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DRAFT HISTORIC RESOURCES SURVEY: SEATTLE CENTRAL COLLEGE MAJOR INSTITUTIONAL OVERLAY



PREPARED BY:



1212 NE 65th Street Seattle, WA 98115-6724
206 523 1618
info@tjp.us | tjp.us

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SEATTLE CENTRAL COLLEGE MAJOR INSTITUTIONAL OVERLAY BOUNDARY AREA HISTORIC RESOURCES SURVEY

This technical report prepared for the Seattle Central College Major Institution Master Plan Draft EIS describes existing historic resources in Seattle Central College's Major Institutional Overlay (MIO) boundary area, historic resources within the proposed MIO boundary expansion area, and historic structures in the general vicinity of the campus and analyzes potential impacts that could result from development of the proposed MIO or alternatives.

1.0 Policy Context

The Seattle Municipal Code (SMC) contains specific provisions that describe the scope of the SEPA analysis for the historic resources analysis. Relevant policies from SMC 25.05.675 are provided below:

1.1 Historic Preservation Policies

- a. It is the City's policy to maintain and preserve significant historic sites and structures and to provide the opportunity for analysis of archaeological sites.
- b. For projects involving structures or sites that have been designated as historic landmarks, compliance with the Landmarks Preservation Ordinance 25.12 shall constitute compliance with the policy set forth in subsection (a.) above.
- c. For projects involving structures or sites that are not yet designated as historical landmarks but which appear to meet the criteria for designation, the decision maker, or any interested person may refer the site or structure to the Landmarks Preservation Board for consideration. If the Board approves the site or structure for Nomination as an historic landmark, consideration of the site or structure for designation as an historic landmark and application of controls and incentives shall proceed as provided by the Landmarks Preservation Ordinance 25.12. If the resource is rejected for Nomination, the project shall not be conditioned or denied for historical preservation purposes, except pursuant to paragraphs d. or e. of this subsection.
- d. When a project is proposed adjacent to or across the street from a designated site or structure, the decision maker shall refer the proposal to the City's Historic Preservation Officer for an assessment of any adverse impacts on the designated landmark and for comments on possible mitigating measures. Mitigation may be required to insure the compatibility of the proposed project with the color, material and architectural character of the designated landmark and to reduce impacts on the character of the landmark's site.

Subject to the Overview Policy set forth in SMC Section 25.05.665, mitigating measures may be required and are limited to the following:

- i. Sympathetic façade treatment;
- ii. Sympathetic street treatment;
- iii. Sympathetic design treatment; and
- iv. Reconfiguration of the project and/or relocation of the project on the project site; provided that mitigating measures shall not include reductions in a project's gross floor area.

e. On sites with potential archaeological significance, the decision maker may require an assessment of the archaeological potential of the site. Subject to the criteria of the Overview Policy set forth in SMC Section 25.05.665, mitigating measures which may be required to mitigate adverse impacts to an archaeological site include, but are not limited to:

- i. Relocation of the project on the site;
- ii. Providing markers, plaques, or recognition of discovery;
- iii. Imposing a delay of as much as ninety (90) days (or more than ninety (90) days for extraordinary circumstances) to allow archaeological artifacts and information to be analyzed; and
- iv. Excavation and recovery of artifacts.

1.2 Regulatory Framework

Seattle's SEPA polices are outlined in SMC 25.05; with regard to historic buildings, SMC 25.05.675 notes that the City of Seattle protects historic resources through the Landmarks Preservation Ordinance, as administered by the Landmarks Preservation Board.¹

Since 1973, Seattle has designated more than 400 individual sites, buildings, vehicles, vessels, and street clocks as City Landmarks. An object, site, or improvement (resource) which is more than twenty-five (25) years old may be designated for preservation as a landmark site or landmark if it has significant character, interest, or value as part of the development, heritage or cultural characteristics of the City, state, or nation, if it has integrity or the ability to convey its significance, and the City's Landmarks Preservation Board determines that it satisfies one or more of the following criteria:

- 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;
- It is associated in a significant way with the life of a person important in the history of the city, state, or nation;
- 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;

¹ City of Seattle Ordinance no. 106348

- It embodies the distinctive visible characteristics of an architectural style, period, or a method of construction;
- It is an outstanding work of a designer or builder; and
- 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 City.

The Landmarks Ordinance further stipulates that a Certificate of Approval must be obtained from the City's Landmarks Preservation Board before alterations or significant changes may be made to specific features or characteristics of a City of Seattle Landmark, which have been identified in the approved nomination, the Landmarks Preservation Board's report on designation, or subject to control in a Controls and Incentives agreement as identified in the associated City of Seattle designation ordinance.

In 1995, the City of Seattle's Department of Construction & Land Use, now named the Seattle Department of Construction & Inspections (SDCI), and the Department of Neighborhoods (DON), which administers the City's Historic Preservation Program, entered into an inter-local agreement relating to the review of potential historic resources during the environmental review process of a project. This interlocal agreement has been updated, most recently in 2014. The environmental review threshold of non-residential projects is 4,000 sq. ft. for projects that have an underlying residential zoning classifications of SF, RSL, L1, L2, or L3; 4,000 sq. ft. for projects that have an underlying multi-family or neighborhood commercial zoning classifications of MR, HR, NC1, NC2, or NC3; 12,000 sq. ft. for projects that have an underlying commercial, manufacturing, or industrial zoning classification of C1, C2, SM, or Industrial; and is 4,000 sq. ft. for projects located in Downtown zones or for multifamily projects operating more than 20 units. This process pertains to designated City of Seattle Landmarks, as well as those resources that are potentially eligible for designation as City of Seattle Landmarks. If a resource is more than 50 years old, and/or public comment, suggests that it is potentially eligible for designation, or it has been previously identified by a historic resources inventory, and if the resource is not currently a designated City of Seattle Landmark, or presently undergoing evaluation by the City's Landmarks Preservation Board, an analysis of the resource's eligibility for designation, referred to as an "Appendix A" submittal, is required to be filed with DPD at the time of the Master Use Permit Application that proposes to modify or replace the resource. DPD transmits the project "Appendix A" to DON's Urban Preservation Program, for the City's Preservation Officer's (CHPO). The CHPO may request additional information, or reply that the resource appears to either meet or not meet designation criteria. If the CHPO indicates that the resource is potentially eligible for designation, a Landmark Nomination must be prepared for review by the City's Landmarks Preservation Board.

In addition to the City's Landmark program, properties may also be eligible for listing in the National Register of Historic Places (NRHP) or by the State of Washington in the Washington Heritage Register (WHR).

The NRHP is administered by the National Park Service and is the official federal list of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering and culture. To be eligible for listing in the NRHP, a property must have integrity, which is the "ability of a property to convey its significance" and must meet at least one of four possible criteria related to significant

events in history, association with the lives of significant persons, embodiment of distinctive characteristics, or yield information important in prehistory or history.

The Washington Heritage Register is an official listing of historically significant sites and properties within the State. The Washington State Department of Archaeology and Historic Preservation (DAHP) maintains this list. Properties that are listed in the federal NRHP are automatically included in the Washington Heritage Register.

2.0 Affected Environment

2.1 Historic Resources within the Broadway-Pike/Pine Neighborhood

The Seattle Central College campus is located within Seattle's Capitol Hill neighborhood, an area initially developed between 1880 and 1910. The proximate area to the MIO, the Broadway-Pike/Pine neighborhood, is defined in this report as that area bordered by E Denny Way to the north, 11th Avenue to the east, E Union Street to the south, and Belmont Avenue to the west.

2.2 Historic Neighborhood Context: Capitol Hill, Broadway-Pike/Pine

The Capitol Hill neighborhood is located on a long north-south ridge that overlooks the central business district and Lake Union to the west, and the Madison Valley and Lake Washington to the east.

Before colonization by white settlers, the land that is today known as Capitol Hill was inhabited by members of the Duwamish tribe. The arterial now known as Yesler Way, which cuts through the Central District south of Capitol Hill, served as a portage between Elliott Bay and Lake Washington.

The first known use of the area by white settlers was for a cemetery, later named Lake View Cemetery, at the area's highest point, near its northern end. Logging of the area began in the 1880s, followed soon after by residential subdivisions. James Moore (1861-1929), Capitol Hill's chief developer, gave the hill its name in 1901, the area having previously been known as Broadway Hill. Moore is thought to have chosen the name for the quarter section of land he purchased in 1900, primarily because his wife came from Denver, another western city that had its own Capitol Hill.

J. H. Nagel's First Addition, bounded by Harvard Avenue on the west, a half block east of 14th Avenue on the east, Union Street on the south and Thomas Street on the north, was platted by David Denny in 1880, as trustee and guardian of the estate of John H. Nagel, who was at that time confined to the Insane Asylum for Washington Territory. Nagel, a German immigrant and early Seattle pioneer, had homesteaded the area amounting to 161 acres in 1855, raising fruits and vegetables. Denny left an "open tract" that encompassed most of Nagel's original farm, lying one block east of Broadway to the east side of 12th Avenue, and from the north side of Gould Street (now Pine Street) to the south side of Hawthorn Street (now Denny Way), possibly in hopes that Nagel would eventually recover. However, Nagel died in the mental institution in 1897. The City of Seattle purchased 11.133 acres of the open tract for use as a reservoir. The reservoir and hydraulic pumping station were completed in 1901, with the remaining area developed as a park (1902, Olmsted Brothers), and playfield (1908). The reservoir and park were named Lincoln Reservoir and Lincoln Park and in 1922 renamed Broadway Playfield to avoid confusion with the new Lincoln Park in West Seattle. The playfield was renamed the Bobby Morris Playfield in 1980. In 2003, the entire site was named Cal Anderson Park in honor of Washington State's first openly gay legislator.²

Many of the new plats were laid out in conjunction with streetcar lines, specifically to attract new property owners. The Yesler Way cable car line to Lake Washington opened in 1888. Within 12 months, builders

² Dotty Decoster, "Nagle, John H. (1830-1897)," HistoryLink.org Essay 9268, January 23, 2010, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=9268 (accessed August 23, 2014).

constructed approximately 1,569 homes within three blocks of the cable car line. In 1901, the City Park trolley line was constructed from downtown to what would become Volunteer Park. By 1909, the Puget Sound Traction Light and Power Company would extend three more lines north along the Capitol Hill Ridge. Similar to the City Park line, the Capitol Hill line approached the ridge along Pike Street to reach the last long leg of its route on 15th Avenue. Another line followed 19th Avenue, and the 23rd Avenue line was laid along the line of the old wagon road as far north as Portage Bay, and to the entrance of the 1909 Alaska-Yukon-Pacific Exposition on the University of Washington Campus. Another streetcar line running up Pike Street was laid by 1912.

Capitol Hill quickly became a “streetcar suburb,” with residential areas constructed to the sides of the business and transportation strips of Broadway, 15th Avenue, and 19th Avenue. By 1912, more than 40 additions had been platted within the Capitol Hill area, including Fourth, Yesler, and Moore’s seven Capitol Hill tracts, and the several Pontius additions. Capitol Hill became a mix of large grand houses and modest family houses, often sharing the same block. As platted, the lots are generally small, usually around 60' x 120'. Many of these homes were built in the form of the efficient “Seattle Box” style.

By this time the area was populous enough that it needed its own schools. The earliest schools in the area were built in 1890, designed by the firm Saunders & Houghton. Pontius School (now called Lowell School) was located on the northern end of the neighborhood, and T. T. Minor was on the southern end. Two more schools were built in 1902: the Walla Walla School (now Horace Mann, City of Seattle Landmark) by Saunders & Lawton, and Seattle High School, later renamed to Broadway High School (now Seattle Central College), designed by Boone & Corner. In 1905 the Summit School (now Northwest School, City of Seattle Landmark) was constructed on the southern end of the neighborhood, designed by school district architect James Stephen. One year later Isaac I. Stevens School, also designed by Stephen, was constructed on the neighborhood's northern end.³

Because of the proximity of large Catholic churches and schools built in the area at that time—including Holy Names Academy (1907), St. Joseph’s Church (1907) and School (1908), and Forest Ridge School (1907)—many large Catholic families moved into the neighborhood.

Other areas developed a more unified character of grander houses. The first was “Millionaire’s Row” developed by Moore on 14th Avenue just south of Volunteer Park, followed by what became known as the Harvard-Belmont district.

St. Luke’s Hospital was built in the 1920s on 15th Avenue E. The hospital was purchased in 1947 as one of the first medical facilities for the Group Health Cooperative, which still maintains a Capitol Hill campus on that site.

The Pike-Pine corridor developed as a commercial district east of downtown along Pike and Pine Streets from the 300 block until 15th Avenue intersects with E Madison Street. This area served as the center of automobile sales and associated services from around 1906 until well into the 1950s. The earliest dealerships

³ Nile Thompson & Carolyn J. Marr, *Building for Learning, Seattle Public Schools Histories, 1862-2000* (Seattle, WA: School Histories Committee, Seattle School District, 2002).

were located on Broadway, near Broadway High School.⁴ By 1909 at least 20 auto dealers operated in the Pike-Pine neighborhood.⁵ As late as 1940, fourteen new car and seventeen used car dealerships remained in the area. Other automotive-related businesses clustered in the area, and by 1909 the area included three auto parts stores, at least eight tire stores, and businesses offering auto repair, auto tops, bodies and windshields.

In 1936, the block formed by the intersections of E Pike and E Pine streets and Broadway and Harvard Avenue housed auto-related industries including Eldridge Motors Inc., Auto Loans, an “Auto Kitchen,” Regalia Auto Parts, Bill Strom’s Auto Rebuild, Eldridge Tire, Stewart Warner Service Station, and the Austin Finance Bank, which specialized in auto loans. In 1936, the only two buildings on the block that were not part of the auto industry were the Masonic Temple (1915, Charles L. Haynes, now the SIFF Egyptian Theater) and the White Log Tavern on E Pine Street.⁶

Apartment house development occurred parallel—and in some cases immediately adjacent—to single-family residential development. Many of the early multi-family buildings provided large units within handsome structures with garden areas, providing housing for families. Later, many of these larger apartments were divided into smaller units for single occupants. Likewise, many larger single-family residences were converted to rooming houses. A few bungalow courts in their various forms were also built in the area within easy walking distance to streetcar lines in the 1920s.

