HISTORIC STRUCTURE REPORT

ST. EDWARD'S SEMINARY KENMORE, WASHINGTON

Prepared by Bassetti Architects

DRAFT September 28, 2007

THIS HISTORIC STRUCTURE REPORT WAS PREPAIRED BY BASSETTI ARCHITECTS FOR THE WASHINGTON STATE PARKS AND RECREATION COMMISSION, OLYMPIA WA.

DRAFT September 28, 2007

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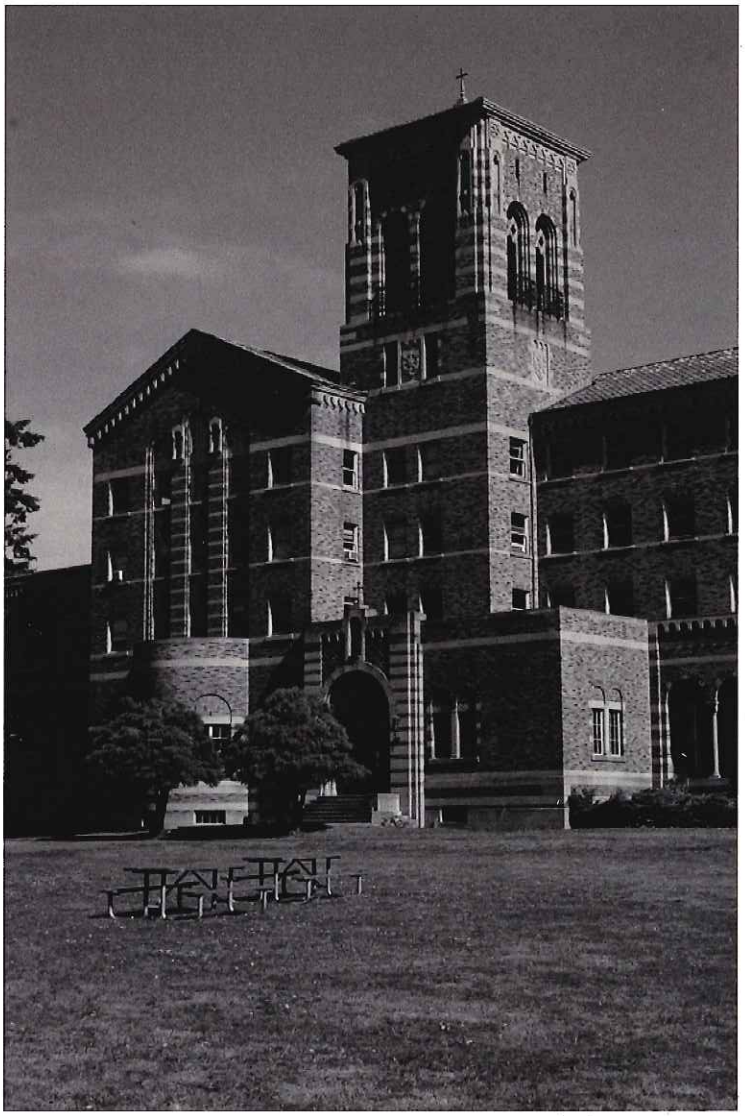

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Cover Page: Historic image from a promotional poster for St. Edward's Seminary (DATE ?)

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EXECUTIVE SUMMARY

STUDY SUMMARY

St. Edward's Seminary, designed by the notable Seattle architect, John Graham Sr., and was constructed in 1931. Its original purpose was to educate young men from the region for the priesthood. For 45 years St. Edward's Seminary fulfilled its educational mission. In 1976 the building and grounds were sold to the State of Washington…

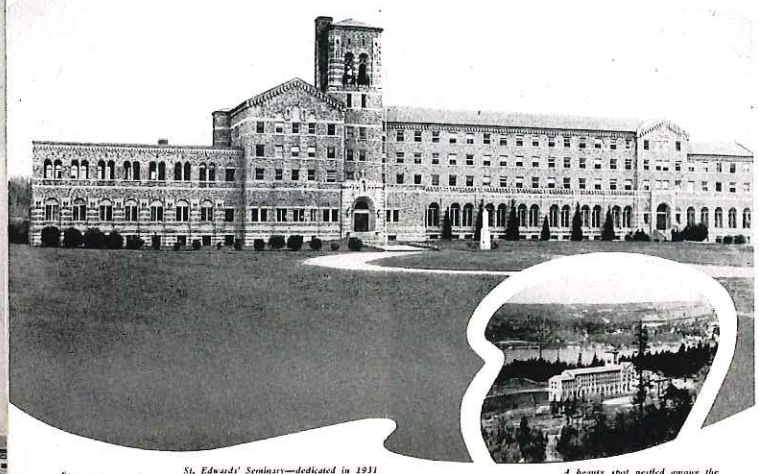
PROJECT DATA

St. Edward Seminary is located on the East Shore of the North End of Lake Washington. It is part of the City of Kenmore, in King County, Washington. The Seminary and its grounds are presently owned by the State and constitute Saint Edward State Park.

St. Edward Seminary was listed on the National Register of Historic Places in April 2007.

ST. EDWARD'S

THE SULPICIAN SEMINARY OF THE NORTHWEST



St. Edwards' Seminary—dedicated in 1931 to the education of priests in the Northwest.

A beauty spot nestled among the evergreens of Washington State

SAINT EDWARDS SEMINARY

ST. EDWARD'S SEMINARY

THE SULPICIAN FATHERS founded their first seminary in the year 1641 in the old world. At that time they laid down basic ideals for the spiritual and educational training of young men for the priesthood. The torch thus ignited has been carried on since then by an ever-increasing number of Sulpician seminaries. The first one in the U. S. was founded in 1791 in the early American city of Baltimore. It labored long and diligently among the colonies and its work encompassed the entire struggling young nation. As civilization moved westward and new regions were opened, so were seminaries to serve them. Through the years from that time to this, the Sulpician Society has striven to build newer and better schools for the boys and young men who aspire to the priesthood of the Catholic Church. St. Edward's, the Sulpician Seminary of the Northwest, was dedicated to its patron Saint and given to the work of God in October of 1931. A school of Catholic perfection, it is devoted to cultivating the most enlightened men of our time—the priests who serve Holy Mother Church. Since 1939 more than one hundred young men have been ordained to the priesthood from St. Edward's. Beautifully located on the shores of Lake Washington, St. Edward's is the cradle and the mold for the diocesan priesthood of the Northwest.

General Information

Admission: St. Edward's is for boys and young men who wish to become priests. It is necessary that such youths consult their pastors before applying for enrollment.

Transportation: The Seminary is two miles from Kenmore on the Juanita cut-off from the Bothell Highway. The Kirkland bus from the 8th and Stewart Depot in Seattle stops at the entrance.

Baggage: Freight or express should be sent to the student in care of St. Edward's Seminary, Bothell, Washington, via Northern Pacific R. R. or the American Express Company.

Visitors: Visiting hours at the school are from 1:00 to 4:00 p. m. on the third Sunday of every month. The visiting privilege is reserved for parents and close relatives only.

Vacations: All students receive the traditional Christmas and summer vacations.

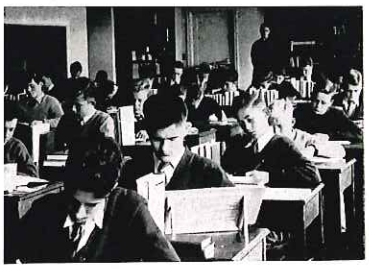
Clothing: A dark blue suit is required for Sundays and special wear. Usual dress consists of dark trousers with blue or black sweater. For the students in the Major Seminary the house dress consists of cassock, Roman collar and biretta.

Linen: Students furnish their own bed-linen and should have an ample supply of sheets and pillow cases. The Seminary supplies blankets.

Laundry: Laundry may be sent home via parcel post or to the Kirkland Laundry which provides service to the Seminary. St. Edward's does not take care of students' laundry.

For further information, address

ST. EDWARD'S SEMINARY,
KENMORE, WASHINGTON.



STUDIES

Scholastic standards are the very highest.

St. Edward's is pre-eminent among schools fully accredited by the State of Washington and the Northwest Association of Higher Schools and Colleges. The twelve-year course is divided into two departments carefully attuned to the age level of their respective students. Although each has its own faculty, they form an integrated whole. Together, they pave the road for transition from boyhood through youth to the priesthood. The first, or minor seminary, embraces high school and junior college. The second, or major seminary, consists of senior college, or philosophy, and theology.

It is most desirable that students for the priesthood enter St. Edward's Seminary immediately upon completion of the eighth grade.

A large library, always kept up to date, includes religious works, classics, and carefully selected fiction and non-fiction as well as all the reference material required by school assignments.

RECREATION

Never is a boy's leisure time wasted. On every hand there are interesting hobbies, games and sports to keep him alert and interested. Healthful, vigorous games and intramural sports are a regular part of the well-organized athletic program in which all students are encouraged to participate. Included are baseball, football, tennis, track, swimming, basketball, hikes, etc. The natural desire of every boy for clean play and keen competition does much in developing strong minds and sound bodies. Sports of all kinds are encouraged and fostered.

OTHER ACTIVITIES

Still other recreational pastimes, all of which do their part in molding character and creating the Catholic spirit within the boy, are choral singing, music clubs, and Mission Societies.

Extra-curricular activities include a wide variety of interests. There are dramatics, airplane modeling, photography, stamp collecting and the State-supervised 4-H Club which engages in agriculture and animal husbandry.

DINING

Mealtime at St. Edward's. There is never a lack of the good things which a bountiful God has created for the table. Lots of fresh milk and vegetables and fruits make up part of the tastily and expertly prepared meals. The kitchens are spotless and all cooking is done under skilled guidance. The dining room is large and well appointed and shared by students and faculty alike. The boys take turns waiting on tables. Four days out of seven, during the dinner and supper hours, an informative book is read aloud from the lectern by one of the seminarians.

ROOMS

Each boy lives in an attractive, airy and comfortable room. He is responsible for its cleanliness and must keep it orderly at all times. Rooms are provided with study desks, a bookcase and a statue of Mary, Seat of Wisdom.

In the quiet of his own surroundings, the future priest finds solitude for study and meditation.

THE TRUE PURPOSE OF ST. EDWARDS

All the activities of the school are carefully directed towards the true purpose of St. Edward's "that the student may learn to know God better, to know himself well and to govern himself wisely so that eventually he may be safely entrusted with the weighty responsibilities ordination will bring to him."

The master pattern into which the boy's spiritual life is fitted is the liturgy of the Church. The Holy Sacrifice following a period of mental prayer sets the standard of the day; each exercise is begun and ended with prayer. On Sundays and feasts, Solemn Mass and Vespers are sung in Gregorian Chant in which the students are trained.

ORDINATION—the great culmination of long years of study and humble preparation for the priesthood. This crowning climax of sacrifice and devotion opens a great tomorrow for the young man who has given himself to the service of the Church and represents the proudest day in his parents' lives. The new priest goes forth with anointed hands, another Christ, to sing his First Solemn Mass in his own parish church. After this he is assigned to take up the work of the priesthood in one of the parishes of his Diocese.

~~LEGEND~~ (CREDIT)

PART 1: HISTORY OF SAINT EDWARD SEMINARY

HISTORY AND CONTEXT

Note: Much of the historical information contained here is taken from the National Register registration form, October 2006.

