared bathrooms.

As an increasing number of women enrolled at the university, it became clear the campus lacked enough housing for women. In 1957 the university began to design and prepare for additional housing to meet the demand. Paul Thiry's 1960 master plan grew from this effort and established a vision for extending the campus to the northeast to accommodate the housing demand.¹⁰ McCarty Hall, built in 1959, anchored both the 1960 master plan vision for the northeast corner of the campus, extending east and south from Hansee Hall, and addressed the need for housing for women.

A dormitory for women, McCarty Hall, was the forerunner for this series of northeast campus dormitories, with preliminary design work started in 1958, designs completed in 1959, and the building and its addition were part of the 1960 master plan. The building was designed by the firm of Young, Richardson, and Carleton, the same firm that designed Terry and Lander halls. McCarty Hall established a new form for residence halls that consisted of a central block containing administrative and food service functions flanked by dormitory wings. The building also introduced a new layout to the campus for residential floors. This consisted of two narrow, parallel corridors with a central function space. Dorms were placed along the outer walls for light and ventilation, while the inner core provided common bathroom, study and common areas. The building was constructed in two phases between 1960 and 1962. Named for the university's first female graduate—Clara McCarty, who graduated in 1876—the first wing of McCarty Hall was completed in early 1961. A second wing of McCarty Hall, slightly south of the first building along the east slope, opened in fall 1962.

Due to the pressing need for on campus housing, dormitory construction continued at full-speed after McCarty Hall, with Haggett Hall going up in 1963 and McMahon Hall in 1965, both designed by the firm of Kirk, Wallace, McKinley & Associates. In part to expedite placing Haggett Hall into service, the design work started in 1960 just as the first phase of McCarty Hall was completed and replicated the same functional elements from McCarty Hall within a more compact footprint. This included the central block with administrative

and food service functions, with the dormitories as towers above. Each of the towers used the same narrow, parallel corridor layout established by McCarty Hall.

McMahon Hall, with design work completed in 1963, finished out the series of dormitories along the top edge of the east slope. Its dramatic departure from the parallel corridor to a clustered layout reflected the fruition of the background research done by the architectural firm of Kirk, Wallace, McKinley & Associates. McMahon Hall was also the first dormitory on campus to allow men and women to occupy the same wing. McMahon Hall (1965) had initially planned to house women in one wing (the south wing) of the building and men in another (north wing). However, due to enrollment numbers, McMahon Hall did not fully segregate men and women allowing men students to occupy three floors of the south wing.¹¹

The next building constructed south of McMahon Hall was Padelford Hall, an academic building, with design work started in 1963 and designs by architects Walker & McGough completed in 1965.

Relative to other universities in Seattle and state-wide student housing trends, the rapid growth in high-rise dormitories at the University of Washington during the 1960s was echoed locally at Seattle Pacific University and Seattle University, and state-wide at Western Washington State University in Bellingham, and Washington State University in Pullman. Both The Evergreen State College and Central Washington University have continued to utilize mostly three to five story dormitories.

The use of high-rise towers provided an immediate influx of on-campus housing for students during the 1960s to accommodate the rush of new students born right after World War II. Seattle Pacific University constructed Hill Hall in 1962 and Moyer Hall in 1963 followed by the six-story Ashton hall in 1965. Seattle University built the seven-story Bellarmine Hall in 1960 followed by the twelve-story Campion Hall in 1965. Western Washington University constructed the nine-story Mathes Hall in 1966 and the ten-story Nash Hall in 1967 to provide student housing. Western Washington is on a constrained site along Bellingham Bay and the west slope of Sehome Hill, with abutting residential neighborhoods. Washington State University constructed a series of new residential halls in the 1950s and 1960s, starting with smaller four- to five-story buildings, such as Kruegel-McAllister Hall in 1957. By the 1960s, WSU had a series of new high-rise dormitory towers under construction, including Gannon-Goldsworth Hall (1961), Rogers-Orton Hall (1963), and the three towers of the Stephenson Complex (two in 1966, third in 1969). (see Figures 46-55)

CONSTRUCTION AND USE OF THE BUILDING

The Regents hired the firm of Kirk, Wallace, McKinley & Associates in 1960 to design a 600-student residence hall on the northeast corner of the campus, near the new women's hall. According to a September 17, 1960, article in *The Seattle Times*, initial plans for the new residence hall were for it to house male students and then transition to women's housing following completion of another men's dormitory.¹² Plans changed for this dormitory as the

enrollment numbers of women students increased beyond initial projections and the new dorm was then planned as a women's dormitory (referred to as "Women's Residential Unit III" by 1961). However, plans changed once again, and men and women were each placed into separate towers with McMahon being the first campus dormitory to integrate men and women in to the same wing (Residence Hall Unit III; Unit II was McCarty Hall, and Unit IV was McMahon Hall).¹³

The concept of co-educational housing was still fairly new at the time but had been implemented at a few other West Coast universities, including the University of California, Berkeley. J.A. Pringle, Directory of Student Residences at the University of Washington, and David A. McKinley of the recently hired architecture firm of Kirk, Wallace, McKinley arranged a visit to UC Berkeley to view newly constructed residence halls and discuss co-ed housing. McKinley and Pringle received a private tour of the new dormitories with Dean Strawn of UC Berkeley.¹⁴

In addition to touring other co-ed dorm examples, the architects wanted to know more about the psychology of young adults in order to best design the new residential hall. Paul Hayden Kirk and David A. McKinley, Jr., from the architecture firm met with 11 doctors from the Blakely Clinic (a recent design by Kirk) to discuss how to create an "optimum living environment that will solve both the academic and social aspects of college life."¹⁵ Other topics discussed at the luncheon included:

- Size of student lounges (i.e. ideal number of students per lounge),
- Arrangement and location of lounges,
- Flexibility of multiple-tower designs, and
- Variety of room designs (single, double, and triple occupancy) to satisfy a range of student preferences.

Discussion at the meeting concluded that student lounges should be centrally located and that access to the dormitories should route through the lounges to promote social contact. The group also concluded that the ideal number of students per lounge was 40 to 50 students, with the range being 30 to 75 students. Due to the pace of design work, the firm utilized design principles established by McCarty Hall and ultimately applied this research to the firm's design of McMahon Hall and its clustered floor plan layout avoiding the long, narrow hallways that feed rooms off the lobbies in Haggett Hall.

Paul Hayden Kirk is the architect of record for Haggett Hall, but the project drew in many of the firm's resources, with Don S. Wallace coordinating much of the day-to-day contracting on the project, handling change orders and invoices. The firm's third partner, David A. McKinley, Jr., also played a significant role in the background research for the design of the building as well as the management of the project. Several firm associates were drawn into the project as well, assisting with everything from furniture selection to the recommendations for plants to be included in the landscaping.¹⁶

Preliminary plans for the building were approved in April 1961, the university put out a call for bids in December 1961, and construction on Haggett Hall began in 1962. The building was named after Arthur and Winnifred Haggett. Dr. Arthur S. Haggett was a former Dean of the College of Liberal Arts (1911—1917) and taught Greek from 1902 to 1911. His wife, Ruby Winnifred (nee Sunderlin) Haggett, was an associate professor in the English Department and served as the UW Dean of Women (1923—1931). She retired in 1939.¹⁷

Haggett Hall was completed in 1963 and students moved into the new dormitory in the fall of 1963. A feature in *The Seattle Times* showcased the new dorm, highlighting the efficiency of its built-in furniture (desks, cabinets, bookcases, and beds) and comparing its modern facilities to older dorms on campus.¹⁸

In 1964, the Seattle Chapter of the American Institute of Architects awarded honors to four buildings and Haggett Hall was one of the recipients. The university's new Forest Sciences Laboratory, the Wendell H. Lovett residence, and the Japanese Presbyterian Church (also designed by Kirk, Wallace, McKinley & Associates) were the other three recipients. In regard to Haggett Hall, the jury noted, "a highly limited and technically difficult problem has been solved with profound social and psychological understanding, design imagination and technical proficiency."¹⁹

Architectural Style

Haggett Hall is an example of Modernist architecture in the 1960s, as applied to an institutional residential hall. The building's design is not easily defined by one architectural style and features elements of a few styles. The building has elements of Brutalist architecture with its heavy concrete base, bulky massing, concrete frame structure, repeating modular elements, and various textures on its deck, floor, and wall surfaces. Haggett Hall also features elements of New Formalism. It is set on a podium (the plaza level of the building) and has modern interpretations of classical components, with its symmetry and tower wall planes forming the appearance of a colonnade. The folded plate roof of the central lounge, connecting the two towers, is another hallmark of New Formalism.

The panels appear to have been designed by James FitzGerald, a Seattle and Lopez Island-based sculptor: correspondence between Kirk and FitzGerald refers to scheduling the installation of the panels.²⁰

ARCHITECTS

The design of Haggett Hall was created by the Seattle architecture firm Kirk, Wallace, McKinley & Associates, with Paul Hayden Kirk serving as the architect of record. However, the project relied on the skills of Kirk's partners, with Don S. Wallace coordinating much of the day-to-day contracting for the project and David A. McKinley, Jr., providing project management and background research for the building's design.

Kirk, Wallace, McKinley & Associates was formed in 1960 when Paul Hayden Kirk (1914—1995) promoted his associates Don S. Wallace (1915—2004) and David A. McKinley, Jr. (born 1930), to full partnership. Kirk's practice had been reorganized in 1957 to add associates

(Paul Hayden Kirk & Associates).²¹ An August 1962 article in *Architectural Forum* stated that McKinley shared design responsibilities with Kirk while Wallace supervised the writing of specifications, contracts, and job supervision.²² The increased capacity of the firm allowed them to take on larger, more complex projects, including several at the 1962 Seattle World's Fair site in the Uptown neighborhood and a number of contracts at the University of Washington. Buildings designed on the University of Washington campus include Haggett Hall, McMahon Hall (1965), Red Square (1969), Charles E. Odegaard Undergraduate Library (1972), and Edmond S. Meany Hall (1974). Kirk, while Wallace and McKinley were still associates, also designed the University of Washington Faculty Library (1960). They also designed buildings on the Central Washington University (CWU) and The Evergreen State College (TESC) campuses.

The firm remained active throughout the Pacific Northwest (primarily in Seattle) through the 1960s and 1970s. When Kirk retired in 1979, the firm became The McKinley Associates.

Table 1. Institutional Designs by Kirk, Wallace, McKinley & Associates²³

See Figures 34-41

Building Name	Location	Year Built	Extant
Fine Arts Pavilion, Seattle World's Fair	Seattle, WA	1962	Yes
Playhouse, Seattle World's Fair	Seattle, WA	1962	Yes
Mercer Street Parking Garage, Seattle World's Fair	Seattle, WA	1962	Yes
Resident Theater/Intiman Theater, Seattle World's Fair	Seattle, WA	1962	Yes
Thomas Balmer Hall, University of Washington *designed by Kirk with Decker & Christiansen	Seattle, WA	1962	Demolished 2010
Haggett Hall, University of Washington	Seattle, WA	1963	Yes
McMahon Hall, University of Washington	Seattle, WA	1965	Yes
French Administration Building, Washington State University	Pullman, WA	1967	Yes
Randall Hall, Central Washington University	Ellensburg, WA	1969	Yes
Michaelson Hall, Central Washington University	Ellensburg, WA	1969	Yes
Red Square, University of Washington	Seattle, WA	1969	Yes
Campus Activities Building, The Evergreen State College	Olympia, WA	1972	Yes
Charles E. Odegaard Undergraduate Library, University of Washington	Seattle, WA	1972	Yes

Edmond S. Meany Hall, University of Washington	Seattle, WA	1974	Yes
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Paul Hayden Kirk²⁴

Paul Hayden Kirk (1914—1995) was born in Salt Lake City, Utah, but his family moved to Seattle in 1922. He attended the University of Washington and graduated with his degree in architecture in 1937. Before starting his own practice, Kirk worked for Floyd A. Naramore, A.M. Young, B. Dudley Stuart, and Henry W. Bittman. Kirk started his own firm in 1939 and the majority of his work was residential. During WWII, Kirk worked independently as well as part of Stuary, Kirk & Durham, Associated Architects. After the war, he partnered with James J. Chiarelli as Chiarelli & Kirk; together, they designed several clinics and residential buildings (single-family and multi-family).

Kirk worked as a sole practitioner between 1950 and 1957 and his work during this time shows influences from Ludwig Mies van der Rohe. Over time, he abandoned these stylistic influences of Mies and the International Style and became known for intricate details and his use of natural materials, which often created a distinctly Northwest feel. He also took on more complex projects which increased his workload. In 1957, his firm changed to Paul Hayden Kirk & Associates to reflect the enlargement of his office. Associates Don S. Wallace and David A. McKinley, Jr., became full-fledged partners in 1960 and the firm became Kirk, Wallace, McKinley & Associates. Kirk retired in 1979 and passed away in 1995.

Don S. Wallace²⁵

Donald Sheridan Wallace (1915—2004) was born in Spokane, Washington. He attended Eastern Washington College of Education in 1934 and later attended the University of Washington, where he received his degree in architecture in 1952. He first worked with Harold A. Hovind & Associates (1951-54) before going to work for Paul Hayden Kirk. Wallace became an associate with the firm by 1958 and a full-fledged partner in 1960. After Kirk retired from their architecture practice, the firm was reorganized as The McKinley Architects, where Wallace remained a partner until 1986.

David A. McKinley, Jr.²⁶

David Alexander McKinley, Jr. (born 1930) was born in Spokane, Washington. He attended the University of Washington and graduated with his degree in architecture in 1953. He went to work for Paul Hayden Kirk by 1953, working his way up from designer to associate before becoming full design partner in 1960. After Kirk retired from their architecture practice, the firm was reorganized as The McKinley Architects. During this period, the firm designed an expansion for the KING Broadcasting Company (1979-81) and the Alaska Airlines Headquarters (1978-80). The firm added a new partner, Gerald S. Gerron, in 1982 and became McKinley Gerron Architects. This firm designed One Bellevue Center (1981-83) in Bellevue, First Interstate Center (now Wells Fargo Center, 1981-84), and the Nordstrom Tennis Center at the University of Washington (1985-87). McKinley then partnered with Patrick Gordon as McKinley Gordon Architects, from 1987-1990. Their projects included the

1201 Third Avenue Building (formerly Washington Mutual Tower, 1984-90) and the Seattle Children's Theater (1990-93). The firm added John Mahlun and Vincent Nordfors as partners in 1993. McKinley retired in 1998.