As early as the 1950s, an LGBTQ community developed on Capitol Hill. In 1969 the Dorian House, a resource center for gay people, opened on E Malden Street near the 15th Avenue E commercial strip. This was followed in 1974 with the opening of the Gay Community Center. The first recognized Gay Pride Week was celebrated that same year. 1977 saw the first official Gay Pride march; the event originally took place downtown, but was held on Broadway from 1982 until 2006. In 1987 Cal Anderson became the state's first openly gay legislator. He represented the 43rd district, which included Capitol Hill and the University District. Anderson died in 1995, and in 2006 the former Lincoln Reservoir Park was renamed Cal Anderson Park.⁷

In summer 2020, Black Lives Matter protestors occupied approximately six blocks of Capitol Hill—including most of Cal Anderson Park and the Bobby Morris Playfield—after weeks of protests. The Capitol Hill Occupied Protest (CHOP), also known as the Capitol Hill Autonomous Zone (CHAZ), was declared on June 8, after the Seattle Police Department abandoned the east precinct building at 12th Avenue and E Pike Street. On July 1, following an executive order from Mayor Jenny Durkan, Seattle police cleared the area of protestors and re-occupied the east precinct. In the days following the dismantling of the CHOP, an additional, smaller protest area sprang up on the SCC campus, at the green space outside of the Broadway Performance Hall. The camp, known as CHOP 2, existed approximately two weeks before being dismantled.⁸

Capitol Hill is now a vibrant community with a thriving business district along Broadway Avenue, 15th

⁴ Mimi Sheridan, “Historic Property Survey Report: Seattle’s Neighborhood Commercial Districts,” City of Seattle Department of Neighborhoods, November 2002, p. 28.

⁵ Mrs. G. W. Walsh, Jr, “Seattle, The Automobile Center,” *The Coast*, December 1909, p. 306-310.

⁶ Puget Sound Regional Archives, Records of Sackman home addition.

⁷ John Caldbick, “Seattle Neighborhoods: Capitol Hill, Part 2—Thumbnail History,” HistoryLink.org essay 9841, June 3, 2011, <https://www.historylink.org/File/9841> (accessed July 2021).

⁸ Capitol Hill Seattle Blog, “As the Capitol Hill protest zone is reopened and repaired, CHOP 2.0 still in place at Seattle Central College,” July 15, 2020, <https://www.capitolhillseattle.com/2020/07/as-the-capitol-hill-protest-zone-is-reopened-and-repaired-chop-2-0-still-in-place-at-seattle-central-college/> (accessed July 2020)

Avenue E, and 19th Avenue E. It is home to Volunteer Park and the Seattle Asian Art Museum, St. Mark's Episcopal Cathedral, as well as other churches, Seattle Central College, Cornish College for the Arts, as well as many shops, restaurants, night classes, and coffeehouses. Madison Street has also seen major redevelopment. The Pike/Pine Conservation District was established in 2009 to preserve the character of the neighborhood's original Auto Row while accommodating substantial residential and commercial growth.⁹

Note: A history of the Capitol Hill area is available in the form of a "context statement" in the City of Seattle's Department of Neighborhoods Historic Preservation Program "Historic Property Survey Report: Seattle's Neighborhood Commercial Districts," available at: <http://www.seattle.gov/neighborhoods/preservation/contextcommercialreport.pdf>.

2.3 Historic Resources within the Broadway/Pike-Pine District

The Pike/Pine Conservation Overlay District encompasses Seattle's earliest Auto Row neighborhood. It presently contains 10 designated City of Seattle Landmarks. Of those, one Landmark is contained within the Seattle Central College Campus MIO, namely Eldridge Tire (1925, A. H. Albertson) at 1519 Broadway.

The SCC campus extends north along Broadway. The Broadway neighborhood, stretching west to Belmont Street, between E Denny Way and E Union Street, contains five additional including the Lincoln Reservoir (1901, Olmsted Brothers).

Three properties within the Pike-Pine and Broadway area proximate to the MIO are listed in the National Register of Historic Places (NRHP). These three are also designated City of Seattle Landmarks: Knights of Columbus Hall Council no. 676 (1912, F. W. Bohne), Fire Station no. 25 (1909, Sommerville & Coe), and the George W. Ward House (1882).

Within the current MIO, the former Broadway High School, of which only the 1911 auditorium addition remains, was designated a City of Seattle Landmark and listed on the NRHP in 1974. However, shortly after designation, the King County Superior Court declared that the City of Seattle had no preservation jurisdiction over a state-owned building, and most of the former school was demolished between July and October 1974. After demolition, the school was removed from the NRHP. There is no evidence that the remaining auditorium portion, now known as the Broadway Performance Hall, (reconstructed 1978) remains a City of Seattle Landmark.

Forty-one additional properties or sites in the larger area have also been identified in the Washington State DAHP's statewide database as possibly being eligible for listing in the NRHP.

In 2000, the City of Seattle began a systematic and comprehensive effort to survey and inventory historic resources in the city. To date, surveys and inventories have been completed of eight neighborhoods, as well as neighborhood commercial districts and residential properties built prior to 1906. Broadway/Capitol Hill has been surveyed, along with Pike/Pine Conservation District. At least 69 properties in the area proximate to and including the MIO have been surveyed. Of these properties, 22 were considered to have eligibility under

⁹ Naoko Kuriyama and Jeffrey Ochsner, "Protecting neighborhood character while allowing growth? Pike/Pine Conservation Overlay District, Seattle, Washington," abstract, Taylor & Francis Online, <https://www.tandfonline.com/doi/abs/10.1080/02665433.2021.1919184?src=&journalCode=rppe20> (accessed July 2020).

the Seattle Landmarks ordinance, indicated by a status of either “Yes-Hold” or “Yes-Inventory” on the survey. Six of the surveyed properties have been demolished since the survey was taken.

See figures 1.1 and 1.2 for the location of designated historic buildings or identified potential historic resources within the neighborhood.

2.4 Seattle Central College: Development & Campus Growth

Seattle Community College, the first two-year college in the city, began operating in 1966. Established by Seattle Public Schools as part of the district's Adult & Vocational Division, the college incorporated the Edison Technical School and the Broadway High School night class program. The State Community College Act of 1967 established college districts apart from public schools, with a mandate to provide “an open door to education” for all.¹⁰

The College's original primary buildings were the former Broadway High School (1902, Boone & Corner; addition 1911, Edgar Blair) and the Edison Technical School (1921), located immediately north of the high school. (***For more on the development of Broadway High and Edison Schools, see below.***) During its first year, Seattle Community College had nearly 14,000 enrolled students.¹¹ In the 1974 the original Broadway High School was demolished, with the exception of the western auditorium addition. The original Edison Technical School building, which had already had many additions over the years, was further expanded and updated. The assembly hall was upgraded and became Seattle Central College's Broadway Performance Hall.

In 1970, Seattle's two-year college system expanded with the opening of South Seattle Community College in West Seattle, and North Seattle Community College, in the Northgate neighborhood. For neighborhood clarity, the original college took the name Seattle Central Community College.¹² The three colleges formed a multi-campus district reconstituted as Seattle Community College.

In 1991, under Washington's Work Force Training & Education Act, the Seattle Vocational Institute became affiliated with the central campus.

In March 2014, the Seattle Community Colleges District Board of Trustees voted to change the name of the district to Seattle Colleges, and to change the names of the colleges to Seattle Central College, North Seattle College, and South Seattle College, and offer baccalaureate degrees.⁴⁸

Currently the central campus provides programs including Information Technologies, Business Administration, Apparel Design, Cosmetology, and Culinary Arts. Seattle Central College also administers short-term job training programs at the Seattle Vocational Institute. Seattle Central College offers two accredited bachelor's degree programs, multiple two-year associate degrees, and individual courses. Seattle Central College's campus also includes the Mitchell Activity Center, an 85,000-square-foot athletic facility constructed in 1996. It includes racquetball and squash courts, an indoor swimming pool, gymnasiums, a strength training facility, and a game room.

¹⁰ Seattle Central College, "Our History," <https://seattlecentral.edu/about/who-we-are/our-history> (accessed July 2020).

¹¹ <https://seattlecentral.edu/about/who-we-are/our-history> (accessed July 2020).

¹² Dave Wilma, "Seattle Community College opens its doors to 11,000 students at 13 campuses on September 6, 1966," HistoryLink.org essay 3362, June 11, 2001, <https://www.historylink.org/File/3362> (accessed July 2020).

The Seattle College System operates four satellite branches: the Wood Technology facility in the Central District, the Seattle Maritime Academy in Ballard, and two other specialized training centers associated with South Seattle College, in Georgetown and NewHolly.¹³ Together the colleges comprise the largest community college district in Washington State, educating more than 50,000 students each year. The state's Direct Transfer Agreement guarantees credits taken at the College will be accepted for transfer to any state university for completion of a Bachelor of Science or Arts.⁴⁹

Early Campus Development: Broadway High School & Edison Technical School

Seattle Central College was initially housed in two long-standing and well-known school buildings: the former Broadway High School (1901, Boone & Corner), and the former Thomas A. Edison Technical School (1921).

Broadway High School was Seattle's first purpose-built secondary school, opening in 1902. Prior to this, high school classes were held at the Territorial University (1876-1877), and subsequently at the Central School. Around the turn of the century, the school board developed plans for a dedicated high school, to be built on Broadway, on the ridge rising to the east of downtown. The school, designed in a Richardsonian Romanesque style by the firm of Boone & Corner, was intended to hold between 1,400 and 1,500 students. The first graduating class, in 1903, had 103 students.¹⁴ Students used the Lincoln Park Playfield (now the Bobby Morris Playfield at Cal Anderson Park), a block east of the school, for recreation and sports. By 1904, the school's enrollment was approximately 1,700, and it was necessary to establish annexes in other schools.

At first the new school was simply called Seattle High School, being the only one of its kind in the city. After Lincoln High opened in Wallingford in 1907, however, the school briefly became Washington High, before taking the more neighborhood-specific name Broadway High.

In 1907, the school began offering night classes, providing education and career training options to adults.¹⁵ In 1920, the school district established a part-time school in Broadway High, for students up to age 18 who held jobs and could only attend school up to four hours a day. That same year the school began offering special education classes for upperclassmen. The following year, the Broadway High School Annex opened across the street from the high school, offering vocational and technical training.

Enrollment continued to swell, peaking in 1936 with 2,368 students. By 1944, however, enrollment had dropped at 1,216 students. This was at least partly due to Broadway having had the district's largest share of Japanese American students, who had been incarcerated starting in 1941.

In the 1930s, Broadway High became "a self-help center for learning skills to make it through the Great Depression."¹⁶

In 1946, the school graduated its last senior class and transferred the students in lower grades to other high schools in the district.

¹³ Seattle Central College, "Our History."

¹⁴ Paul Dorpat, "Broadway High School, Seattle's first dedicated high school, opens in 1902," HistoryLink.org essay 3204, April 15, 2001, <https://www.historylink.org/File/3204> (accessed July 2020).

¹⁵ Ibid.

¹⁶ Ibid.

Edison Technical School

In 1921, the school district established the two-story Broadway High School Annex immediately north of the high school, both to eliminate the need for portable buildings and to house the high school's vocational and technical classes. In 1930 the district added a third story to the building and reopened the school as its own entity, now known as the Thomas A. Edison Vocational School. Course offerings included auto mechanics, welding, dry-cleaning, home economics classes, welding, and more.¹⁷

During the Great Depression, Edison drew high school graduates looking to expand their skill sets, particularly with Edison's automotive repair program.¹⁸ Also in the 1930s, Edison offered a program training aircraft workers, and by 1941, when the United States engaged directly in World War II, the school offered training in a multitude of wartime industries.¹⁹ Students at Edison could attend part- or full-time, and opt for day and night classes, depending on their employment and family needs.

In 1942, the building was remodeled and expanded, doubling the space with 16 new classrooms. By 1945, Edison's and Broadway High's night class programs had merged, to be called Broadway-Edison Evening School. That same year the evening program had a record 3,000 students enrolled.

In 1946 Edison Technical School was dedicated to the purpose of serving former World War II servicemembers seeking to finish their high school degrees, on the premise that these students would perform better in their own school rather than trying to integrate into conventional high schools.

Broadway-Edison Technical School & Seattle Central Community College

In 1946 the school district integrated the two schools into the Broadway-Edison Technical School. The school incorporated the new veterans' program, the original vocational program, and the night school. In addition to classes offered at the two Broadway buildings, the school offered specialized programs in other school buildings throughout the city, including aircraft building and maintenance (at the former Holgate School), building trades (at the former Rainier School), boat building (at Edison Boat School, in Wallingford on the Lake Washington Shipping Canal), and additional vocational classes (the former second Central School). Course offerings also included English as a second language, nursing, radio and electronics building and repair, graphic design, and tailoring.²⁰

Once incorporated into Broadway-Edison Technical School, the former Broadway High was known as the South Building, and the former Edison Technical School was known as the North Building.

By the late 1960s, the College was planning on an expansion of its facilities, which included demolishing the Broadway High School building. The College hired the firm of Kirk, Wallace, McKinley & Associates to design an extensive remodel and addition to the original, much-expanded Edison Technical School building.

A *Seattle Times* article from June 1970 described the College's expansion plan thus:

¹⁷ Thompson & Marr, "Edison."

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ Ibid.

