

Landmark Nomination
University of Washington Mackenzie Hall
Seattle



B O L A ARCHITECTURE + PLANNING

January 5, 2018

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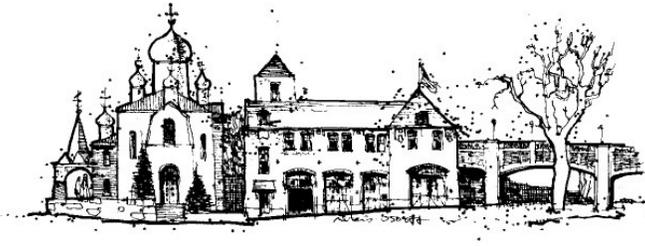
Landmarks Nomination Form (1 page)

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Cover: A 2017 view of the primary north facade and setting (BOLA)

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The City of Seattle

Landmarks Preservation Board

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

Landmark NOMINATION Application

Name: Mackenzie Hall, University of Washington

Year Built: 1960

Street and Number: 4215 East Stevens Way NE, Seattle, WA 98195 (parcel: 4000 15th Ave NE)

Assessor's File No.: 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 15th Avenue NE and south of NE 45th Street and north of NE Pacific Street; all in Section 16, T25N, R4E, W.M.

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

Present Use: UW Business School, administrative space and offices

Original Owner: University of Washington

Original Use: UW Business School, administrative space and offices

Architect: Decker, Christenson & Kitchin

Submitted by: Sonja Molchany & Susan Boyle, BOLA Architecture + Planning
Address: 159 Western Avenue West, #486, Seattle, WA 98119
Phone: (206) 447-4749
on behalf of Julie Blakeslee, UW Capital Planning & Development

Date: January 5, 2018

Reviewed (historic preservation officer): _____ Date: _____

**University of Washington Mackenzie Hall
Landmark Nomination
BOLA Architecture + Planning
January 5, 2018**

1. INTRODUCTION

Background

This landmark nomination report on a building on the University of Washington Seattle campus has been prepared at the request of the University. Mackenzie Hall is a 43,099-square-foot, three-story structure situated in the north central part of the campus. It was constructed for the School of Business in 1960 as the first of a two-building assembly. This nomination has been developed for a review by the Seattle Landmarks Preservation Board to determine the status of the building, as the University considers how to accommodate an expansion of the current Business School facilities.

Research

This nomination report includes an architectural description and a historic context statement, along with property data, bibliography and illustrations. Earlier research included efforts in 2016 as part of a historic survey of the campus. Sources of information include historic maps and drawings from the University Libraries Special Collections Division, and drawings, specifications and reports from the University's Campus Engineering Facilities Services records. Other research included reviews of archival newspaper collections from the Seattle Public Library, and digital photography collections of the Museum of History and Industry (MOHAI). Historic photographs, campus plans, and campus maps, as well as books about the history of the University by Norman J. Johnston and Charles M. Gates, have been particularly useful. Research also included reviews of online information and periodicals.

Several site visits were undertaken to observe and photo-document the site and building conditions. The nomination report was prepared by BOLA Associate Sonja Molchany with input from Principal Susan Boyle.

Seattle's Landmarks Process

Designated historic landmarks are those properties that have been recognized locally, regionally, or nationally as important resources to the community, city, state, or nation. Official recognition may be provided by listing in the State or National Registers of Historic Places or locally by the City's designation of the property as a historic landmark. The City of Seattle's landmarks process is a multi-part proceeding of three sequential steps involving the Landmarks Preservation Board:

- 1) submission of a nomination and its review and approval by the Board
- 2) a designation by the Board
- 3) negotiation of controls and incentives by the property owner and the Board staff

A final step in Seattle's landmarks process is approval of the designation by an ordinance passed by the City Council. All of these steps occur with public hearings to allow input from the property owner, applicant, the public, and other interested parties. Seattle's landmarks process is quasi-judicial, with the Board ruling rather than serving as an advisory body to another commission, department, or agency. Under this ordinance, more than 450 individual properties have become designated landmarks in the City of Seattle. Landmark properties in Seattle include individual buildings and structures, building assemblies, landscapes, objects, publicly-owned schools, parks, office buildings, boulevards, and industrial

properties. Several hundred other properties are designated by their presence within one of the City's eight special review districts or historic districts, which include the Harvard-Belmont, Ballard Avenue, Pioneer Square, Columbia City, Pike Place Market, Fort Lawton, and Sand Point Naval Air Station Historic Districts, and the International Special Review District.

The City of Seattle's Landmarks Preservation Ordinance (SMC 25.12.350) requires a property to be more than 25 years old and to "have significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation." The ordinance also requires a property meet one or more of six designation criteria:

- Criterion A. *It is the location of, or is associated in a significant way with, an historic event with a significant effect upon the community, City, state, or nation.*

- Criterion B. *It is associated in a significant way with the life of a person important in the history of the City, state, or nation.*

- Criterion C. *It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation.*

- Criterion D. *It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction*

- Criterion E. *It is an outstanding work of a designer or builder.*

- Criterion F. *Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City.*

There is no local ordinance that requires an owner to nominate its property. Such a step may occur if an owner proposes substantial development requiring a Master Use Permit (MUP). Since July 1995, SDCI and DON have had an agreement that calls for a review of potentially eligible landmarks during permitting of sizable projects (See DON Client Assistance Memo 3000.) Seattle's SEPA policies also require consideration of buildings over 50 years old that may be eligible for landmark designation. The ordinance does not consider future changes or uses, or other land use issues.

2. PROPERTY DATA

Historic / Current Name:	Unit 1, Business Administration Building, Mackenzie Hall The building is identified on the campus as No. 1156
Address:	4215 East Stevens Way NE (parcel: 4000 15 th Ave NE) Seattle, Washington, 98195
Site Location:	The property is situated on south side of Stevens Way NE, the major vehicle route that encircles the central campus.
Tax Parcel Number:	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 15th Avenue NE and south of NE 45th Street and north of NE Pacific Street; all in Section 16, T25N, R4E, W.M.
Original Construction Date:	1960
Original / Present Use:	Administration/Offices/Classrooms
Original Designer:	Decker, Christenson & Kitchin, Architects & Engineers, Seattle
Building Size:	43,099 square feet (UW Capital Planning)
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:	BOLA Architecture + Planning 159 Western Avenue West, #486 Seattle, WA 98119

3. ARCHITECTURAL DESCRIPTION

Campus Setting, Site and Landscape Features [Figures 4-10]

Note: This report uses reference north consistent with the original drawings for Mackenzie Hall. Reference north is identified in **Figure 5**.

Mackenzie Hall is located in the northern portion of Central Campus, on the south side of East Stevens Way NE and at the north end of Denny Yard. The three-story Art Building, which was completed in 1949 with a north addition in 1969, is located directly east of Mackenzie Hall, and separated by NE Chelan Lane, a service drive and designated fire-lane. Mackenzie Hall is part of a complex of buildings that makes up the Foster School of Business, which also includes the Bank of America Executive Education Center (1997), PACCAR Hall (2010), and Dempsey Hall (2012). Dempsey Hall replaced the 1962 Modern style Balmer Hall, which was developed as part of the original two-building assembly along with Mackenzie. Dempsey, on the site of Balmer Hall, is situated immediately west of Mackenzie, and shares an approximately 40'-wide, paved plaza with it. The physical context for the subject building was changed with the demolition of Balmer Hall in 2010 and removal of the skybridge that had once connected its second floor with that of Mackenzie Hall.

The property surrounding Mackenzie Hall slopes down to the southeast, with an overall grade change of 8'. The building was designed with a concrete retaining wall on the south and east sides that serves as a plinth and creates a flat site on which the building is situated. The plinth extends 9' from the building perimeter on all sides. The original landscape plan called for ornamental shrubs and trees to surround the building along with dense planting within its interior entry and courtyard. Current landscaping around the building consists of shrubs planted close to the building, along with a number of mature trees on the site. The building is set back approximately 110' from Stevens Way. Originally, a 72' by 42' paved forecourt, detailed with strips of washed and float aggregate was provided in front of the building, facing toward the roadbed and the nearby 47'-deep paved parking that accommodate nine angled parking stalls. The existing parking lot was expanded at some point, and it currently provides two rows of perpendicular stalls for 18 vehicles, whereas the original site plan indicated a single row of angled parking in the shallower lot.

The 144'-square building incorporates a 72'-wide by 45'-deep courtyard space, within which the main entry is located. The courtyard is open on its north side. An approximately 27'-wide and 24'-deep, raised entry podium projects from the north side of the building, where it identifies the courtyard access. The platform appeared originally as a floating plane, though the support posts are visible today, and perimeter railings have been added. The courtyard and entry steps paving feature a float aggregate finish, detailed with washed aggregate strips. The original planting plan for the courtyard includes daphne, fragrant sarcococca, azaleas, vine and cutleaf maples, golden bamboo, viburnum, laurel, and pachysandra. White birch trees were proposed near the entry and southwest edge, along with one in within the courtyard in a large, round concrete planter, 15' in diameter, which is set on a floating square base that measures 18'-4" in each direction. In 1967, a fountain was installed within this element. Prior to the fountain installation, the concrete cylindrical basin served as a planter, set within a square-shaped concrete bench. The fountain consists of a series of curved and tapered metal shapes, which sculptor George Tsutakawa referred to as a "clam shell," from which water emerges. Opposite the fountain, along the entire west edge of the courtyard, there is a low, gently curving concave wall made of 6"-thick concrete with a wood bench centrally located along it, with the wall forming its back. A smaller, 6'-diameter fountain is situated at the wall's south end.