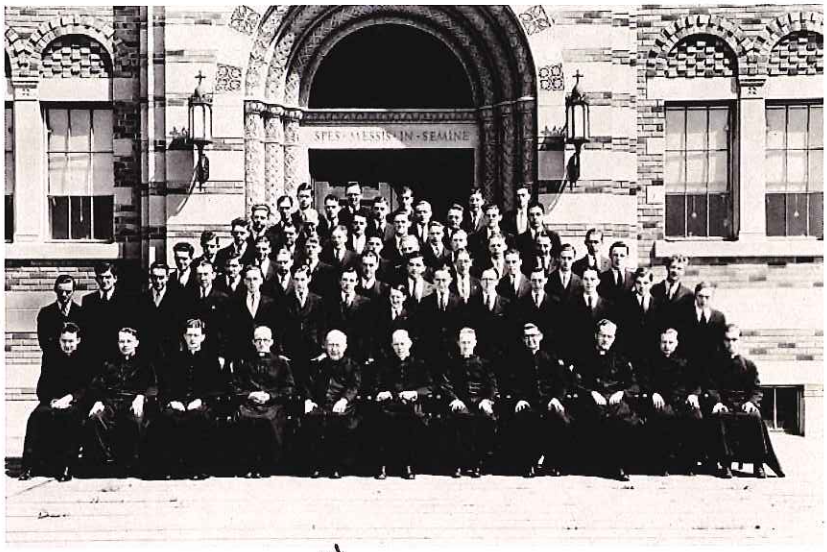


Photo credit

HISTORICAL CONTEXT

The construction of Saint Edward Seminary in 1931 was, in many senses, the culmination of nearly a century of Catholic life in the Pacific Northwest. The Catholic Church's first permanent presence in the future Washington State was the arrival in 1838 of two French Canadians, Father Francis Blanchet and Father Modeste Demers. They made a hazardous six-month journey from Montreal to Vancouver to serve the spiritual needs of Hudson's Bay Company employees. In 1846 Father Blanchet became bishop of Oregon City (later the Diocese of Portland). The following year his younger brother, Father Augustin Blanchet, was named Bishop of Walla Walla, and, in 1850, the Bishop of Nesqually, a new diocese established near Olympia. By 1864 the new diocese had approximately 8,000 Catholics.

By 1896, when Bishop Edward J. O'Dea was consecrated as the third Bishop of Nesqually, the state's Catholic population had more than tripled to 30,000, served by 57 priests and 46 churches. However, the state was on the verge of tremendous growth caused by the arrival of the transcontinental railroad and the Klondike Gold Rush of 1897. In 1903 Bishop O'Dea received permission from the Vatican to move the diocesan seat to Seattle, which had become the regional population and economic center. In this period of growth, Bishop O'Dea came to be known as a builder of Catholic institutions. In 1907 he completed construction of St. James Cathedral, recognized to this day as one of the city's most prominent buildings.

Despite this growth, the church in the Northwest relied on distant seminaries to educate its priests. Bishop O'Dea considered the lack of priests to be a barrier to increased growth of the church, and he made it his goal to build a regional seminary to train priests for diocesan and parish work. Working with other bishops of the region, he was able to meet this goal in 1931 with the opening of St. Edward Seminary. For nearly fifty years the new institution provided up to twelve years of education from high school through graduate-level theology for young men who were interested in becoming parish priests in the participating dioceses. It also provided a Catholic high school education for hundreds of young men at a time when there were few Catholic high schools.

SIGNIFICANCE

Saint Edward Seminary, with its 316 acres of grounds, was placed on the Washington Heritage Register in 1997 and listed in the National Register of Historic Places in 2006. The property is significant primarily for its important role in the religious history and development of the Pacific Northwest, as Washington State's first seminary for the education of Catholic diocesan priests. The period of significance is from its construction in 1931 until 1958, when it was downgraded to a minor seminary focusing on a high school curriculum.

The main building is also significant as a major work of John Graham, Sr., one of the Pacific Northwest's most prominent architects. The seminary building possesses numerous distinctive characteristics of its Late Romanesque Revival architectural style, of its period of construction at the beginning of the Depression and of its building type, a seat of religious education.

The property has 15 individual elements from the seminary period, of which 12 are historically significant. These include two buildings (the 1931 seminary building and the 1951 gymnasiums/auditorium) and ten landscape features that reflect the religious and recreational aspects of the site's history. These elements are the Great Lawn on the west (including the plinth of the original statue of Mary); the rock Grotto (which originally contained a mal altar and a statue of St. John Vianney); the Nuns' Garden; the Orchard; the Crucifix/Graveyard area (which originally had a crucifix and the graves of two priests); the Sports Field to the east; the Volleyball Court; the Beach; and the Forest Trails.

STATUS OF LOG CABIN? {P. 10} BATH HOUSE BULKHEAD PIER

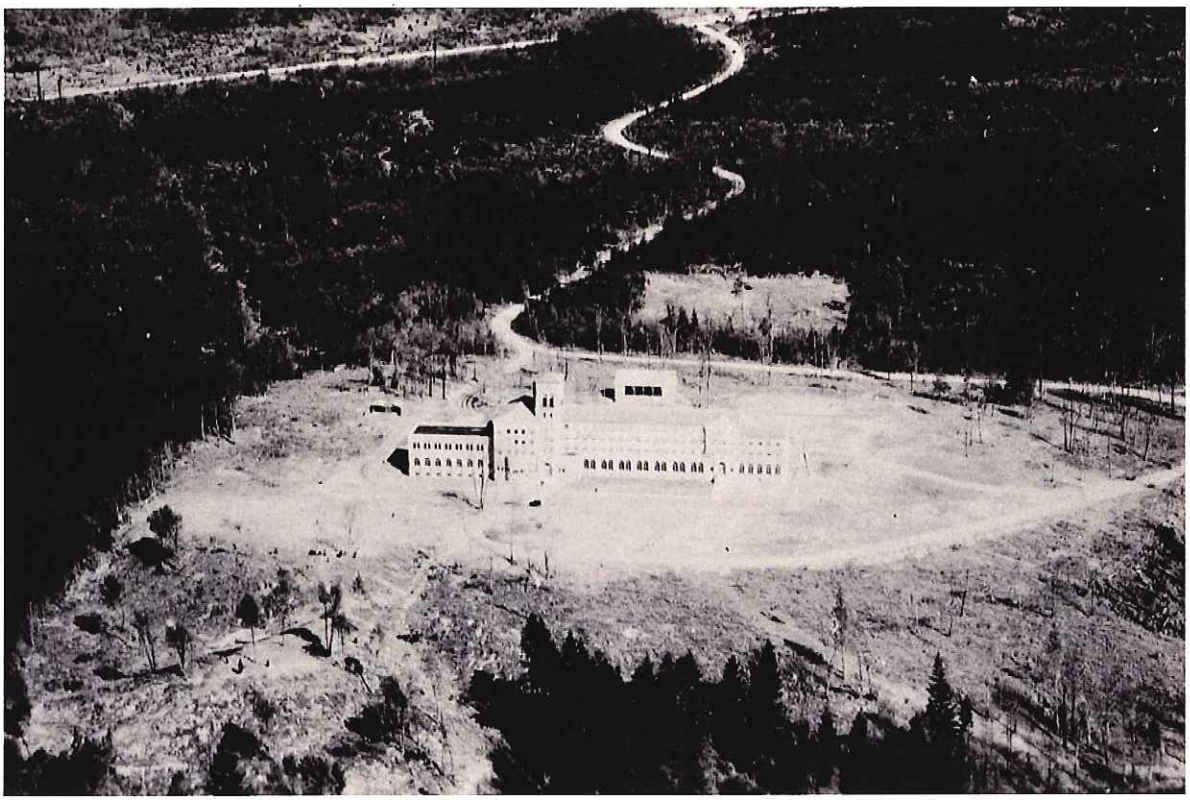


PHOTO CREDIT

Overleaf: The Catholic Northwest Progress, October 9, 1931, featuring St. Edward's Seminary

St. Edward's Seminary

The Catholic Northwest Progress

VERITAS OMNIA VINCIT

Seattle, Wash. October 9, 1931

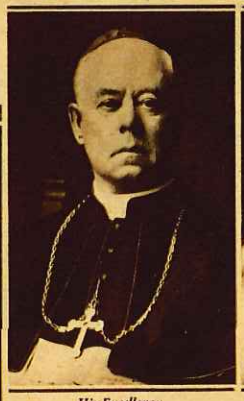
Rotogravure Edition

His Excellency
CHARLES D. WHITE, D. D.
Bishop of Spokane

His Excellency
EDWARD D. HOWARD, D. D.
Archbishop of Portland in Oregon

His Eminence
DENNIS CARDINAL DOUGHERTY
Archbishop of Philadelphia

who will officiate at the dedication of St. Edward's Seminary here at 2 P. M. Tuesday, October 13. The Archbishop and all the Bishops of this ecclesiastical province will be present for the dedication, which opens a new epoch in the history of the Church in the Northwest. Archbishop Howard will deliver the dedicatory address. Ceremonies will begin with a Solemn Pontifical Mass in the Seminary Chapel at 10 A. M. Bishop McGrath will be celebrant and Bishop Kelly will preach the sermon.



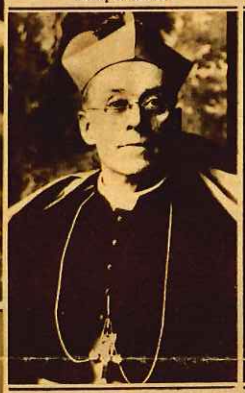
His Excellency
EDWARD J. O'DEA, D. D.
Bishop of Seattle

His Excellency
JOSEPH F. McGRATH, D. D.
Bishop of Baker City

His Excellency
EDWIN V. O'HARA, D. D.
Bishop of Great Falls

His Excellency
GEORGE J. FINNIGAN, C.S.C., D.D.
Bishop of Helena

(At left) SEMINARY ARMS are those of St. Edward the Confessor with the escutcheon of the Sulpicians of the United States.



His Excellency
JOSEPH R. CRIMONT, S. J., D. D.
Vicar-Apostolic of Alaska

His Excellency
EDWARD JOSEPH KELLY, D. D.
Bishop of Boise

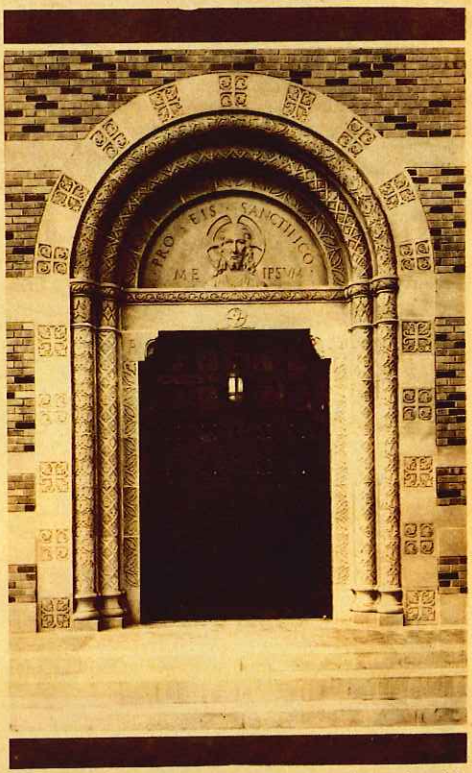
(At right) THE VERY REV. THOMAS C. MULLIGAN, S.S., D.D., President of St. Edward's Seminary, which is conducted by the Sulpician Fathers.