Seattle Central Community College will begin construction in the fall of a four-story educational facility along Broadway between Olive Way and Howell Street. Two phases of construction will integrate the Edison North Branch into two all-new buildings, the second one designed to replace the Edison South building (old Broadway High School). The first building will adjoin the Edison North Branch... It will have 168,000 square feet and be ready for occupancy by fall, 1972. Kirk, Wallace, McKinley & Associates is the architect for the \$7.4 million structure.²¹

In 1971, Kirk, Wallace, McKinley & Associates' design of the comprehensive master plan for the SCC campus was granted an AIA merit award. The jury described the design as "an excellent expression of the commitment of this college to relate to, and become part of, the surrounding community."²²

Preservation Battle

The College's plan to demolish the Broadway High School building was met with public outcry among local preservation advocates. The high school's fate was uncertain and hotly debated from at least 1969 until the very week of its demolition in 1974.

Architect and University of Washington professor Victor Steinbrueck was a vocal opponent of the demolition, arguing fervently in favor of rehabilitation as early as 1970.

An environmental impact statement issued in December 1973 recommended tearing down the building rather than rehabilitating it. The EIS concluded that all proposals to save or rehabilitate the building would prohibitively expensive, with the exception of a proposal to preserve only the 1911 Edgar Blair-designed auditorium/gymnasium of the former high school.²³

In January 1974, Seattle's newly-formed Landmarks Preservation Board indicated that it wanted to designate Broadway High School as a City of Seattle Landmark and have it listed on the National Register of Historic Places.²⁴ Later that month, College president Nolen M. Ellison put forth the recommendation to raze most of the high school, retaining only the 1911 auditorium wing and a "new veneer front from the stone slabs of the old building [...] used to face the auditorium wing."²⁵ In February 1974, the City Council Parks & Public Grounds Committee approved a resolution supporting renovation, rather than demolition, of Broadway High School.²⁶ On February 12, 1974, the SCC Board of Trustees voted to demolish the school, while preserving the 1911 auditorium.

In March 1974, the school was nominated for listing on the National Register of Historic Places.²⁷

The case came before the Landmarks Preservation Board on March 20, 1974, and the Board voted 8 to 1 in favor of designating the entire building a historic site.²⁸

²¹ *Seattle Times*, June 7, 1970, p. 109.

²² *Seattle Times*, "Campus earns merit award," January 31, 1971, p. 20.

²³ *Seattle Times*, "Study favors razing old Broadway High School," December 4, 1973, p. 19.

²⁴ *Seattle Times*, "Landmark Status for Broadway High?" January 3, 1974, p. 16.

²⁵ *Seattle Times*, "Is wing school's only prayer?" January 30, 1974, p. 10.

²⁶ *Seattle Times*, "Axes sharpened for attack on city budget," February 6, 1974, p. 9.

²⁷ Polly Lane, "Broadway School to be Nominated," *Seattle Times*, March 8, 1974, p. 46.

²⁸ Polly Lane, "Save ALL of Broadway High—Landmarks Board," *Seattle Times*, March 21, 1974, p. 26

In May 1974, the State Department for General Administration called for bids to demolish the school.²⁹ Less than two weeks later, the school's nomination to the National Register of Historic Places was approved by the State Advisory Council on Historic Preservation.³⁰ Seattle Mayor Wes Uhlman, another vocal opponent to tearing down the school, requested a restraining order from Superior Court to prevent the College from demolishing the school.³¹

On June 17, 1974, Broadway High became the city's first designated Landmark, with a City Council vote of 5 to 4. The following day, opening arguments were made in King County Superior Court as to "whether the city can designate state-owned property and whether a temporary restraining order preventing its demolition should become permanent."³² On June 20, 1974, a King County Superior Court Judge ruled that the city had no right to prevent demolition of the school, and that the state's duty to provide education superseded the city's preservation efforts.³³ The city decided not to appeal the ruling.³⁴

Demolition of the former Broadway High School building began the first week of August 1974, several days after it was officially added to the National Register of Historic Places.³⁵ By October, only the 1911 auditorium portion remained.

The auditorium was renovated in 1976 and 1977, also by Kirk, Wallace, McKinley & Associates. The renovation included the façade reconstructed with rusticated stone salvaged from the demolished school. The interior included a 300-seat theater on the third floor, with the two lower floors containing student activities offices and music practice rooms.³⁶

The auditorium was modernized again in 1979 and renamed the Broadway Performance Hall.

2.5 Additional Properties Owned by Seattle Central College

Subsequent development of the Seattle Central College campus includes the following buildings, arranged in the order in which the College acquired them. Further details on the building histories (except those sold) in the context of College development follow the table.

Current Name	Historic Name	Address	Date of Construction	Date site acquired by SCC
Siegal Center	Eldridge Motors, Inc.	1500 Harvard Avenue	1912	1967
Erickson Theater	Eldridge Motors/Little Theater Off Broadway	805 E Pine Street	1912	1967
SCC Bookstore & Student	Grebe Company Automotive/Fryer	1710 Broadway		1967

²⁹ Seattle Times, "Demolition bids on Broadway," May 16, 1974. P. 23.

³⁰ *Seattle Times*, "Broadway High School nominated to historic list again," June 1, 1974, p. 4.

³¹ *Seattle Times*, "Mayor asks for halt to demolition," June 3, 1974, p. 42.

³² Polly Lane, "Broadway High a landmark now," *Seattle Times*, June 18, 1974, p. 9.

³³ Polly Lane, "Broadway to reckon with wreckers," *Seattle Times*, June 20, 1974, p. 23.

³⁴ *Seattle Times*, "City won't fight Broadway razing," June 26, 1974.

³⁵ *Seattle Times*, "Broadway's historicity going fast," August 5, 1974, p. 10.

³⁶ *Seattle Times*, "S.C.C. auditorium funds OK'd," April 10, 1977, p. 32.

Leadership Center	Knowles Floor Coverings			
Mitchell Activity Center	N/A	1700 Broadway	1994-1996	1967
Science & Math Building	N/A	1810-1816 Harvard Avenue	2005	1970
Fine Arts Building/SIFF Cinema Egyptian	Masonic Lodge/Egyptian Theater	805 E Pine Street	1915	1992
South Annex/International Programs	Booth Building	1534 Broadway	1906/1907	1995 (sold 2020)
Harvard Garage	N/A	1609 Harvard Avenue	1986	1986
1515 Broadway	Stearns Motor Co./Atlas Clothing	1515 Broadway	1912	2008 (sold 2021)
Eldridge Tire/Broadway Cafe	Eldridge Tire	1513 Broadway	1925	2008 (sold 2021)

Siegal Center & Erickson Theater

Parcel no. 750250-0010 contains two buildings: the Siegal Center, located at 1500 Harvard Avenue (also addressed at 802 E Pike); and the Erickson Theater, 1524 Harvard Avenue. Both buildings were constructed in 1912, to house showrooms and service center for Eldridge Motors, Inc.

The school district acquired the building in 1967. For a time, the College used the former automotive service building as an auto body classroom and repair shop. By 1983, building at 1524 Harvard Avenue had been converted into a theater, known as the Little Theater Off Broadway, for use by the college's drama department. Since at 2005, the theater has been known as the Erickson Theater, named for Ed Erickson (1915-2005), the founder of the Seattle Community Colleges system.³⁷

In 1987, 1500 Harvard was gutted and converted into offices and classrooms. The building currently houses the offices of the Seattle Colleges system.

Seattle Central College Bookstore & Student Leadership Center

The current building was constructed in 1993. Prior to that, the site was occupied by an automotive services building, constructed in 1911. By 1937 the building contained the Walter H. Grebe Company Automotive Warehouse, and by 1952 housed the Fryer Knowles Floor Coverings & Floor

³⁷ Jake Ellison, "Ed Erickson: 1915-2005—Colleges Founder Educated Thousands," *Seattle Post-Intelligencer*, July 16, 2005.

Specialties. The school district acquired the building in 1967, and remodeled it into a bookstore. The building later became a Herfy's fast food restaurant, and was demolished before 1993.

Mitchell Activity Center

Located on the same parcel as the bookstore, the Mitchell Activity Center is an 85,000-square-foot athletic complex, constructed approximately 1994-1996. The building contains courts for racket sports, an indoor swimming pool, weight rooms, and more fitness and recreation amenities.

Science & Math Building

This building was constructed in 2005. Temporary open space to the east of this building, facing Broadway, previously contained the Biddle & Crowther Co. store, selling medical equipment and surgical instruments. Seattle Central College acquired the parcel by 1970.

Fine Arts Building/Egyptian Theater

This was constructed in 1915 as the Capitol Hill Masonic Building and Lodge, designed by architect Charles Lyman Haynes.³⁸ The building contained meeting rooms, a library, a theater, and a social hall/ballroom. In 1980, the Landmarks theater chain remodeled the lodge into a movie theater, known as the Egyptian Theater. As early as 1980, the theater was host to the Seattle International Film Festival (SIFF). Seattle Central College acquired the building in 1992.³⁹ In 2013, Landmark Theaters declined to renew its lease, resulting in a public outcry. The college launched a search for another theater or performance group to lease the space, and in 2014, SIFF signed a long-term lease with the college for the theater.⁴⁰

Harvard Garage

This parking garage comprises nearly 51,000 square feet of the 1600 block of Harvard Avenue. Before construction of the four-level garage in 1986, the site contained nine separate parcels of land, including the Evans Funeral Home at 1605 Harvard Avenue. The building contains a small retail space in the southeastern corner.

3.0: Buildings Within the Current Major Institutional Overlay Area (MIO)

The area of the current MIO boundary is within and irregular boundary located between Nagle Place on the east, Boylston Avenue on the west, E Pike Street on the south and E Pine Street on the north. The MIO presently includes 17 parcels, 15 buildings ranging in construction date from 1906 to 2004, of varying building types. The majority of the parcels in the MIO are owned by Seattle Central College (SCC), however, several

³⁸ Pacific Coast Architecture Database, "Masonic Building, Lodge, Capitol Hill, Seattle, WA," <http://pcad.lib.washington.edu/building/15543/> (accessed July 2020).

³⁹ Seattle Central News, "New era begins for Seattle Central's Egyptian Theater," Seattle Central College, November 12, 2014, <https://newscenter.seattlecentral.edu/2014/11/12/new-era-begins-for-seattle-centrals-egyptian-theatre> (accessed July 2020).

⁴⁰ Ibid.

parcels are owned by other entities, as described below. *See figure 1.1 for the current MIO boundary.*

3.1: Eligibility for City of Seattle Landmark Status

3.1.1: Current MIO Buildings Constructed Prior to 1971

Proposed alterations to or demolition of the following buildings, all constructed more than 50 years ago, will require at least a historical analysis (SEPA “Appendix A”) at the time of the submittal of the Master Use Permit and referral to the DON for review. Buildings over 50 years of age also meet the minimum age requirements for listing in the National Register of Historic Places.

The historic eligibility status of buildings are described in further detail below the table.

Current Name	Historic Name	Address	Parcel No.	Date of Construction	Owner
Broadway Performance Hall	Broadway High School Auditorium	1501 Harvard Avenue	600300-0600	1910, alterations 1978, 1983	SCC
Broadway Edison Complex	Edison Technical School	1701 Broadway	600300-1130	1925-1925, addition in 1921-1925, 1973	SCC
SIFF Egyptian Theater	Masonic Lodge/Egyptian Theater	805 E Pine Street	600300-0470	1915, remodeled 2004	SCC
Siegal Center/ Erickson Theater /Little Theater Off Broadway	Eldridge Motors Inc.	1500 Harvard Avenue/802 E Pike	750250-0010	1912 or 1925	SCC
Sola Apartments		1818 Harvard Avenue	600300-1290	1959	Sola on Harvard LLC

Broadway Performance Hall:

The Broadway Performance Hall (1911, Edgar Blair; remodel 1978, Kirk, Wallace, McKinley & Associates) is the sole remaining portion of what was once Broadway High School. The school was designated a Landmark in 1974, but King County Superior Court ruled that the City had no jurisdiction over a state-owned building, and the College moved ahead with demolition. The building is now eligible by age as a City of Seattle Landmark, and the City of Seattle Historic Site Survey identifies it as eligible. The building was de-listed from the NRHP in 1990. **See attachment A.**

Broadway Edison Complex:

The Broadway Edison Complex (1973, Kirk, Wallace, McKinley & Associates) has not been identified by the City of Seattle Historic Sites survey. However, it was determined eligible for the NRHP by DAHP in 2021, previously it had not been eligible by age. **See attachment B**

Egyptian Theater/Masonic Temple:

The Egyptian Theater/Masonic Lodge (1912, Charles Saunders) has been identified as eligible for Landmark status but has not been nominated. It has been determined eligible for the NRHP. **See attachment C.**

Siegal Center/Eldridge Motors:

The Siegal Center/Eldridge Motors building (1912) has been identified on the Seattle Historic Sites survey with a status of “No-Altered.” It has been determined in-eligible for the NRHP. **See attachment D.**

Sola Apartments:

The Sola Apartment building (1959) has been identified on the Seattle Historic Sites survey but has no information or status associated with the entry. It has been determined in-eligible for the NRHP. **See attachment E.**

Two buildings included in the current MIO have been sold and are no longer under control of SCC. The historic eligibility status of buildings are described in further detail below the table.

Current Name	Historic Name	Address	Parcel No.	Date of Construction	Owner
SCC South Annex/Booth Building	Booth Building	1534 Broadway	600300-0445	1906	YC BROADWAY PINE LLC
Broadway Café/Eldridge Tire	Eldridge Tire (City of Seattle Landmark)	1519 Broadway	600300-0505	1925	BROADWAY LGBTQ SENIOR LLLP

Booth Building:

The Booth Building (1906, Thompson & Thompson) was nominated for Landmark status in 2020 and denied at designation hearing. It will be eligible for review as a Landmark again in 2025. The Booth Building was sold in 2020, and is no longer within the proposed boundary of the MIO. Further information on the Booth Building can be found in section 5. 1 “Designated Historic Resources Adjacent or Proximate to Current & Proposed MIO.”