The Building [Figures 11-31]

Mackenzie Hall is a three-story, square building with a 144' by 144' footprint and an open courtyard at the interior. There is a partial basement along the south edge of the building, along with a series of utility tunnels. The building is 33'-6" tall from first floor elevation to the roof line with floor-to-floor dimensions of 8'-6" at the basement, 12' at the first floor, and 10'-6" at the second and third floors.

The structure consists of a combination of precast and cast-in-place concrete. Precast beams are supported by precast, prestressed concrete columns, set in a repetitive grid with 9'-centers. The roof and floors consist of a cast-in-place concrete, one-way slab, 4½" thick, spanning the 9' between the precast concrete beams. (CTS Engineers.)

The second and third stories of the building form a ring around the open central courtyard, which measures 99' deep at the upper stories. At the first story, the plan is U-shaped, with eight bays of the north side of the building open to provide access into and through the courtyard. The building's first story also occupies the southern half of what becomes open court at the second and third stories. The main building entry is at the south end of the courtyard, on the north facade of the courtyard-facing portion of the building.

Facades are regular and repetitive, characterized by consistent details both at the perimeter and on the courtyard-facing facades, with exception of the half-bay spacing at the corners of the north and south courtyard walls. Features include the precast concrete 10" by 1'-4" perimeter columns, which extend 1'-6" above the roof plane and are set at 9' centers; 3'-2"-wide exposed aggregate concrete panels; and 2'-6"-wide by 10'-6"-tall steel-sash windows. Below each window is a darker structural glass spandrel of the same dimension. Window bays flank each column, with a vertical exposed aggregate concrete panel placed centrally in each building bay.

A loggia extends around the building at the first floor, formed by the slightly overhanging second and third stories above and the perimeter columns. Because the exterior facades were composed with strict consistency, there is little clear announcement of the building entry, with exception of the podium and forecourt. Exterior materials were selected to make up a warm, light-colored palette: the concrete columns are off-white, the exposed aggregate concrete a warm tan, the glazing clear, and the spandrels brown. Light yellow glazed ceramic tile is used as a finish material above the main entry and along the north side of the first story.

The regularity of the facades conveys the consistent office layout within the building, but with a vertical emphasis because of the perimeter columns. The third-floor slab is not expressed on the exterior. Access was designed to be sequential: from the forecourt to the podium, below the second floor through to the courtyard. A "lobby and display" area originally greeted visitors entering the building on the south side of the courtyard. Offices, clerical spaces, and conference rooms flanked a double-loaded corridor at the first story. The second- and third-floor corridors were arranged with a single-loaded corridor along the north and south sides of the building and double-loaded corridor along the east and west. Three stairs serve the building—one at the center of the south end and one each at the southeast and southwest corners of the courtyard. Floor-to-floor height is noted on original drawings as 12'-6" at the first floor and 10'-6" at the second and third floors. Typical interior features and finishes include terrazzo flooring at the first floor, resilient flooring and base at the second and third floors, painted gypsum wallboard and acoustical ceiling tiles, and stained wood doors. Non-original finishes include administrative spaces on the main floor that feature dark-stained wood paneling and doors as well as carpeting.

[Also see 11x17 drawings at the end of this document.]

Changes through Time

The current index to drawings in the University Facilities Records files indicate that numerous small, discrete alterations were made to the building, typically on a room-by-room basis or system upgrades. (Construction dates, which typically follow the dates of design documents by a year, are not confirmed.)

<u>Date</u>	<u>Description</u>
1958	Original drawings (Decker, Christenson & Kitchin)
1962	First floor alterations & additions
1962	Rooms 109, 115, 116 door installation
1962	Room 135 alterations & additions
1963	Building dedication plaque
1964	Room 101 temporary partition
1964	Room 126 alterations & additions
1967	New reception area for Dean's Office
1970	Room 135 alterations
1972	Basement & first floor, correct glass hazard
1974	Add new wall doors and pass window, 3rd floor
1974	Dean's reception area lighting, Room 101a
1974	Grounds – modify garbage enclosure
1977	Replace glass in corridors & stairwells
1978	Room 226 provide new office
1978	Restroom #340 remodel; Restroom #330 remodel
1978	Room 361 – Faculty Lounge – Alter to provide three new offices
1979	Room 126 provide acoustic separation; room 364 relocate double doors
1980	Room 126 improved ventilation for photo copy room
1981	Flashing & roof repair
1982	Room 135 alterations
1983	Rooms 227, 228, 234 & 235 remodel for computer
1984	Building ventilation system, heating controls
1985	Rooms 135b & 136-137 new connecting door
1986	Provide bicycle ramps & sitework; install bicycle racks
1987	Fire safety upgrades
1987	Memorial for Ivar Haglund
1988	Room 148a new entry
1989	Lobby directory & display cases
1990	Room 137h alteration
1991	Women's Restroom 120 entry
1994	Roof replacement
1995	Exit light fixture upgrade
2001	Rooms 364, 365, and 366 remodel
2008	Fire alarm and detection system

While the list of these past projects is extensive, the changes that have been made over time have not had a great impact on the original design, with exception of the sitework where expansion of the building's parking lot reduced the plane of the forecourt, with the entry podium currently landing nearer to vehicles. The demolition of Balmer Hall, along with removal of the sky bridge that once linked the two buildings and revisions to the front parking lot, have had negative impacts on the building and its setting. The first floor near the main entry has been altered in a manner observable upon a site visit, with some infill of original waiting areas to create new office and conference spaces. The current building indicates its age. As Norm Johnston noted, Mackenzie was "another expression of the new design freedom enjoyed

by architects on campus in the second half of the 20th century, but its aging has not been graceful” (*University of Washington: The Campus Guide*, p. 17).

4. HISTORIC CONTEXT AND SIGNIFICANCE

Physical Development of the University of Washington Seattle Campus

The University of Washington was established by the State Legislature in 1861 as the first public university in the state. Initially it was sited on a ten-acre parcel in what is present downtown Seattle. By the late 1880s, the original facilities were inadequate due to increasing student enrollment and urban development. The University Land and Building Commissioners hired local architect William E. Boone to develop a comprehensive plan in 1891 for a new campus at its current Seattle site. The University moved from its original downtown campus to this location in 1895. Denny Hall, the first classroom and administration building, and the nearby Observatory were completed that same year.

The Regents sought to develop a campus plan to guide future building locations, and in 1898, engineering professor A.H. Fuller developed such a plan, known as the Oval Plan, which included only the northern portion of the University site [Figure 1]. Other buildings constructed in the 1890s, in addition to Denny Hall and the Observatory, include the two dormitories, later named Lewis and Clark Halls. All four of these building remain in the north campus area.

In 1903 the Board of Regents hired renowned landscape architects, the Olmsted Brothers, to prepare a design for a general campus plan. While the resulting 1904 Olmsted plan was never realized, it was adapted in part as the plan for the Alaska Yukon Pacific Exposition (AYPE). In planning for this exposition local businessmen approached the University Regents in 1906 to suggest that the undeveloped southern portion of the campus be used for the fair grounds. The plan was then developed by the Olmsted Brothers, who also provided the landscape design. As a result, the lower campus was cleared of timber. Thus a good portion of the present campus plan descends from John Charles Olmsted’s Beaux-Arts design for the 1909 fair grounds. The northern part of campus, where Mackenzie Hall is located, is not shown on this plan.

The AYPE grounds reverted to the University in 1909, providing the central axis of Rainier Vista, an encircling road system, along with an emphasis on the landscape and formal layout of buildings. The AYPE also left the University with a number of so-called permanent buildings. After the AYPE, most of the University’s buildings were built in the Central and South campus areas. The Regents Plan of 1915 [Figure 2] reaffirmed the Olmsted design for the AYPE grounds while adapting its symmetry and formality in a plan for the upper campus. The plan served as the basis for two subsequent decades of design and construction.

Henry Suzzallo, the University of Washington’s fifteenth president who served from 1915 to 1926, envisioned the institution as “the university of a thousand years,” with the library as its heart. Bebb and Gould’s 1915 Regents Plan, adopted during Suzzallo’s first year as president, placed the library and administrative buildings on intersecting axes, with the Liberal Arts Quadrangle to the northeast and science facilities to the southeast along Rainier Vista and the southern portion of Stevens Way. Major athletic facilities were to be located along the eastern edge of the campus near Lake Washington. Utilitarian structures, such as the Power Plant, were positioned east of Stevens Way, between the primary campus and the athletic facilities.

The 1915 Regents plan was consistent with other Beaux-Arts and City Beautiful designs for American civic centers, towns and campuses during the period between the 1880s and 1930s, as exemplified by

plans of Chicago and St. Louis, and Columbia University and the University of California Berkeley. Beaux-Arts design principles included axial alignments, balance and symmetry, and a hierarchical order reinforced by the use of landscape.

In 1934, the Regents requested a reexamination and update of Bebb and Gould's 1915 plan. The resulting 1935 Campus Plan essentially reaffirmed the earlier one, while recommending some changes, such as the location of a student union building to east of the library, the siting of a health sciences complex south of NE Pacific Street, and location of student housing in the northeasterly part of campus. This plan also envisioned additional buildings with courtyards and quadrangles in the tradition of college campuses.