Photo by McBride Studio

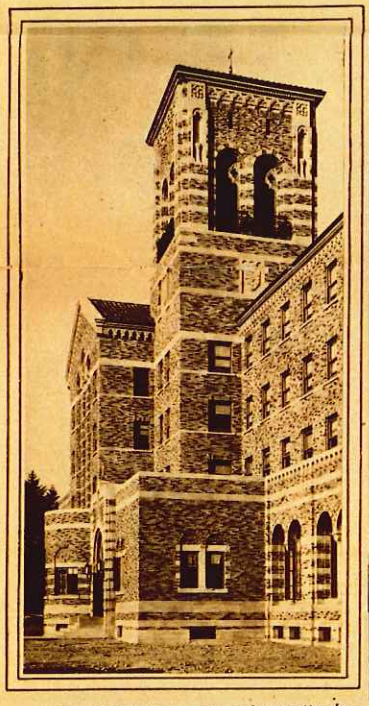
ST. EDWARD'S PREPARATORY SEMINARY

Where the future priests of the ecclesiastical province of the Northwest will be trained. It is to be the fountain head and source of spiritual life, it is surety that the saving works of the Church will be carried on here for the salvation of souls of generations yet unborn. It is the fulfillment of the earnest desire of our Holy Father the Pope that each ecclesiastical province shall have its own seminary, and it is the crowning achievement of the long and distinguished service which Bishop O'Dea has given to God and man. Our beloved leader, dean in point of service of all American Bishops, observed the thirty-fifth anniversary of his consecration on September 8th of this year. The magnificent building, in a modified Romanesque style of architecture, is of steel and concrete construction, faced with tapestry brick in warm tones of light buff and brown and trimmed with cast stone. From a high eminence it looks westward across Lake Washington. The site comprises three hundred acres on the lake between Kenmore and Kirkland and is one of the finest possessed by any seminary. . . . The perfection of the building is to be credited to Henrikson-Alstrom Co., general contractors, and the fine co-operation of their sub-contractor and material men. . . . St. Edward's will be conducted by the Sulpician Fathers. The Sulpicians are devoted solely to the work of educating young men for the priesthood.

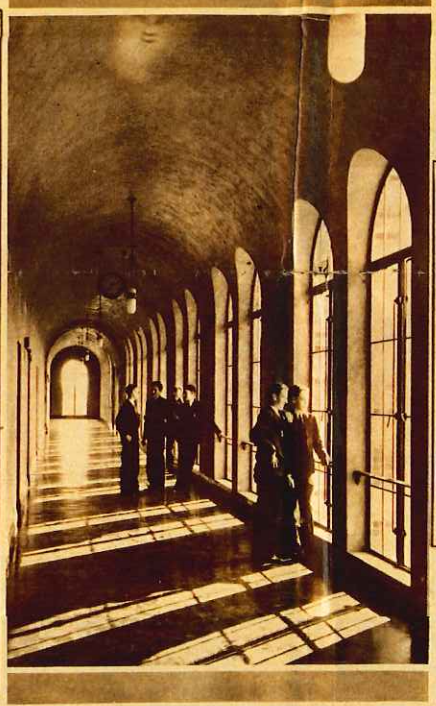
FIRST CLASSES AT ST. EDWARD'S—This group of fifty-one young seminarians from Washington, Oregon, Montana, Idaho and British Columbia, registered on the opening day September 19, 1931. Faculty members (in the rear) are, left to right: the Rev. John Dougherty, S. S.; the Rev. Donat Talbot, S. S., registrar; the Very Rev. Thomas C. Mulligan, S. S., president; the Rev. Paul LeBlanc, S. S.; the Rev. Michael Sheehan, S. S., and the Rev. Joseph Dougherty. The inscription above the doorway: "Spes Messis in Semine," means "The Hope of the Harvest Is in the Sowing."



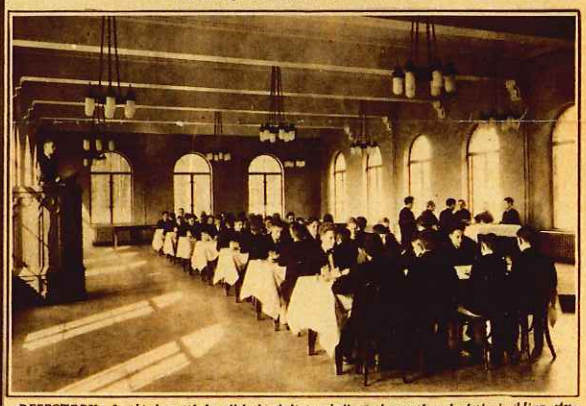
SOUTHEAST PORTAL—"For them I sanctify (and sacrifice) Myself," proclaims the inscription above this artistic entrance. Cast stone for the doorway and for exterior trimmings throughout the building was manufactured by the Pacific Stone Co. of Seattle.



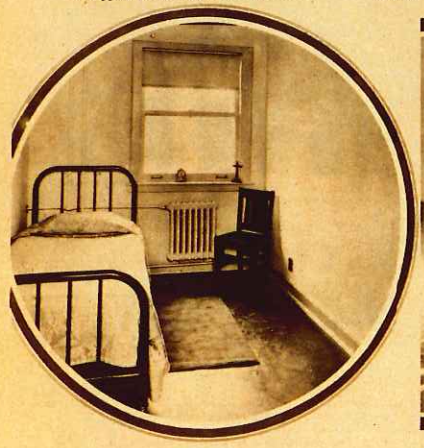
THE TOWER—This photograph reveals interesting details of architecture. The tile atop the tower and roof was supplied by the Geijsbeek Roof Tile Co.



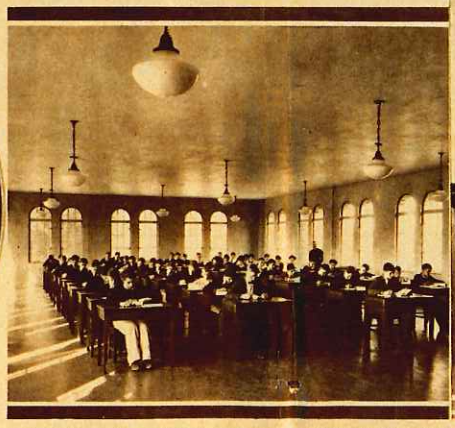
A CLOISTER CORRIDOR connects classrooms, chapel and refectory and is one of the most attractive features of the building. It is a pleasant place for the students to stroll in periods of meditation and recreation. Painting and decorating throughout the building by the Weissenborn Decorating Co.



REFECTORY—In this beautiful well-lighted dining hall, at the north end of the building, students and priests are assembled for one of the first meals of the year. Notice the student in the lectern (left). During luncheon and dinner, except on Sundays and holidays, the students, in turn, read passages from the Bible, the "Following of Christ," the Martyrology and books of history, biography and travel.

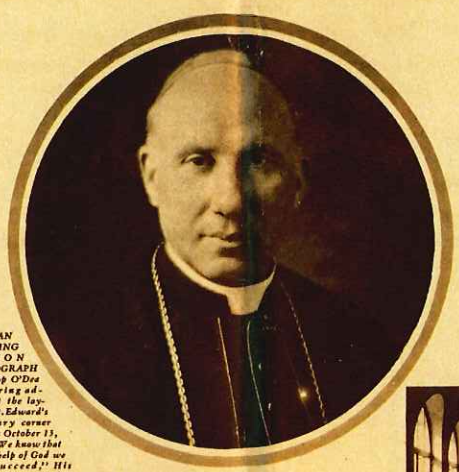


STUDENT'S ROOM—Typical of 111 rooms in the building. Every one is furnished simply but comfortably. Cabinet work throughout the building was done by Nordquist & Nelson.



STUDY HALL—Lighting, ventilation and heating in this room and throughout the seminary are all that could be desired. Seminary students are normal, healthy, fun-loving boys, like those in other schools. But they are more industrious in their studies. A result, no doubt, of more ideal surroundings and higher inspiration.

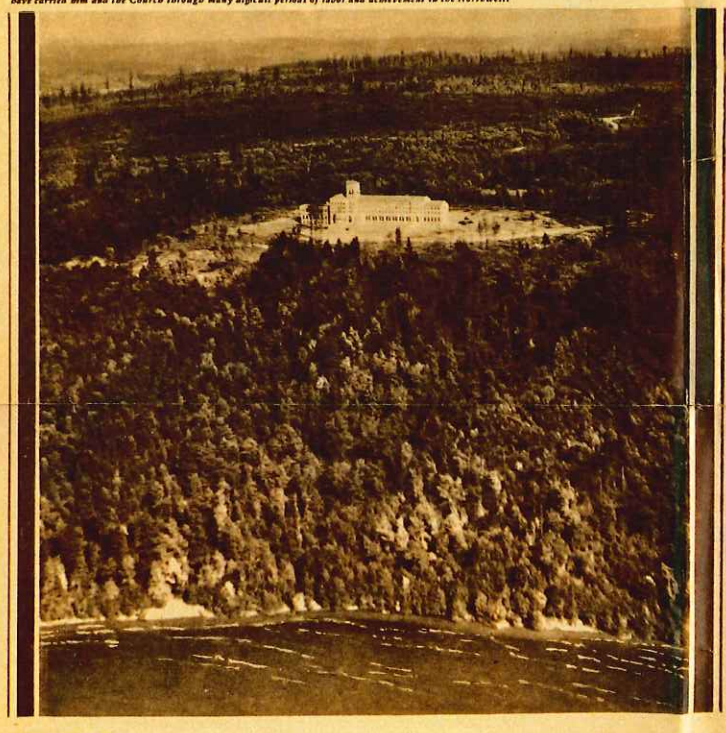
THE CHAPEL—This classroom space will serve as a chapel until the greater seminary is completed in later years. Rich velour hangings in brown and gold canopy the plain wooden altar. Here the boys attend Mass and receive Holy Communion each morning and frequently during the day slip in for private prayers and devotions. The pews, of Baton mahogany, were built by A. Wespecher.



(Left) AN INSPIRING ACTION PHOTOGRAPH — Bishop O'Dea delivering address at the laying of St. Edward's Seminary corner stone on October 13, 1930. "We know that by the help of God we shall succeed." His Excellency was declaring. And his bearing as well as his vibrant voice proclaimed the faith and courage that have carried him and the Church through many difficult periods of labor and achievement in the Northwest.

(Above) LAID THE CORNER STONE — His Excellency the Most Rev. Ictro Fumasoni-Biondi, Apostolic Delegate to the United States, laid the corner stone for St. Edward's Seminary just one year ago.

A SEMINARY DOORWAY — The youth entering this doorway is a type of hundreds and thousands who, in years to come, will be trained here to be the guides and leaders of a Christian people, the pride alike of their Country and their Church.



FROM THE AIR — This photograph, taken from an airplane, gives a view of a portion of the 300-acre seminary site. The building is set in a clearing 300 feet above Lake Washington and commands a superb view. The tract borders the lake for a quarter of a mile and is covered with a beautiful growth of pine and fir. Photographs for this edition were taken for The Progress by Webster & Stevens.

ST. PATRICK'S SEMINARY, Menlo Park, Calif., where students from Northwest dioceses now go for advanced courses. It also is conducted by the Sulpician Fathers.

ST. JOSEPH'S PREPARATORY SEMINARY, Mountain View, Calif., where fourth year students from here will continue their course this year.

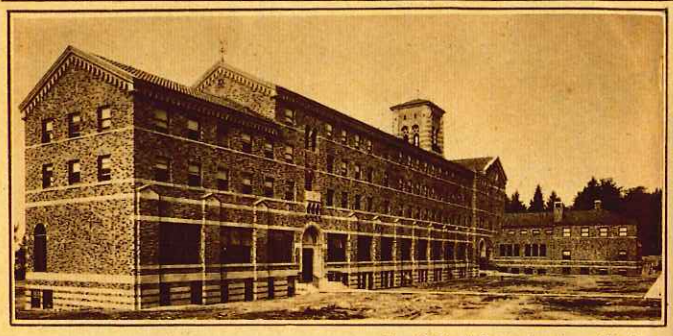
"GO TEACH ALL NATIONS" — This inspiring tableau crowns the facade of St. Mary's Seminary, Baltimore.