Eldridge Tire

Eldridge Tire, labeled Broadway Café in MIO documents, is the sole City of Seattle Landmark included in the current MIO. The building was sold to in 2021 and is no longer included in the proposed MIO. Further information about requirements for Certificates of Approval for Eldridge

Tire can be found in section 5. 1 “Designated Historic Resources Adjacent or Proximate to Current & Proposed MIO.”

3.1.2: Current MIO Buildings Constructed Prior to 1996

The following buildings technically meet the age threshold for consideration as Seattle Landmarks, but no regulatory condition would require review for remodeling or demolition.

Current Name	Address	Parcel No.	Date of Construction	Owner
Harvard Garage	1600-1609 Harvard Avenue	6003000570	1986	SCC
Mitchell Activity Center	1700-1718 Broadway	6003001105	1993	SCC
SCC Bookstore & Student Leadership Center	1710 Broadway	6003001105	1994	SCC

3.1.3: Current MIO Buildings Constructed After 1996

The following parcels do not meet the age threshold for historic review, or do not have buildings or other associated historic resources:

Current Name	Address	Parcel No.	Date of Construction	Owner
Plant Science Lab	1625 Boylston Avenue	8804900460	2010	AP Pine and Boylston LLC
Math & Science Building	1810-1816 Harvard Avenue	6003001335	2005-2006	SCC
Parking (Commercial Lot)	1528 Broadway	6003000440		CHH
Parking lot	1821 Broadway	6003001320		CPSRTA (Sound Transit)

3.2: Eligibility for National Register of Historic Places

Buildings constructed more than 50 years ago also meet the minimum age requirements for listing in the National Register of Historic Places (NRHP). Although nine buildings included in the MIO area are over 50 years of age, and proposed alterations or demolition of these buildings will require a historical analysis (SEPA “Appendix A”) at the time of the submittal of the Master Use Permit and referral to the DON for review, two have been determined eligible for the NRHP.

Current Name	Address	Date of Construction	Notes
Egyptian Theater/Masonic Lodge	805 E Pine	1912	Determined eligible for NRHP in 2008.
Broadway Edison Complex	1500 Harvard Avenue	1973	Determined ineligible by age in 2017, was eligible by age 2021 and DAHP changed the status to eligible for the NRHP.

Two existing buildings have been reviewed and considered ineligible or with an undetermined status:

Current Name	Address	Date of Construction	Notes
Siegal Center	1500 Harvard/802 E Pike	1912	Surveyed by the City of Seattle with status “No-altered.” Determined in-eligible for NRHP in 2020.
Sola Apartments	1818 Harvard Avenue	1959	Not surveyed by the City of Seattle. Status not determined by DAHP in 2021.

One building was listed as a National Register historic property and was de-listed from the NRHP in 1990:

Broadway Performance Hall	Broadway High School Auditorium	1501 Harvard Avenue	600300-0600	1910, alterations 1978, 1983	SCC
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4.0 Proposed Major Institutional Overlay (MIO) Expansion Area

The proposed MIO boundary expansion area consists of eight parcels at the southern, northern, and western sides of the existing MIO boundary. The proposed MIO boundary also excludes four parcels on the southeast corner of existing MIO boundary. These four parcels have been sold.

The proposed MIO boundary expansion area contains six buildings and two parking lots. The proposed MIO expansion boundary includes no currently-designated historic buildings. However, two buildings in the proposed expansion have been identified as potentially eligible according to Seattle Landmarks criteria: the duplex at 713 E Olive Street and the Lenawee Apartments.

Parcels included in the proposed MIO expansion area are as follows. Details on historic status and eligibility follow the table.

Current Name	Address	Parcel Number	Date of Construction
Capitol Hill Link light rail station west entry	1827 Broadway	600300-1315	2016
Westminster Presbyterian Church north parking lot	1807 Harvard Avenue E	181780-0005	NA (no buildings)
Capitol Hill/Westminster Presbyterian Church	1727 Harvard Avenue	600300-1225	1923
Westminster Presbyterian Church, south parking lot	1721 Harvard Avenue	600300-1220	NA (no buildings)
Porter Apartments	1630 Boylston Avenue	880490-0100	1917
Residential duplex	713 E Olive Street	880490-0164	1902
Lenawee Apartments	1629 Harvard Avenue	600300-0590	1918

Capitol Hill Link Light Rail Station West Entry

Constructed in 2016, this building is not eligible for historic status due to its age.

Capitol Hill Presbyterian Church/Westminster Presbyterian Church

This church, built in 1923, has been recorded by the Washington State Department of Archaeology & Historic Preservation on their Historic Property Inventory. The church has also been determined eligible for the National Register of Historic Places.⁴¹

The church has not been inventoried by the City of Seattle for eligibility. It meets the threshold for age and may have eligibility according to the Seattle Landmarks Ordinance. However, in 1996, the Washington State Supreme Court decided a precedent-setting case in the First United Methodist

⁴¹ Michael Houser, "Determination on Property ID: 43646 Westminster Presbyterian Church 1729 Harvard Ave, Seattle, WA, 98122, USA," June 19, 2020.

Church v. the Hearing Examiner for the Seattle Landmarks Preservation Board. The Court ruled that the Landmarks Preservation Ordinance limited the free exercise of religion.⁴² Since that time the Seattle Landmarks Preservation Board has only designated churches with the consent of the congregation. If the building were not under ownership of a religious organization, then alterations subject to SEPA would likely require a referral for nomination to the Seattle Landmarks Preservation Board. **See attachment F.**

Porter Apartments

This building, constructed in 1917, is identified on the City of Seattle Historic Sites Survey with the status "No—Altered." Because the building is more than 50 years old, any proposed alteration or demolition will require a historical analysis (SEPA "Appendix A") at the time of the submittal of the Master Use Permit and referral to the DON for review. The building also meets the minimum age requirement for listing in the National Register of Historic Places. **See attachment G.**

Residential Duplex at 713 E Olive Street

This residence, built in 1902, is identified on the City of Seattle Historic Sites Survey with a status of "Yes—Hold." Because the building is more than 50 years old, any proposed alteration or demolition will require a historical analysis (SEPA "Appendix A") at the time of the submittal of the Master Use Permit and referral to the DON for review, which may include going through the Landmark nomination process. The building also meets the minimum age requirement for listing in the National Register of Historic Places. **See attachment H.**

Lenawee Apartments

This 1918 building, designed by architect John Creutzer, appears on the Seattle Historic Sites Survey with a status of "Yes—Hold." The building meets the eligibility criteria as a Seattle Landmark, and also for the National Register of Historic Places. Because the building is more than 50 years old, any proposed alteration or demolition will require a historical analysis (SEPA "Appendix A") at the time of the submittal of the Master Use Permit and referral to the DON for review, which may include going through the Landmark nomination process. **See attachment I.**

5.0 Buildings Adjacent or Proximate to the Current & Proposed Major Institutional Overlay Area (MIO)

For purposes of this survey, the immediate surrounding area—within two blocks of the current MIO boundary—is classified as E Denny Way to the north, Nagle Place to the east, E Pike Street to the south, and

⁴² FIRST UNITED METHODIST CHURCH OF SEATTLE, a non-profit corporation, Petitioner, v. The HEARING EXAMINER FOR the SEATTLE LANDMARKS PRESERVATION BOARD; The Seattle Landmarks Preservation Board; and The City of Seattle, a Washington municipal corporation, Respondents. Supreme Court of Washington, En Banc. 916 P.2d 374 (1996) 129 Wash.2d 238. Argued September 27, 1995. Decided May 9, 1996.
<https://www.leagle.com/decision/19961290916p2d37411289.xml>

Boylston Avenue to the west.

5.1 Designated Historic Resources Adjacent or Proximate to Current & Proposed MIO

Within this area are 10 current City of Seattle Landmarks, including the aforementioned Landmark Eldridge Tire Building,* located within the area proximate to the proposed MIO. These landmarks are as follows:

Landmark Name	Address	Date of Construction	Architect	Ordinance No. & Date of Designation
Lincoln Reservoir	1000 E Pine Street	1889-1890	Olmsted Brothers	121042, 1998
Avon/Capitol Crest Apartments	1831-1835 Broadway	1905	William P. White	2020
Pantages House	803 E Denny Way	1907	Thomas L. West	123023, 2004
White Motor Co.	1021 E Pine Street	1918	W. R. Kelley & J. F. Everett	NA, 2015
Kelly-Springfield Tire Co.	1525 11 th Avenue	1917	Julian F. Everett	NA, 2015
Old Fire Station no. 25	1400 Harvard Avenue	1909	Sommerville & Coe	106054, 1974
Knights of Columbus	700-722 E Union Street	1913	F. W. Bohne	NA, 2019
Ward House	520 E Denny Way	1882		106067, 1975
Broadway Café/Eldridge Tire*	1519 Broadway Eldridge Tire (City of Seattle Landmark)	1925	A. H. Albertson	125624 , 2018
Baker Linen	1101 E Pike Street	1916	Sønke E. Sønnichsen	NA, 2019

Eldridge Tire (City of Seattle Landmark)

This Mission Revival-style building was designed by A. H. Albertson and constructed in 1925. Originally part of Capitol Hill's Auto Row, the building housed the Eldridge Tire Co. Seattle Central College acquired the building in 2008. The building was designated a City of Seattle Landmark in 2017. The building is currently labeled Broadway Café in MIO documents.

Eldridge Tire, labeled Broadway Café in MIO documents, is the sole City of Seattle Landmark included in the current MIO. However, the building was sold to in 2021, and is no longer included in the proposed MIO.

As a designated City of Seattle Landmark proposed changes to the exterior of Eldridge Tire must be approved by the City of Seattle Landmarks Preservation Board through issuance of a DON Certificate of Approval, pursuant to SMC 25.12. New buildings constructed adjacent or across the street from a designated historic Landmark will also be referred to DON for review and approval by

Certificates of Approval.

5.2 Potentially Historic Resources Adjacent or Proximate to Current & Proposed MIO

Within the area proximate to the current and proposed MIO, as described above in section 4.0, 22 resources have been identified in the City of Seattle Historic Resources Survey as potentially eligible to meet the criteria for designation as a City Landmark. These potentially eligible resources are indicated on the survey by a status of either “Yes – Hold” or “Yes – Inventory.” Of these 22 resources, eight meet the basic eligibility criteria for Seattle Landmark status and have had additional explicit analysis and opinions that the properties are eligible.

5.2.1 Resources Proximate to Current & Proposed MIO that Meet Eligibility Criteria for Both Seattle Landmarks and National Register with Explicit Analysis/Opinion

Any proposed demolition or alterations to the following buildings is likely to require review by the DON and the Landmarks Preservation Board. However, these buildings are outside the current and proposed MIO and are not associated with planned or potential SCC projects.

Resource Name	Historic Name	Address	Date of Construction
Glencoe Apartments		1511 Boylston Avenue	1907
Gilda's Club	Johnson & Hamilton Mortuary	1400 Broadway	1911
Velo Bike	Colyear Motor Sales Co.	1021 E Pine Street	1918
Blick Art Supplies	Boone & Co. Pontiac	900 E Pine Street	1925
Odd Fellows Hall	IOOF Temple	915 E Pine Street	1909
Frame Central	Tyson Oldsmobile Co.	905 E Pike Street	1912
Shambhala Center of Seattle	Graham Motor Cars	915 E Pike Street	1912
Winston Apartments	Lorraine Court Apartments	1023 E Pike Street	1905

5.2.2 Resources Proximate to Current & Proposed MIO that Meet Eligibility Criteria Only for Seattle Landmarks

Resource Name	Historic Name	Address	Date of Construction
Booth Building* (former SCC South Annex)	Booth Building	1534 Broadway (600300-0445)	1906
Atlas Building*	Stearns Motor Co.	1515 Broadway (parcel 600300-0510)	1912, demolished 2021
Tully's	Broadway State Bank	824 E Pike Street	1913
Lincoln Court Apartments		1020 E Denny Way	1907

Booth Building (former South Annex/International Programs):

The Booth Building (1906, Thompson & Thompson) was nominated for Landmark status in 2020

and denied at designation hearing. It will be eligible for review as a Landmark again in 2025. The building was determined ineligible for the National Register of Historic Places in 2020 under DAHP project number 2020-01-004426.

This Mission Revival-style building was constructed in 1906 for doctors William and John Booth, designed by the firm of Thompson & Thompson. It was the original home of Cornish School of Music, which grew into Cornish College of the Arts and decamped to its own building in 1921.⁴³ The Booth Building continued to house space for art, music, and dance instruction; tenants included the Burnley School of Professional Art and the Art Institute of Seattle.⁴⁴ By 1989 Seattle Central College had classrooms and administrative offices in the Booth Building; the college acquired the building in 1995.⁴⁵

1515 Broadway/Atlas Clothing

The building at 1515 Broadway was constructed in 1912, designed by carpenter and builder Iva S. Harding. The building, which contained two storefronts, housed a series of automotive sales companies until 1969, when the building was used as an auto service garage. Seattle Central College acquired the building in 2008, and sold the building in 2021.⁴⁶ The building was determined ineligible for the National Register of Historic Places in 2020 under DAHP project number 2020-01-004426.

In 2017, this 1912 building next door to the Landmarked Eldridge Tire Co. building was presented at a nomination hearing of the Seattle Landmarks Preservation Board. The Board declined to nominate the building for Landmark status. **The building was demolished in 2022.**

5.2.3 Resources Proximate to Current & Proposed MIO that Meet Eligibility Criteria for Contributing to a Historic District

Resource Name	Historic Name	Address	Date of Construction
Mart Building/Seattle Times/13 Coins	Peck & Hills Furniture Co./Baxley Dress Manufacturing Co.	1000 Denny Way	1929

5.2.4 Resources Proximate to Current & Proposed MIO that Meet Eligibility Criteria for Seattle Landmarks Without Specific Analysis/Opinion

The following buildings are identified by the Seattle Historic Sites Survey as potentially eligible for Landmark status. Proposed demolition or alterations would require SEPA review and/or the landmark process.