By this date too, the primary north entry onto the campus had been established at 17th Street NE, linking the campus to the residential area of boarding houses, residences and sororities and fraternity houses, which were established in the neighborhood to the north. The entry provided for both pedestrians and vehicles. It led directly to Stevens Way and south along Memorial Way, which was soon to be lined with rows of London Plane trees, each one planted as a memorial to former university students whose lives had been lost during World War I. This axis led to an internal roadbed that more or less encircled and provided vehicular circulation to the entire campus. Provision of another major campus entry, off 15th Avenue NE and NE Campus Parkway, occurred in a later project post-war and in response to later campus plans.

In 1925, Bebb & Gould proposed a revision to their earlier Regents Plan of 1915, to include a formal boulevard that extended west from the University to serve as a principal entry to the campus from the city. Campus Parkway, the formal axis from the campus, was constructed finally in the 1940s, to extend the University into its surrounding neighborhood in a monumental manner. Construction in the 1970s of the underground parking garage below the Central Quadrangle provided a primary vehicle entry south of Parrington and Denny Halls and below Red Square and the new undergraduate library and performing arts building. This change in the campus infrastructure, along with parking restrictions and construction of large lots in the Montlake area, reduced vehicular traffic on the campus interior ring road. Vehicle access onto Stevens Way in the north campus area, in which Mackenzie Hall is located, was channeled largely from the north entry to the campus off NE 45th Street and from the east entry off Montlake Boulevard NE. Pedestrian-oriented open spaces on campus, made up by Denny Yard, as well as Denny Field, the Liberal Arts Quad and HUB Yard in the north and central parts of the University, remained.

Immediately following World War II, major changes were made in response to the influx of students attending on the GI Bill, the establishment of the University Medical School, and the delayed infrastructure needs on and around the campus. The University's basic plan was again updated, resulting in the 1948 Campus Plan [Figure 3]. In addition to supporting the 1935 campus design, the new plan recommended increased density and acquisition of new property in the Northlake / Portage Bay area south of the main campus. (Johnston, *The Fountain & the Mountain*, p. 48.) In the 1950s, a University Architectural Commission was established and a University Architect appointed. Collegiate Gothic, which was used on the University campus as it was on other American campuses throughout the nation, was replaced by Modern-style architecture, which ascended to become the preferred style for new campus buildings.

Despite change in building styles and design preferences, the plan of the original University of Washington campus remained essentially intact. Principles of the plan have been used in the recent master plan updates, guiding contemporary construction on the campus and some of the other campus extensions to the south and west. Newer facilities have introduced contemporary architectural forms, materials and styles, and urban design linkages. The result is the present campus, strongly reflecting its

early layout, and made up by buildings of different eras, styles, forms and materials that together represent its development over time.

Historic Overview of the Business School

The world's first business school was founded in Paris in 1819, and the first in the United States was the Wharton School, founded at the University of Pennsylvania in 1881. In 1900, Dartmouth College established the Tuck School of Business, which was the first business graduate school in the nation (Tuck School website).

At the University of Washington, the history of the School of Business extends back to the late 19th century, with instruction in the first economics course taught in 1875 to 1897 by faculty in the Philosophical Sciences. After 1897 three consecutive single-quarter courses were taught in the Department of Political and Social Sciences. The Department of Economics was founded in 1917 within the College of Liberal Arts to offer instruction in both business and economics. (It was also the home to the other academic departments in Political Science and Sociology.) Around this time the College of Commerce was established. In 1933, the department was transformed into the College of Economics and Business. Dr. Parker, the College's first Dean, had an affinity for and degrees in economics. His successors, however, were more interested in administration and finance, traits more strongly associated with business, and the two disciplines emerged with differing academic goals, with economics focused on more qualitative and theoretical and business on applications. For the following 15 years, business faculty outnumbered economics faculty in the College, and eventually both petitioned the University to split the two departments. (UW Department of Economics website.)

In 1948, the University dissolved the College of Economics and Business amid some controversy. The new School of Business Administration was created and the Economics Department was reorganized within the College of Arts & Sciences. By this time, Dr. Engle, the Dean from 1941-57, had helped establish its early reputation for accurate predictions, including post-war forecasts of employment and aluminum use (*Seattle Times*, February 16, 1947). Later research projects analyzed manufacturing and federal spending, among other subjects. An Advisory Board was established for the School in 1966, and, "invited by the U. of W. president, regularly [met] with the business school faculty leaders to review program and suggest changing market needs for graduates" (*Seattle Times*, May 24, 1977).

In 1984 the Foster Foundation was established by UW alumni Michael Foster, a Seattle businessman and philanthropist, and his parents, Albert O. and Evelyn W. Foster. Between 1984 and 2007 the Foster Foundation donated \$50 million to the UW Business School, which was subsequently renamed the Michael G. Foster School of Business in his honor.

Construction and Use of the Building

The subject building was originally known as Unit 1, Business Administration Building, and was constructed to provide administrative space and faculty offices for the Business School. It was conceived of as part of an assembly that later included Unit 2, Balmer Hall, which was designed in part with architect Paul Hayden Kirk, and built subsequently. Prior to the building's construction, the site was occupied by the two units of Denny Annex—World War II-era wood-frame portable structures—which were moved subsequently to the Crew House to be used as sleeping facilities for crew members (UW Facilities Records). The Business School was previously housed in Savery Hall (originally known as Commerce Hall, later called Guthrie Hall, and subsequently designated Savery), a 1917 building situated nearby on the Liberal Arts Quad.

In September 1961, the U.W. Regents named the building in honor of a former faculty member, the late Donald H. Mackenzie (*Seattle Times*, September 23, 1961). Donald Mackenzie (1900–1955) had been chair of the Department of Accounting and taught at the University for 24 years, from 1931 to 1955 (as cited on memorial plaque, while Johnston cites the dates as 1929 to 1951 [1995, p. 79]).

Mackenzie Hall is presently home to the offices of the School's Consulting and Business Development Center, the Global Business Center, and the Center for Leadership and Strategic Thinking, as well as the Foster School Advancement and Alumni teams. It also contains the Minority Business School Hall of Fame along with faculty and graduate student offices at the upper floors.

Balmer Hall, which opened in 1962, was the second of the two units for the Business School. It was connected to Mackenzie Hall by a skybridge and provided classroom space. The original architectural drawings for Mackenzie Hall indicate the anticipated placement of such a skybridge, with a future opening noted at the second floor. Balmer was demolished for the construction of Dempsey Hall, which was completed in 2012 and is part of the Foster School of Business.

Decker, Christenson & Kitchin, Original Designer [Figures 32-36]

Mackenzie Hall was designed by Decker, Christenson & Kitchin, Architects & Engineers. The multi-disciplinary firm provided both the architectural and the structural design. Original drawings for Balmer Hall indicate that building was designed by Decker & Christenson, AIA, Architects, and Paul Hayden Kirk, AIA, & Associates. (Paul Kirk was *not* associated with the design of Mackenzie Hall.)

Ralf E. Decker (June 3, 1911–1971) was born in Duluth, Minnesota, and graduated high school in Post Falls, Idaho. He received a B.A. from the University of Washington in 1935 and got his architectural registration four years later. After working for various Seattle architects, Decker established his own firm. He was the Director of the Washington State Chapter of the American Institute of Architects from 1946-48 and served as Secretary in 1949. In 1948 Decker was appointed one of ten subcommittee chairmen of the construction and civic development committee of the Seattle Chamber of Commerce (*Seattle Times*, October 7, 1948). Citations of work in the *Seattle Times* include West Coast Telephone Company office (Everett, 1960-61), which also won a 1962 American Institute of Architects (AIA) Honor Award; office and garage for Pacific Telephone Northwest (1960-61); three-story addition to Ninth & Lenora office building (1962); associate architect with Bindon & Wright on the Central Library (1960); and the Echo Glen Children's Center (near Preston, 1967).

Waldo B. Christenson (July 18, 1908–1959) was born in North Dakota and completed high school in Everett. He received a Bachelor of Architecture from the University of Washington in 1932 and got his architectural license the same year. After working at the firm of McClelland & Jones, Christenson established his own practice in 1945. In 1950 he formed a partnership with Ralf Decker, and in 1956 they added engineer Charles Kitchin, becoming Decker, Christenson & Kitchin, Architects & Engineers. The firm did work across the state, including a wide range of project types and clients. In addition to the University of Washington, clients included the U.S. Army Corps of Engineers, U.S. Navy, Snohomish County, Washington State University, Pacific Telephone & Telegraph Company, First National Bank of Seattle, Merrill Lynch, and JC Penney.

Structural and civil engineer Charles E. Kitchin (February 10, 1912–?) was born in Washington, DC. He received a BS from the University of Maryland in 1933, working until 1939 as a civil engineer in Washington, DC. From 1939-51 he worked in DC, New York, and Seattle as a structural engineer, maintaining his own Seattle firm from 1951-55. In 1955-56, Kitchin served as the Director of the Seattle Chapter of the Structural Engineers Association of Washington. After Christenson died in 1959,

the firm evolved further and its name was changed to Ralf E. Decker AIA, Architects. In 1967 it became Decker, Kolb & Stansfield; then Kolb & Stansfield after Decker's death in 1971.

In addition to the West Coast Telephone Company award, the local chapter of the AIA recognized several other projects between 1950 and 1970, including Vernell's Fine Candies (Decker & Christenson, 1953 National Merit Award), University Federal Savings & Loan (Decker & Christenson, 1959 Honor Award), and Bellevue State Patrol HQ & Communication Center (Decker, Kolb & Stansfield, 1970 Exhibition Award). (AIA Seattle website.)