(Right) — ST. MARY'S SEMINARY, Baltimore, conducted by the Sulpician Fathers, is the oldest seminary in this country. It was founded when George Washington was President of the United States. Cardinal Gibbons and a host of other noted leaders of the Church were educated there.

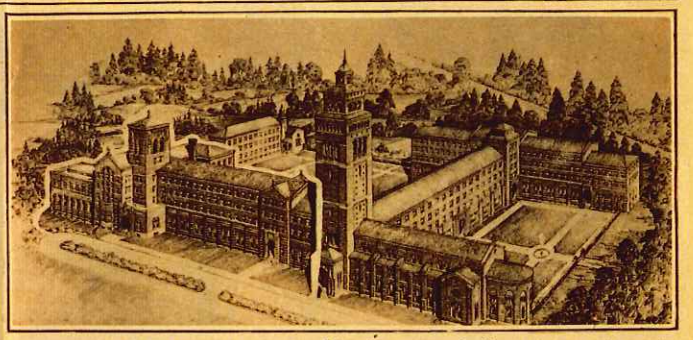
(Insert) The Very Rev. John F. Fenlon, S. S., president of St. Mary's Seminary and provincial of the Sulpicians in the United States.

"It is our purpose to make St. Edward's the St. Mary's of the West," said Father Fenlon at the laying of the corner stone here. He will attend the dedication ceremonies next Tuesday.

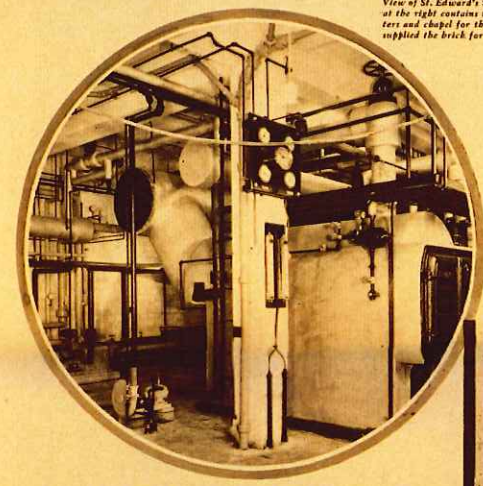
Lumber for St. Edward's Seminary was supplied by Stewart Lumber & Hardware Co.



View of St. Edward's Seminary from the east. The wing at the right contains the kitchen and the convent quarters and chapel for the Sisters. The Builders' Brick Co. supplied the brick for St. Edward's.



Here is an architect's sketch of the Seminary as it will be in later years with additions to accommodate a major seminary. The unit now completed is at the left (encircled by a light line). At the right is the proposed chapel. The L in the rear will be for the major seminary.

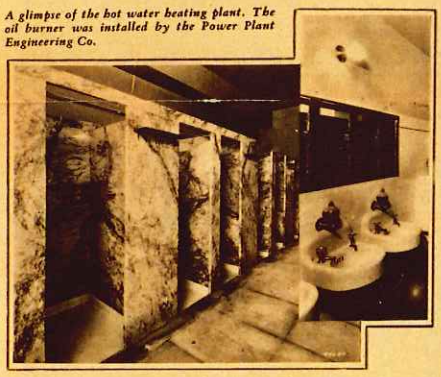


A glimpse of the hot water heating plant. The oil burner was installed by the Power Plant Engineering Co.

A Nun Speaks to Mary

"Take me in service, in complete surrender,
Waking and sleeping;
Take every daily task, take every duty,
Take little homely things as dusting, sweeping;
Change them into your heavenly housekeeping;
Touch them with Nazareth's most stricken beauty."

In this bright and spacious kitchen six Little Sisters of St. Joseph from Montreal will spend their days in happy service preparing appetizing meals for healthy growing boys. The Sisters are members of the order which presides over the culinary department of the Grand Seminary in Montreal. The kitchen was equipped by the Dobrmann Hotel Supply Co.



Marble shower rooms invite the seminarians after the athletic games of their recreation periods. The shower room and lavatory fixtures were supplied by the Crane Co.

THESE contractors and material men, who took creditable part in the building of St. Edward's Seminary, made possible the publication of this souvenir rotogravure edition of The Progress:

HENRIKSON-ALSTROM CO. *(General Contractors)*
1718 Textile Tower, Seattle.

A. WEISSENBORN DECORATING CO. *(Painting and Decorating)*
516 Westlake North, Seattle.

CRANE CO. *(Plumbing Fixtures)*
419 Second Avenue South.

POWER PLANT ENGINEERING CO. *(Oil Burner)*
1933 Fifth Avenue, Seattle.

A. WESPECHER *(Chapel Pews)*
612 North 34th Street, Seattle.

NORDQUIST & NELSON *(Cabinet Work)*
120 West Nickerson Street.

PUGET SOUND POWER & LIGHT CO.

STEWART LUMBER & HARDWARE CO. *(Lumber)*
1761 Rainier Avenue

GEIJSBEEK ROOF TILE CO. *(Roof Tile)*
601 Arctic Building, Seattle.

PACIFIC STONE CO. *(Cast Stone)*
4257 Eighth Avenue N. W., Seattle.

CASCADE FIXTURE CO. *(Electric Fixtures)*
Fairview North at Thomas Street, Seattle.

NePAGE-McKENNY CO. *(Electric Wiring)*
804 Sixth Avenue South, Seattle.

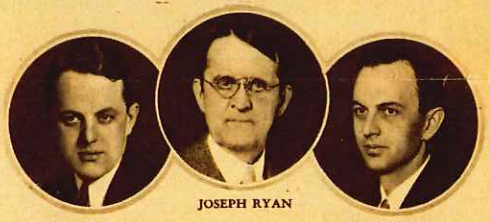
GREENE-WINKLER HOTEL SUPPLY CO. *(China and Silver)*
2326 First Avenue, Seattle.

RYAN FURNITURE CO. *(Furniture)*
1215 Second Avenue, Seattle.

BUILDERS' BRICK CO. *(brick)*
3800 Ninth Avenue South, Seattle.

WALTER CLAYBERG *(Plastering)*
1121 Elliot West, Seattle.

RODGERS TILE CO. *(Floor Tile)*
117 Yale North, Seattle.



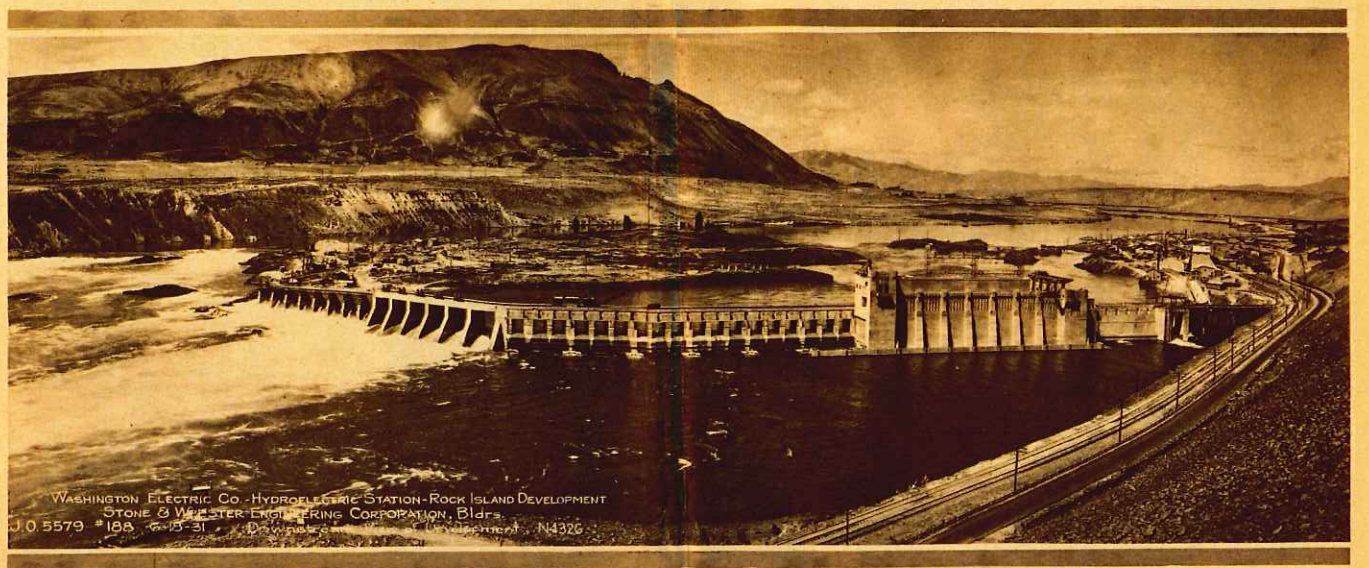
JOSEPH RYAN
FREDERICK A. RYAN JOSEPH H. RYAN

RYAN FURNITURE CO.

(NOW IN THEIR NEW LOCATION)
1215 SECOND AVENUE

Furnished Saint Edward's Seminary

Photo by McBride Studio



THE ROCK ISLAND POWER PROJECT OF THE PUGET SOUND POWER & LIGHT COMPANY

The plant which is located on the Columbia River thirteen miles down from Wenatchee will have an ultimate capacity of 252,000 horse-power and will supply power to Western and Central Washington. The initial installation of 84,000 horse-power is scheduled for completion August 1, 1932. Light and power for St. Edward's Seminary supplied by the Puget Sound Power & Light Company.

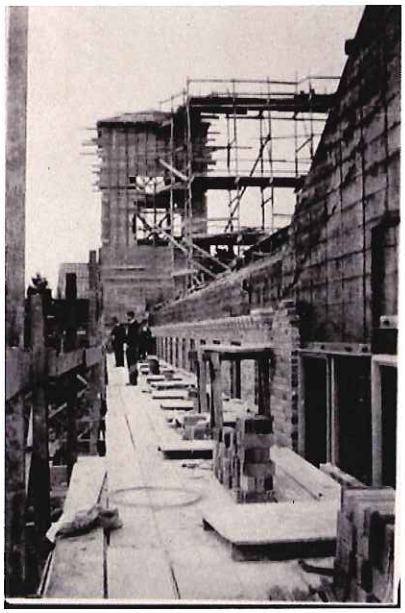
CHRONOLOGY OF DEVELOPMENT AND USE

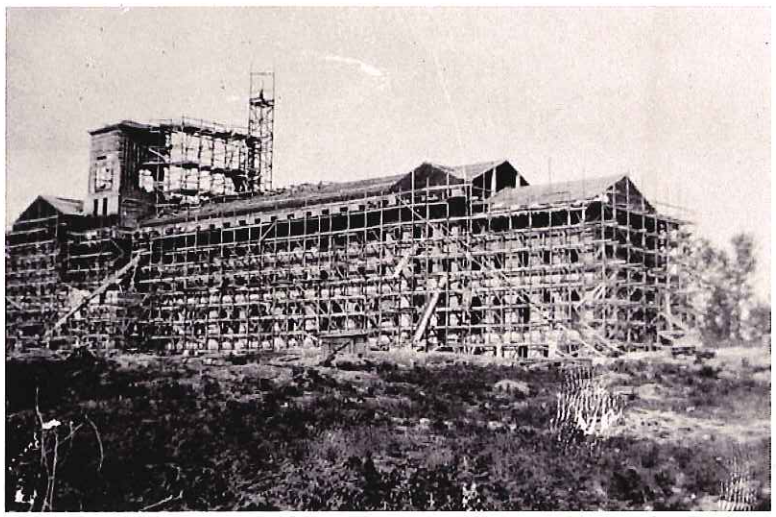
HISTORY OF DEVELOPMENT

Saint Edward Seminary's development began in 1917, with an agreement among the bishops of the Province of Oregon City (Oregon, Washington, Idaho and Montana) to establish a seminary to educate parish priests. Bishop O'Dea, head of the largest and wealthiest diocese, took the lead in raising the money and searching for an appropriate site. In 1926 he located the 366-acre lakefront property then known as "Deer Park" and purchased it with his own funds from an inheritance, for a reported cost of $81,000. In 1929 he formally invited the Sulpician Fathers to send a priest to promote the seminary and raise public interest in it. By the following year, enough interest had been aroused, and enough money raised, to begin planning for construction.