⁴³ MOHAI, "Booth Building, Seattle, ca. 1920," <https://digitalcollections.lib.washington.edu/digital/collection/imlsmohai/id/1124/> (accessed July 2020).

⁴⁴ PCAD, "Booth Building, Seattle, WA," <http://pcad.lib.washington.edu/building/5412/> (accessed July 2020).

⁴⁵ Seattle Department of Neighborhoods, "Landmark Nomination Report: Booth Building," 2009, http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/Landmarks/LandmarksPreservationBoard/MeetingDocuments/Booth_Bldg_Landmark_Nomination_102519.pdf (accessed July 2020).

⁴⁶ The Johnson Partnership, "Landmark Nomination Report: 1515 Broadway," September 2016, p. 7.

Resource Name	Historic Name	Address	Date of Construction
Universal Repair Shop		1611 Boylston Avenue	1923
R Place	Paige Building	1533 Boylston Avenue	1917
Mission Inn		1743 Boylston Avenue	1926
Naoma Apartments		1733 Boylston Avenue	1904
Bill's Off Broadway	Safety Service Co.	721 E Pine Street	1920
Capitol Loans		610 E Pine Street	1922
International Student Center		909 E Pike Street	1912
Comet Tavern		916 E Pike Street	1910
Poquitos		1000 E Pike Street	1912
Mario's Pizza	Reliable Auto Painting	1011 E Pike Street	1910
Quinn's Pub	Triangle Auto Parts	1001 E Pike Street	1916

6.0 Impacts of Proposed Action & Alternates

6.1 Proposed Action – Planned Project Development

6.1.1 Demolition Impacts to Specific Buildings

Under the proposed action it is assumed that four buildings would be demolished and the building sites redeveloped in phases. Buildings identified with asterisks would be considered historic structures. The buildings to be demolished are as follows:

- Harvard Garage building (1986, ineligible by age) to be demolished for Student Housing.
- SCC Bookstore (1994, ineligible by age) to be demolished for a new Student Union building.
- Westminster Presbyterian Church* (1923, Robert Orr/C. A. Paige) to be demolished for Harvard Building II, an academic building. See section 7.2 for eligibility as a City of Seattle Landmark.

Under the proposed action it is also assumed that the following buildings would be renovated:

- Broadway Performance Hall* (1910, renovated/rebuilt 1978) to be renovated as the Broadway Achievement Center. This project will impact a resource eligible for City of Seattle Landmark status. (*See Attachment A to this report.*) The scope of the renovation will determine whether review by the Seattle Landmarks Preservation board is required.
- Mitchell Activity Center (1993, ineligible by age)

6.1.2 SEPA & Landmarks Process for Proposed Action

The City's Landmarks Preservation Board has not previously evaluated any of the buildings proposed for eventual demolition. The Landmarks Preservation Board has previously reviewed and designated the former Broadway High School building, of which only the 1911 auditorium portion remains extant.

SEPA "Appendix A" Process

Based on the City's interdepartmental procedures, at the time of a Master Use Permit (MUP) application for development that would involve demolition of a building that is 50 years or older, a referral must be made from DPD to the City's Historic Preservation Officer. In general, the referral, SEPA "Appendix A," contains information regarding the building design and construction, the architect, builder, and noteworthy events that may have occurred at the site. Based on this and supplemental information, the Historic Preservation Officer will determine if the building appears to meet any of the criteria for landmarks designation. If the Historic Preservation Officer determines the structure does not appear to meet the Landmark criteria, demolition of the structure would not be conditioned or denied for historic preservation purposes under SEPA.

Landmarks Nomination & Designation Process

If the Historic Preservation Officer determines a structure appears to meet the criteria, the owner must submit a City of Seattle Nomination to the DON to be reviewed for completeness, and then submitted to the Landmark Preservation Board. If the Landmarks Preservation Board votes to designate the building, an

“incentives and controls” agreement would be negotiated between the City Historic Preservation Officer and the property owner. Once an agreement has been reached and approved by the City’s Landmark Preservation Board, a designation ordinance is forwarded to the City Council for approval.

National Register of Historic Places

Listing on the National Register of Historic Places (NRHP) is voluntary.

View & Shade Impacts

No view impacts are associated with the proposed action, as all primary views of current designated historic resources (Eldridge Tire) remain the same, and views of potential historic resources besides Westminster Presbyterian Church are not impacted.

No preliminary shade and shadow analysis was provided in the preliminary materials. Some additional shading related to the proposed action is anticipated on potential historic resources in the expanded MIO, the Duplex on Olive Street and the Lenawee Apartments on Harvard Avenue. Additional shading from the proposed development may affect some non-historic buildings outside the MIO along Boylston Avenue.

Specific Considerations for Westminster Presbyterian Church

In the case of the Westminster Presbyterian Church, according to a Washington State Supreme Court ruling, properties under church ownership are allowed to be demolished for the purpose of sale and redevelopment. As long as the property remains under the ownership of a registered religious organization, it will not be referred to the Seattle Landmarks Preservation Board. However, a SEPA “Appendix A” report will still be required. If the property changes ownership to a non-religious organization and the church building is intact, then review by the Seattle Landmarks Preservation Board will likely be required.

6.2 No Boundary Expansion Alternative

The No Boundary Expansion Alternative would involve new building construction within the existing MIMP for Seattle Central College Campus with the following four projects:

- Information Technology Education Center. This project will not impact any current historic resource.
- Student Housing. This project will impact the Harvard Garage building constructed in 1986, not currently eligible for historic status.
- Broadway Achievement Center. This project will impact a resource eligible for City of Seattle Landmark status. *(See Attachment A to this report.)* The scope of the renovation will determine whether review by the Seattle Landmarks Preservation board is required.
- Student Union. This project would affect buildings that are not age eligible for historic status.

Existing buildings outside the existing MIMP would remain and be unaffected. The existing MIO boundary would remain, and no expansion would occur. No impacts to historic resources would be anticipated under

the No Boundary Expansion Alternative. The No Boundary Expansion alternative would mean keeping the Broadway Café/Eldridge Tire building (Seattle Landmark) and the Booth Building (former South Annex) in the MIO even though they are no longer under the ownership of the College.

6.3 No Action Alternative

The No Action Alternative would involve new building construction within the existing MIMP for Seattle Central College Campus with the following two projects:

- Broadway Achievement Center. This project will impact a resource eligible for City of Seattle Landmark. *(See Attachment A to this report.)* The scope of the renovation will determine whether review by the Seattle Landmarks Preservation board is required.
- Student Union. This project would affect buildings that are not age eligible for historic status.

Existing buildings outside the existing MIMP would remain and be unaffected. The existing MIO boundary would remain and no expansion would occur. No impacts to historic resources would be anticipated under the No Action Alternative. The No Action Alternative would mean keeping the Broadway Café/Eldridge Tire building (Seattle Landmark) and the Booth Building (former South Annex) in the MIO even though they are no longer under the ownership of the College.

7.0 Mitigation Measures

7.1 Demolition & Construction Impacts

As described above, a historical analysis may be prepared for any structure 50 years of older that is proposed for demolition. That analysis would be required at the time of submittal of the Master Use Permit for the replacement project and referred to the DON for review. New buildings constructed adjacent or across the street from a designated historic Landmark will also be referred to the DON for review and approval.

New buildings constructed adjacent or across the street from a designated Historic Landmark would also be referred to the DON for review and approval. Construction Impacts should be evaluated for all potential historic resources. These include:

- Broadway Performance Hall/ Broadway High School Auditorium
- Broadway Edison Complex/Edison Technical School
- SIFF Egyptian Theater/Masonic Lodge/Egyptian Theater
- Siegal Center/ Erickson Theater /Little Theater Off Broadway /Eldridge Motors Inc.
- Sola Apartments
- Westminster Presbyterian Church
- Lenawee Apartments
- 713 E Olive Street
- Porter Apartments

7.2 Mitigation within Current & Proposed Expansion of the Major Institutional Overlay (MIO) Area

Mitigation is only sought in certain instances under the State Environmental Policy Act (SEPA) or under Section 106 of the National Historic Preservation Act, when properties are eligible for NRHP, not listed as Landmarks, are being demolished, and the City Historic Preservation Officer requires mitigation for permitting. Mitigation is not an option for listed Seattle Landmarks.

Mitigation can include a variety of different actions that should provide a public benefit. The Department of Archaeology and Historic Preservation website can be consulted for options: <https://dahp.wa.gov/project-review/mitigation-options>. Formal documentation of the resource will include a historic report and drawings and photographs of the building. DAHP provides different levels of mitigation documentation depending on the perceived significance of the resource. Refer to their mitigations standards document: https://dahp.wa.gov/sites/default/files/DAHP_MitigationDocumentationStandards_Oct2020.pdf An approach to mitigation will be discussed with DON and formalized in a Memorandum.

The following building may require specific mitigation efforts depending upon the ownership entity at the time a permit is sought:

Westminster Presbyterian Church

The Westminster Presbyterian Church, although not required to undergo City Landmarks process, appears to meet the criteria to be listed in the National Register of Historic Places, as determined by State Architectural Historian, Michael Houser on June 16, 2020. This means that demolition of the church may require mitigation. Under SEPA, DAHP can ask for mitigation, but it is up to the local jurisdiction (DON) to require it. If the building is owned by the church at the time permitting for development is sought, it may be exempt from mitigation. If the building is owned by the College at the time permitting for development is sought, then mitigation would be negotiated with the City of Seattle and DAHP.

7.3 Significant Unavoidable Adverse Impacts

With the mitigation noted, significant adverse impacts are anticipated with the proposed demolition of the Westminster Presbyterian Church.

According to DAHP, Executive Order 21-02, pertaining to archaeological and cultural resources,⁴⁷ "does not specifically apply to colleges, it is only required of the Governor's Executive Branch. The Governor invited colleges to follow the order, but it is not specifically required unless they are specifically receiving funding through the capital budget."

⁴⁷ State of Washington Office of the Governor, "Executive Order 21-02: Archaeological & Cultural Resources," https://www.governor.wa.gov/sites/default/files/exe_order/eo_21-02.pdf (accessed July 2020).

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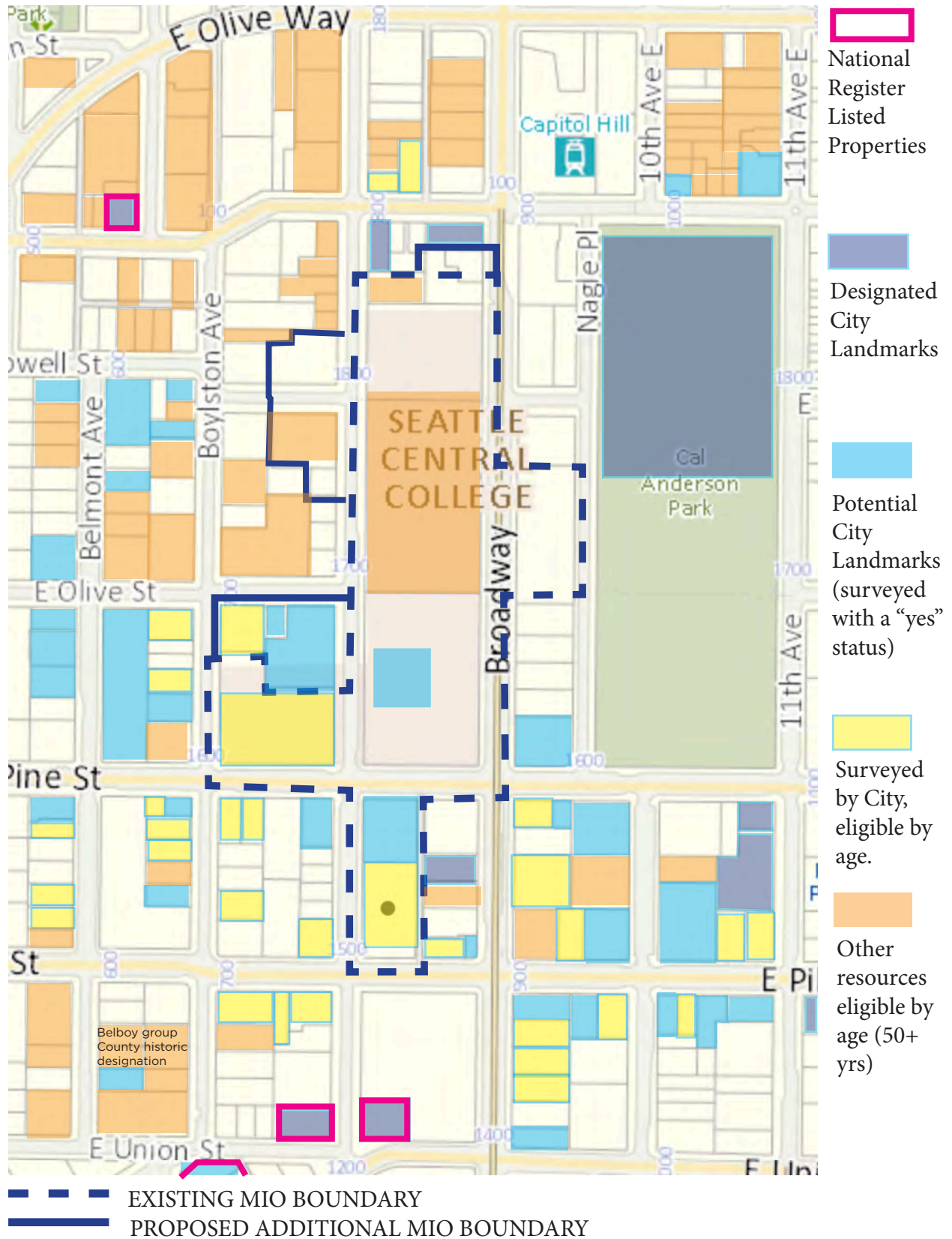