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5. List of Figures

SITE PLAN AND AERIAL VIEWS	31
Figure 1. Aerial view showing the University of Washington Seattle campus and its immediate surroundings. North is up, and the footprint of Haggett Hall is shaded in red.	31
Figure 2. Nominated property map showing the nomination boundary. Haggett Hall is shaded in red.	32
Figure 3. Site Plan. This map shows the nominated building (in red) and nomination boundary (from a 1962 Base Planting Plan).	33
Figure 4. A 1969 aerial photograph of the nominated property's vicinity. Haggett Hall is shaded red.	34
Figure 5. ca. 1927 aerial photograph. The future location of Haggett Hall is circled in red. (UW Special Collections, PH Coll PH Coll 700, UW2169).	35
Figure 6. 1959 aerial view of campus from the northeast taken by James O. Sneddon. (UW Special Collections, PH Coll 1104, UWC0647).	35
Figure 7. 1971 aerial view of campus from the northeast taken by James O. Sneddon. (UW Special Collections, PH Coll 700, UW19634z).	36
Figure 8. Revised 1915 Regents Plan. North is oriented to the left. The future location of Haggett Hall is starred in red.	37

CAMPUS PLANS 37

- Figure 9. 1920 Plan with revisions from 1924. Existing buildings are shaded dark; the future location of Haggett Hall is starred in red. 38
- Figure 10. 1934 Plan (revised from 1915 Plan). North is oriented to the left. Haggett Hall's future location is starred in red. 39
- Figure 11. 1945 Plan. Haggett Hall's future location is starred in red. 40
- Figure 12. 1949 Plan by Jones & Bindon, a revision to the 1915 Plan. Haggett Hall's future location is starred in red. 41
- Figure 13. Above. 1960 Plan. A red star indicates the future location of Haggett Hall. 42
- Figure 14. Left. 1962 Landscape Plan. Haggett Hall is shaded in red. 42
- Figure 15. 1962 Plan. Haggett Hall is shaded in red. 43
- Figure 16. View looking east towards the central commons area, north tower on the left and south tower on the right. Photo taken by SWCA. 44
- Figure 17. 1966 view towards the commons area with the north tower. "Students outside Haggett Hall, University of Washington, January 26, 1966," taken by James O. Sneddon. (UW Special Collections, PH Coll 1104, IS(II)10232A). 44

PHOTOGRAPHS 44

- Figure 18. View looking east across the entry bridge towards the commons area and the north tower. 45
- Figure 19. 1970 view looking east across the entry bridge towards the commons area and the north tower. "Sign outside of Haggett Hall at the University of Washington reads 'Strike, Rally, March,' May 6, 1970," taken by Karen Joseph. (UW Special Collections, PH Coll 1191, UWC2783). 45
- Figure 20. View looking east showing the south and west elevations of the north (left) and south (right) towers. 46
- Figure 21. View looking up from the eastern hillside towards the east elevation of the south tower. 46
- Figure 22. View of the east elevation of the center base and the south elevation of the north tower. 47
- Figure 23. View of the base pre-cast concrete panels (south elevation) and an entrance to parking located on the south tower. 47

Figure 24. View of south elevation of south tower.	48
Figure 25. View of southwest corner of south tower.	48
Figure 26. View from northwest end of plaza towards the commons area and the north elevation of the south tower.	48
Figure 27. View through a glass vestibule towards the commons area.	49
Figure 28. View looking northwest in the common room in the center commons area.	49
Figure 29. South end of common area with mail area to the right.	50
Figure 30. View looking east in the north tower of one of the 2-story student lounges.	50
Figure 31. (Left) door covering ventilation louvers.	51
Figure 32. (Right) door open revealing ventilation louvers.	51
Figure 33. Typical dorm room.	51
Figure 34. McMahon Hall (1965), taken 1966. (UW Special Collections, PH Coll 175, MPH3546).	52
Figure 35. McMahon Hall (1965), taken ca. 1967. (UW Special Collections, PH Coll 700, UW19843z).	52
Figure 36. Balmer Hall (1962), taken 1962 by Roger Dudley. Designed by Decker & Christiansen and Paul Hayden Kirk (demolished 2010). (UW Special Collections, PH Coll 191, MPH3202).	52
Figure 37. Odegaard Library (1972). Courtesy University of Washington.	52
OTHER WORK BY KIRK, WALLACE, MCKINLEY & ASSOCIATES	52
Figure 38. Gerberding Hall and Rainier Vista from north end of Central Plaza (Red Square, 1969), n.d. (UW Special Collections, PH Coll 700, UW19700z).	53
Figure 39. Meany Hall (1974), taken ca. 1980. (UW Special Collections, PH Coll 700, UW4846).	53
Figure 40. Playhouse at Seattle Center, ca. 1962. (UW Special Collections, PH Coll 1296, UW28970z).	53
Figure 41. Seattle Center Playhouse exterior and the Fountain of the Northwest sculpture by James Fitzgerald, Seattle World's Fair, 1962. Photograph taken by Charles R. Pearson. (UW Special Collections, Pearson 625-4).	53

Figure 42. Birds eye view looking southwest with Haggett Hall in the lower left corner. Courtesy Google Maps.	54
Figure 43. Birds eye view looking east with Haggett Hall in the upper left corner. Courtesy Google Maps.	54
Figure 44. Birds eye view looking north with Haggett Hall in the center. Courtesy Google Maps.	55
Figure 45. Birds eye view looking west with Haggett Hall in the center. Courtesy Google Maps.	
Figure 46. Mathes Hall, WWU, built 1966.	56
Figure 47. Nash Hall, WWU, built 1967.	56
Figure 48. Gannon-Goldsworthy Hall, WSU, built 1957.	56
Figure 49. Orton Hall, WSU, built 1963.	56
Figure 50. Rogers Hall, WSU, built 1963.	56
Figure 51. Stephenson Complex, WSU, built 1966, 1969.	56
Figure 52. Ashton Hall, Seattle Pacific University (SPU), built 1965.	57
Figure 53. Hill Hall, SPU, built 1962.	57
Figure 54. Moyer Hall, SPU, built 1953.	57
Figure 55. Bellarmine Hall, Seattle University (SU), built 1960.	57
Figure 56. Champion Hall, SU, built 1965.	57
ORIGINAL DRAWINGS	57

6. Endnotes

1. University of Washington Libraries' Special Collections and Preservation Division, "I. The University of Washington's Early Years."
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13. "U.W. Fees Up \$87; Priority Given to Best-Grade Students – Building Projects," *The Seattle Times*, April 22, 1961: 2.
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23. "Kirk, Paul Hayden (1914 – 1995), *Docomomo WEWA*, http://www.docomomo-wewa.org/architects_detail.php?id=48 (accessed June 14, 2018; "Donald Sheridan Wallace (Architect)," *Pacific Coast Architecture Database*, <http://pcad.lib.washington.edu/person/1641/> (accessed June 14, 2018); "David A. McKinley,

Jr. (Architect)," *Pacific Coast Architecture Database*,

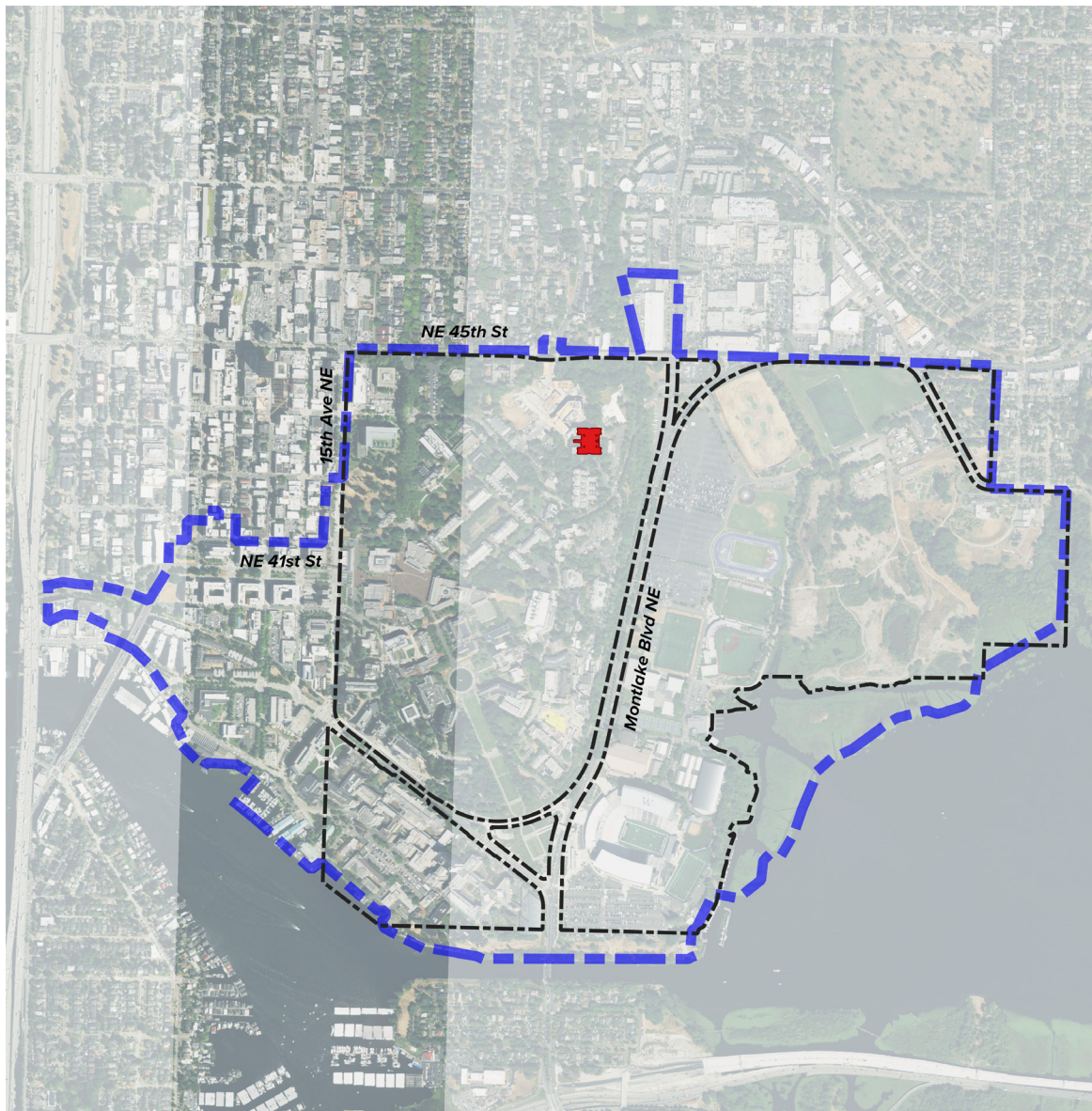
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25. David A. Rash, "Wallace, Donald Sheridan," *Shaping Seattle Architecture*, ed. Jeffrey K. Ochsner (Seattle: University of Washington Press, 2014), 483.

26. David A. Rash, "McKinley, David Alexander, Jr.," *Shaping Seattle Architecture*, ed. Jeffrey K. Ochsner (Seattle: University of Washington Press, 2014), 459-60.

SITE PLAN AND AERIAL VIEWS



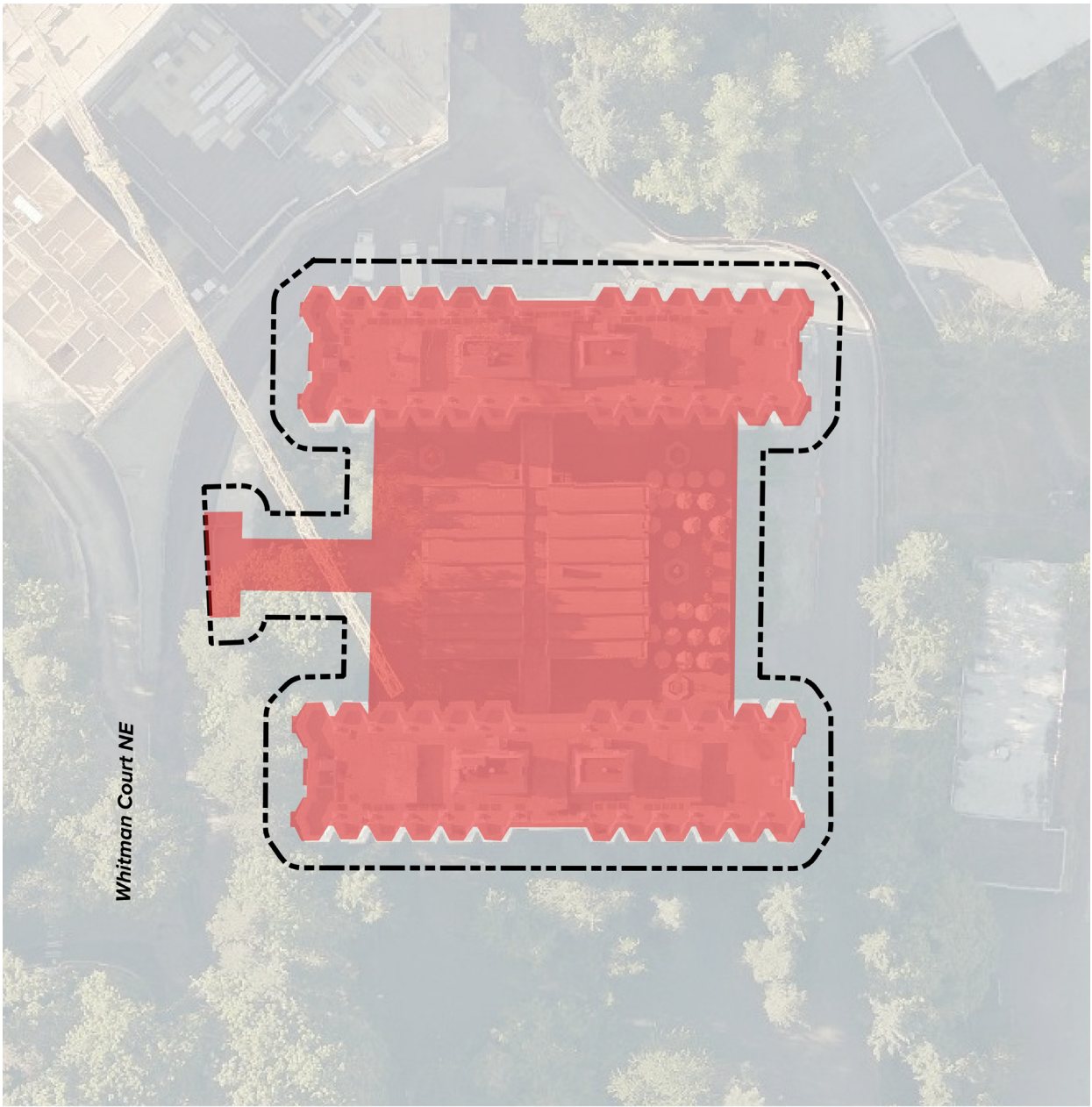
-  King County parcel 1625049001 boundary
-  Haggett Hall
-  Nominated building
-  University of Washington campus

Campus Map

Base 2017 aerial courtesy
USGS.



Figure 1. Aerial view showing the University of Washington Seattle campus and its immediate surroundings. North is up, and the footprint of Haggett Hall is shaded in red.