Modernism in Seattle and on the UW Campus [Figures 37-50]

Modernism as a style gained dominance in the United States through commercial applications, but originated in Europe in the early decades of the 20th century. There it was an approach to design and construction based on rationalism and idealism, as architects and theorists sought a revolutionary break with the past—its sentimentality and nationalism and its elitist reverence for historical styles and ornament. Early European Modernists sought to serve society by creating architectural spaces for all from simple forms, light, and economy through the interdisciplinary efforts of artists, craftsmen, engineers, and architects. In reconciling society's needs with the technical progress of the machine age, Modern architects drew from formal aspects of the avant-garde art movements and mass production.

Because of economic conditions during the Depression and the focus on the military production during World War II, few large Modern buildings were designed or constructed in Seattle. A new style gradually emerged in the Northwest, largely in the early 1940s, that combined Modernist principles—simplification of form and elimination of ornament—with a regional response to the environment, natural light, site, landscape, the nature of indigenous materials, and structural innovation. Modernism was introduced initially in Seattle and other West Coast cities primarily through residential projects, including both single-family structures and wartime housing projects such as Yesler Terrace (1941-42, J. Lister Holmes; William Bain, Sr.; George W. Stoddard; John T. Jacobsen; and William Aitken).

In the immediate post-war period, the pent-up demand for infrastructure, government and institutional buildings, schools and hospitals led to construction of many Modern style buildings. In Seattle, the public and institutional buildings that pre-date work on the University of Washington campus included Swedish Hospital Nurses' Home (1946, NBBJ), Seattle Public Schools Administration Building (1949, J. Lister Holmes), Museum of History and Industry (1948-50, Paul Thiry), Veterans Administration Building (1949, NBBJ), Seattle Park Department Administration Building (1950, Young & Richardson); Catherine Blaine Junior High School (1949-52, J. Lister Holmes), and Children's Orthopedic Hospital (1953, Young, Richardson, Carleton & Detlie). All of these were relatively low-scale buildings of two to four stories. They were followed by an increase in construction of office buildings, banks, libraries, medical clinics, and churches in the mid-1950s to mid-1960s. Among these are a number of well-recognized examples that gained recognition from local and national AIA Awards, including the following projects that received Honor Awards from the local and/or national AIA. The list below excludes projects outside of Seattle, those given Merit Awards or Citations, or separate school and church awards, and all residential work. (Seattle AIA)

- 1955** Honor Awards:
St. George Church and Friary, Paul Thiry
Museum of History & Industry, Paul Thiry
Seattle Public Library Northeast Branch, Paul Thiry
Clark's Cleaners: Ralph Burkhard
Washington State Bank: Mithun & Nesland
Medical Arts Center: Mithun & Nesland

- Dental & Medical Clinic: Paul Hayden Kirk
Law Offices: Paul Hayden Kirk
Taskett Agency Office Building: Waldron & Dietz; Dan Miller
- 1956 Honor Award: Smith Clinic: Paul Hayden Kirk
- 1957 Honor Awards:
Seattle-First National Bank Bellevue Branch: Mithun & Nesland Ridenour & Cochran
Washington Conference of 7th Day Adventists Office Building: Robert J. Burman
- 1958 Honor Award: Group Health Northgate Clinic : Paul Hayden Kirk & Assoc., Donald S. Wallace, David A. McKinley, Jr.
- 1959 Honor Award: University Federal Savings & Loan: Decker & Christenson
- 1960 Honor Awards:
Emmanuel Episcopal Church, Waldron & Dietz
UW Faculty Center Building, Paul Hayden Kirk FAIA & Assoc. Victor Steinbrueck AIA
Norton Building, Bindon & Wright; Skidmore, Owings & Merrill, Consultants
Unity Church of Truth, Young, Richardson, Carleton Architects & Engineers
University Unitarian Church, Paul Hayden Kirk FAIA & Associates
- 1961 Honor Awards:
Bethlehem Steel Seattle Plant Office Building: Bindon & Wright, Architects
Kirk Office Building: Kirk, Wallace, McKinley, AIA
Southwest Branch Library: Durham, Anderson & Freed, Architects AIA
UW Women's Residence Hall: Young, Richardson & Carleton
- 1962 Honor Awards:
Lakeshore Clinic: Cummings & Martenson, Architects AIA
Seattle Center Exhibition Hall, Playhouse & Arena Ext. Parking Facility: Kirk, Wallace, McKinley, AIA (w/ Norman G. Jacobson & Assoc., Structural Engineers)
Temple de Hirsch Sanctuary: B. Marcus Priteca FAIA; Detlie & Peck Architect, AIA
US Federal Exhibit Building, Seattle Center: Minoru Yamasaki & Assoc. and NBBJ
West Coast Telephone Company General Office Building: Ralf E. Decker AIA Architects
Northern Life Tower: Albertson, Wilson & Richardson
- 1963 Honor Awards Winners:
Horizon House: Dan Miller, Architect
St. Peter's Episcopal Church: Grant, Copeland, Chervenak & Associates
- 1964 Honor Awards:
UW Arthur & Winnifred Haggett Hall, Kirk, Wallace, McKinley, AIA & Associates
UW Hugo Winkenwerder Forest Science Lab Grant, Copeland & Chervenak AIA Architects
Japanese Presbyterian Church: Kirk, Wallace, McKinley, AIA & Associates, Architects
- 1965 Honor Awards:
IBM Office Building for the Hutton Settlement, Inc.: Kirk, Wallace, McKinley, AIA
King County Medical Service Corporation Bldg: Grant, Copeland, Chervenak & Associates
Remodeled House-Office: A. O. Bumgardner, AIA

During this period local projects were cited increasingly also in national design and lifestyle publications, and in books such as Victor Steinbrueck's *Guide to Seattle Architecture 1850-1953*, which prepared for the national AIA convention in the city, and his *Seattle Cityscapes* series, as well as by other local design critics. An emerging regional Northwest style was recognized, particularly in residential and low-scale commercial projects. As Steinbrueck noted, "[t]he unique characteristics of today's Seattle architecture are these: freedom of expression encouraged by the newness of the county, design for a mild climate and soft rainfall ... varied and skillful use of wood, adaptation to hilly topography, and orientation to beautiful views..." (Steinbrueck, 1953). In the following decades, these characteristics were seen increasingly in the region's larger commercial and institutional buildings.

Construction on the campus in the two decades following World War II represents the expansion of professional schools as well as new design attitudes. In addition to the two business school buildings there were many medical facilities built for the Health Sciences/Hospital complex (1946-1952, NBBJ), as well as new engineering and science buildings, such as Wilcox Kiln Building (Paul Thiry, 1946), Sieg Hall (1960, Harmon Prey & Detrich), Wilson Hall (1963, McClure and Adkison), and Loew Hall and the Engineering Library (Fred Bassetti, 1968-69). The post-war decades also saw new student dormitories and housing, such as Terry and Lander Halls (1953 and 1957, Young Richardson Carleton & Detlie), McCarty Hall (1960-1962, Young Richardson & Carleton), Haggett and McMahan Hall (1963 and 1965, Kirk Wallace McKinley), as well as the new Faculty Club (1958-60 Paul Kirk and Victor Steinbrueck) and the addition to Suzzallo Library (1962, Bindon & Wright with Minoru Yamasaki).

Many of these buildings emphasized new materials and expressive qualities. Structural systems utilizing glue-laminated timber, concrete and steel framing, pre-stressed and post-tensioned and pre-cast concrete techniques were explored, along with a range of cladding – from spandrel glass, curtain walls, panelized concrete, and stone and masonry veneers. Miesian-influenced and International Style designs for university buildings gave way to more diverse Modernism in the 1970s, with newer Brutalist and New Formalist style structures, along with the ongoing additions and rehabilitation and adaptive use of many older buildings. Today there are 61 extant buildings dating from 1946 through 1974 on the University of Washington's Seattle campus. More than two dozen of these are designed in Modern styles and have recognized design features:

- More Hall (1946, Bebb & Jones, Leonard Bindon, Associates)
- Wilson Ceramic Laboratory (1946, Paul Thiry)
- North Physics Laboratory Instrument Shop (1948)
- North Physics Laboratory Cyclotron Building (1949)
- Institute for Learning and Brain Sciences (former Fisheries Research Institute, 1960)
- Sieg Hall (1960, Harmon, Prey & Dietrich)
- University of Washington Club (former Faculty Club, 1960, Paul Hayden Kirk and Victor Steinbrueck; National Register-listed)
- Graves Hall (1963, Robert Billsbrough Price Associates)
- North Physics Laboratory Van de Graaff Accelerator (1963)
- Wilcox Hall (1963, McClure & Adkison)
- Winkenwerder Forest Sciences Laboratory (1963, Grant, Copeland Chervenak & Associates)
- McMahan Hall (1965, Kirk, Wallace, McKinley & Associates)
- Marine Sciences Building (1966, Liddle & Jones)
- Padelford Hall (1967, Walker/McGough)
- Aerospace and Engineering Research Building (1969, Young, Richardson & Carleton)
- Engineering Library (1969, Fred Bassetti & Company)
- Loew Hall (1969, Fred Bassetti & Company)
- Oceanography Teaching Building (1969, Liddle & Jones)
- Schmitz Hall (1970, Waldron & Pomeroy)
- Bloedel Hall (1971, Grant, Copeland Chervenak & Associates)
- Kane Hall (1971, Walker, McGough, Foltz, Lyerla)
- Gould Hall (1972, Daniel Streissguth and Gene Zema)
- Odegaard Undergraduate Library (1972, Kirk, Wallace, McKinley & Associates)
- Condon Hall (1974, Mitchell/Giurgola Associates; Joyce, Copeland, Vaughan & Nordfors)

The building type that popularized Modernism in America is the skyscraper. In Seattle, the Public Safety Building (1950-53, NBBJ) and more refined examples such as the Washington Building/Puget Sound Plaza (1959, Minoru Yamasaki and NBBJ), the Norton Building (1956-59, SOM with Bindon & Wright), and the Logan Building (1957-59, Mandeville & Berge) are examples of International Style commercial buildings. These were followed by expressive Modernist structures at the Century 21 World's Fair in 1962, and the emergence of New Formalist style commercial buildings, such as the IBM Building (1962-64, Minoru Yamasaki with NBBJ), and others.