Records show that architect John Graham began as early as 1928 to sketch a very large facility that would eventually be expanded to meet the region's perceived needs. Several design iterations through 1930 illustrate the evolution of the existing plan. A formal two-story chapel was planned at the south end, with a large study hall and a commons room with a stage and seating. However, by the time construction began, the Depression was underway and the plans were cut back significantly. The grand chapel was never built, leaving the chapel in a modest study hall.

The cornerstone for the new building was laid on October 13, 1930, at a ceremony attended by the Papal representative to the United States. The construction contract was let to a Seattle firm, Henrikson-Alstrom Company, in early February 1931, with construction beginning in late February. The work was completed in less than seven months, with the building ready for occupancy on September 15. The formal dedication was held on October 13, 1931, exactly one year from the laying of the cornerstone. The ceremony was a major community event, attended by more than 5,000 officials, clergy and members of the public.





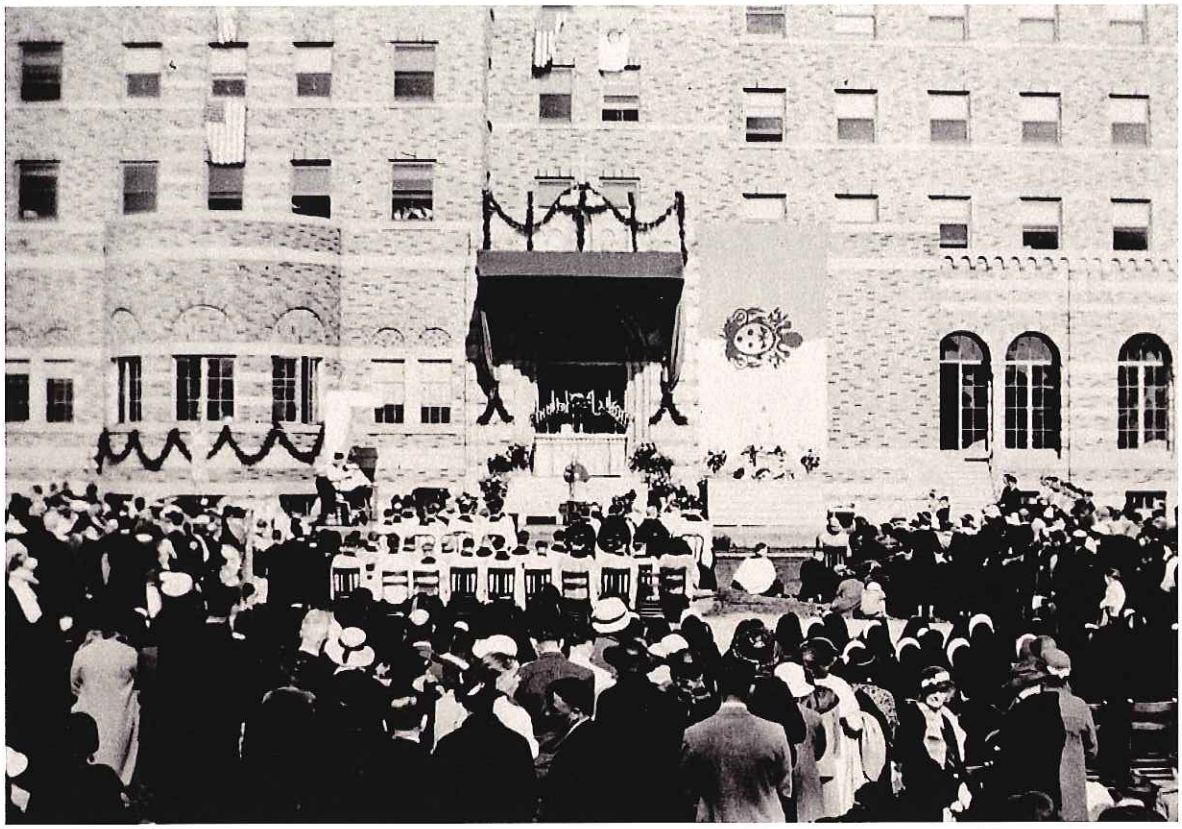


PHOTO CREDIT

The Sulpician Fathers operated the seminary, serving as both faculty and administrators. The Society of St. Sulpice has dedicated itself to the education of diocesan priests since its founding in Paris in 1641. The order trains priests, not for its own work, but to serve in parishes of the participating dioceses. They founded the first seminary in the United States, St. Mary's in Baltimore, in 1791, and the primary western seminary, St. Patrick's (1898) in San Mateo, California.

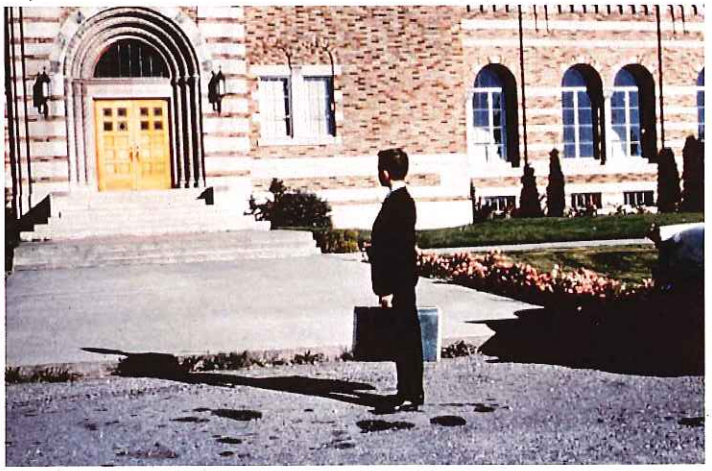
Also important to the school's operations were the Little Sisters of Saint Joseph from Montreal, who operated the kitchen and laundry. They lived a sequestered life on the second floor of the east wing, with little contact with the priests or students. Outside the east wing they maintained the "Nuns' Garden" for their own recreation and contemplation. Janitorial services and other maintenance tasks were provided by male service staff, who had separate quarters at the south end of the ground floor.

WHAT HAPPENED TO MONTREAL? {P. 7}

Classes began in September 1931, with a faculty of six priests and 51 students from Washington, Oregon, Idaho and British Columbia. The school was planned to have a minor seminary, providing a six-year high school and junior college education; the seminary college or major seminary, with a four-year course of philosophy and theology; and the graduate school or theologate. The first class of 12 young men graduated from the Minor Seminary with junior college diplomas in June 1935. That fall the Major Seminary opened, with college-level classes in philosophy and theology.

In 1939, eight years after the school's opening, the first 12 graduates were ordained as priests, in the dioceses of Seattle, Spokane, Portland, Helena and Alaska. However, these students had not entered as freshman in 1931; they had come to St. Edward for the final three or four years of theology, after study at St; Patrick's or other seminaries and colleges. The following year, ten people were ordained, most having previously attended St. Benedict's Seminary in Mount Angel, Oregon, or Midwestern institutions.

Photo credit



Where were these site activities located?

Over the following decades, the seminary became an important part of the life of the diocese and of the Eastside community. Particularly notable were the annual "May Day" celebrations initiated by Bishop Gerald Shaughnessy in 1935 to honor the Virgin Mary. As many as 7,000 people from throughout the diocese attended this ceremony at the end of each May. These events had a secondary purpose for the seminary, as visitors had the rare opportunity to meet with students and faculty and to tour the building.

In 1939-40, students published a magazine, "The Harvester," which gives an overview of school life. Much of it was similar to other residential schools, with the year starting off with a lakeside bonfire and weenie roast. Programs were held frequently, usually in the ground-floor Recreation Room or perhaps the Refectory (dining room). Regular activities included a glee club and amateur theatricals; at the beginning these were generally religious in nature, but in later years included "Oliver" and "Brigadoon." Some guest presentations were pure entertainment, such as magic shows, travelogs by visiting priests or home movies taken at the seminary. Other speakers came to broaden the students' education, with detailed discussions of art history, church architecture, or missionary activities in various countries. Students also learned about the practical side of being a priest, such as building a parish church or administering parish finances. In 1939-40, a crucial time in European history, there was a concerted effort to bring the outside world to the seminary. Speakers included a refugee priest from Germany, a Japanese editor and socialist Dorothy Day of the "The Catholic Worker." Students and faculty gathered around the radio in the recreation room to listen to Papal addresses (there was great relief when a speaker system was installed). On October 16, 1940, all students registered for the draft.

As with most young men, sports were a major part of student life, with baseball, softball, track, tennis, handball and swimming in the lake. Students were sequestered on campus most of the time, but holiday weekends featured boat trips, a university football game or skiing at Snoqualmie Pass. They went home for holidays and summer vacations, when they worked on family farms or other jobs, traveled around the country or helped in local parishes.

Over time the large building and its grounds were developed to meet the needs of students. In the early years the students were actively involved in developing the property, often assisted by lay Catholic organizations and local laborers. The St. Vincent de Paul Society arranged for unemployed men to help with landscape maintenance. The building contractors had not completed construction of the baseball

diamond and football field or trails to the lake, so students completed these in 1931-32. In 1937 Father Adolph Badran designed and coordinated the construction of the rock grotto and a log cabin. A bath house, bulkhead and pier with a diving board were built on the beach, all heavily used in warm weather. Trail construction and forest thinning continued, and in 1939 a speaker from the U. S. Forest Service provided guidance on how to do the thinning properly. An orchard was planted and the school 4-H Club cleared land to plant prize-winning vegetable and flower gardens to serve the seminary's needs. By the late 1960s the 366 acres of lakeshore and forest included open lawns, extensive recreational facilities and trails, and areas for small religious ceremonies and contemplation. A gymnasium/ auditorium was added in 1951, and an Olympic-sized swimming pool in its own building was built in 1968.

By the 1950s the diocese had 183,000 Catholics and seminary enrollment had increased sufficiently to strain the limits of the large building. Rather than expanding the facility, as had originally been intended, Archbishop Thomas Connolly chose instead to build a second seminary, St. Thomas the Apostle, on the same large property, a third of a mile to the south. When this building opened in 1958, St. Edward became a minor seminary only, providing high school and junior college-level studies.

After 1968 St. Edward's functioned only as a high school. By this time the school realized that, because of the young age at which boys entered the school, many would change direction and pursue careers other than the priesthood. They accordingly took care to provide a general education that would serve students in any line of work. However, more Catholic high schools were being built elsewhere in the region, and there was an increasing preference for a non-sequestered education even for future priests. Enrollment continued to decline. By 1971, despite the growing number of Catholics (334,000), there were only 95 students, down from 150 a few years before. St. Edward's closed in 1976 and the buildings and most of the property (exclusive of St. Thomas Seminary) was sold to the State of Washington in 1977.

PHOTO CREDIT

THE ARCHITECT: JOHN GRAHAM, SR.