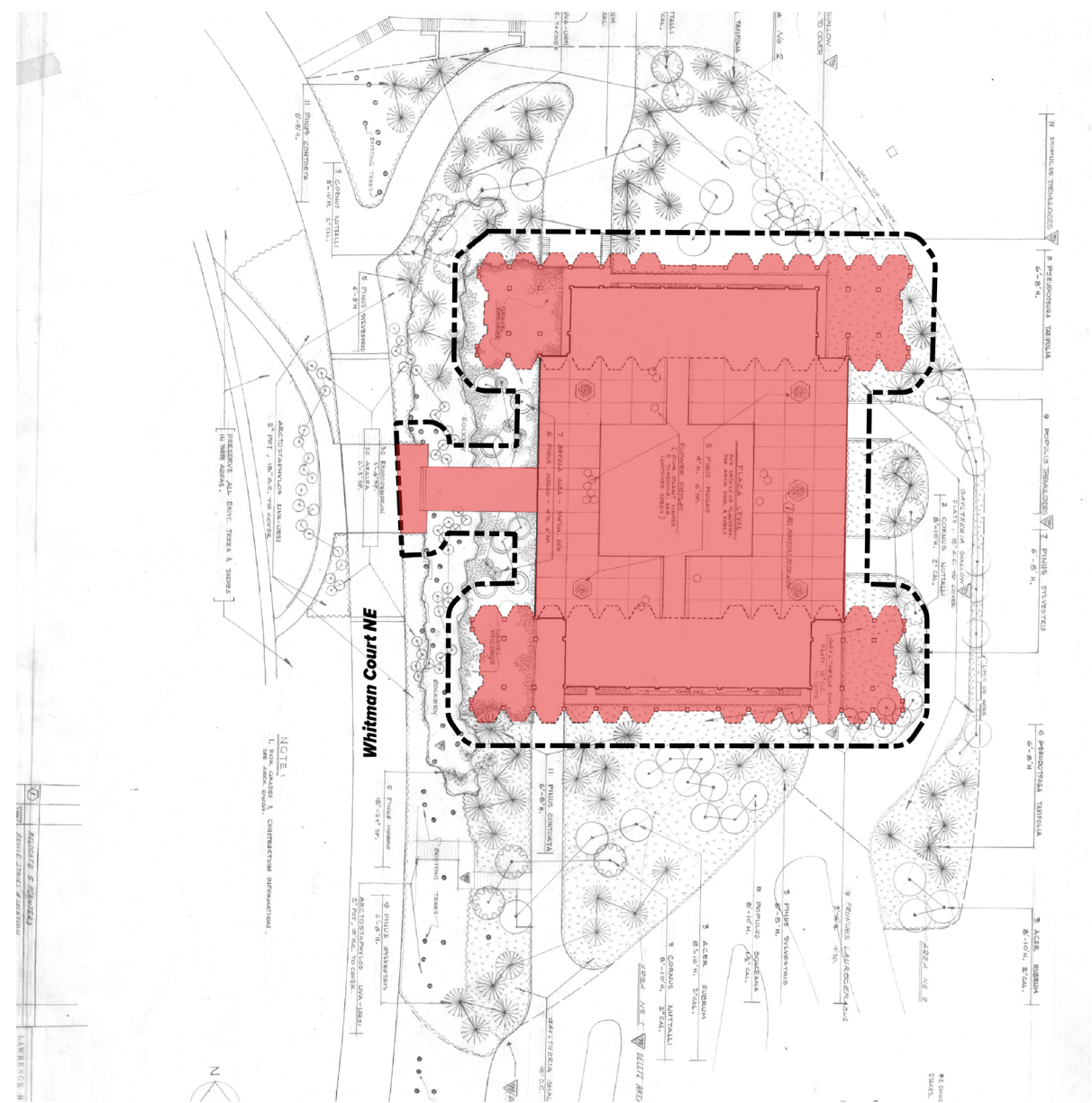
Nominated Property Map

- Nominated Property
- Haggett Hall, nominated building
- Boundary
- Nominated property (10-foot offset from building)

Base 2017 aerial courtesy of
King County.



Figure 2. Nominated property map showing the nomination boundary. Haggett Hall is shaded in red.



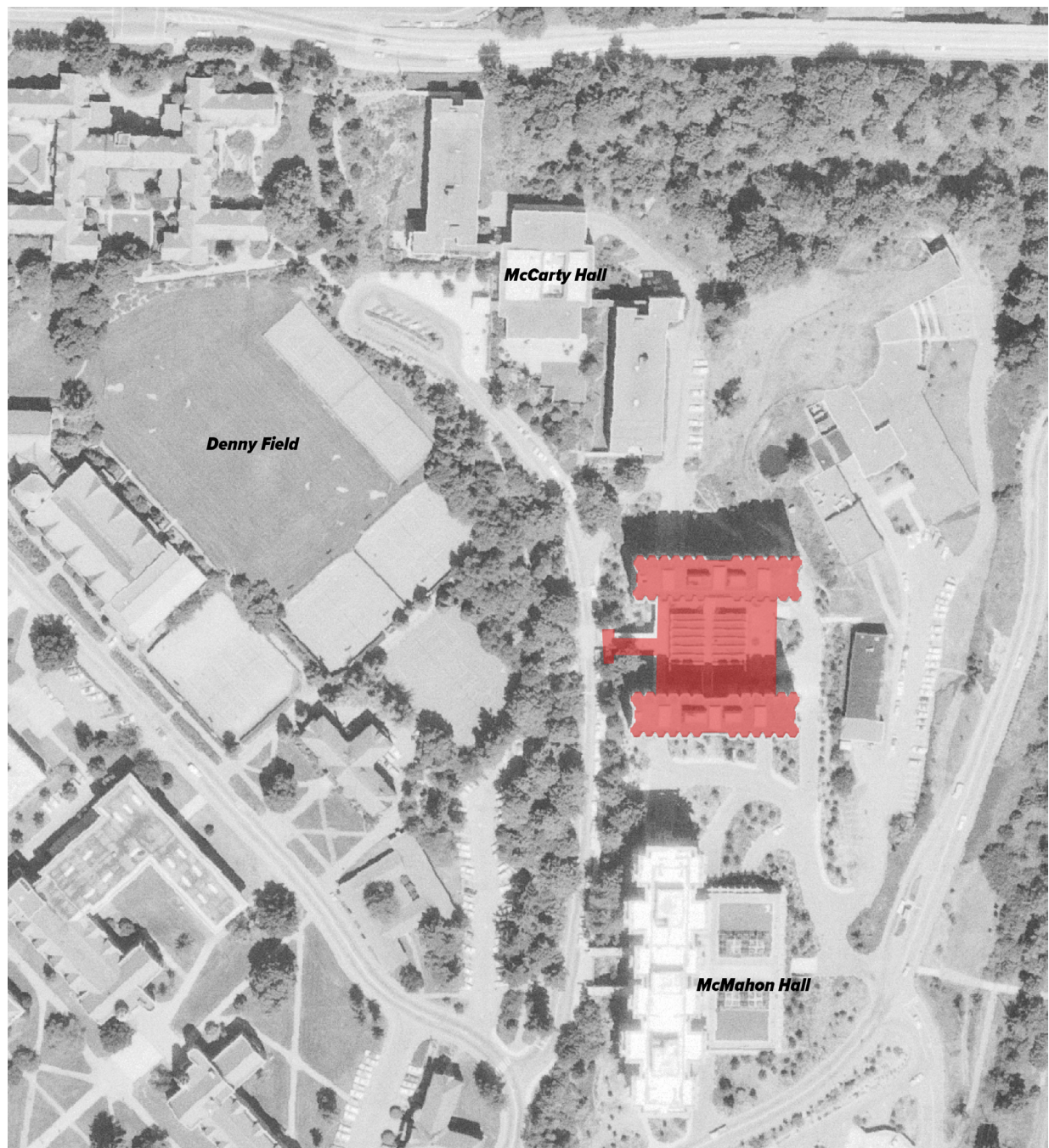
Site Plan Map

- Boundary
- Nominated property (10-foot offset from building)
- Haggett Hall
- Nominated building

Base Planting Plan, sheet L1,
dated 12/15/61, revised
12/1/62, courtesy of
University of Washington.



Figure 3. Site Plan. This map shows the nominated building (in red) and nomination boundary (from a 1962 Base Planting Plan).



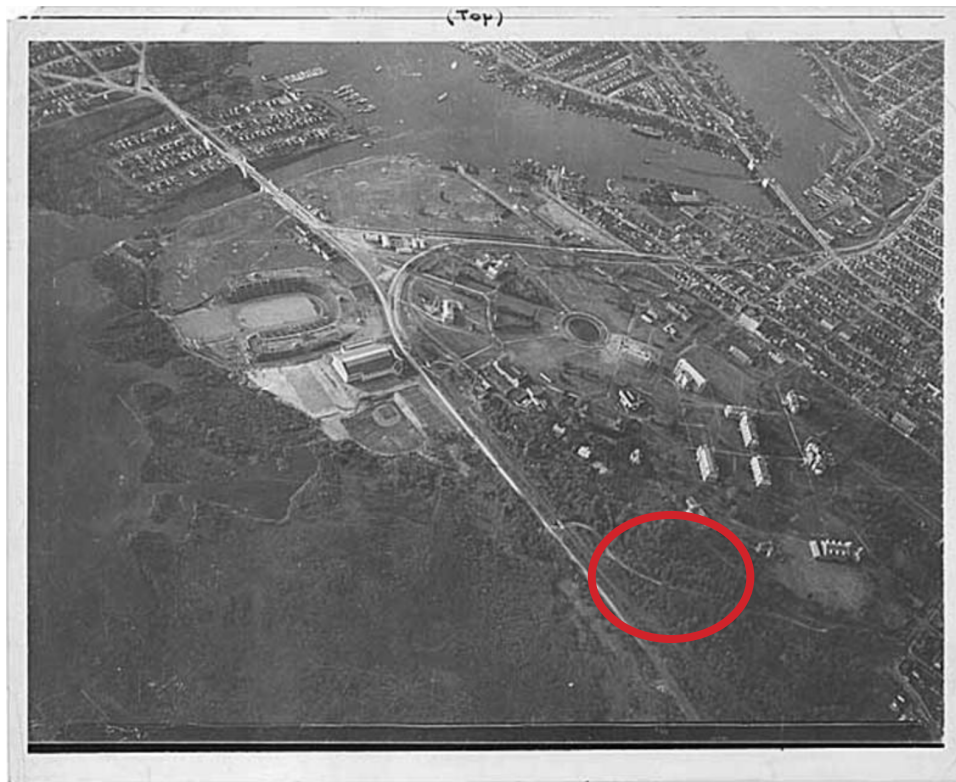
Haggett Hall
Nominated building

Vicinity Map | 1969 Aerial

Base aerial courtesy of
USGS.

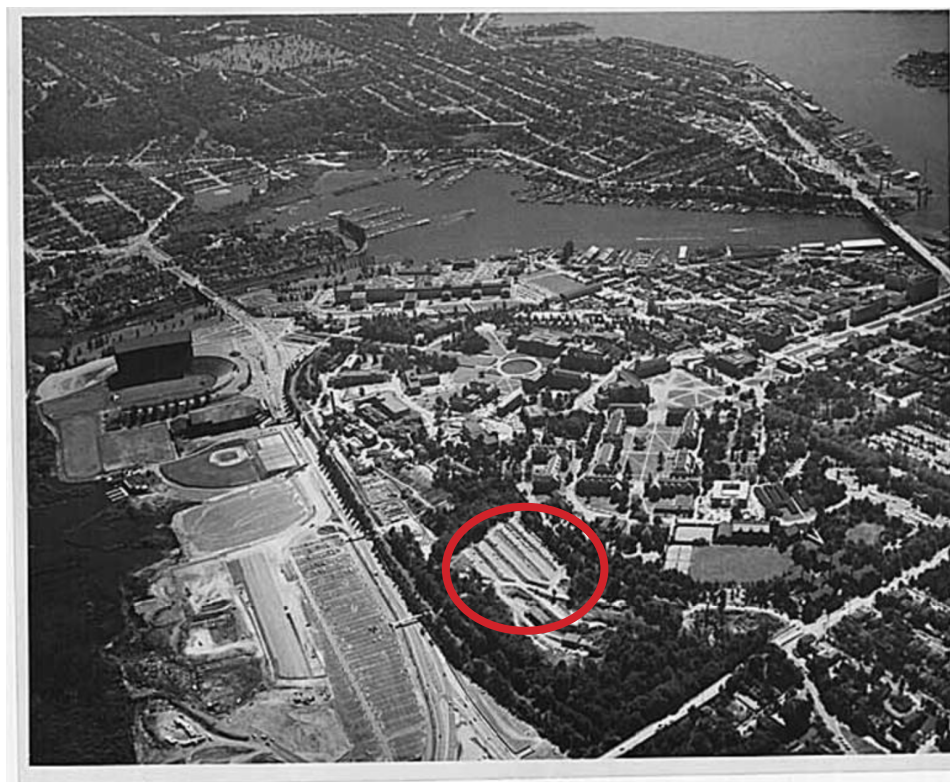


Figure 4. A 1969 aerial photograph of the nominated property's vicinity. Haggett Hall is shaded red.



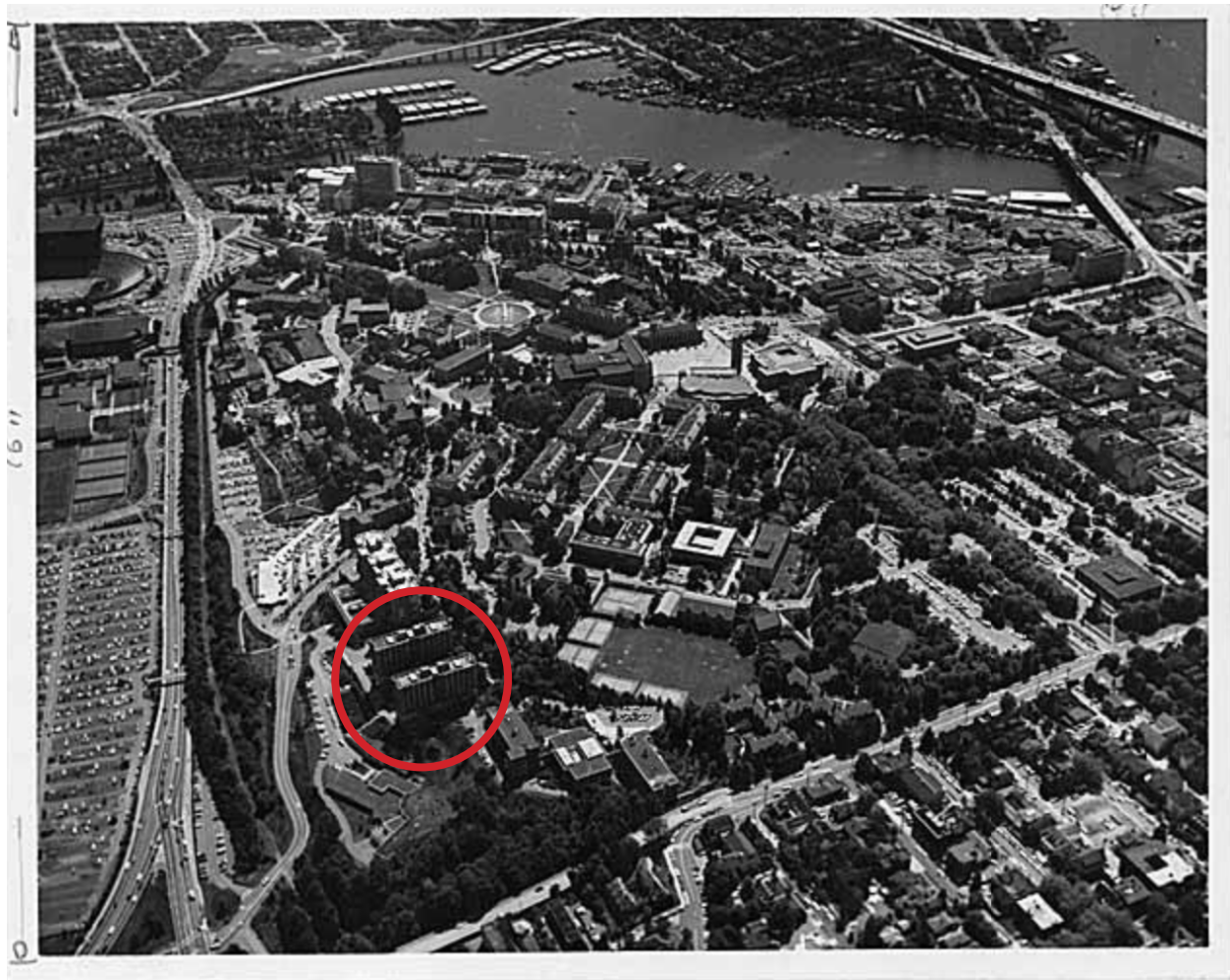
Property of MSCUA, University of Washington Libraries. Photo Coll 700

Figure 5. ca. 1927 aerial photograph. The future location of Haggett Hall is circled in red. (UW Special Collections, PH Coll PH Coll 700, UW2169).