The design of Mackenzie Hall features an abstract vocabulary that was likely influenced by the rationalism of International Style buildings, and the increasing popularity and economy of concrete framing and pre-cast concrete panel systems. The building consists of a simple massing with modest proportions, visible precast concrete perimeter columns, modular facade components, and flat roofs. It contrasts with the Faculty Club, dating from the same year, a National Register-listed building recognized for its distinctive International style design. It also contrasts with other Modern-era campus buildings, such as the earlier 1946 Wilson Ceramic Laboratory, Wilcox Hall, and the later New Formalist-style Sieg Hall and the Suzzallo Library addition, and numerous examples of Brutalism, such as McMahan and Padelford Halls, Loew Hall and Engineering Library assembly, and Gould and Condon Halls.

The Fountain by George Tsutakawa

The fountain is a separate piece of sculpture that was donated to the University and installed in front of the Suzzallo Library addition in 1967. In 1988 it was moved and installed within the Mackenzie Hall courtyard (Rupp, p. 185). It is described in this report for reference, and it is not a feature in this nomination.

The fountain, which is known as “Aquarius Ovoid” or “Fountain of Reflection” was one in a series of three similar pieces by artist George Tsutakawa. Upon creating the work, he noted his preference that it be viewed in an intimate setting. The placement of this fountain occurred some years after the original design and construction of the building, following its initial display in 1962 for the Century 21 World's Fair. The work was purchased by and presented to the University by the Phi Mu Sorority in 1967, to celebrate its 50th anniversary.

George Tsutakawa (1910–1997) was a well known Seattle-born sculptor, and a University faculty member from the late 1940s until his retirement in 1980. During his early career as a painter and sculptor, Tsutakawa's work was exhibited at the Seattle Art Museum, Zoe Dusanne Gallery, and the Henry Gallery. In 1958, he designed his first public fountain for the Seattle Public Library. Tsutakawa eventually created an estimated 90 fountains, including the subject one. His work is also represented by other pieces on the UW campus, and a large silicon bronze fountain was installed nearby at the former headquarters of the Safeco Company/University of Washington Tower at NE 45th Street and Brooklyn Avenue NE.

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Figure 49 U.S. Post Office, Uptown neighborhood
Figure 50 401-13 1st Avenue W, Uptown neighborhood

Select Original Drawings

Attached as 11 x 17s

Early Campus Plans

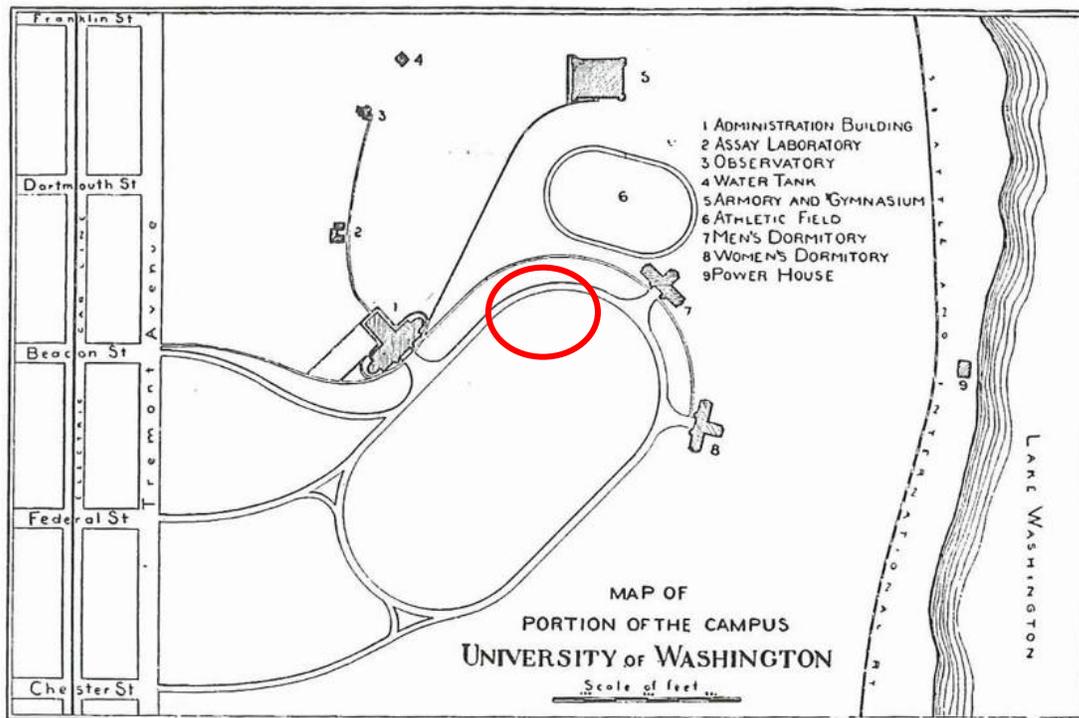


Figure 1. The Oval Plan, known also as the Fuller Plan, ca.1898. (University of Washington Libraries Special Collections, cited in Johnston, 1995, p. 20.) Denny Hall is noted as (1) Administration Building, and Lewis Hall as (7) Men's Dormitory. A red circle has been added to mark the present general location of Mackenzie Hall.

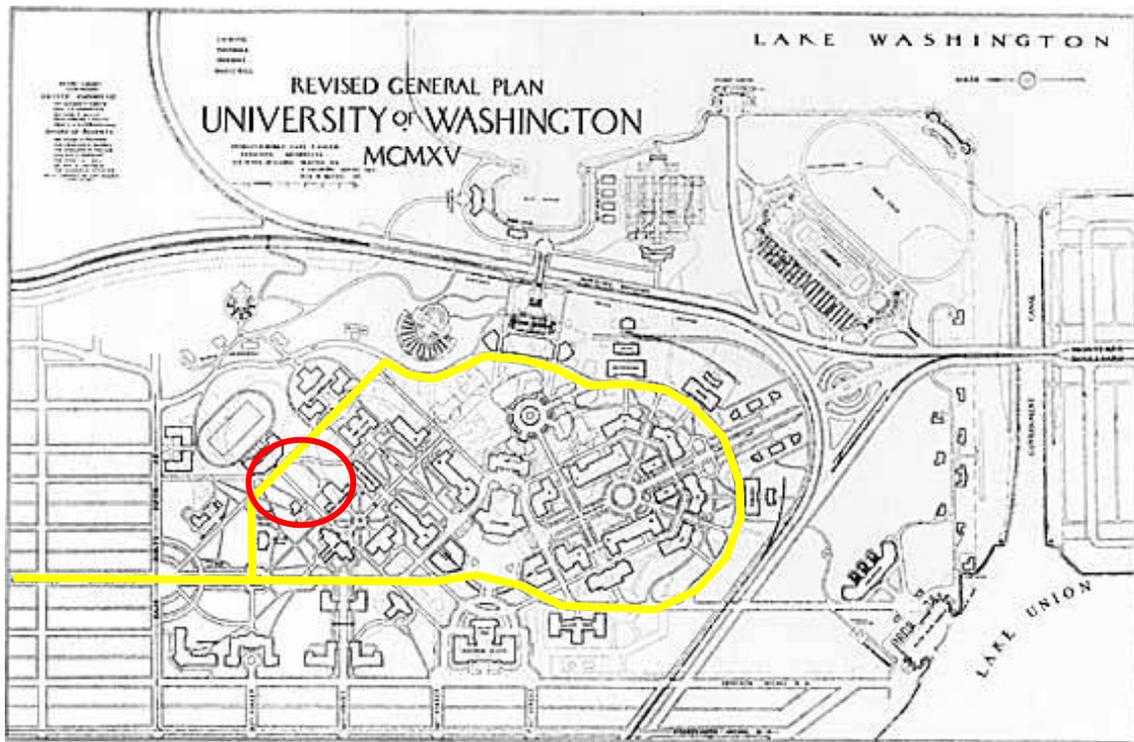


Figure 2. The 1915 Regents Plan. North is oriented to the left. (UW Libraries Special Collections, No. UW6049.) The general area in which the present Foster Business School buildings are located is marked in red. Present-day Memorial Way NE and Stevens Way are marked with a yellow line. Denny Field is the oval shape north of Stevens Way.