To design such an important building, Bishop O'Dea hired a highly accomplished architect. By the 1930s John Graham (1873-1955) was one of the city's most prominent architects, with wide experience in a wide variety of styles and building types. Because of his extensive experience in the design of large buildings, including both schools and residential facilities, he was a logical choice for the St. Edward's commission. His facility with a variety of styles is shown in his adept use of the traditional Romanesque form and stylistic elements that were very suitable for this religious use.

Graham had apprenticed as an architect in his native England and moved to Seattle in 1901. One of his first projects was the re-design and expansion of Trinity Episcopal Church, following a fire in 1901. During a partnership with David Myers (from 1905 until 1910), he specialized in residential work, designing several significant residences, the Algonquin Apartments (now the Helen V, 1907) and the large Kenney Presbyterian Home.

In 1910 he opened his own practice and embarked on the work for which he would become best known, large commercial and industrial buildings. The first of these was the Joshua Green Building (1913), one of the city's earliest large steel-frame buildings. The same year he designed the local assembly plant for Ford Motor Company, which led to further work for the Ford Motor Company elsewhere in the country. Other notable works of this period were the Frederick & Nelson department store (now Nordstrom, 1916-19), the Dexter-Horton Building (1921-24) and four buildings at the University of Washington. He did not abandon residential projects, as he designed the Victoria Apartments (1921), one of the largest and most prominently sited apartments of the time. By the late 1920s his work became more modern in style, including some of the region's most important Art Deco buildings such as the Bon Marché (now Macy's, 1928-29), the Exchange Building (1929-31) and participation in the design of the U. S. Marine Hospital (now Amazon.com, 1931-34).

CHRONOLOGY OF DEVELOPMENT

1920's: Land for the Seminary is purchased by Bishop Edward J. O'Dea.

1928: The Architect, John Graham, produces at least one early scheme for the building.

June-August, 1930: Three additional schemes were produced by John Graham. The last of these schemes is the basis for the final design.

October 13, 1930: Date on which the cornerstone is laid.

January 7, 1930: Date of final Construction Documents.

September 15, 1931: Date of first occupancy by students.

October 13, 1931: Date of formal dedication ceremony.

19??: Chapel is moved to Study Hall.

1973: The Seminary completes a series of fire safety alterations including: installation of rated enclosures, consisting of sheetrock partitions and rated doors, at the two stairwells; replacement or infill of doors to complete the new rated enclosures; relocation of light fixtures at new enclosures. Removal of two basement windows and sills and replacement with two new basement exits and associated areaways; installation of dry stand pipes in stairwells; installation of new of fire alarm stations, horns and detectors; installation of magnetic door holders and exit signs. New exterior metal doors are installed, replacing the original oak paneled doors.

Circa 1978: The ground floor restroom, designed to accommodate men only, is remodeled. The work separates the restroom into two rooms creating one for each gender. New fixtures and finishes are limited to the new partitions required for separation. The remainder of the bathroom is unchanged by this work. At the same time, the adjacent shower room has a privacy partition added.

1978: The second floor of the East Wing, the Sisters' quarters, is converted into the Park Rangers Residence. The Sisters' Community Room is the new living room. One bedroom is defined as the Dining Room and its doorway enlarged for a more open relationship with the adjacent corridor. A partition dividing two bedrooms is removed to accommodate a Kitchen. Installation of new cabinets and counters complete this work. The Sisters' Toilet is divided into a hall bath and master bath. The door between the Sacristy and Sister's Chapel is in-filled. A newly constructed closet completes the renovation of the Chapel into the Master Bedroom. Finally, two additional partitions are removed, converting four bedrooms into two. The result of this work is a three bedroom residence.

Three other areas of the building are also converted into residences.

1979: A drawing is completed for the addition of a wood fire escape from the Dining Room. The work is not executed.

1979: A new steel fire escape is constructed on the South end of the building. It provides a second means of egress from the Second and Third Floors at the South end of the building. The new structure impacts the original building fabric in the following ways: two windows and associated sills are removed and rebuilt to accommodate new egress doors; all other adjacent windows are re-glazed with wire glass.

This work also included removal of the historic arch top steel sash terminating the first floor Ambulatory. The window is replaced with a new steel frame and rated door with a side lite and transom. A new exterior steel stair and landing completes the exit path.

A drawing for a similar fire escape at the North end of the building is completed. This work is not executed.

1981: A Facility Study is completed.

1981: A drawing, of this date, documents existing site utilities. It does not appear that any work is done.

1984: The complete boiler and heating system is renovated. A new steam to hot water converter is installed. Steam and condensate lines are typically replaced with copper hot water supply and return.

1985: Several windows throughout the building are re-glazed.

1985: Drawings, of this date, indicate new 3-ply built up roofing over all existing flat roofs. This work does not appear to have been completed. Drawings also indicate replacement of misc. broken roof tiles using masonry ties hooked over the bottom edge of the tile. This work is probably completed as repairs of the type are visible on the roof today.

1989: A new transformer is provided by Puget Power. New panels are installed throughout the seminary building.

1999: A Condition Survey is compiled.

2003: Work to repair damage caused by the 2001 Nisqually Earthquake is completed. The work includes; rebuilding the tower chimney and associated roof repair/replacement, repair to one boiler, repair to small areas of damaged exterior brick veneer, plaster repair and associated paint on the first floor from the main entry extending south. This work may have included repair or replacement of two cast stone tracery panels in the bell tower.

An inspection for lead and asbestos containing materials is performed prior to this work.

ADMINISTRATIVE HISTORY

St. Edward Seminary, and 367 acres of surrounding land, was originally constructed and owned by the Corporation of the Catholic Bishop of Seattle. In 1958 its capacity was supplemented by the construction of the adjacent St. Thomas the Apostle Seminary, also owned by the Corporation of the Archbishop (the diocese was elevated to an archdiocese in 1951). Operation and management of both institutions was entrusted to the Order of Saint Sulpice, specialists in seminary education. In 1976 the Archbishop closed St. Edward's due to declining enrollment. The following year, 1977, the buildings and 316 acres (exclusive of St. Thomas Seminary and its grounds) were sold to the State of Washington.

In June 1978 the 316-acre property became a state park, operated by the Washington State Department of Parks and Recreation. A resident manager and assistant manager oversee the park operations; both live in apartments in the seminary building. The only other regular use of the main building since that time was from 1978 to 1980 when it was used as living quarters for the Young Adult Conservation Corps. At some unknown date, parts of the ground and first floors were used for a Wild Bird Treatment Center. Occasional uses also occur, as the facilities are used for film sets and the dining room and kitchen are rented for weddings and other special events.

FILM DATE

The seminary building and the 316-acre park were listed in the National Register of Historic Places on March 8, 2007. It was listed in the Washington Historical Register previously.

PHOTO CREDIT

PHYSICAL DESCRIPTION OF THE EXISTING BUILDING

BUILDING EXTERIOR

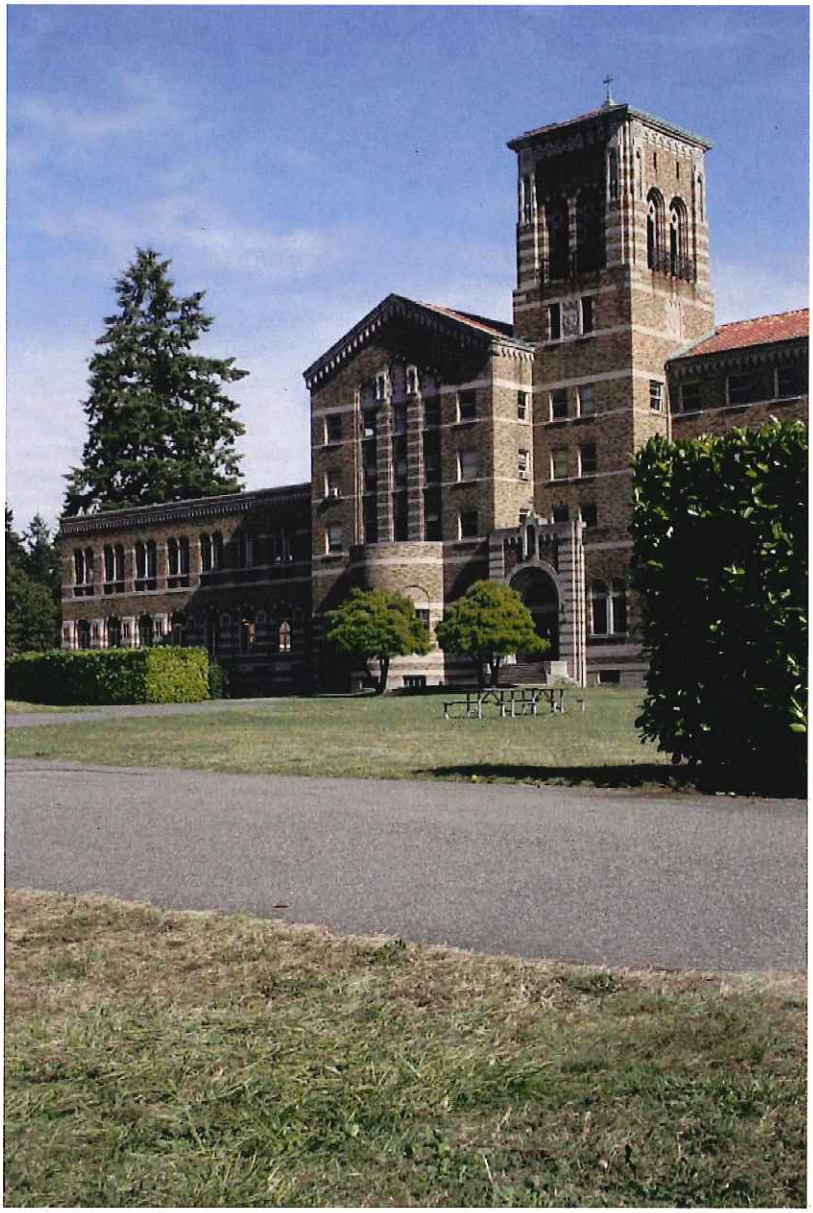


Photo credit

Original Architecture

St. Edwards Seminary is designed in Late Romanesque Revival style by Architect John Graham. The predominant massing is linear with the long axis extending North/South. It is largely a four story building with two story high wings to the North and East and a six story tower marking the main entry. The primary entrance is on the West Façade, facing toward Lake Washington. The Architect designed a carefully controlled arrival experience leading the visitor, in there car, around the building, fully or partially obscuring the view until they reached a dramatic idealized view of this entrance. The entrance itself is a single story, addressing the scale of the individual, flanked by the central four story gable indicating the scale of the institution and ascending to the tower, reaching toward the heavens.

An additional entrance into the main lobby is on the East Façade, adjacent to the East Wing. Two additional entrances serve the North Stair, marked by a second smaller East/West facing gable.

The four story structure and tower roofs are pitched with curved clay tile roofs. The tile is a mix of colors ranging from brighter reds and deep yellow toward the peak graduating, randomly, to darker reds and browns toward the gutters. Cast stone coping terminates the roof at all gable ends. Formed copper gutters bring roof water to a series of interior leaders, eliminating vertical breaks on the façade. The two story East wing also has a pitched tile roof with the same characteristics as the main roof. The roof of the two story North Wing, a terrace section of the East Wing and all single story entry structures are flat with built up roofing materials contained within parapet walls.