Property of MSCUA, University of Washington Libraries. Photo Coll 700

Figure 6. 1959 aerial view of campus from the northeast taken by James O. Sneddon. (UW Special Collections, PH Coll 1104, UWC0647).



Property of MSCUA, University of Washington Libraries. Photo Coll 700

Figure 7. 1971 aerial view of campus from the northeast taken by James O. Sneddon. (UW Special Collections, PH Coll 700, UW19634z).

[illegible]

Figure 8. Revised 1915 Regents Plan. North is oriented to the left. The future location of Haggett Hall is starred in red.

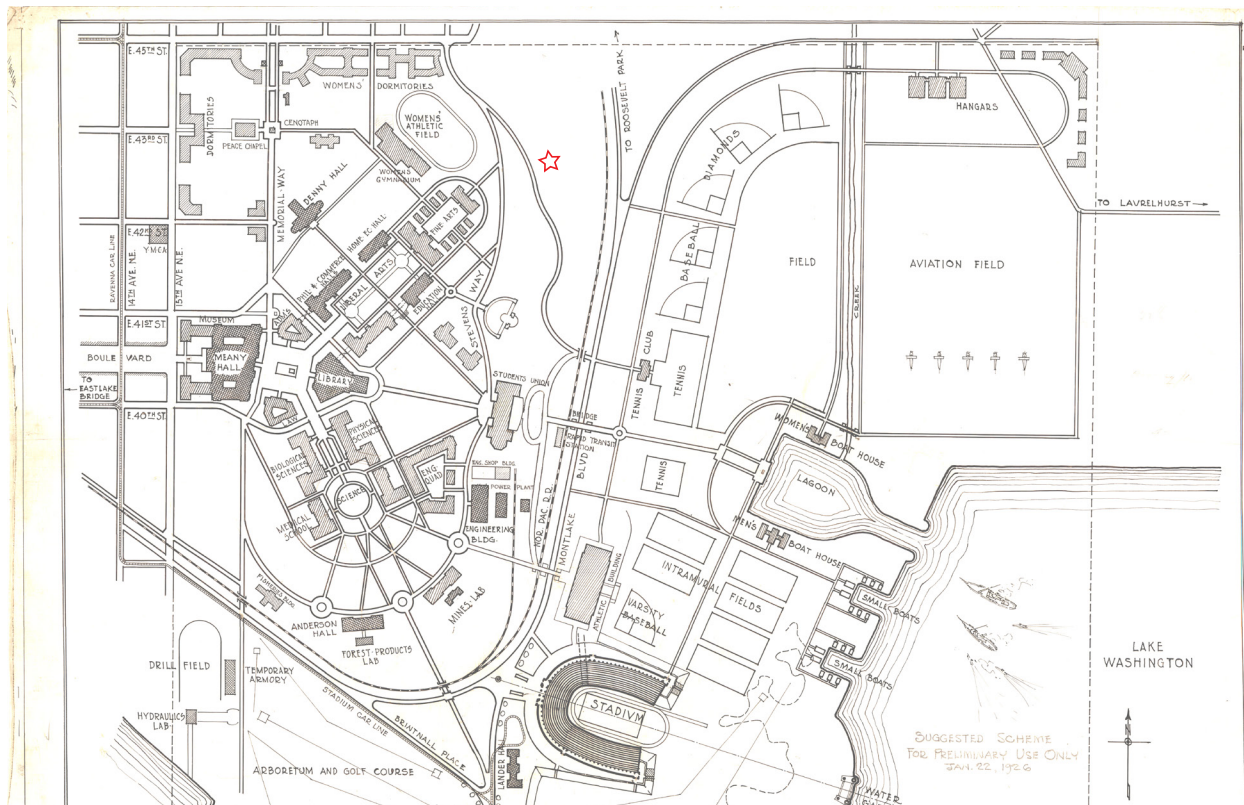


Figure 9. 1920 Plan with revisions from 1924. Existing buildings are shaded dark; the future location of Haggett Hall is starred in red.



Figure 10. 1934 Plan (revised from 1915 Plan). North is oriented to the left. Haggett Hall's future location is starred in red.

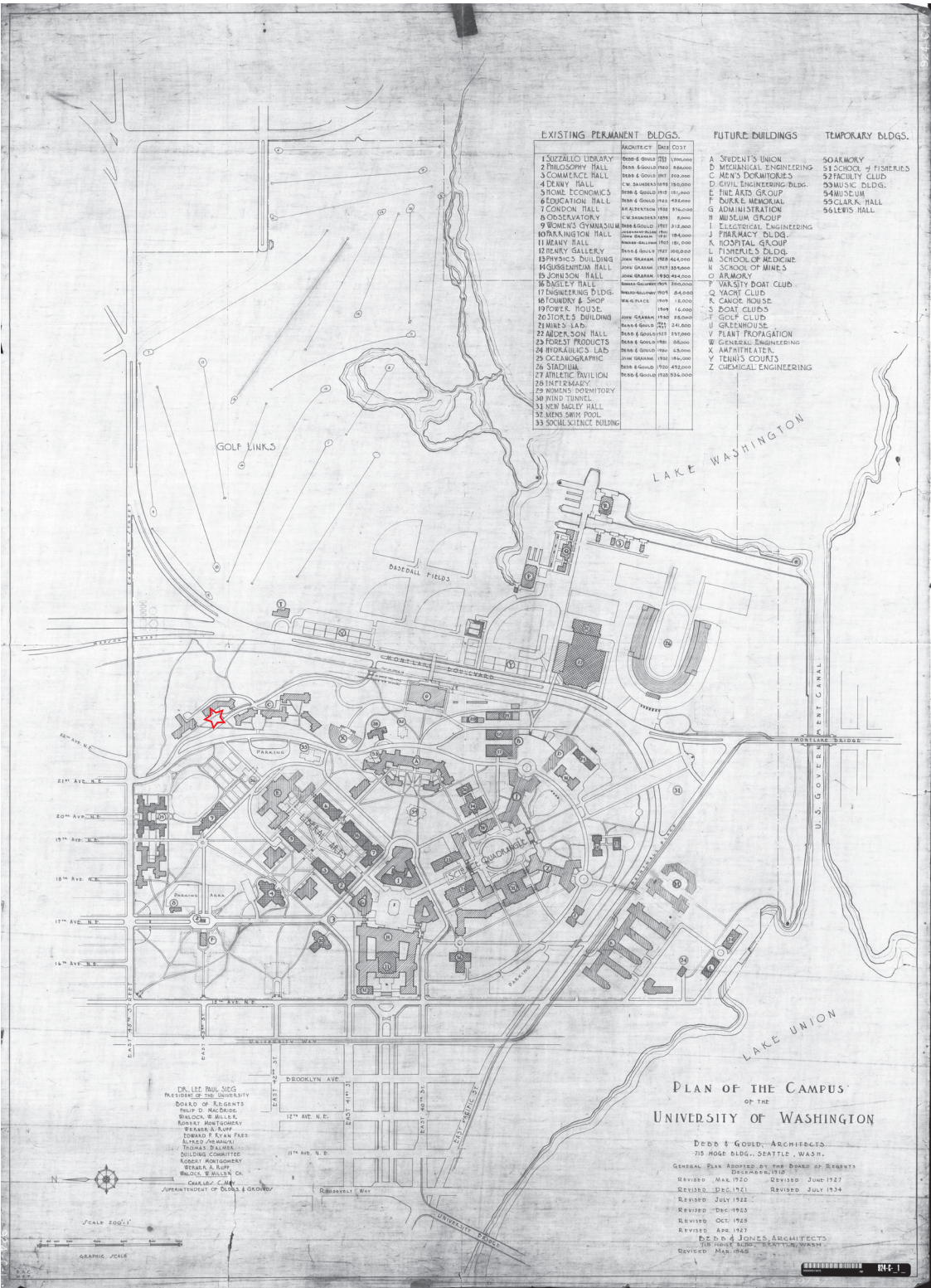


Figure 11. 1945 Plan. Haggett Hall's future location is starred in red.



Figure 12. 1949 Plan by Jones & Bindon, a revision to the 1915 Plan. Haggett Hall's future location is starred in red.



Figure 13. Above. 1960 Plan. A red star indicates the future location of Haggett Hall.



Figure 14. Left. 1962 Landscape Plan. Haggett Hall is shaded in red.

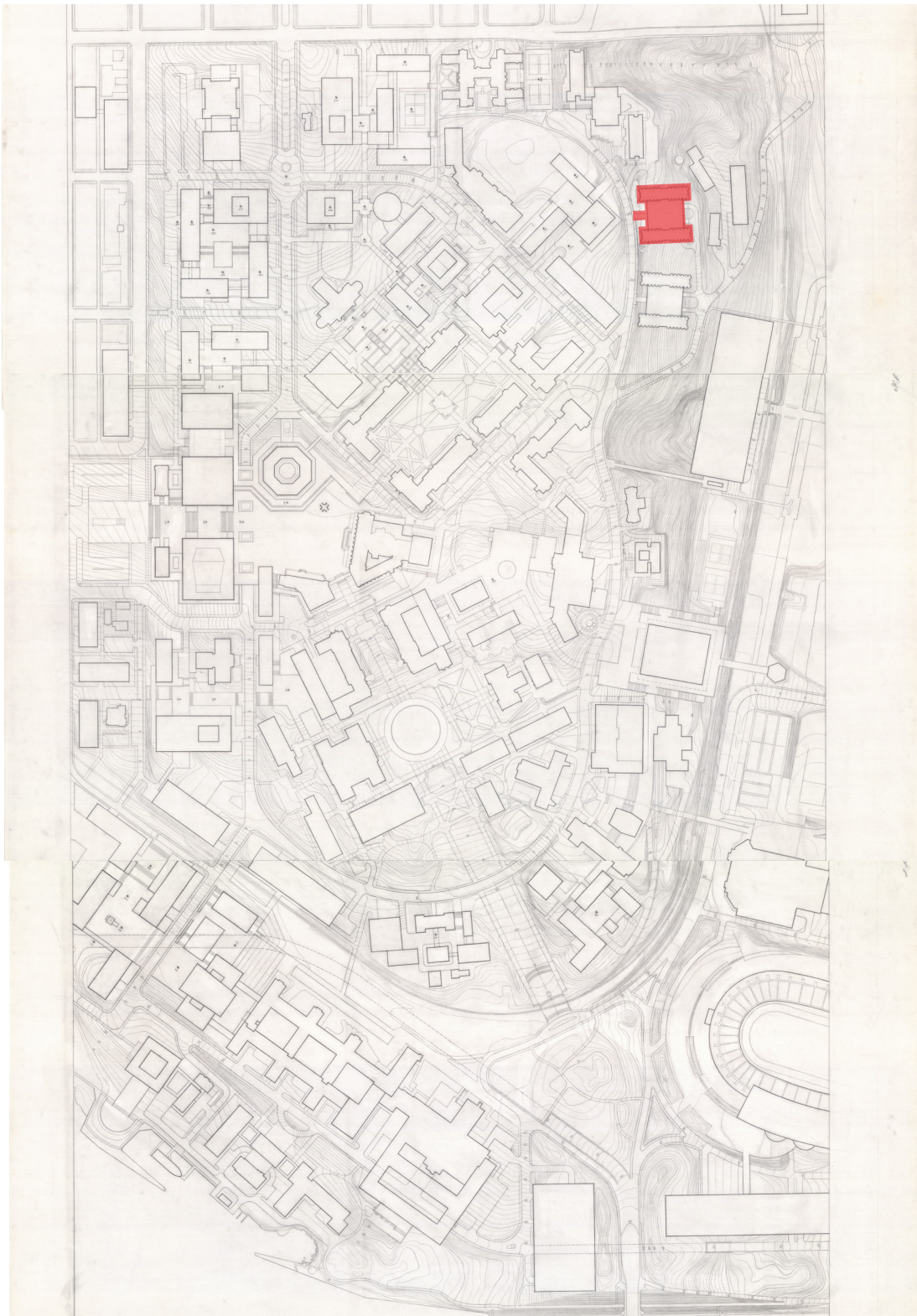


Figure 15. 1962 Plan. Haggett Hall is shaded in red.

PHOTOGRAPHS



Figure 16. View looking east towards the central commons area, north tower on the left and south tower on the right. Photo taken by SWCA.

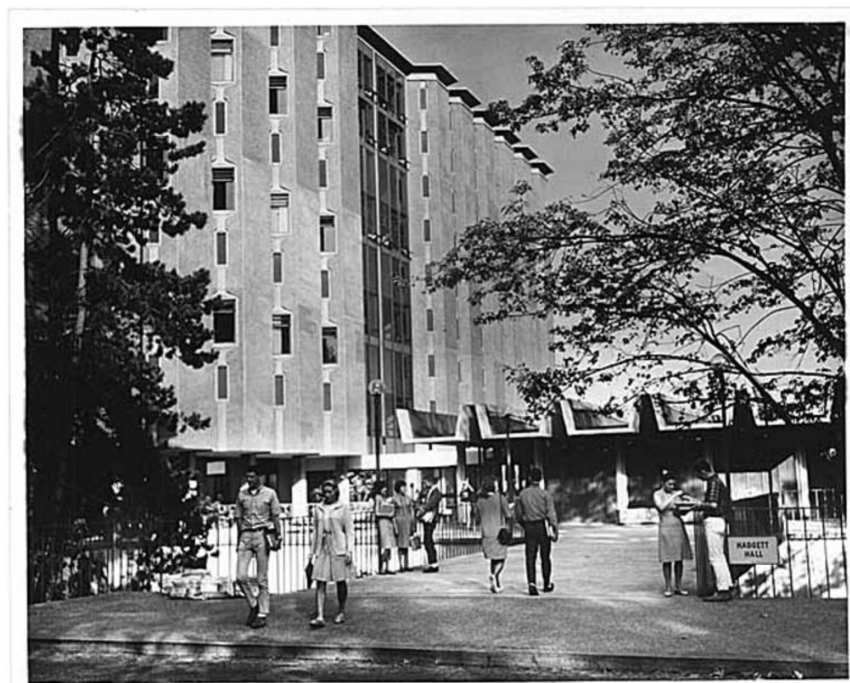


Figure 17. 1966 view towards the commons area with the north tower. "Students outside Haggett Hall, University of Washington, January 26, 1966," taken by James O. Sneddon. (UW Special Collections, PH Coll 1104, IS(II)10232A).



Figure 18. View looking east across the entry bridge towards the commons area and the north tower.



Figure 19. 1970 view looking east across the entry bridge towards the commons area and the north tower. "Sign outside of Haggett Hall at the University of Washington reads 'Strike, Rally, March,' May 6, 1970," taken by Karen Joseph. (UW Special Collections, PH Coll 1191, UWC2783).



Figure 20. View looking east showing the south and west elevations of the north (left) and south (right) towers.



Figure 21. View looking up from the eastern hillside towards the east elevation of the south tower.



Figure 22. View of the east elevation of the center base and the south elevation of the north tower.



Figure 23. View of the base pre-cast concrete panels (south elevation) and an entrance to parking located under the south tower.



Figure 24. View of south elevation of south tower.



Figure 25. View of southwest corner of south tower.



Figure 26. View from northwest end of plaza towards the commons area and the north elevation of the south tower.



Figure 27. View through a glass vestibule towards the commons area.



Figure 28. View looking northwest in the common room in the center commons area.



Figure 29. South end of common area with mail area to the right.



Figure 30. View looking east in the north tower of one of the 2-story student lounges.



Figure 31. (Left) door covering ventilation louvers.



Figure 32. (Right) door open revealing ventilation louvers.