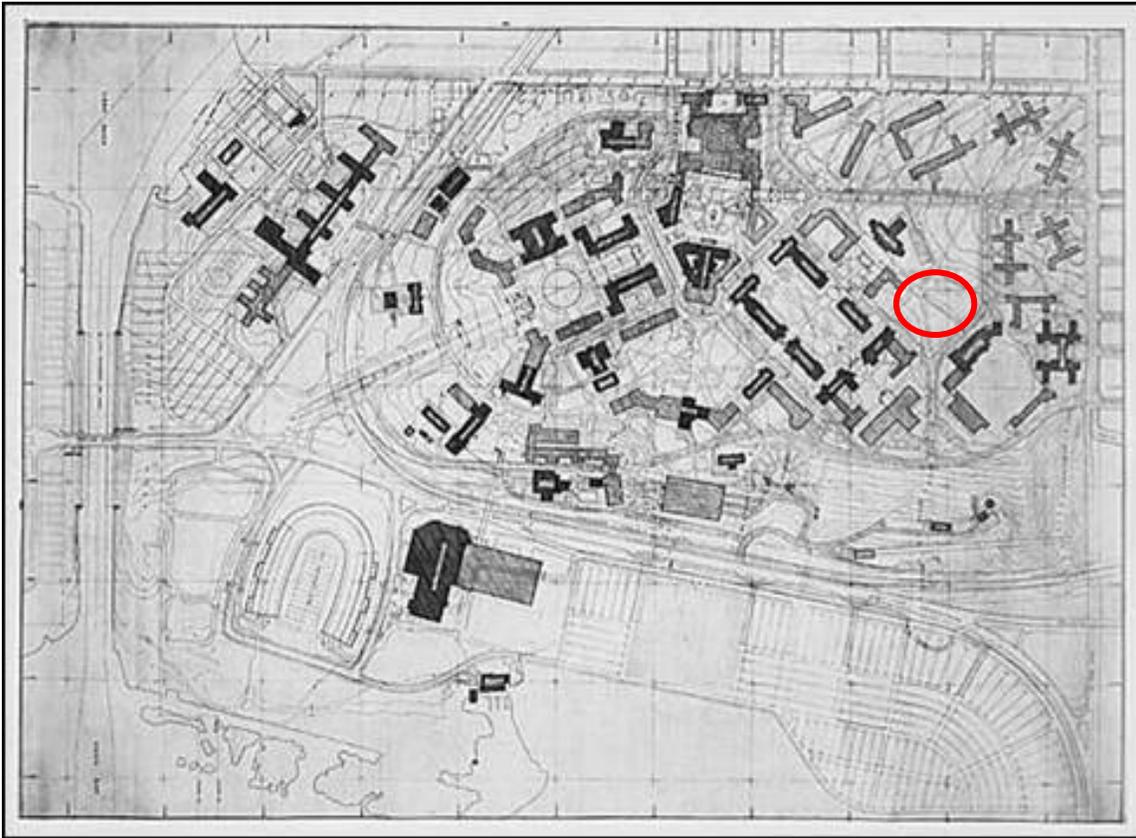


Figure 3. The 1948-49 Campus Plan by Jones & Bindon. North is oriented to the right on this drawing. The focus of this campus plan was acquisition of the Northlake area, and densification of campus. It shows a number of temporary World War II era structures at the north and northwest end of campus in a lighter gray tone. It does not show anything related to the future general location of the Foster School of Business, which is circled in red. (UW Libraries Special Collections, Order No. CFT0126)

Aerial Views and Site Plan

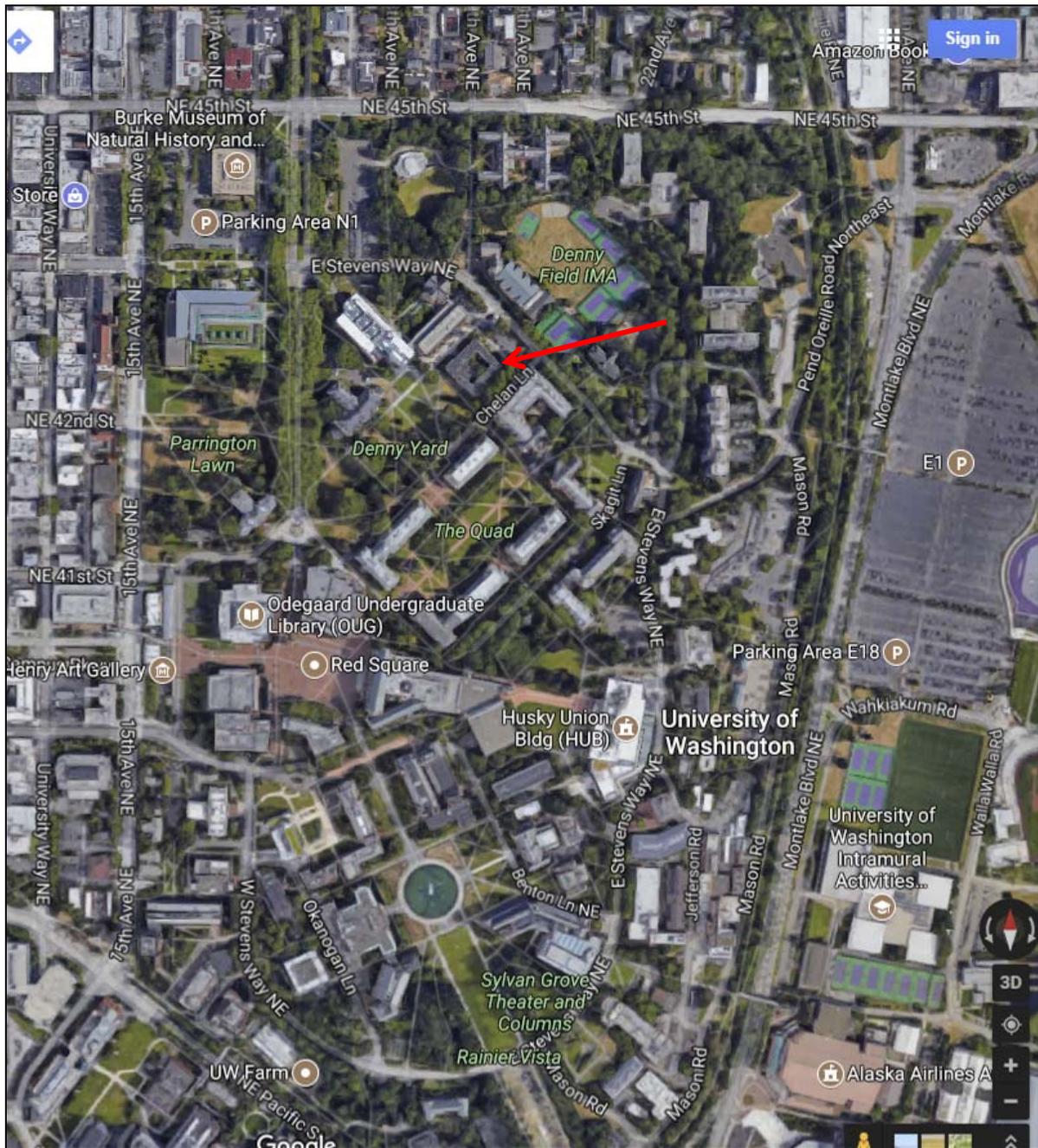


Figure 4. Aerial showing the central portion of the University of Washington Seattle campus and its immediate surroundings. North is up, and Mackenzie Hall is indicated by an arrow. (Google Maps, November 2017)