Figure 1. Surveyed and Landmarked Properties in and proximate to the proposed MIO

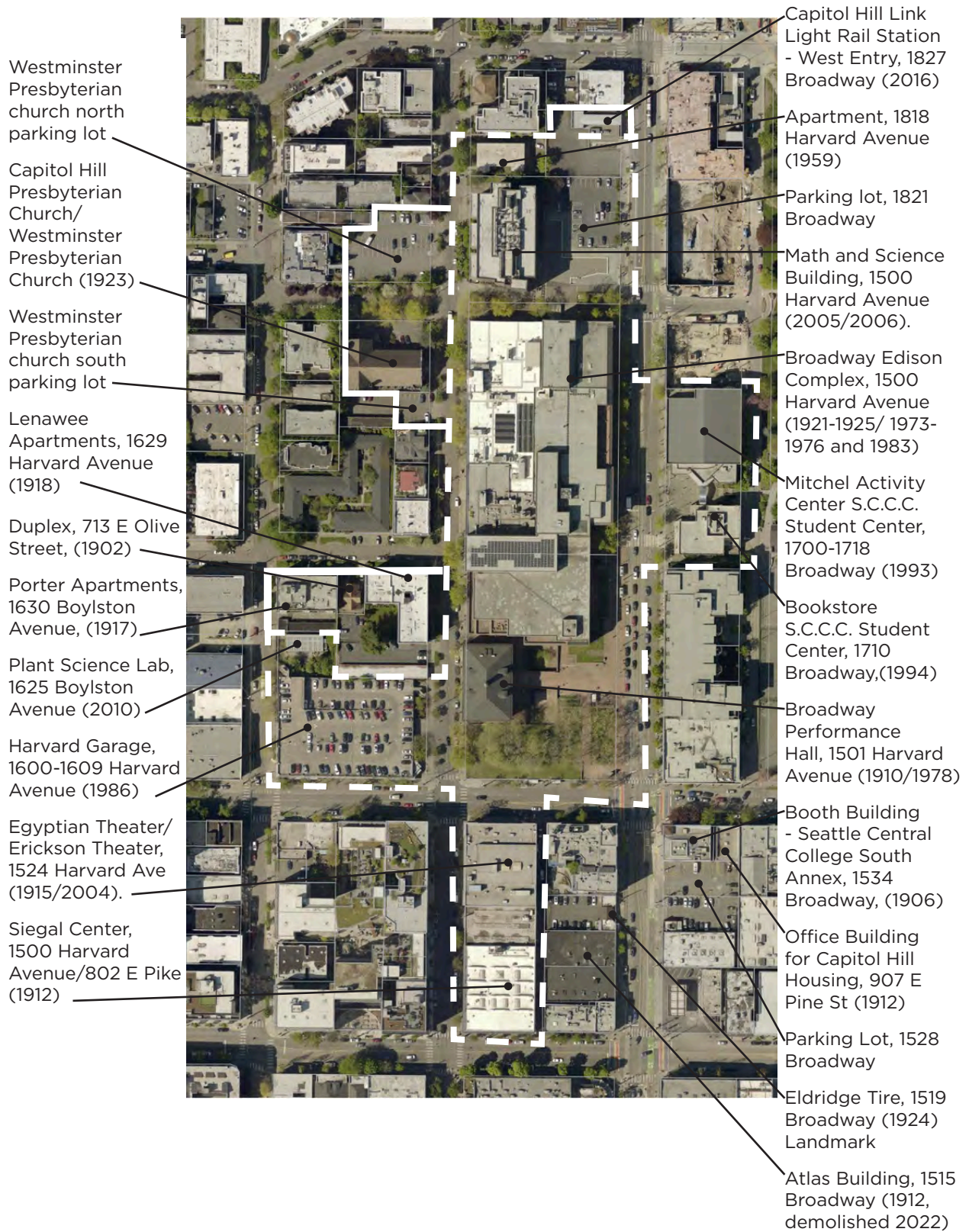


Figure 2. Locations of properties in the proposed MIO areas.

AUGUST 2022

ATTACHMENT A

BROADWAY HIGH SCHOOL/BROADWAY PERFORMANCE CENTER

- DAHP Historic Property Inventory form
- City of Seattle Historic Sites Survey form



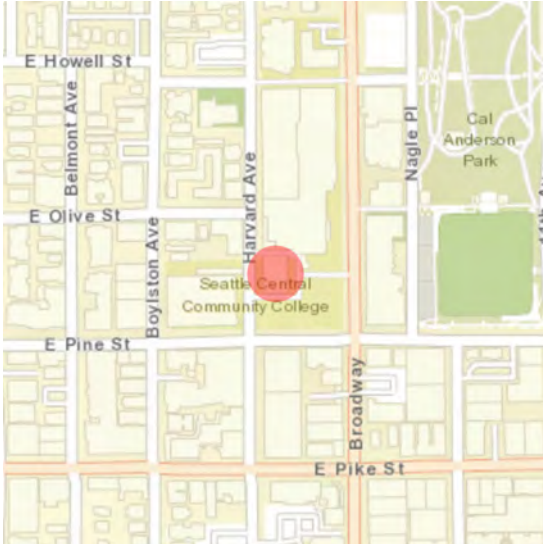


Historic Property Report

Resource Name: Broadway High School

Property ID: 700074

Location



Address: 1625 Broadway, Seattle, WA, 98122, USA

Geographic Areas: King County, King County Certified Local Government, Seattle Certified Local Government, T25R04E32, SEATTLE SOUTH Quadrangle

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1902	<input type="checkbox"/>
Addition	1911	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Education	Education - School
Education	Education - School

Historic Context:

Category



Historic Property Report

Resource Name: Broadway High School

Property ID: 700074

Architect/Engineer:

Category	Name or Company
Architect	Boone & Conner
Architect	Blair, Edgar
Architect	Naramore, Floyd A.
Builder	Cawsey & Carney

Registers:

Register Type	Listed Date	Removed Date	Period of Significance	Level of Significance	Criteria
Removed from Listing		7/12/1990 12:00:00 AM	-	Local	C

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
--	--------------------	--------------------	-------------------------------------



Historic Property Report

Resource Name: Broadway High School

Property ID: 700074

Photos



289-09_BroadwayHighSchool-Gable.jpg



BroadwayHighSchool_Seattle1.jpg



Register Image



Register Image



Register Image



Register Image



Historic Property Report

Resource Name: Broadway High School

Property ID: 700074



Register Image



Register Image



Register Image



Register Image



Register nomination form



Historic Property Report

Resource Name: Broadway High School

Property ID: 700074

Inventory Details - 1/1/1900

Common name: Broadway High School (Edison Technical School)

Date recorded: 1/1/1900

Field Recorder:

Field Site number:

SHPO Determination De-listed from NR in 1990.

Detail Information

Styles:

Period	Style Details
Late Victorian Period (1860-1900)	Richardsonian Romanesque

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property potentially contributes to a historic district (National and/or local): Yes

Significance narrative: Date Listed Is Removal Date

Seattle Historical Sites

[New Search](#)

Summary for 1625 BROADWAY / Parcel ID 600300-0600 / Inv # 0

Historic Name: Broadway High School	Common Name: Broadway Performance Hall
Style: Queen Anne - Richardsonian Romanesque	Neighborhood: Pike/Pine
Built By:	Year Built:

Significance

This building is a notable neighborhood feature, although it is essentially a reconstruction. Seattle (later Broadway) High School, the city's first modern high school opened in 1902, attracting students came from throughout Seattle and even from across Lake Washington. With the high school and the excellent streetcar service, Broadway flourished with a wide variety of businesses. By 1910 the area was largely developed and by the 1920s district boomed to become one of the city's premier shopping venues. The Great Depression of the 1930s led to general stagnation, and the neighborhood changed significantly after World War II. Broadway High School closed in 1946, replaced by Edison Technical School, a vocational training institution. In the 1970s, Seattle Central Community College, the successor to Edison, demolished the old high school buildings, including the auditorium designed by architect Edgar Blair in 1909-1911. To retain some memory of the old school, a new auditorium, known as Broadway Performance Hall, was built using the original stones; while the form and style are generally similar to the original building, the size and location of the windows differ, and the interior is completely new.

Appearance

The Broadway Performance Hall is prominently located at the northwest corner of Broadway and E. Pine Street, at the south end of the main Seattle Central Community College campus. The four-story structure is set into a raised terrace on a foundation of roughly cut ashlar stone masonry. It features a low hipped roof with a small cupola at the center and pairs of hipped roof dormers on the east and west elevations. The exterior sandstone walls of rusticated ashlar sandstone are accented with smoothly dressed blocks, including a wide frieze band below the roofline's dentilled cornice. The principal east elevation, facing Broadway, was originally an interior wall and was rebuilt with stone salvaged from the principal elevation of the main building. As a result, the east elevation contrasts stylistically with the auditorium's three original elevations and features rougher stonework and less ornamentation. Three large round-arched openings, rising above a shallow bracketed balcony at the second story, dominate the principal facade. These are flanked by pairs of smaller round-arched openings, each with a simple circular opening centered above them. The building's main entrances are set in wide flat-arched openings at the first story below the balcony. Additional entrances are located on the first story of the north and the west elevations.

The three original elevations are also organized with groupings of large round-arched openings. However these openings, three on both the north and south elevations and five on the west elevations, are taller and narrower, yielding a lighter and more transparent effect. Four two-story panels of smooth stone embellish the northwest and southwest corners of the building on these elevations. Within each panel, a large circular opening embellished with swags is located above a large window with a bracketed and ornamented hood. On the west elevation, a long shallow balcony, supported by a series of paired brackets, lines the base of the five arched openings.

Detail for 1625 BROADWAY / Parcel ID 600300-0600 / Inv # 0

Status: Yes - Hold	District Status:
Classification:	Foundation(s): Stone
Cladding(s): Stone	Roof Material(s): Asphalt/Composition
Roof Type(s): Hip	Plan: Rectangular
Building Type: Education - School	No. of Stories: three
Structural System: Stone - Cut	
Unit Theme(s): Architecture/Landscape Architecture, Education	

Integrity

Changes to Windows:	Moderate
Changes to Original Cladding:	Slight
Changes to Interior:	Extensive
Changes to Plan:	Moderate

Major Bibliographic References

Photo collection for 1625 BROADWAY / Parcel ID 600300-0600 / Inv # 0



Photo taken Jul 11, 2010

AUGUST 2022

ATTACHMENT B

BROADWAY EDISON COMPLEX/EDISON TECHNICAL SCHOOL

- DAHP Historic Property Inventory form



AUGUST 2022

ATTACHMENT B

BROADWAY EDISON COMPLEX/EDISON TECHNICAL SCHOOL

- DAHP Historic Property Inventory form





Historic Property Report

Resource Name: Seattle Central Community College - Broadway/Edison Building

Property ID: 42908

Location



Address: Seattle Central College
Geographic Areas: King County, King County Certified Local Government, Seattle Certified Local Government, T25R04E32, SEATTLE SOUTH Quadrangle

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Addition	1973	<input type="checkbox"/>
Remodel	2008	<input type="checkbox"/>
Remodel	2013	<input type="checkbox"/>
Built Date	1925	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Education	Education - College
Education	Education - College

Historic Context:

Category
Architecture
Education



Historic Property Report

Resource Name: Seattle Central Community College -
Broadway/Edison Building

Property ID: 42908

Architect/Engineer:

Category	Name or Company
Architect	Kirk, Wallace, McKinley & Associates
Builder	Century Construction Co

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2017-02-01423, , Seattle Central College - Broadway Edison Building - Commerce energy efficiency grant	2/27/2017	Determined Not Eligible	Nicholas Vann, 2/27/2017
2021-09-06507, , SCC Energy Upgrade Air-Water Heat Pump and Lighting	9/23/2021	Determined Eligible	Holly Borth, 9/23/2021
2021-11-08021, SBCTC, Seattle Central College Welcome Center and Edison Classroom Modernization			
2022-04-02538, , Energy Retrofits for Public Buildings April 2022 List			



Historic Property Report

Resource Name: Seattle Central Community College - Broadway/Edison Building

Property ID: 42908

Photos



edison01.jpg

edison02.jpg



EdisonBuilding_SeattleCentralCommunityCollege_Seattle 5.jpg

ST_Jan31_1971a.pdf



Original HPI form(s)



Historic Property Report

Resource Name: Seattle Central Community College -
Broadway/Edison Building

Property ID: 42908

Inventory Details - 1/1/1900

Common name:

Date recorded: 1/1/1900

Field Recorder:

Field Site number:

SHPO Determination



Historic Property Report

Resource Name: Seattle Central Community College -
Broadway/Edison Building

Property ID: 42908

Inventory Details - 2/27/2017

Common name:

Date recorded: 2/27/2017

Field Recorder: Nicholas Vann

Field Site number:

SHPO Determination 1974 addition not eligible based on age as of 2017.