Figure 33. Typical dorm room.

OTHER WORK BY KIRK, WALLACE, MCKINLEY & ASSOCIATES



Figure 34. McMahon Hall (1965), taken 1966. (UW Special Collections, PH Coll 175, MPH3546).



Property of MSCUA, University of Washington Libraries. Photo Coll 700

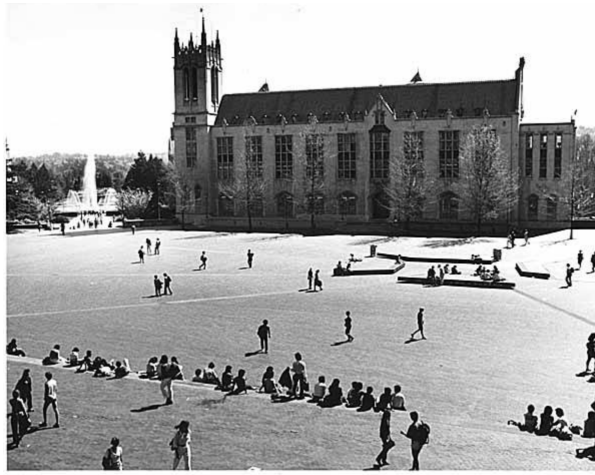
Figure 35. McMahon Hall (1965), taken ca. 1967. (UW Special Collections, PH Coll 700, UW19843z).



Figure 36. Balmer Hall (1962), taken 1962 by Roger Dudley. Designed by Decker & Christiansen and Paul Hayden Kirk (demolished 2010). (UW Special Collections, PH Coll 191, MPH3202).



Figure 37. Odegaard Library (1972). Courtesy University of Washington.



Property of MSCUA, University of Washington Libraries. Photo Coll 700

Figure 38. Gerberding Hall and Rainier Vista from north end of Central Plaza (Red Square, 1969), n.d. (UW Special Collections, PH Coll 700, UW19700z).



Property of MSCUA, University of Washington Libraries. Photo Coll 700

Figure 39. Meany Hall (1974), taken ca. 1980. (UW Special Collections, PH Coll 700, UW4846).



Figure 40. Playhouse at Seattle Center, ca. 1962. (UW Special Collections, PH Coll 1296, UW28970z).



Figure 41. Seattle Center Playhouse exterior and the Fountain of the Northwest sculpture by James Fitzgerald, Seattle World's Fair, 1962. Photograph taken by Charles R. Pearson. (UW Special Collections, Pearson 625-4).

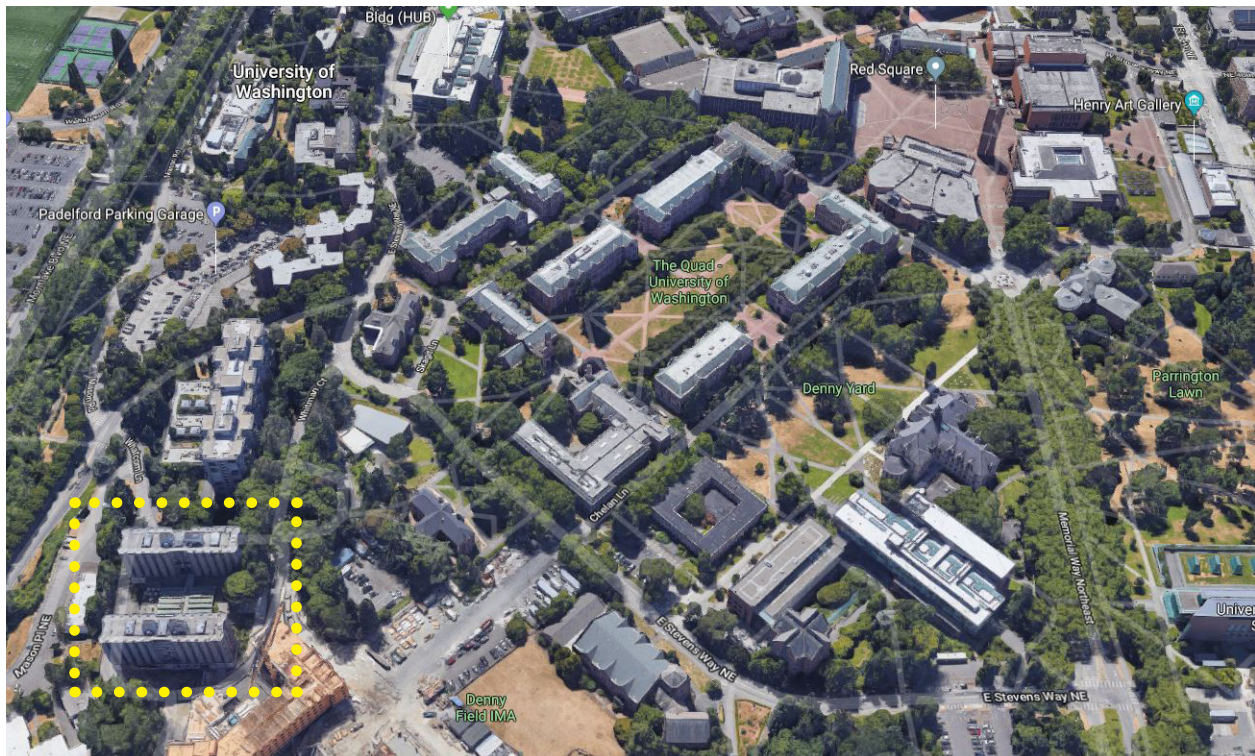


Figure 42. Birds eye view looking southwest with Haggett Hall in the lower left corner. Courtesy Google Maps.

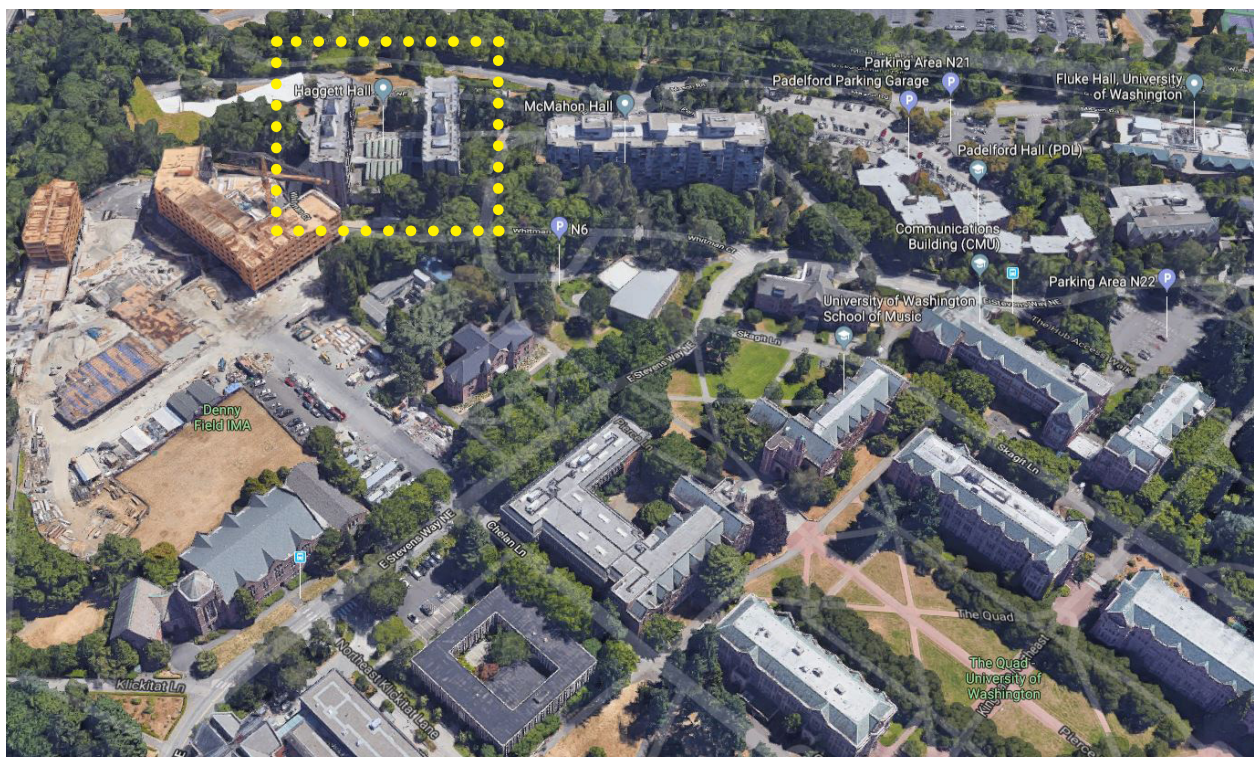


Figure 43. Birds eye view looking east with Haggett Hall in the upper left corner. Courtesy Google Maps.

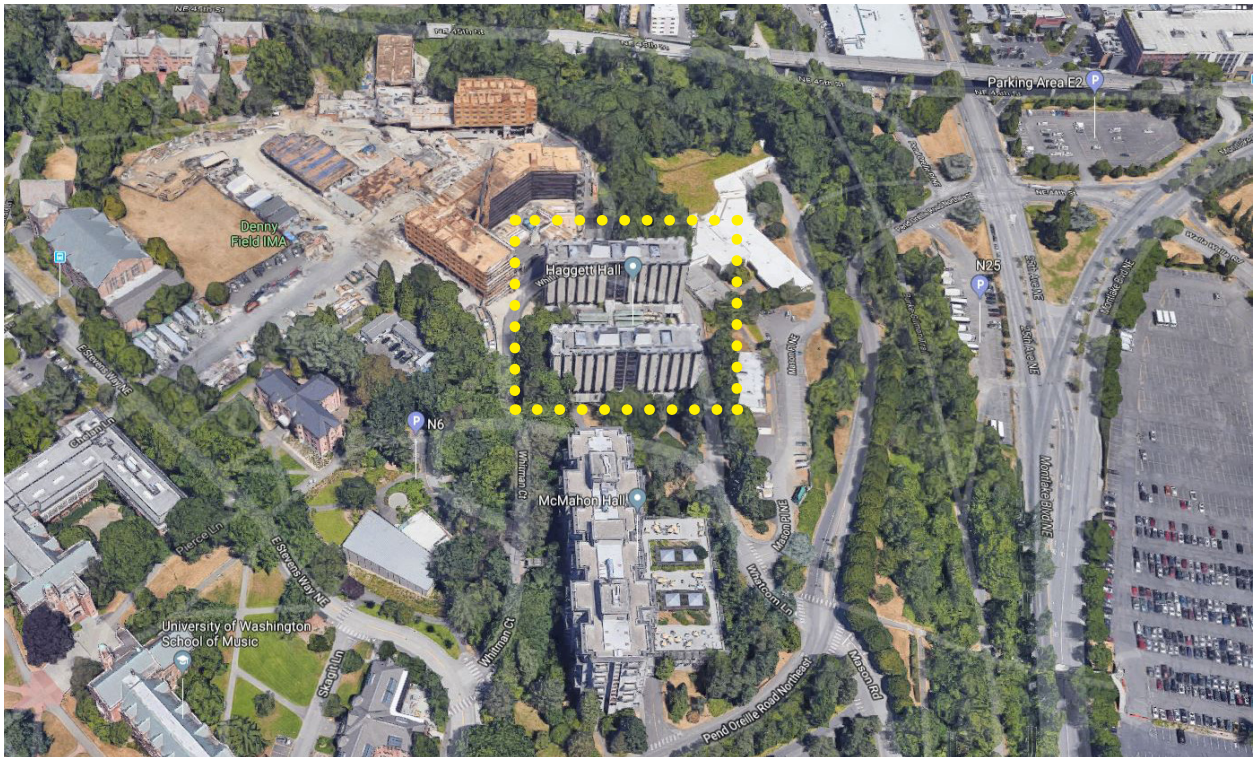


Figure 44. Birds eye view looking north with Haggett Hall in the center. Courtesy Google Maps.

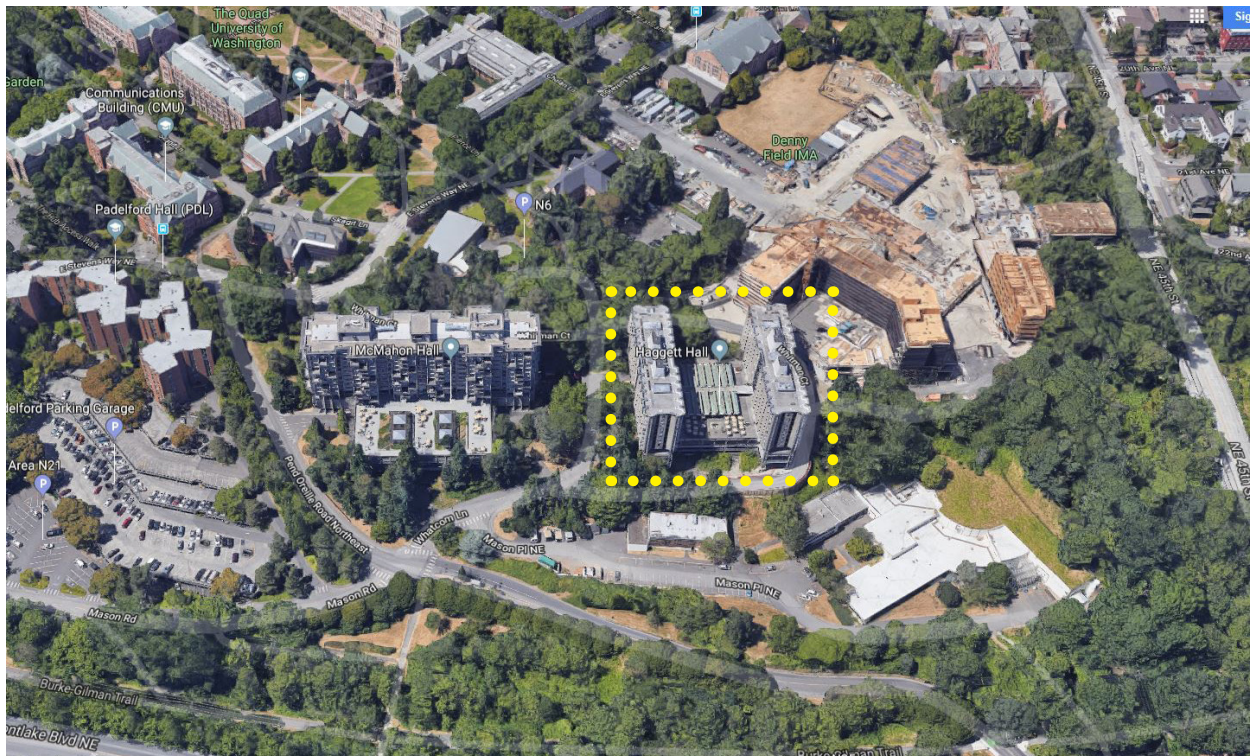


Figure 45. Birds eye view looking west with Haggett Hall in the center. Courtesy Google Maps.



Figure 46. Mathes Hall, WWU, built 1966.



Figure 47. Nash Hall, WWU, built 1967.



Figure 48. Gannon-Goldsworthy Hall, WSU, built 1957.



Figure 49. Orton Hall, WSU, built 1963.



Figure 50. Rogers Hall, WSU, built 1963.



Figure 51. Stephenson Complex, WSU, built 1966, 1969.



Figure 52. Ashton Hall, Seattle Pacific University (SPU), built 1965.



Figure 53. Hill Hall, SPU, built 1962.



Figure 54. Moyer Hall, SPU, built 1953.



Figure 56. Campion Hall, SU, built 1965.