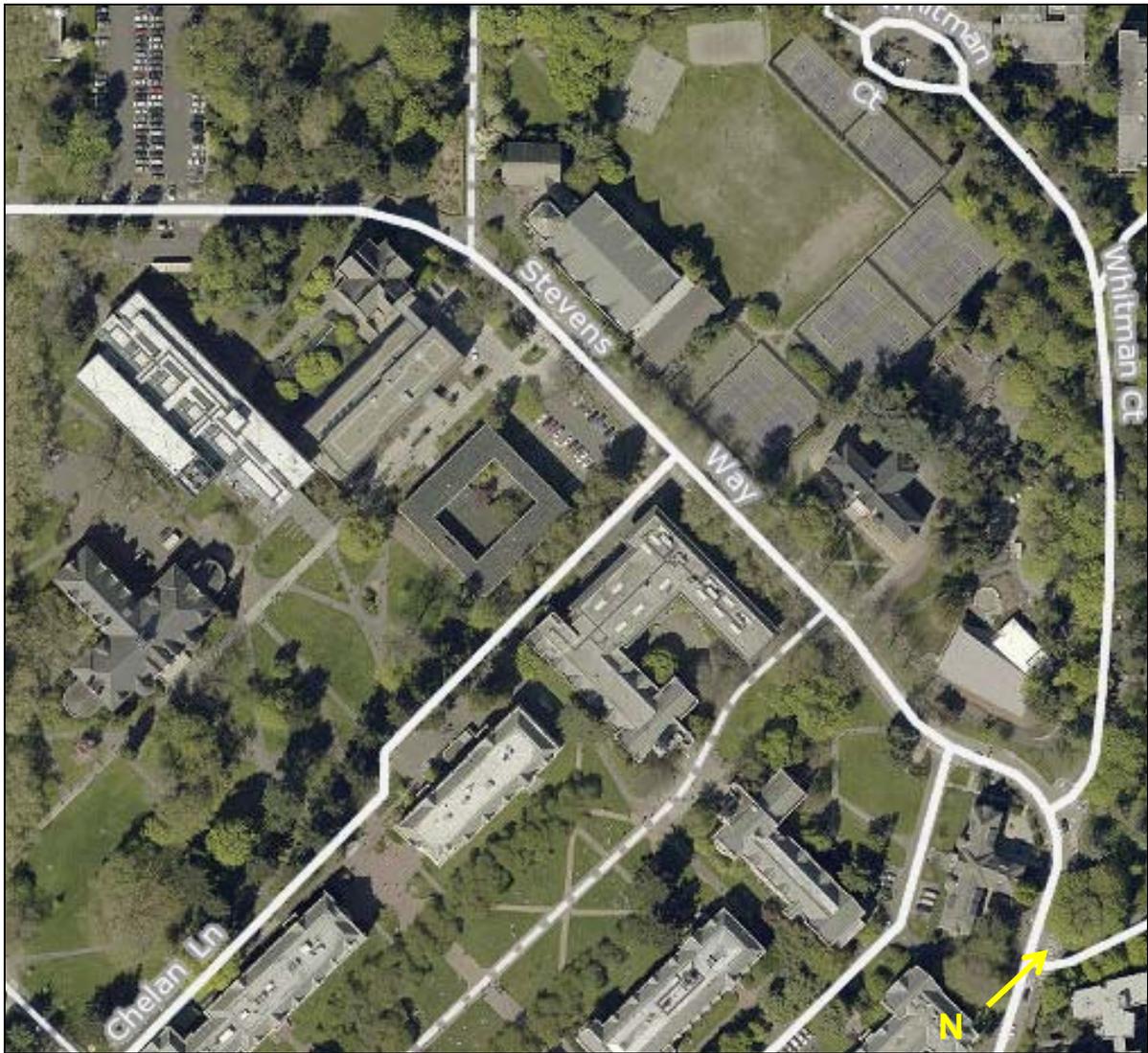


Figure 5. A closer aerial view of Mackenzie Hall, its site outlined in red, and its surroundings. This aerial illustrates the primacy of roadbeds and open space as organizing features of the campus. Actual north is oriented up, while reference north, as cited in this report, is shown by the yellow arrow. (King County iMap, 2015 aerial)

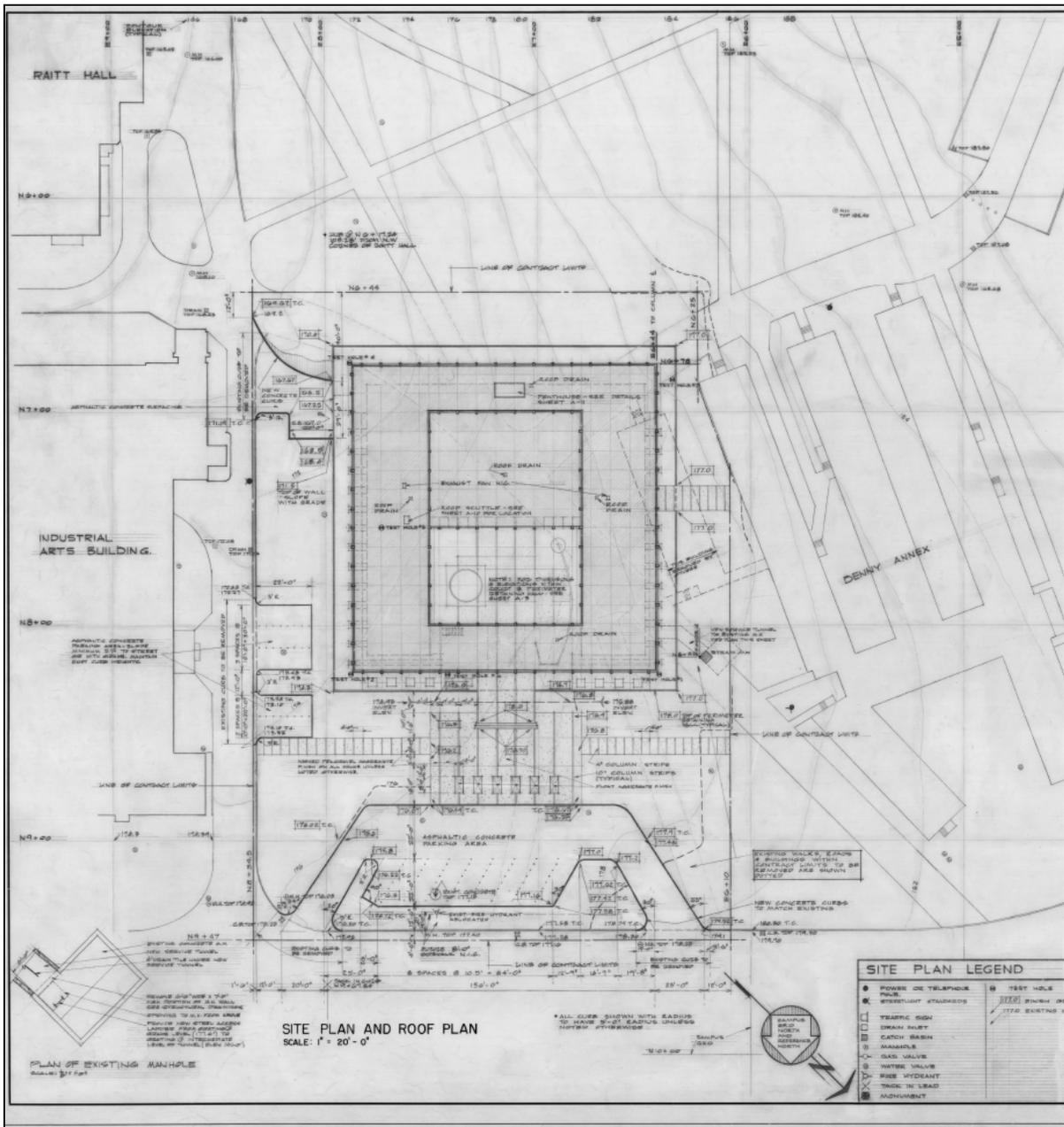


Figure 6. The original site plan, dating from 1958, cropped for legibility. (The full sheet, along with others from the set, is included at the end of this document.)

Context Views



Figure 7. View looking southwest across Stevens Way, toward Mackenzie and Dempsey Halls.



Figure 8. View southeast across Stevens Way, showing Mackenzie Hall and the walkway between it and Dempsey.



Figure 9. View looking north from Denny Hall, across Denny Yard toward Mackenzie Hall.



Figure 10. View looking northeast showing the relationship between Mackenzie Hall and the 1949 portion of the Gothic Revival Art Building to the east.

Current & Historic Views



Figures 11 & 12. UW College of Business Administration, 1960 photo by Hugh N. Stratford. (UW Libraries Special Collections, No. UW36480) Below, a similar contemporary view.





Figure 13. Left, UW College of Business Administration, 1960 photo by Hugh N. Stratford. (UW Libraries Special Collections, No. UW 36482)

Figure 14. Below, a 1959 architectural model of the business school, showing Balmer Hall (in the foreground) and Mackenzie Hall (in the background) before their construction. (UW Libraries Special Collections, No. DM2483)

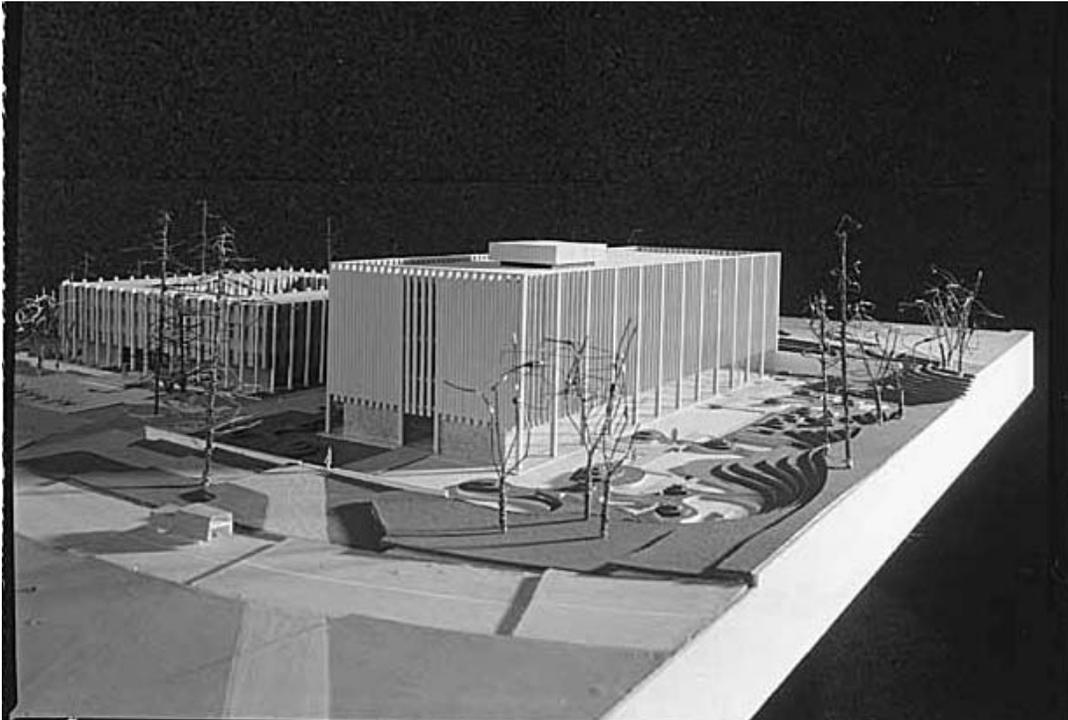




Figure 15. View looking southeast from Stevens Way, showing the primary north facade and an oblique view of the west facade.



Figure 16. View looking northwest from Chelan Lane, showing the retaining wall and partial south and east facades.



Figure 17. View looking east/southeast along the primary north facade.



Figure 18. View looking southeast from in front of the building, into the courtyard.