Styles:

Period	Style Details
--------	---------------

Modern Movement (1930-1970)	Brutalism
-----------------------------	-----------



Historic Property Report

Resource Name: Seattle Central Community College -
Broadway/Edison Building

Property ID: 42908

Inventory Details - 9/23/2021

Common name:

Date recorded: 9/23/2021

Field Recorder: Holly Borth

Field Site number:

SHPO Determination

AUGUST 2022

ATTACHMENT C

MASONIC TEMPLE/EGYPTIAN THEATER

- DAHP Historic Property Inventory form
- City of Seattle Historic Sites Survey form



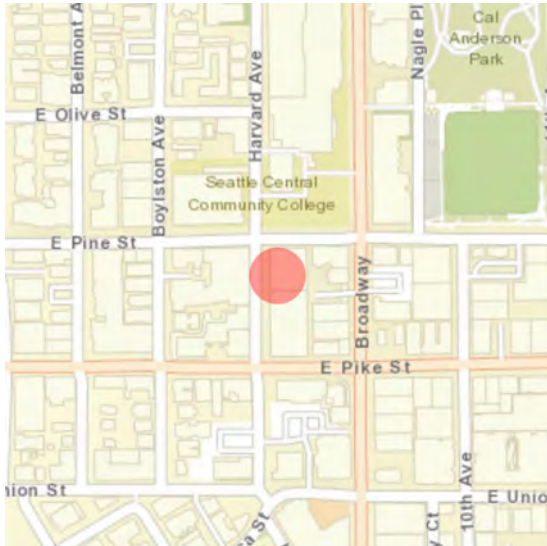


Historic Property Report

Resource Name: Masonic Temple

Property ID: 44197

Location



Address: 801 E Pine St, Seattle, WA

Geographic Areas: King County, King County Certified Local Government, Seattle Certified Local Government, T25R04E32, SEATTLE SOUTH Quadrangle

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1916	<input type="checkbox"/>

Historic Use:

Category	Subcategory

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
Architect	Lawton, George W.



Historic Property Report

Resource Name: Masonic Temple

Property ID: 44197

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
050598-09-FTA, FTA, METHODOLOGY MEMORANDUM FOR CENTRAL LIGHT RAIL TRANSIT PROJECT	11/3/1998	Determined Eligible	, 7/9/2008
060214-07-COMM, , Seattle Masonic Temple - Egyptian Theater SIFF: BFA grant application			
2016-01-00010, DAHP, Architect File		Not Determined	



Historic Property Report

Resource Name: Masonic Temple

Property ID: 44197

Photos



Masonic Temple_Seattle (4).JPG



Masonic Temple_Seattle (3).JPG



Masonic Temple_Seattle (5).JPG



Original HPI form(s)



Historic Property Report

Resource Name: Masonic Temple

Property ID: 44197

Inventory Details

Common name: Egyptian Theater

Date recorded:

Field Recorder:

Field Site number:

SHPO Determination



Historic Property Report

Resource Name: Masonic Temple

Property ID: 44197

Inventory Details - 1/1/1900

Common name: Egyptian Theater

Date recorded: 1/1/1900

Field Recorder:

Field Site number:

SHPO Determination



Historic Property Report

Resource Name: Masonic Temple

Property ID: 44197

Inventory Details - 11/3/1998

Common name: Egyptian Theater
Date recorded: 11/3/1998
Field Recorder:
Field Site number:
SHPO Determination 050598-09-FTA GAG

Styles:

Period	Style Details
Early 20th Century Revivals (1900-1940)	Egyptian Revival

Seattle Historical Sites

[New Search](#)

Summary for 801 E PINE ST E / Parcel ID 6003000470 / Inv # 0

Historic Name: Masonic Temple	Common Name: Egyptian Theater/SCCC
Style: Other	Neighborhood: Pike/Pine
Built By:	Year Built: 1916

Significance

In the opinion of the survey, this property appears to meet the criteria of the National Register of Historic Places.

In the opinion of the survey, this property appears to meet the criteria of the Seattle Landmarks Preservation Ordinance.

The Masons completed this large temple in 1916, when Broadway was becoming a thriving business district, with many businesses and groups relocating from downtown. It has been a major feature of the neighborhood for nearly a century and is now owned by the adjacent Seattle Central Community College. It is used for fine arts classes and houses a movie theater, The Egyptian. The building has been found eligible for the National Register under criteria A and C.

The architectural contract for this building was awarded to the prominent firm of Saunders and Lawton, but it was completed by Charles W. SAunders after their partnership dissolved.

This vicinity on Broadway was one of the first sections of Capitol Hill to develop. It was platted by David T. Denny, the trustee for the estate of John Nagle, who filed the donation claim for the area. In 1891 a streetcar line was extended from James Street, running north on Broadway (one block east of this site) to the city limits at E. Lynn Street, with direct service to downtown added on Pike Street in 1901. Another major impetus to local development was the 1903 completion of Seattle (later Broadway) High School, the city's first modern high school, which was located at the corner of Broadway and E. Pine Street. Students came from throughout Seattle and even from across Lake Washington to attend. Broadway, already an important street, flourished with new businesses, especially those catering to students, such as sandwich shops. By 1910 the area was largely developed, with small commercial buildings, numerous apartment buildings and single family homes. Further apartment and commercial development occurred in the 1920s, when the Broadway district boomed to become one of the city's premier shopping venues. The Great Depression of the 1930s led to general stagnation, and the neighborhood changed significantly after World War II. Broadway High School closed in 1946, replaced by Edison Technical School, a vocational training institution. Many houses such as this one became rentals, often being converted to multifamily or being replaced by institutional uses. The 1980s brought new development, as people returned to live in city neighborhoods. The Broadway district is now thriving with new stores and apartment buildings.

Appearance

Detail for 801 E PINE ST E / Parcel ID 6003000470 / Inv # 0

Status: Yes - Hold	District Status:
Classification: Building	Foundation(s): Concrete - Poured
Cladding(s): Brick, Terra cotta	Roof Material(s): Unknown
Roof Type(s): Flat with Parapet	Plan: Rectangular
Building Type: Social - Meeting Hall	No. of Stories: three
Structural System: Masonry - Unreinforced	
Unit Theme(s): Architecture/Landscape Architecture, Commerce, Education, Entertainment/Recreation, Social Movements & Organizations	

Integrity

Changes to Original Cladding: Intact

Changes to Plan: Slight
Changes to Windows: Slight

Major Bibliographic References

King County Property Record Card (c. 1938-1972), Washington State Archives.

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. Seattle: University of Washington Press, 1994.

Photo collection for 801 E PINE ST E / Parcel ID 6003000470 / Inv # 0



Photo taken Jul 11, 2010

AUGUST 2022

ATTACHMENT D

SIEGAL CENTER/ELDRIDGE BUICK CO. DEALERSHIP

- DAHP Historic Property Inventory form
- City of Seattle Historic Sites Survey form



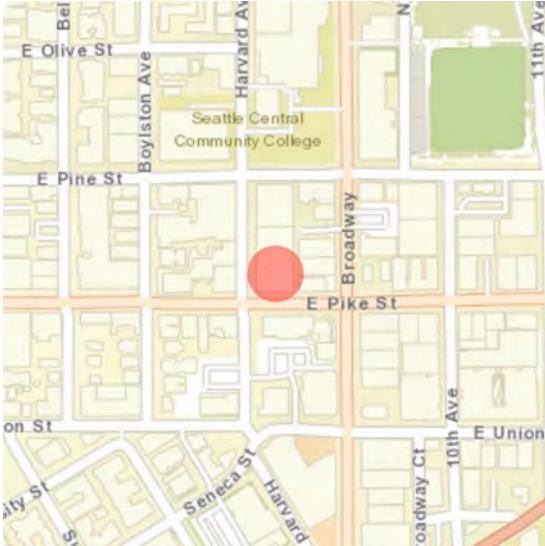


Historic Property Report

Resource Name: Eldridge Buick Co. Dealership

Property ID: 44165

Location



Address: 800 E Pike St, Seattle, WA

Geographic Areas: King County, Seattle Certified Local Government, T25R04E32, SEATTLE SOUTH Quadrangle, King County Certified Local Government

Information

Number of stories: 3

Construction Dates:

Construction Type	Year	Circa
Built Date	1925	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Specialty Store
Transportation	Transportation - Road-Related (vehicular)
Commerce/Trade	Commerce/Trade - Specialty Store
Transportation	Transportation - Road-Related (vehicular)

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Resource Name: Eldridge Buick Co. Dealership

Property ID: 44165

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00111, , Assessors Data Project: King County E	7/3/2011	Determined Not Eligible	Russell Holter, 5/10/2016
2016-05-03219, , Seattle Central Community College Siegal Roof and Window Upgrade			



Historic Property Report

Resource Name: Eldridge Buick Co. Dealership

Property ID: 44165

Photos



Siegal Building SCC.JPG



siegal building image.pdf



Original HPI form(s)



Historic Property Report

Resource Name: Eldridge Buick Co. Dealership

Property ID: 44165

Inventory Details - 1/1/1900

Common name: Seattle Comm. College Faculty and Staff Parking

Date recorded: 1/1/1900

Field Recorder:

Field Site number:

SHPO Determination



Historic Property Report

Resource Name: Eldridge Buick Co. Dealership

Property ID: 44165

Inventory Details - 7/3/2011

Common name:

Date recorded: 7/3/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 6003001130

SHPO Determination

Detail Information

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The building at 1500 Harvard Avenue, Seattle, is located in King County. According to the county assessor, the structure was built in 1925 and is a college. Also according to the county assessor, the structure was remodeled in 1985. The 3-story building has an other form.

Seattle Historical Sites

[New Search](#)

Summary for 1500 HARVARD AVE / Parcel ID 600300-1130 / Inv # 0

Historic Name: unknown	Common Name: Segal Center, SCCC
Style: Commercial	Neighborhood: Pike/Pine
Built By:	Year Built: 1925

Significance

This large concrete building in the heart of Auto Row is now used by Seattle Central Community College, which has restored it for administrative use while retaining much of its original character. The Pike/Pine/Broadway vicinity became Seattle's Auto Row shortly after the first automobile was offered for sale here in 1905. For the next twenty years virtually all local auto dealers and numerous auto-related businesses were located here. Nearly every building housed at least one dealership, service garage, parts dealer, paint shop or similar business. "Auto Row" thrived with the strong economy of the 1920s. However, the Great Depression of the 1930s led to general stagnation, and the neighborhood changed significantly after World War II. Broadway High School closed in 1946, replaced by Edison Technical School, a vocational training institution. Many houses became rentals, often being converted to multifamily or being replaced by institutional uses. As the suburbs grew, most auto dealerships moved away from the congested city locations, although many parts dealers and service businesses remained. The 1980s brought new development, as people returned to live in city neighborhoods. Seattle Central Community College, the successor to Edison, demolished and replaced most of the old high school buildings in the 1970s. The institution has continued to grow and now has several blocks of renovated and newly-constructed buildings such as this one.

Appearance

This large two-story building is on the northeast corner of Harvard Avenue and E. Pike Street, behind the main buildings of SCCC. It has a flat roof with a parapet and a prominent cornice. The building is of reinforced concrete construction clad originally with brick. The original garage door openings have recently been re-clad with decorative ceramic tile. A large recessed entry with handicapped access has been built on the west facade. The large display windows with four-light transoms are in groups of four on both the first and second stories. The wood sash is comparable to the original.

Detail for 1500 HARVARD AVE / Parcel ID 600300-1130 / Inv # 0

Status: No - Altered	District Status:
Classification: Building	Foundation(s): Concrete - Poured
Cladding(s): Brick, Ceramic tile	Roof Material(s): Unknown
Roof Type(s): Flat with Parapet	Plan: Rectangular
Building Type: Commercial/Trade - Business	No. of Stories: two
Structural System: Concrete - Poured	
Unit Theme(s): Architecture/Landscape Architecture, Education	

Integrity

Changes to Plan: Slight
 Changes to Windows: Slight
 Changes to Original Cladding: Moderate

Major Bibliographic References

Williams, Jacqueline B. The Hill with a Future: Seattle's Capitol Hill 1900-1946. Seattle: CPK Ink, 2001.

Photo collection for 1500 HARVARD AVE / Parcel ID 600300-1130 / Inv # 0



Photo taken Jun 22, 2011

AUGUST 2022

ATTACHMENT E

SOLA APARTMENTS

- DAHP Historic Property Inventory form
- City of Seattle Historic Sites Survey form



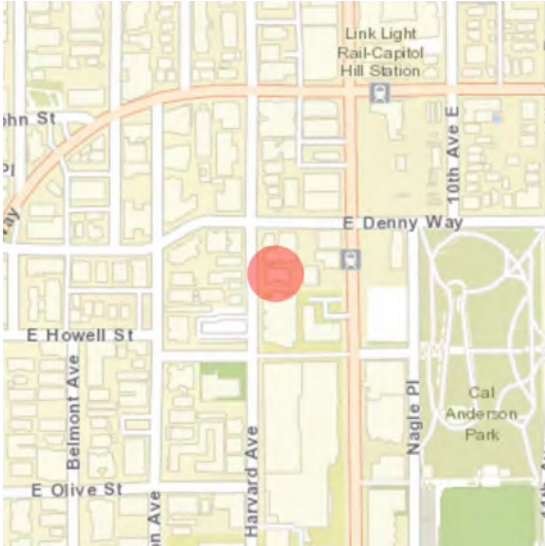


Historic Property Report

Resource Name: Sola on Harvard Apartments

Property ID: 670136

Location



Address: 1818 Harvard Ave, Seattle, WA, 98122, USA
Tax No/Parcel No: 600300-1290
Plat/Block/Lot: Nagles Add. Block 34, Lots 4-5
Geographic Areas: King County, SEATTLE SOUTH Quadrangle, King County Certified Local Government, Seattle Certified Local Government, T25R04E29

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1959	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Multiple Family House
Domestic	Domestic - Multiple Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Resource Name: Sola on Harvard Apartments

Property ID: 670136

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
032713-02-FTA, FTA, City of Seattle, Broadway Streetcar Extension	2/14/2013	Not Determined	
2015-03-00053, , Broadway Streetcar Extension			
2020-05-03251, , Capitol Hill Modern	6/11/2020	Survey/Inventory	



Historic Property Report

Resource Name: Sola on Harvard Apartments

Property ID: 670136

Photos



West & South



Historic Property Report

Resource Name: Sola on Harvard Apartments

Property ID: 670136

Inventory Details - 2/14/2013

Common name: Sola on Harvard Apartments
Date recorded: 2/14/2013
Field Recorder: M. Sheridan
Field Site number: BE001

SHPO Determination

Detail Information

Characteristics:

Category	Item
Cladding	Brick
Structural System	Wood - Balloon Frame
Roof Type	Flat with Parapet
Foundation	Concrete - Poured
Cladding	Marblecrete
Form Type	Multiple Dwelling - Multi-Story Apartment Block
Plan	U-Shape

Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No



Historic Property Report

Resource Name: Sola on Harvard Apartments

Property ID: 670136

Significance narrative: This building is not eligible for NRHP listing because it does not have architectural significance and it lacks integrity. The installation of vinyl window sash has resulted in a loss of integrity of design, materials and feeling. The surrounding buildings have also been altered and it is not a potential historic district.