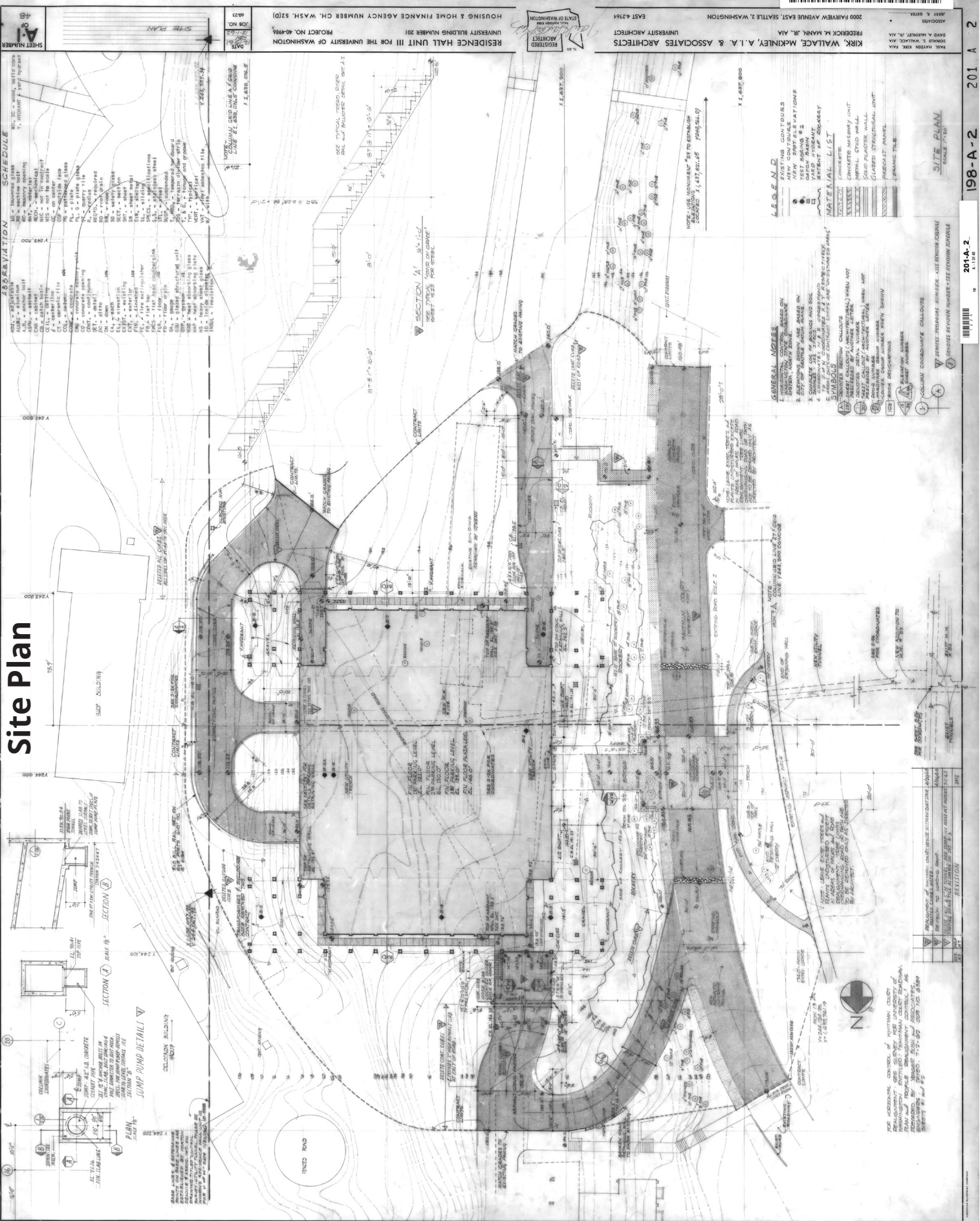


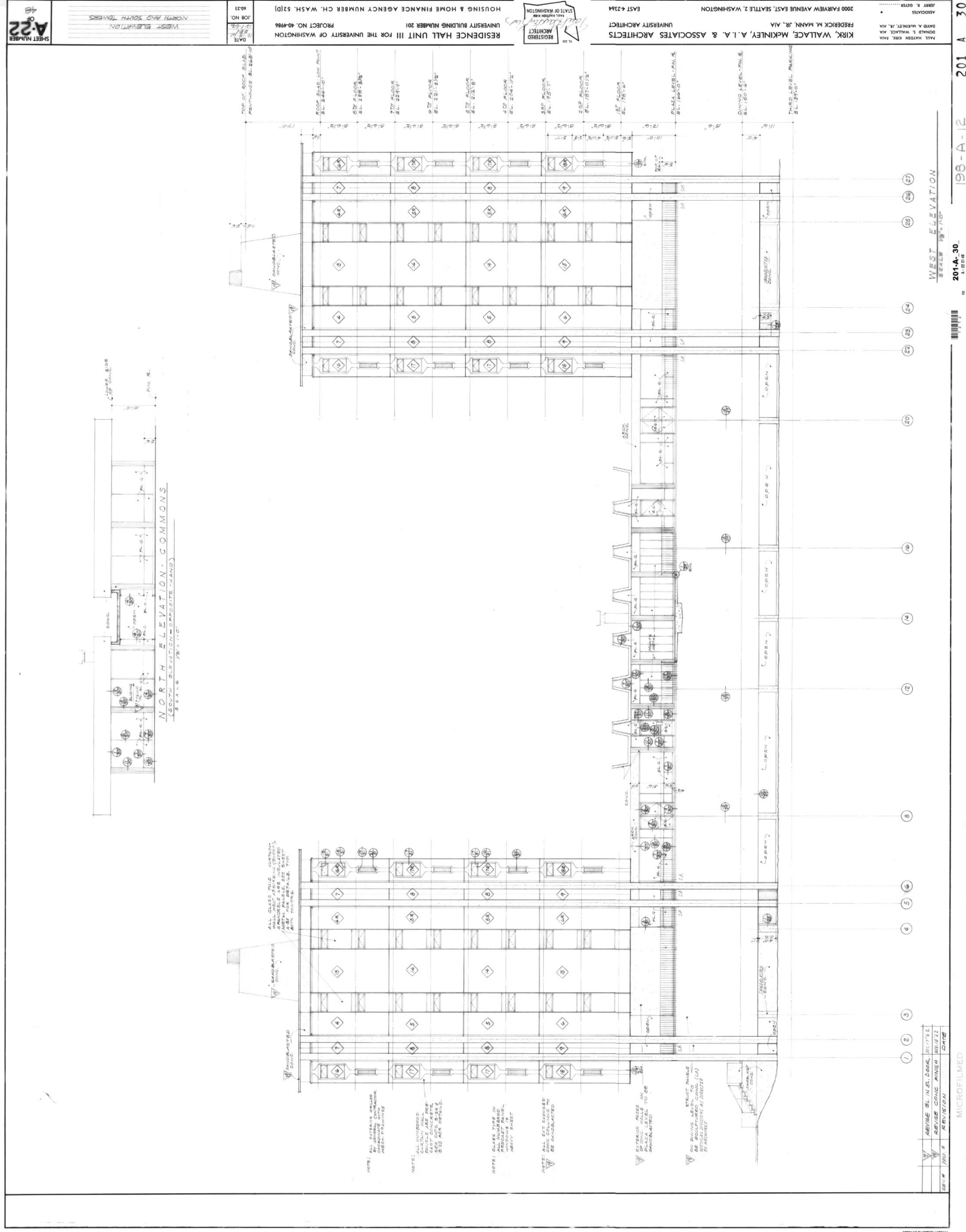
Figure 55. Bellarmine Hall, Seattle University (SU), built 1960.

ORIGINAL DRAWINGS

Select original drawings, dating from 1961 (revised in 1962), follow this page.

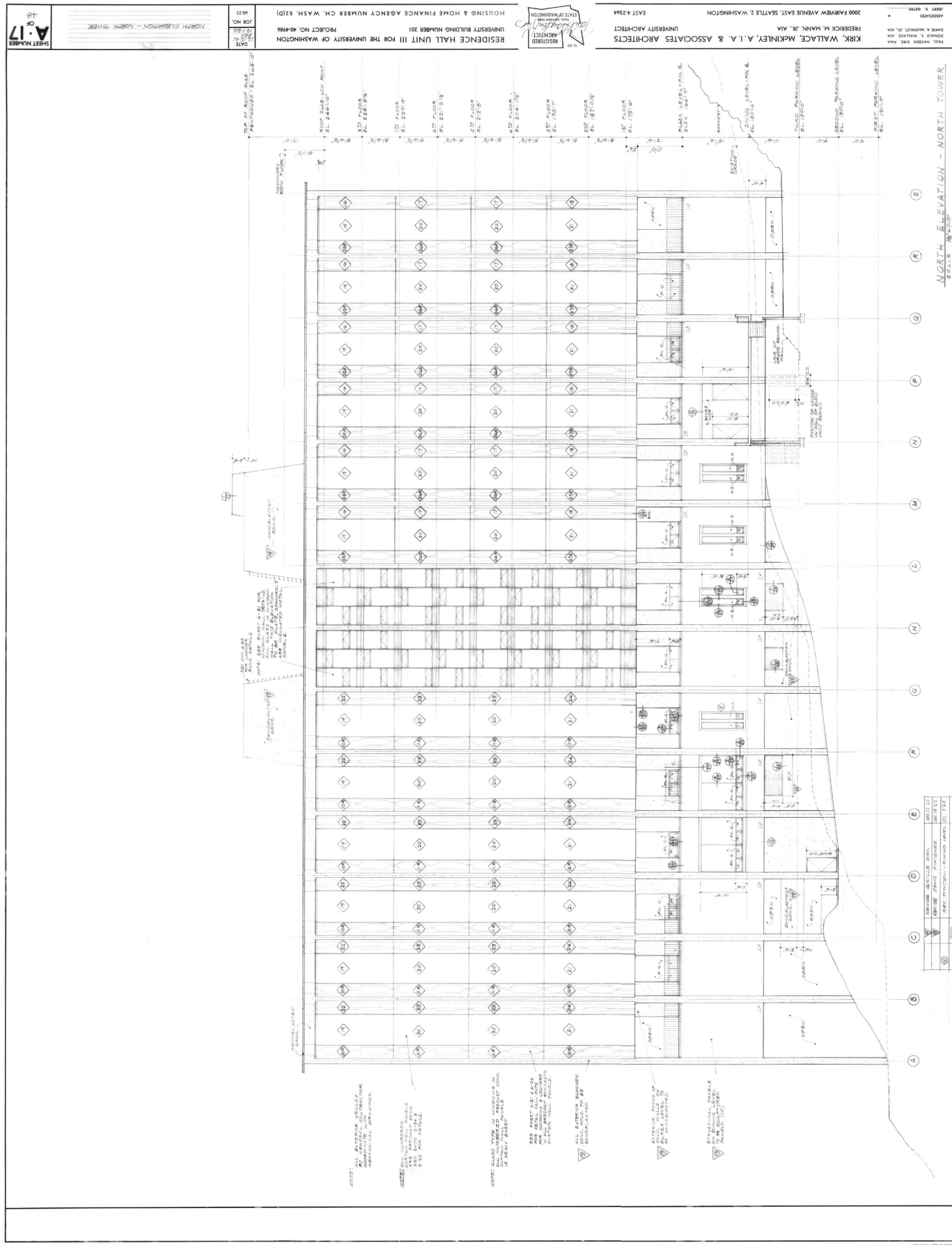
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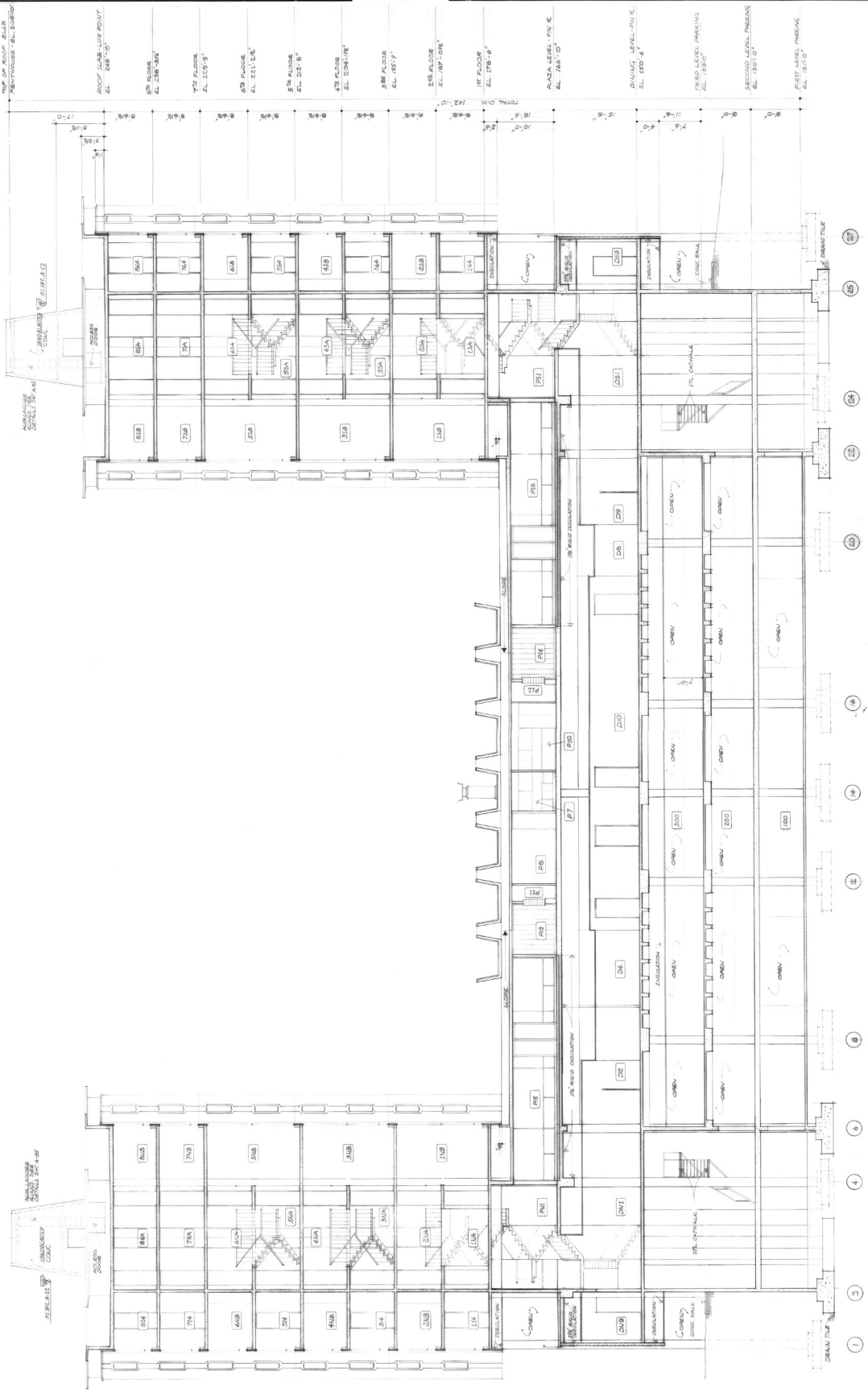


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Cross Section



SECTION B
SCALE: 1/8" = 1'-0"

2014-32
7-11-14

198 A 14 201 A 32

ASSOCIATES
KIRK, WALLACE, MCKINLEY, A. I. A. & ASSOCIATES ARCHITECTS
FREDERICK M. MANN, JR., AIA
2000 FAIRVIEW AVENUE EAST, SEATTLE 2, WASHINGTON
EAST 4234