The exterior walls are constructed of cast concrete and faced with cast stone and variegated tapestry brick, in a mix of buffs and browns. The ground and first floors use alternating bands of the cast stone and brick to achieve a flattened rustification. The implied mass of the base is further emphasized by buttress like piers terminating in splayed and decorative cast stone caps. The first floor has predominantly large semi-circular arched top windows with steel sash allowing the window to read as a deep recess in strong load bearing masonry – their repetitive use helps defines the Romanesque style. Second through fourth floor windows, are typically flat toped with a solder brick header. The windows at these levels are generally wood. The upper floors are faced mostly in brick with cast stone belt courses at the window sills. All walls terminate at the roof with decorative cast stone or brick corbels. Entry doors have decorative cast stone surrounds, often inset with patterns of brick headers. Facades above entries, at the tower and at the main central gable have additional cast stone decoration, emphasizing the vertical, to identify significance. Cast iron is used for ornamental grills and belfry railings. Leaded glass is used in limited windows at and around entrances. Ecclesiastical ornamentation consists of copper crosses with applied gold leaf and statuary designed for niches and pedestals at entrances.

Major Changes

In 1973 two new egress routes were created from the basement. This work included removal of two historic windows and their associated sills. It also required the construction of two areaways with stairs leading up to grade. One new egress is located on the West Elevation adjacent to the Recreation Room. The other is on the East elevation near the South end of the building. All of the historic Mahogany paneled doors were removed and replaced with metal fire rated doors. The original wood doors are stored in the basement.

MUST BE THOSE THAT ARE

In 1979 a three story fire escape was added to the South Elevation and the adjacent first floor window, at the end of the Ambulatory was extended to accommodate a new egress. The new egress retains the steel window sash, as a transom, from the arch spring point. The new lower infill below is steel frame with a side light, transom and rated steel door. A metal fire escape stair serves the new egress.

OMIT

The chimney, at the level of the bell tower, was rebuilt after it sustained damage from the Nisqually earthquake. The chimney was disassembled, reinforced, attached to the bell tower and lined to meet current codes. 80 percent of the bricks were salvaged and re-used. The bottom or base has new brick, but it is not visible from the ground.

PHOTO CREDIT

STRUCTURAL & SEISMIC SYSTEMS

See attached report

ROOF AND SITE WATER SYSTEMS

Overview

Many portions of the site abutting the building perimeter are graded so that site generated rainfall flows toward the building. Water collects along the face of building and then either makes its way into the soil and/or makes its way into the building through cracks in the basement wall as subsurface flow.

Water appears to be migrating into the building via three paths: the roof runoff collection system, surface runoff and subsurface flow.

PHOTO CAPTION

Original Systems

Rainfall that lands on the building's roof is collected in numerous roof drains, all of which lead to rain leaders that are internal to the building. Each rain leader runs vertically within the building (many for numerous floors) until it turns 90- degrees to run laterally and either connects to a plumbing line or exits the building. Plumbing lines run both within ceiling spaces and under slabs-on-grade. According to record drawings, all roof drains are connected to rain leaders and plumbing lines that direct collected rainfall out of the building. This is contrary to anecdotal accounts during the site/building

↑ INCORRECT?

reconnaissance tour that suggested roof runoff was tied into the sump located in the Fan Room (referred to as a "cistern" during site tour.)

All plumbing lines ultimately combine together into a single, 6-inch building storm water discharge line at the west side of the building in the vicinity of the radial wall at the Priests' Common Room. Record drawings state that the flow line of this pipe is at elevation 330 (approximately 5' below grade.)

The record drawings are unclear as to the ultimate discharge point of this line. A note on the Plot Plan states, "contractor shall allow 300 linear feet of 6" sewer tile from building line to termination point of rain conductor line with an average coverage of 6'-0" termination point shall be as directed on site." The Plot Plan sketch suggests that the rain collection line was to run parallel to the building's single sanitary sewage discharge line and simply outfall down the hillside in the vicinity of the current trail-head west of the building. The sanitary sewer line, however, was to terminate at the septic tank which is still visible at the top of the ravine today. The two systems were documented as separate with no connection.

Major Changes

Anecdotal accounts during the site/building tour indicated that the sanitary sewage no longer flows west to the septic tank but instead is directed to the municipal sewer main system to the east of the building. This was confirmed by review of record drawings. It was also indicated that the roof rain collection line is now connected to the old septic tank. It is theorized that the manhole which is evident at the trail-head was placed on the original rain collection pipe's outlet and an additional piece of pipe was installed to connect the rain collection system to the septic tank. It is further theorized that this was done to "manage" what would otherwise have been an uncontrolled concentrated flow which was likely eroding the hillside. The abandoned septic tank is functioning as a combined detention tank and energy dissipater that holds runoff that is directed to it prior to its discharge to the ravine. No record drawings of this work were found.

LIFE-SAFETY SYSTEMS

Original Systems

The building was designed with three main stairs, one central, one serving the South Wing and one serving the East Wing. A fourth half flight linked the Second Floor of the East Wing; about four feet lower than the second floor of the main building, to the Central Stair. The North Wing was not designed with a second means of egress.

The stairs were designed prior to adoption of modern codes requiring enclosure in rated construction and were all open to adjacent corridors. The placement of the South Stair, at the Second and Third floors, results in a dead end corridor. Materials in and enclosing stairs are almost entirely non-combustible, wood hand rails, doors and some wood windows are the only exception. Lit exit signage was provided. A fire alarm system was installed.

Major Changes
The Seminary completed a series of fire safety alterations in 1973 including: installation of rated enclosures, consisting of sheetrock partitions and rated doors, at the two stairwells; replacement or infill of doors to complete the new rated enclosures; relocation of light fixtures at new enclosures. removal of two basement windows and sills and replacement with two new basement exits and associated areaways; installation of dry stand pipes in stairwells; installation of new of fire alarm stations, horns and detectors; installation of magnetic door holders and exit signs. New exterior metal rated doors were installed, replacing the original oak paneled doors.

A new steel fire escape was constructed on the South end of the building in 1979. It provided a second means of egress from the Second and Third Floors at the South end of the building. The new structure impacts the original building fabric in the following ways: two windows and associated sills were removed and rebuilt to accommodate new egress doors; all other adjacent windows are re-glazed with wire glass.

This work also included removal of the historic arch top steel sash terminating the First Floor Ambulatory. The window was replaced with a new steel frame and rated door with a side lite and transom. A new exterior steel stair and landing completed the exit path at this location.

MECHANICAL ELECTRICAL AND PLUMBING SYSTEMS

Overview
The sources of the following information are review of the original construction documents, a building condition survey prepared in 1999 by Johnson Architecture & Planning, the Owner's description of the building and field observation. The 1999 Johnson building condition survey included a report by Affiliated Engineers, Inc. covering mechanical, electrical and plumbing. It is not an exhaustive analysis.

Original Systems:
Mechanical: The original heating system consists of two natural-gas-to-steam boilers connected to convectors throughout the building. The original system supplied steam with a condensate return. Additional ventilation is provided in the Study Hall via exterior cast iron grills. The fresh air is heated in unit heaters adjacent to the grills. Additional ventilation is also provided in classrooms at the Basement and First Floor levels. This air is "washed" heated and supplied through the fan room in the sub-basement. The remaining building ventilation is passive – employing operable windows, transoms and door undercuts.

Electrical: The original electrical supply originates with transformers furnished by the power company, located in a shed vault between the North and East Wings. The main switchboard is in the Boiler room and a sub switchboard above the fan room. From there power is distributed to panels located in the center of the building, East and South Wings. Electrical systems power lights, exit signage, fire alarms, mechanical ventilation and other systems and kitchen equipment.

Plumbing: A 4" domestic water supply enters on the South Side of the East Wing. It provides water for all plumbing fixtures throughout the building and for make –up water to the boilers. The original 1 ¼" gas supply entered the building below the East Entry. Gas provided fuel for the boilers, domestic hot water and kitchen appliances.

Major Changes:

The complete boiler and heat system was renovated in 1984. A new steam to hot water converter was installed. Steam and condensate lines were typically replaced with copper hot water supply and return. Ongoing maintenance has also been performed, but this is the only record of major work.

Some electrical modification was performed to accommodate egress changes in 1976. A new transformer was provided by Puget Power in 1989. New panels were installed throughout the seminary building at this time. No other electrical changes are recorded.

Several plumbing fixtures throughout the building have been discontinued and removed.

¿ COMMUNICATION SYSTEM? ¿P.93?

¿ CLOCK SYSTEM ?

¿ LANDSCAPING ?

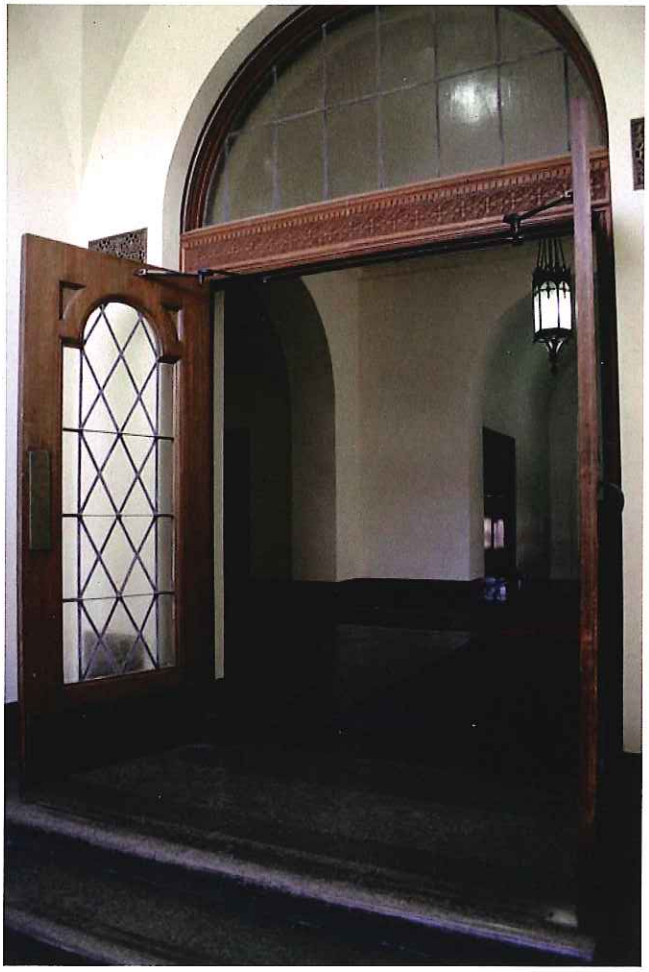
PHOTO-CREDIT

INTERIOR SPACES

Most spaces in the seminary fall into one of five categories: public, academic, residential, recreational and service areas.

Public spaces:
The more public spaces, which form the core of the building, include the Entry Lobby, Vestibule, Stair Hall, the vaulted corridor or Ambulatory, the Dining Room/Refectory and the Priests' Common Room, Parlor and private Dining Room. While the facility was not normally open to the public, dignitaries and family members of students would have been greeted and entertained in this area. Accordingly, they are the most ornate spaces, featuring vaulted and beamed ceilings, round-arched windows and ornate light fixtures. The following are public spaces:

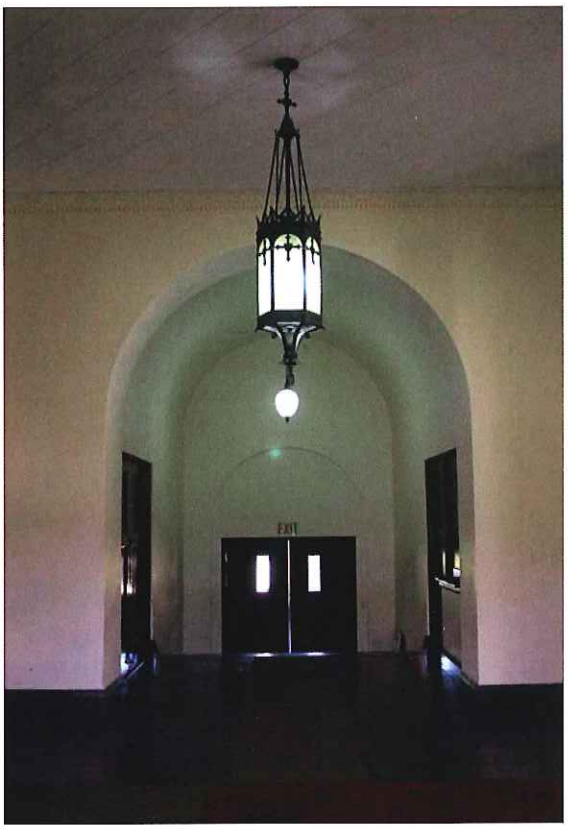
THROUGH SPACE



West Vestibule: This is the main entry vestibule. It contains three risers with a terrazzo floor and inset mat. The base is black marble. The walls are plaster with textured paint they contain a cast bronze tablet and grills. The ceiling, at almost 13', is vaulted plaster. The exterior doors are square paneled mahogany with four leaded glass lights. The interior doors are mahogany with a single arched top light with leaded glass. Both doors have steel half round transoms above.