This area was one of the first sections of Capitol Hill to develop, as in 1891 a streetcar line was extended from James Street, running north on Broadway to the city limits at E. Lynn Street, with direct service to downtown added on Pike Street in 1901. Another major impetus to local development was the 1902 completion of Seattle (later Broadway) High School, the city's first modern high school, which was located at the corner of Broadway and E. Pine Street. Broadway, already an important street, flourished with new businesses, especially those catering to students, such as sandwich shops. By 1910 the area was largely developed, with small commercial buildings, numerous apartment buildings and single family homes. Further apartment and commercial development occurred in the 1920s, when the Broadway district boomed to become one of the city's premier shopping venues. The Great Depression of the 1930s led to general stagnation, and the neighborhood changed significantly after World War II. Broadway High School closed in 1946, replaced by Edison Technical School, a vocational training institution. Rezoning in the 1950s encouraged the development of apartment buildings, and the requirement that parking be provided on site resulted in many structures like this one, with open parking beneath the units. The 1980s brought new development, as people returned to live in city neighborhoods. The Broadway district is now thriving with extensive development of larger-scale residential-commercial buildings.

Physical description: This three-story building has a U-shaped plan with open corridors along the south side. Cladding is brick veneer with a wide band of Marblecrete down the center. Each floor has a deck at the southwest corner, with the main entry below them on the first floor. Windows have vinyl sliding sash.

Bibliography: King County Tax Assessor Records
Williams, Jacqueline B. *The Hill with a Future: Seattle's Capitol Hill 1900-1946*. Seattle: CPK Ink, 2001.



Historic Property Report

Resource Name: Sola on Harvard Apartments

Property ID: 670136

Inventory Details - 6/11/2020

Common name: Sola on Harvard Apartments

Date recorded: 6/11/2020

Field Recorder: Tom Heuser

Field Site number:

SHPO Determination

Characteristics:

Category	Item
Form Type	Multiple Dwelling - Multi-Story Apartment Block

Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

Seattle Historical Sites

[New Search](#)

Summary for 1818 Harvard / Parcel ID / Inv

Historic Name:**Style:****Built By:****Common Name:****Neighborhood:****Year Built:****Significance****Appearance**

Detail for 1818 Harvard / Parcel ID / Inv

Status:**Classification:****Cladding(s):****Roof Type(s):****Building Type:****Structural System:****Unit Theme(s):****Integrity****Major Bibliographic References****District Status:****Foundation(s):****Roof Material(s):****Plan:****No. of Stories:**

Photo collection for 1818 Harvard / Parcel ID / Inv



Photo taken Jul 11, 2010

AUGUST 2022

ATTACHMENT F

WESTMINSTER PRESBYTERIAN CHURCH

- DAHP Historic Property Inventory form



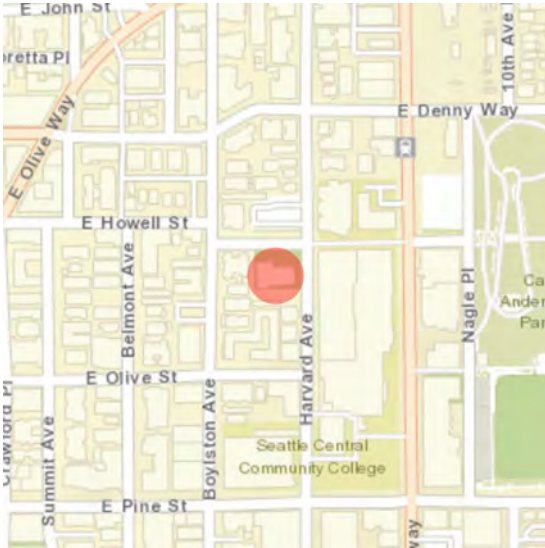


Historic Property Report

Resource Name: Westminster Presbyterian Church

Property ID: 43646

Location



Address: 1729 Harvard Ave, Seattle, WA, 98122, USA

Geographic Areas: King County Certified Local Government, Seattle Certified Local Government, King County, T25R04E32, SEATTLE SOUTH Quadrangle

Information

Number of stories: 3

Construction Dates:

Construction Type	Year	Circa
Built Date	1923	<input type="checkbox"/>
Remodel	1953	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Religion	Religion - Religious Facility
Religion	Religion - Religious Facility

Historic Context:

Category
Architecture
Religion



Historic Property Report

Resource Name: Westminster Presbyterian Church

Property ID: 43646

Architect/Engineer:

Category	Name or Company
Architect	Paige, C.A.
Architect	Orr, Robert H.

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00111, , Assessors Data Project: King County E	7/3/2011	Not Determined	



Historic Property Report

Resource Name: Westminster Presbyterian Church

Property ID: 43646

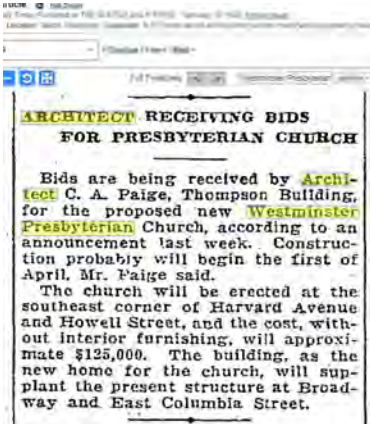
Photos



WestminsterPresbyterianChurch_Seattle5.JPG



WestminsterPresbyterianChurch_Seattle6.jpg



WestminsterPresbyterianChurch_Seattle7.jpg



WestminsterPresbyterianChurch_Seattle1.jpg



WestminsterPresbyterianChurch_Seattle2.jpg



WestminsterPresbyterianChurch_Seattle3.jpg



Historic Property Report

Resource Name: Westminster Presbyterian Church

Property ID: 43646



WestminsterPresbyterianChurch_Seattle4.jpg



SeattleTimes_July6_1924.pdf



Original HPI form(s)



Historic Property Report

Resource Name: Westminster Presbyterian Church

Property ID: 43646

Inventory Details - 1/1/1900

Common name:

Date recorded: 1/1/1900

Field Recorder:

Field Site number:

SHPO Determination



Historic Property Report

Resource Name: Westminster Presbyterian Church

Property ID: 43646

Inventory Details - 8/24/1979

Common name:

Date recorded: 8/24/1979

Field Recorder:

Field Site number:

SHPO Determination



Historic Property Report

Resource Name: Westminster Presbyterian Church

Property ID: 43646

Inventory Details - 7/3/2011

Common name:

Date recorded: 7/3/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 6003001225

SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Church

Styles:

Period	Style Details
Late Victorian Period (1860-1900)	Late Gothic

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs). Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The building at 1727 Harvard Avenue, Seattle, is located in King County. According to the county assessor, the structure was built in 1923 and is a religious facility. Also according to the county assessor, the structure was remodeled in 1950. The 3-story building has a church form.

AUGUST 2022

ATTACHMENT G

PORTER APARTMENTS

- City of Seattle Historic Sites Survey form



Seattle Historical Sites

[New Search](#)

Summary for 1630 BOYLSTON AVE / Parcel ID 880490-0100 / Inv # 0

Historic Name:
Style: [Vernacular](#)
Built By:

Common Name: Porter Apartments
Neighborhood: [Pike/Pine](#)
Year Built: [1917](#)

Significance

This 1917 apartment building has gray brick cladding with hanging bay clad with stucco. There is an open center bay and terra cotta lintels on the main windows. Windows are vinyl casement sash. Garages are on the south half of the parcel.

Appearance

Detail for 1630 BOYLSTON AVE / Parcel ID 880490-0100 / Inv # 0

Status: No - Altered
Classification: Building
Cladding(s): Brick, Stucco
Roof Type(s): Flat with Parapet
Building Type: Domestic - Multiple Family
Structural System: Concrete - Poured
Unit Theme(s): Architecture/Landscape Architecture

District Status:
Foundation(s): Concrete - Poured
Roof Material(s):
Plan: Rectangular
No. of Stories: four

Integrity

Changes to Plan: Intact
Changes to Windows: Moderate
Changes to Original Cladding: Slight

Major Bibliographic References

Photo collection for 1630 BOYLSTON AVE / Parcel ID 880490-0100 / Inv # 0



Photo taken Jun 22, 2011



Photo taken Jun 22, 2011

AUGUST 2022

ATTACHMENT H

713 E OLIVE STREET

- City of Seattle Historic Sites Survey form



Seattle Historical Sites

[New Search](#)

Summary for 713 E Olive AVE E / Parcel ID 880490-0164 / Inv # 0

Historic Name:
Style: [Colonial - Colonial Revival](#)
Built By:

Common Name: Duplex
Neighborhood: [Pike/Pine](#)
Year Built: [1902](#)

Significance

Appearance

Detail for 713 E Olive AVE E / Parcel ID 880490-0164 / Inv # 0

Status: Yes - Hold
Classification: Building
Cladding(s): Shingle, Wood - Clapboard
Roof Type(s): Gable
Building Type: Domestic - Single Family
Structural System: Balloon Frame/Platform Frame
Unit Theme(s): Architecture/Landscape Architecture

District Status:
Foundation(s): Concrete - Poured
Roof Material(s): Asphalt/Composition-Shingle
Plan: Rectangular
No. of Stories: two & ½

Integrity

Changes to Plan: Intact
Changes to Windows: Slight
Changes to Original Cladding: Slight

Major Bibliographic References

King County Assessor Property Characteristics Report, database at <http://www5.metrokc.gov/> --parcel locator.

Photo collection for 713 E Olive AVE E / Parcel ID 880490-0164 / Inv # 0



Photo taken

AUGUST 2022

ATTACHMENT I

LENAWEE APARTMENTS

- City of Seattle Historic Sites Survey form



Seattle Historical Sites

[New Search](#)

Summary for 1629 HARVARD AVE / Parcel ID 600300-0590 / Inv # 0

Historic Name: Lenawee Apartments	Common Name: Lenawee Apartments
Style: Beaux Arts - Neoclassical	Neighborhood: Pike/Pine
Built By:	Year Built: 1918

Significance

In the opinion of the survey, this property appears to meet the criteria of the National Register of Historic Places.

In the opinion of the survey, this property appears to meet the criteria of the Seattle Landmarks Preservation Ordinance.

This large building is a prominent feature of the neighborhood, extending 116 feet along Harvard Avenue East and 103 feet down the side street. Its five stories accommodate 78 apartments, most with two rooms. The 1937 tax assessor's report noted that it was a well-maintained building with "expensive" plumbing fixtures, oak and fir flooring and trim, central refrigeration and mail chutes. It was built by the Bradner Company and designed by John Creutzer. Creutzer had arrived in Seattle in 1906 after practicing in Minneapolis and Spokane. He worked for contractor Alexander Pearson and architect-contractor Henderson Ryan before establishing his own practice. He designed many apartment buildings, especially on Capitol Hill, as well as the Swedish Tabernacle (1906) and the Medical-Dental Building (1927, with A. H. Albertson). He died in 1924. Capitol Hill was one of the city's first apartment neighborhoods because of its easy streetcar access to downtown. The first two decades brought significant population growth in Seattle, but relatively little construction, partially due to economic factors relating to World War I. Thus, this building is somewhat unusual, being constructed in 1918, pre-dating the major construction boom of the mid-1920s.

Appearance

This prominent six-story building has an L-shaped plan with a semi-enclosed courtyard. The entry has a terra cotta surround, with a round arched doorway flanked by pilasters and topped by a dentilled cornice and a balustrade. Below the cornice the words "The Lenawee" are incised. The elegant entry vestibule is trimmed in white marble, with double doors of wood and glass with a transom and sidelights. The main façade has a prominent terra cotta cornice, which extends around the other elevations as a simple belt course. Other terra cotta ornamentation includes a water table below the first floor windows, a belt course below the top floor windows, blind arches above most of the fourth floor windows and sills and keystones on the other windows. Windows have the original ten-over-one wood sash.

Detail for 1629 HARVARD AVE / Parcel ID 600300-0590 / Inv # 0

Status: Yes - Inventory	District Status:
Classification: Building	Foundation(s): Concrete - Poured
Cladding(s): Brick	Roof Material(s): Unknown
Roof Type(s): Flat with Parapet	Plan: Rectangular
Building Type: Domestic - Multiple Family	No. of Stories: five
Structural System: Balloon Frame/Platform Frame	
Unit Theme(s): Architecture/Landscape Architecture	

Integrity

Changes to Original Cladding: Intact
 Changes to Windows: Intact
 Changes to Plan: Intact

Major Bibliographic References

Polk's Seattle Directories, 1890-1996.
 Shaping Seattle Architecture: A Historical Guide to the Architects. Jeffrey Karl Ochsner, ed. Seattle: University of Washington Press, 1994.
 King County Tax Assessor Records, ca. 1932-1972.
 City of Seattle, Department of Planning and Development, Microfilm Records.

Photo collection for 1629 HARVARD AVE / Parcel ID 600300-0590 / Inv # 0



Photo taken May 11, 2006



Photo taken May 11, 2006