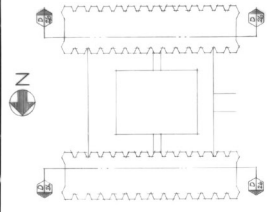
REGISTERED
ARCHITECT
STATE OF WASHINGTON
FREDERICK M. MANN, JR.
NO. 40988

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PROJECT NO. 40-998
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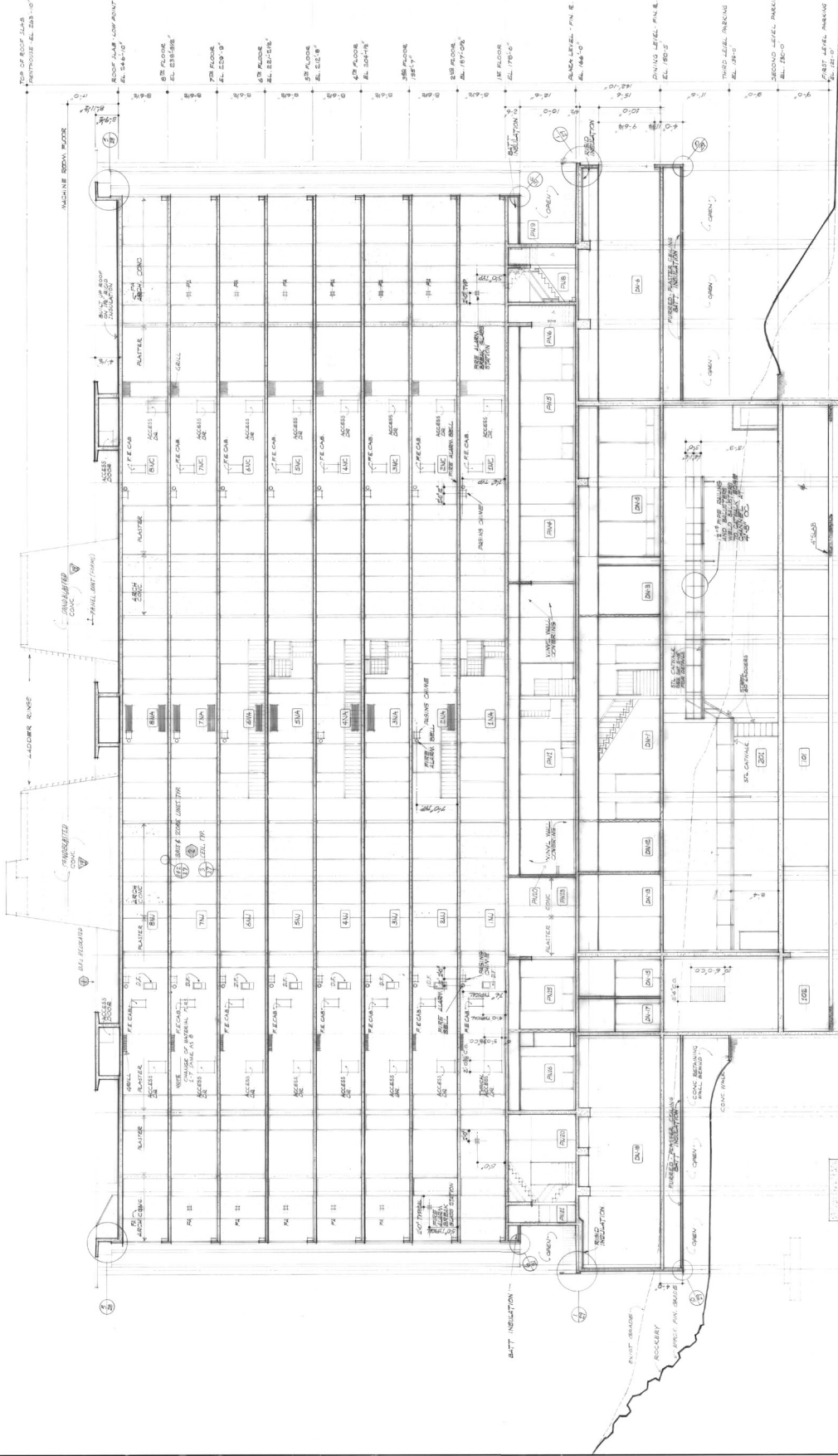
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Cross Section



NOTE: SEE PLAN FOR
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AND DETAILS



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10	REVISION			

SECTION 101
NORTH TOWER - SOUTH TOWER SIMILAR -
OPPOSITE HAND

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201-A-34

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201

KIRK WALLACE, MCKINLEY, A. L. A. & ASSOCIATES ARCHITECTS
2000 FAIRVIEW AVENUE EAST, SEATTLE 2, WASHINGTON
EAST 4-2344

REGISTERED ARCHITECT
STATE OF WASHINGTON
NO. 1212

RESIDENCE HALL UNIT III FOR THE UNIVERSITY OF WASHINGTON
UNIVERSITY BUILDING NUMBER 201
PROJECT NO. 40-4986
HOUSING & HOME FINANCE AGENCY NUMBER CH. WASH. 52(D)