Figure 19. View looking north from within the courtyard, back out toward the parking lot and Stevens Way.



Figure 20. View looking south at the main entrance within the courtyard.



Figure 21. View looking southwest across Mackenzie Hall's courtyard from an upper floor.

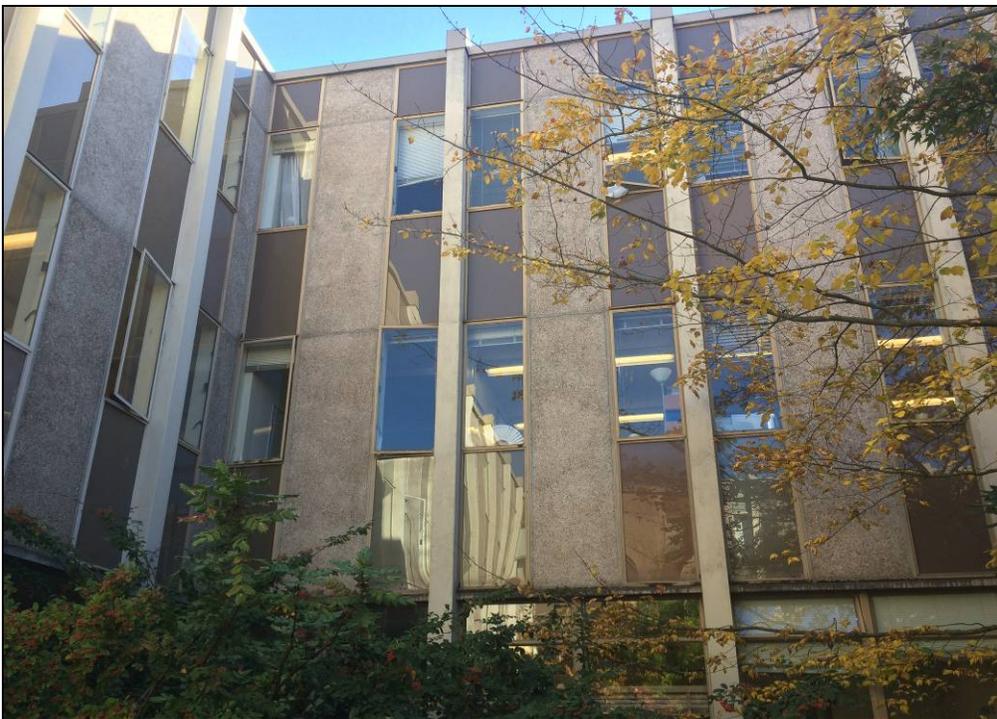


Figure 22. Detail view showing concrete columns, window bays, upper level spandrel and precast concrete panels.



Figure 23. View looking east along the loggia at the south side of the building. This section of the perimeter walls features glazing and spandrel panels.



Figures 24 & 25. Two views within the entry courtyard show the transparency of the building and its frame due to glazing, including the exposed steel-framed stairs.



Figure 26. Above, view looking west within the entry lobby.



Figure 27. Left, view looking south from the entry lobby toward the elevator.



Figures 28-31. Interior views in one of the stairwells (top left), first-floor corridor (top right), upper-floor corridor (left), and a typical upper-floor office (right). The upper right photos shows stained wood paneling, trim and carpeting that are not original features.

Other Work by Decker, Christenson & Kitchin



Figure 32. Left, Vernell's Fine Candies at 1825 Westlake Avenue N (1952). The building has been altered and is occupied by KCPQ television station.



Figure 33. Middle left, Decker, Christenson & Kitchin served as associate architect with Bindon & Wright on the former Central Library. (1960, historic photo from SPL website). This building was demolished and replaced with the OMA-designed library completed in 2004



Figure 34. Below, the former Star Machinery building (1953) at 241 South Lander Street. (DON photo, 2010)

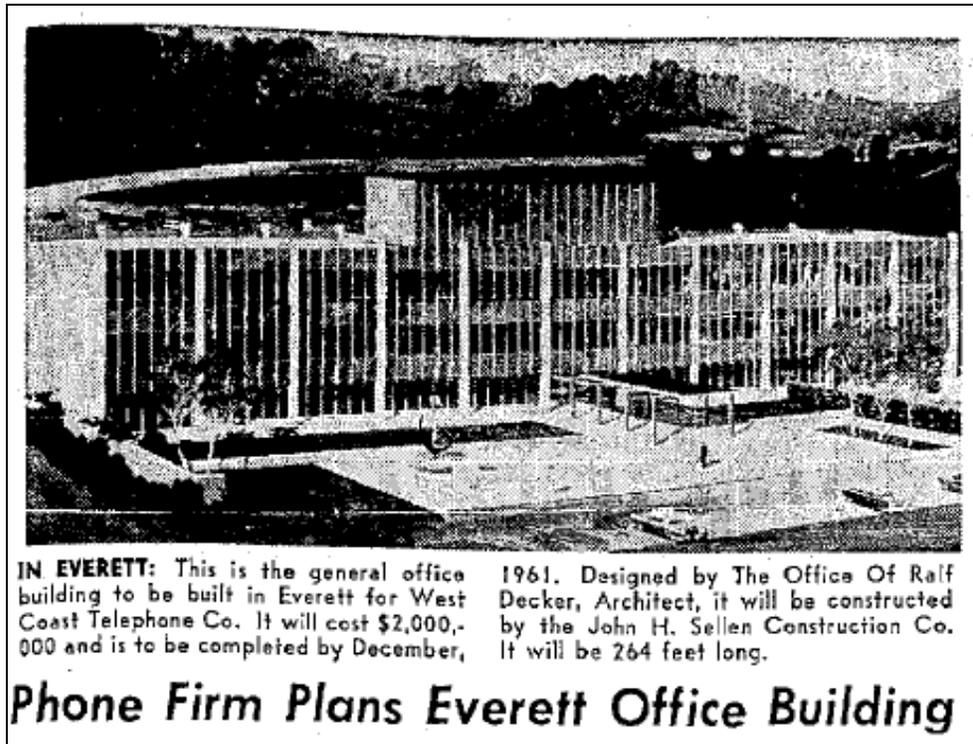


Figure 35. Above, a rendering for the West Coast Telephone Company Building (1960-61) in Everett. *Seattle Times* excerpt, August 28, 1960)

Figure 36. Left, Heald Hall, Washington State University Campus (1962). (WSU Libraries Special Collections)

Other Modern Buildings on Campus



Figure 37. Left, a 1960 photograph of the UW Club, view of the rear. (UW Special Collections, No. DM2665)

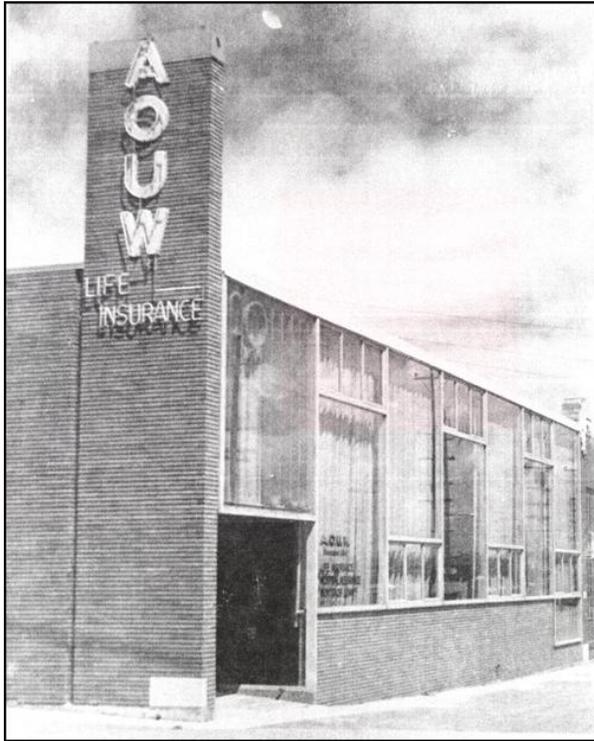
Figure 38. Below left, Balmer Hall, completed in 1962 as the second unit of the Business School, no longer extant. (photo, Seattle Business Magazine website)

Figure 39. Below right, Wilcox Hall, which dates from 1963. (photo, UW College of Engineering website)



Figures 40 & 41. Above left, Siegf Hall, dating from 1960; above right, the Yamasaki addition to Suzzallo Library, dating from 1961-63. (Both photos, UW website).

Other Modern Buildings in Seattle



Figures 42-44. Commercial buildings designed in mid-century Seattle include those featuring curtainwall systems, such as the 1952 AOUW Building by J. Lister Holmes, above left (King County Archives) and below (2010, BOLA); and upper right, the 1959 Logan Building by Mandeville & Berge (MOHAI).





Figures 45-48. Mid-century Modern buildings also include concrete frame structures: Above left, the 1963 Seattle City Light Power Control Center by Harmon Prey & Dietrich (BOLA, 2008). Above right, the 1950 NBBJ Architects Office by NBBJ. Below, two views of the 1960 Pacific Architect & Builder Building by Bumgardner Architects (BOLA, 2008 and 2010).





Figures 49 & 50. Above, the 1961-65 U.S. Post Office by Thomas Albert Smith (BOLA, 2017). Below two more typical concrete-frame commercial office buildings from 1970 and 1972 at 401-413 1st Avenue W in the Uptown neighborhood. (BOLA, 2018).



Original Drawings

Select original drawings, dating from 1958, are provided at 11x17 and follow this page.