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Page 67





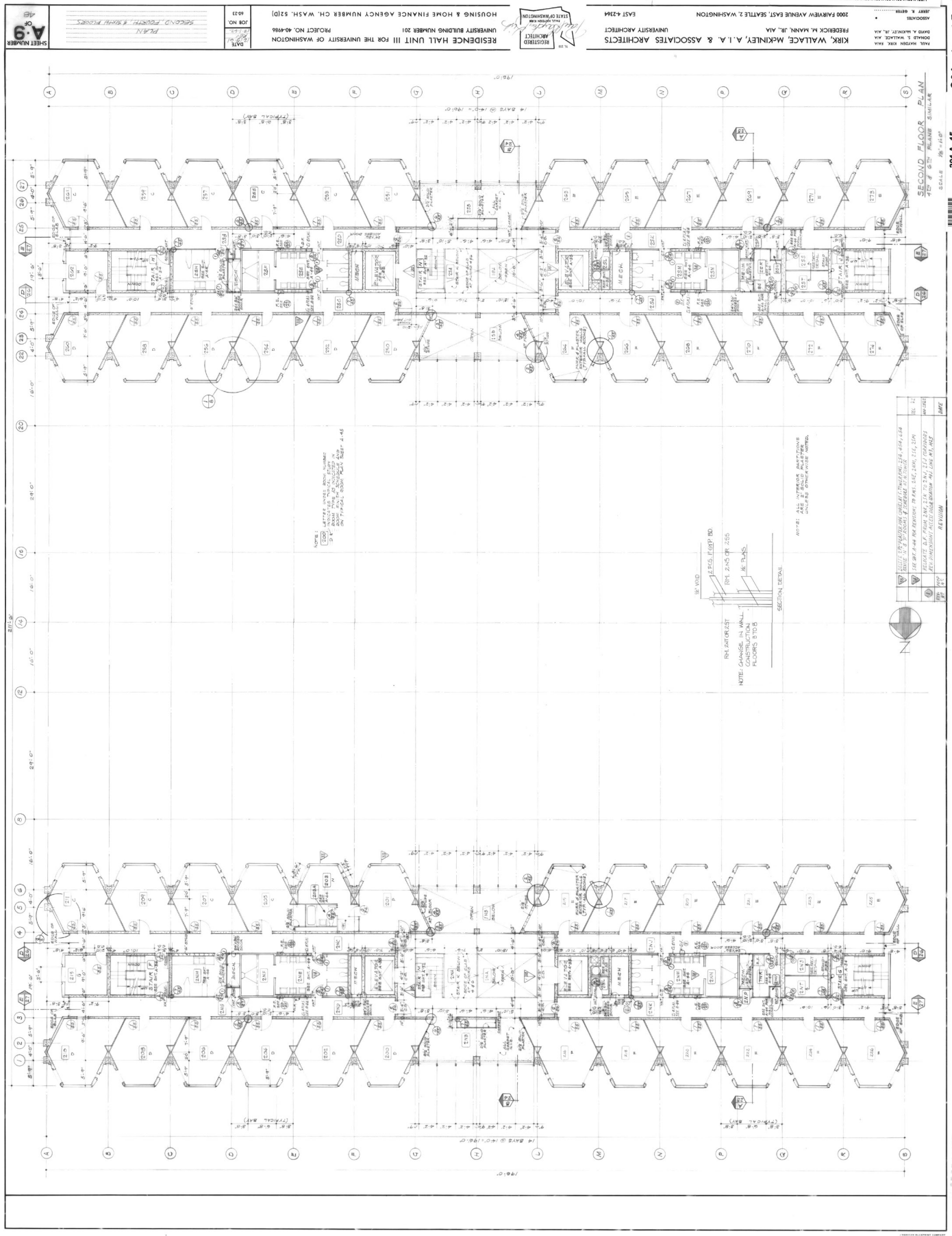


Page 70

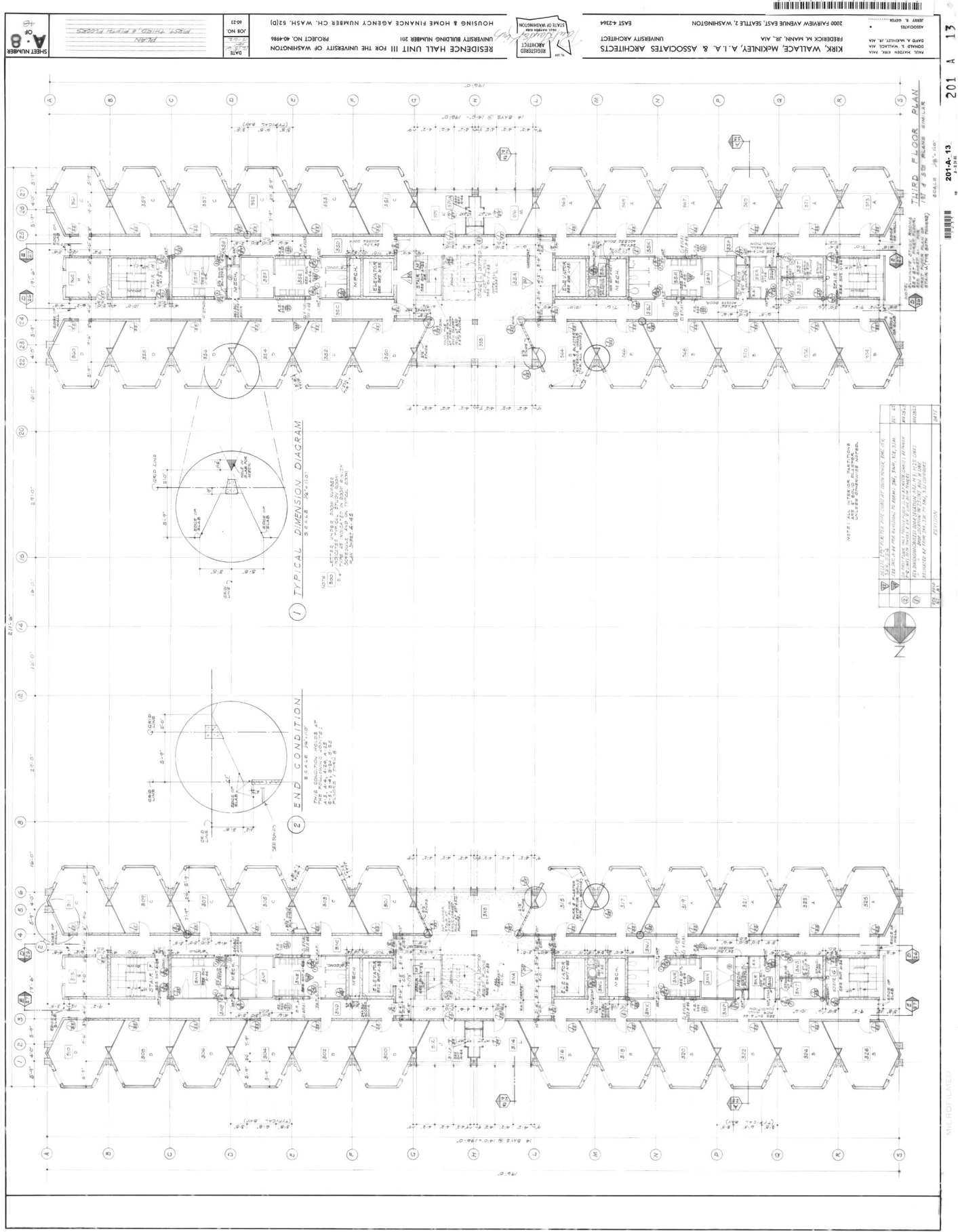


Page 71





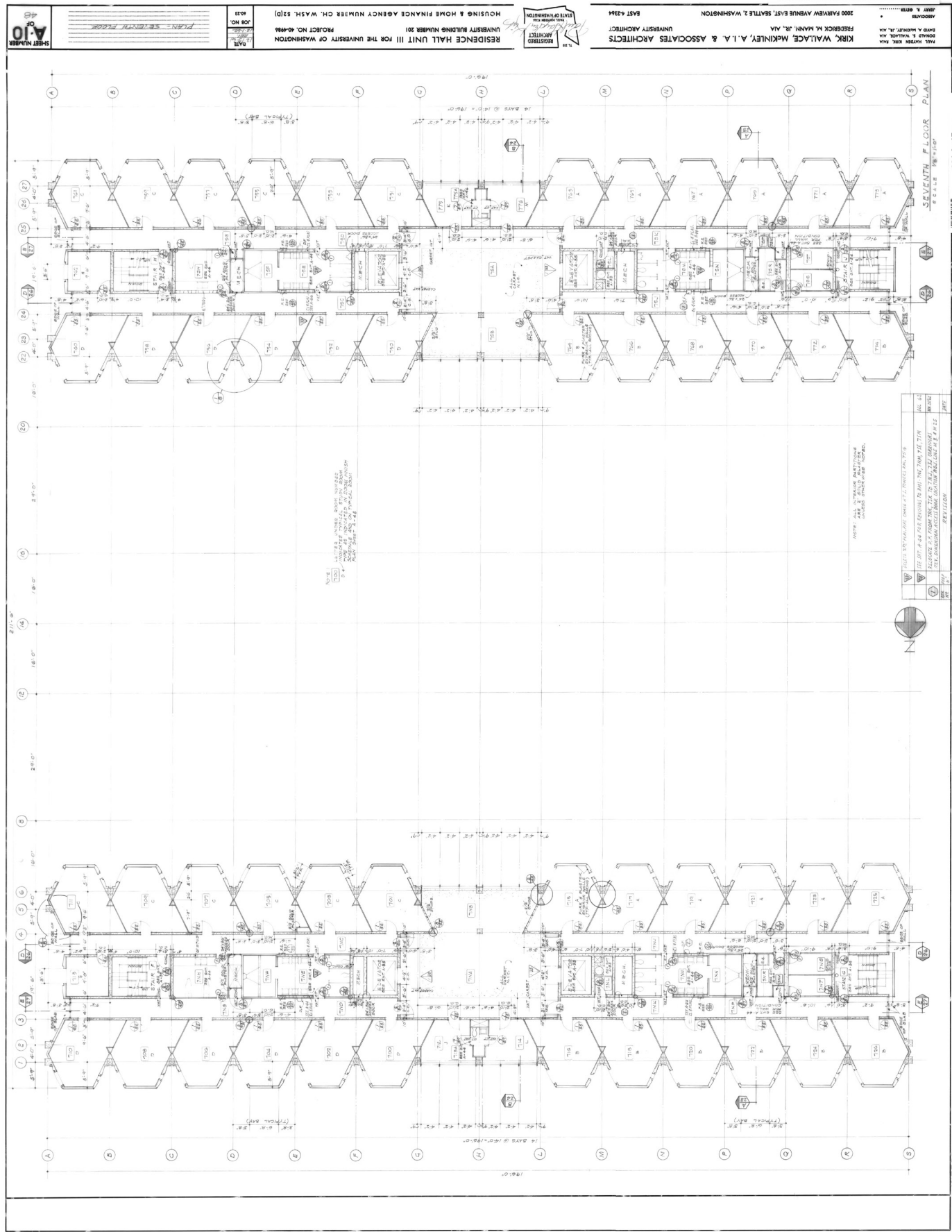
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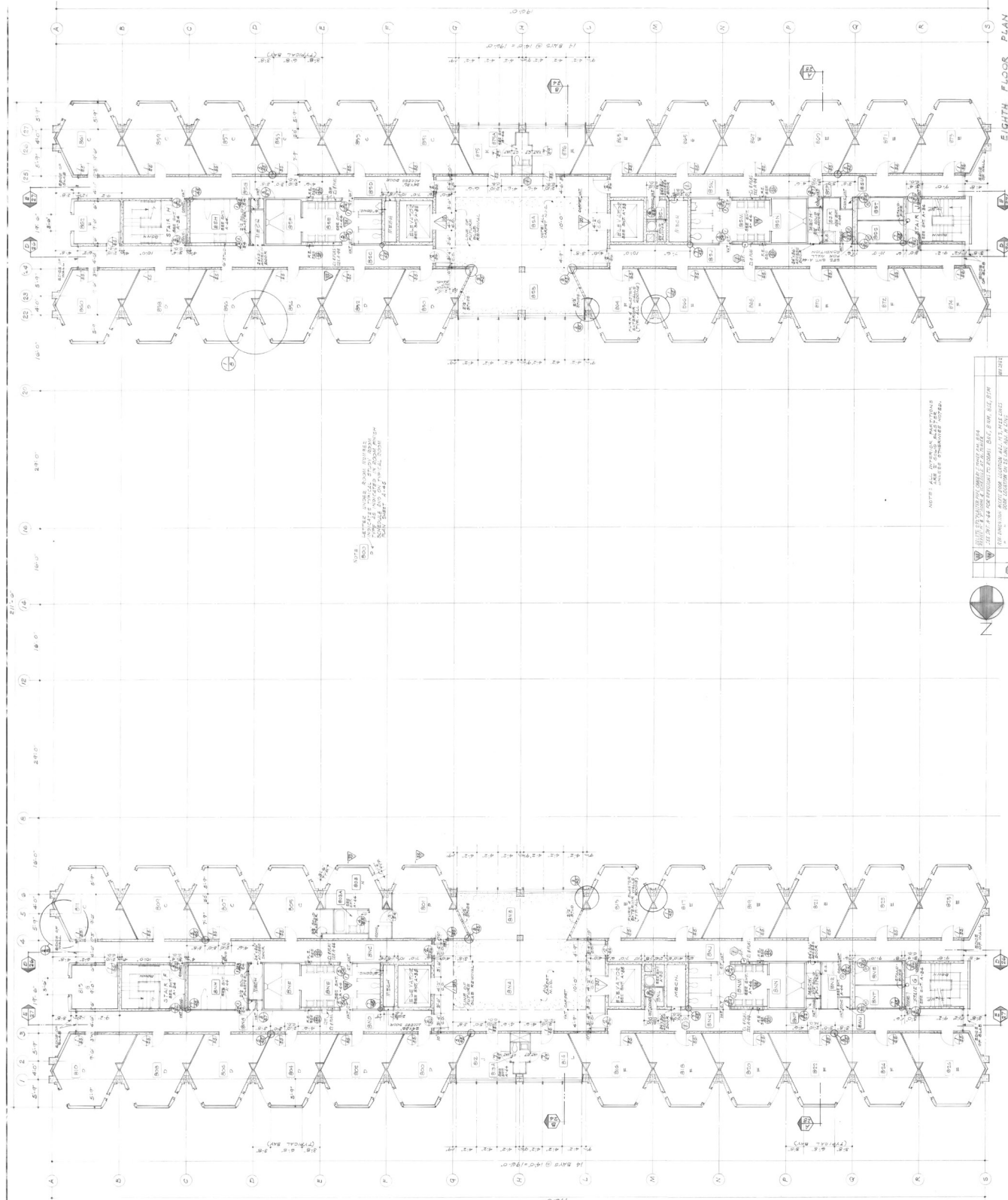


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UNIVERSITY BUILDING NUMBER 201
HOUSING & HOME FINANCE AGENCY NUMBER CH, WASH. 521D
PROJECT NO. 40-4986

KIRK, WALLACE, MCKINLEY, A.I.A. & ASSOCIATES ARCHITECTS
2000 FAIRVIEW AVENUE EAST, SEATTLE 2, WASHINGTON
EAST 4-2344

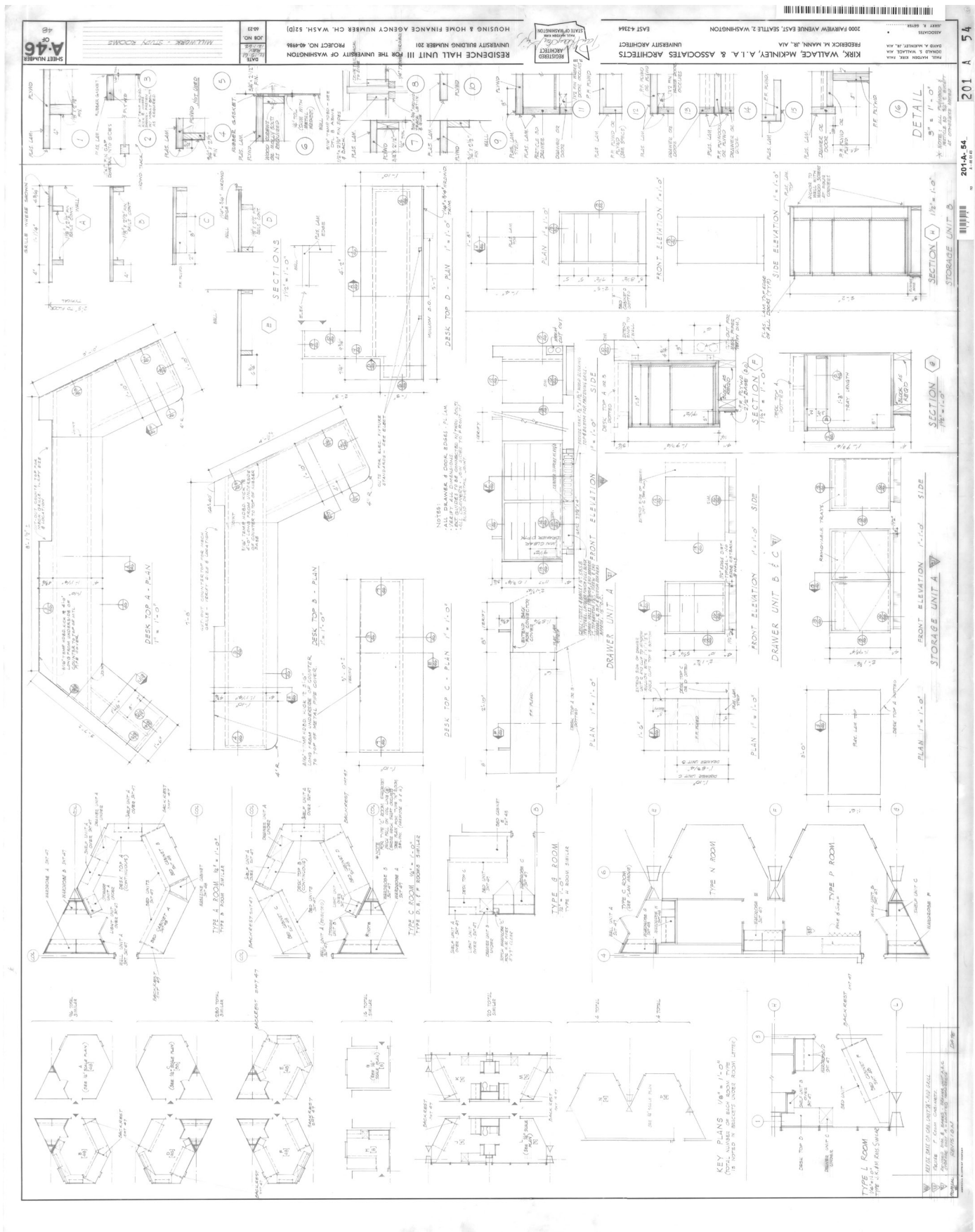
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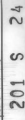
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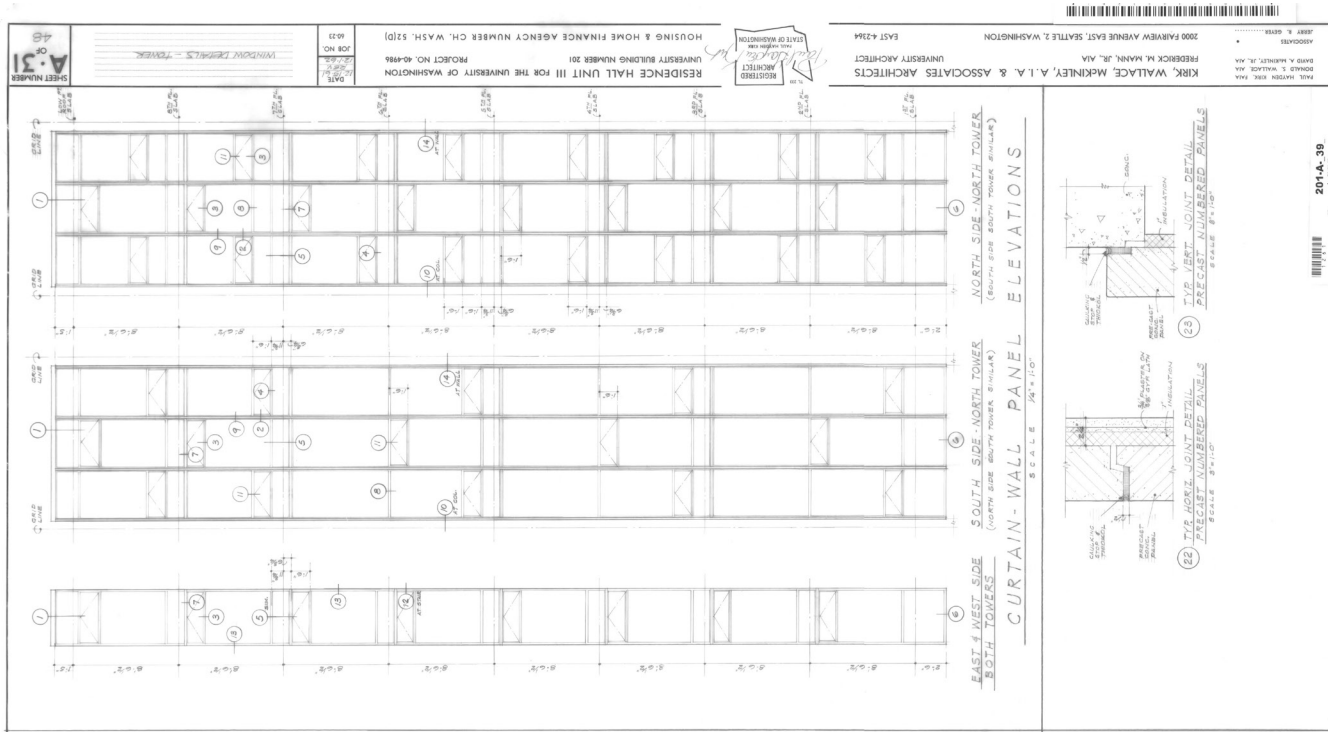
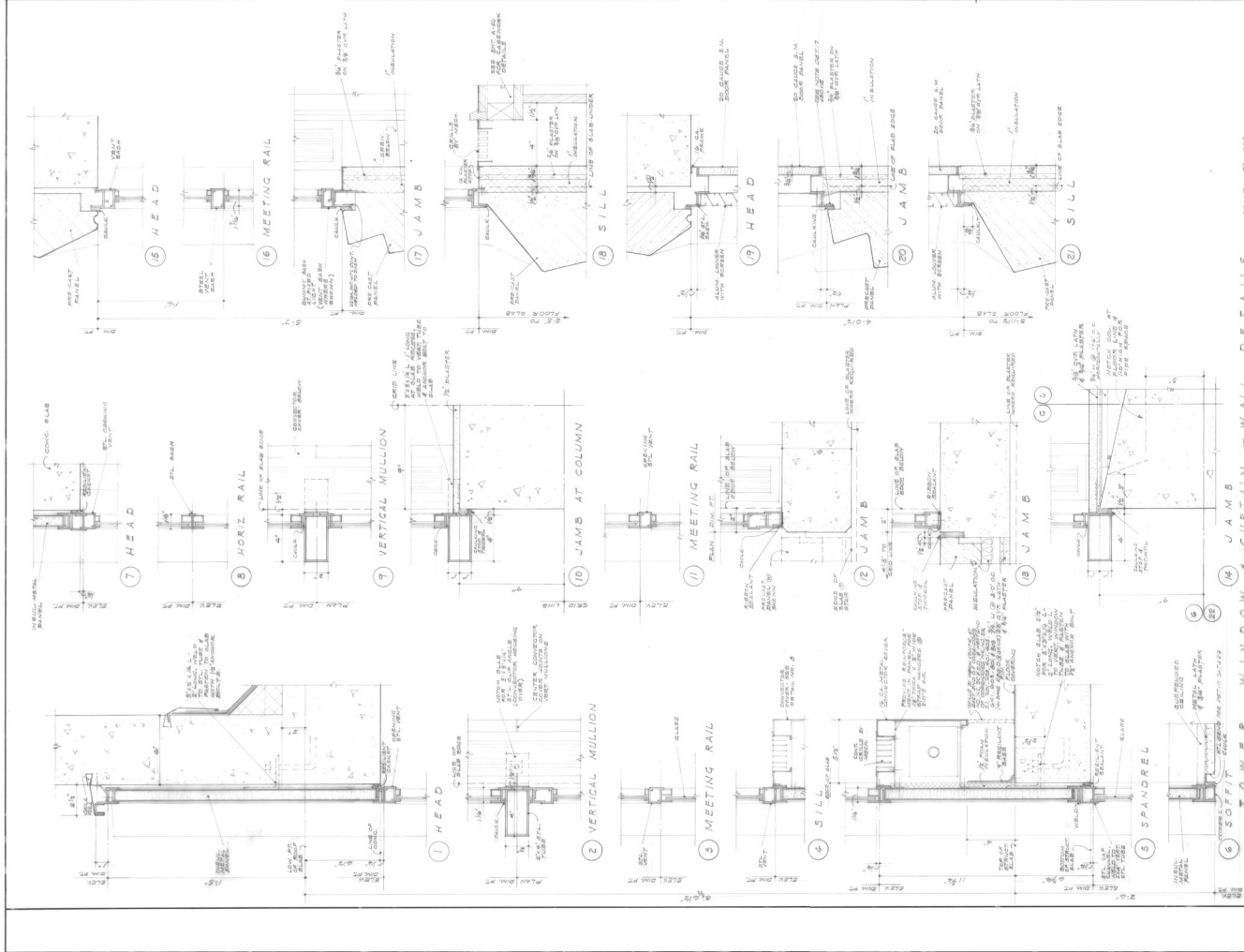


Page 77









TOWER WINDOW & CURTAIN - WALL DETAILS SCALE 3/4" = 1'-0"

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