PHOTO CREDIT

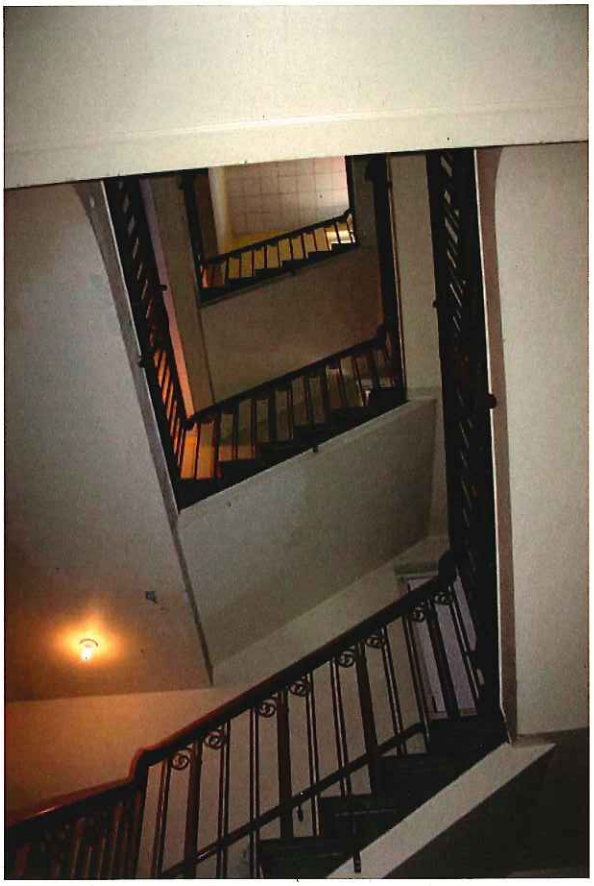
Lobby: The Lobby is a spare elegant interior volume. Positioned directly below the tower it has the same footprint, about 20' square with high ceilings almost 14' high. Large arched openings connect it to adjacent corridors. The floor is rubber tile in a dark subtle checkerboard pattern. The walls are plaster, finished with a textured paint. The base is black marble with a simple, tall cant finishing the top. The ceiling is plaster with an ornamental plaster cornice. The Parlor and Porters rooms open off of the lobby. Doorways to these rooms have simple wood trim at an inset jamb with a square plaster edge – furthering the spare aesthetic and reinforcing the depth and visual weight of the walls. A small extension contains a stair with five risers leading down to the East vestibule. All the finishes in this extension match the main lobby except for a transition to Terrazzo floor finish at the stair.



East Vestibule: This vestibule maintains the aesthetics of the other first floor public spaces but contains no unique ornament.

PHOTO CREDITS AND LOCATION

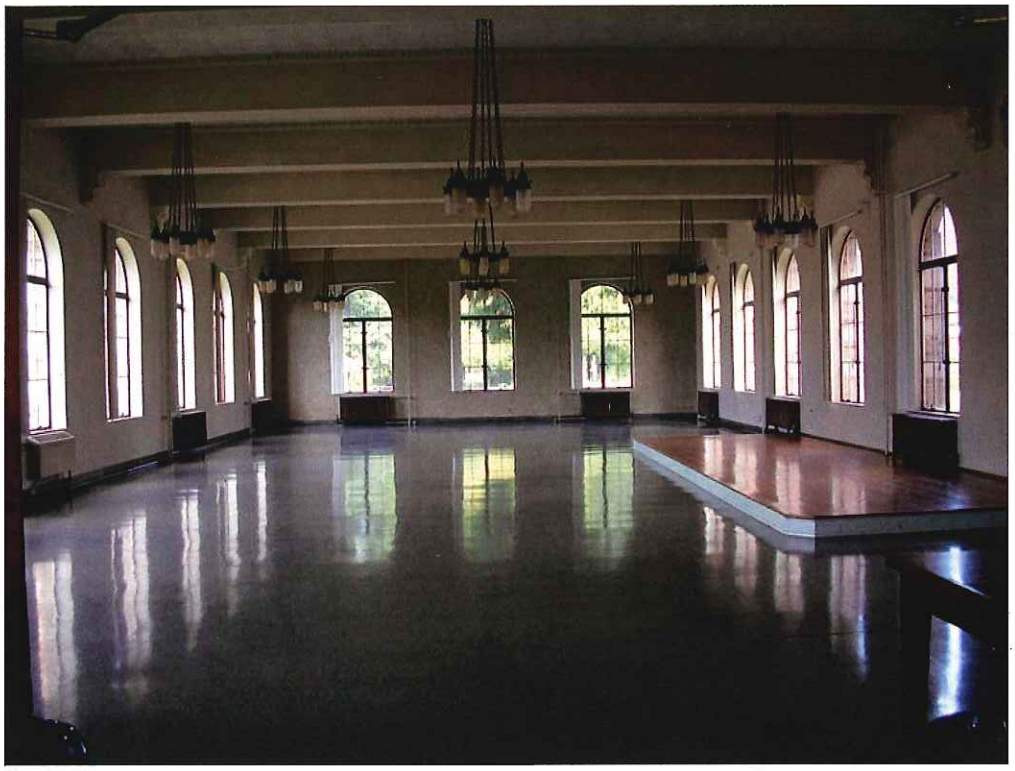
The Stair Hall, immediately North of the Lobby: This space maintains the austere elegant aesthetics of the Lobby. The floor is rubber tile in a subtle checkerboard pattern. The walls are plaster, finished with a textured paint. The base is marble with a simple, tall cant finishing the top. The ceiling, at 12', is plaster with an ornamental plaster cornice. The stair is terrazzo with an ornamental iron balustrade capped with a mahogany hand rail.



The Dining Room, North of the Stair Hall: The Dining Room, known as the refectory, is a large room, about 80' x 30', with concrete beams, decorative corbels and striking bronze chandeliers. Architecturally, it is defined by its scale and regular rhythm of large steel arched top windows on three sides. The floor and base is terrazzo, the walls plaster with a textured paint. A riser (still present, although probably a replacement of the original) on the east side was the location of the priests' tables. A lectern (no longer there) on the west side was used for readings during meals. It is probable that this room, as well as the recreation room below, was also used for theatrical presentations and other activities.

An original chilled water dispenser is located adjacent to the Kitchen door. The lectern, removed from this room, may be located elsewhere in the building.

The original platform was designed as follows: a 35'x12' platform constructed on the East Wall of the Dining Room. It was 12" high with steps at the corners. The Platform was finished with a wood fascia, wood flooring and a wood base along the wall.



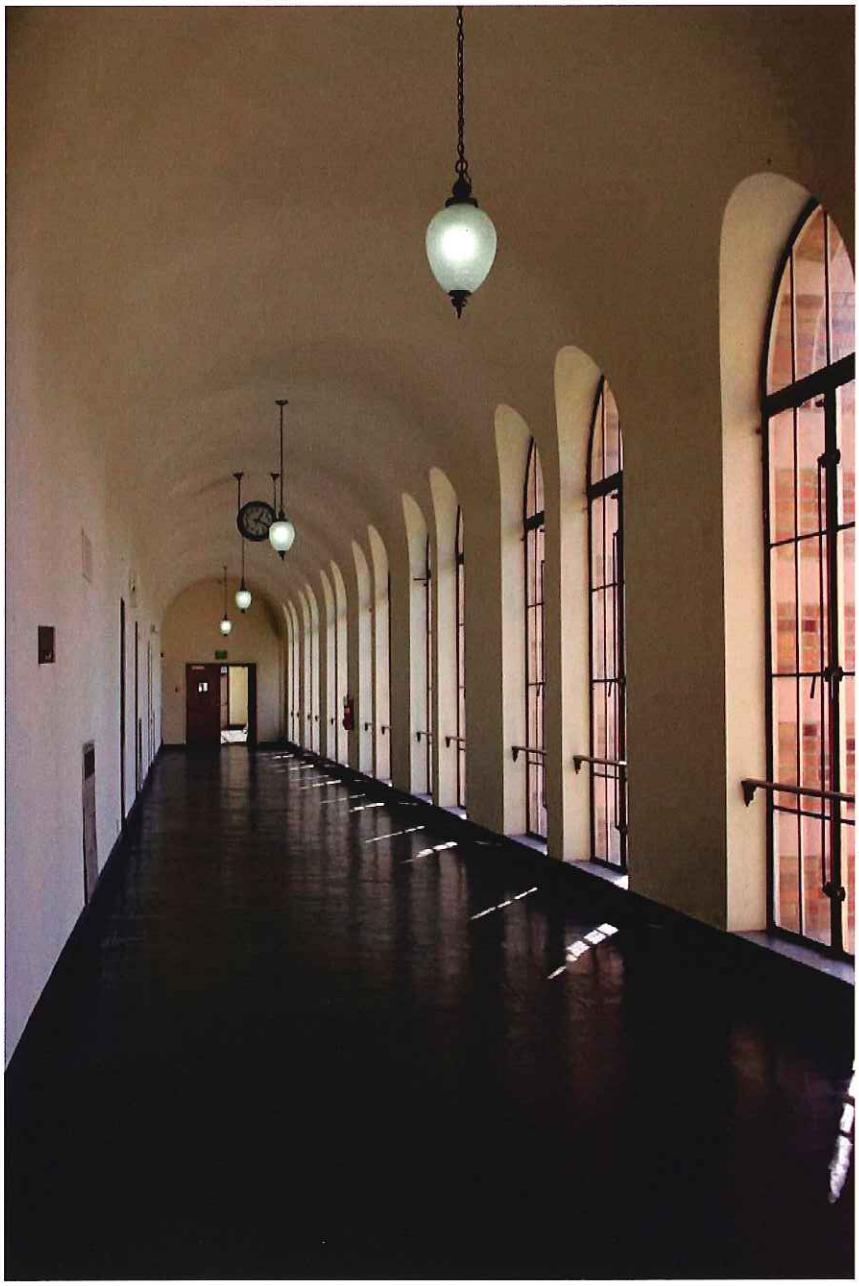
Priests Common Room, off of the Stair Hall: This space is most notable for containing the semi-circular bay at the base of the main West Gable. It is a nicely proportioned room with a ten foot ceiling, Oak floor, Mahogany base, plaster walls with textured paint, plaster ceiling and cornice and a mahogany picture molding. It has an adjacent single restroom.

Priests Dining Room, off of the Stair Hall: This space maintains the aesthetics and finishes in the Priests Common Room. It lacks a unique feature to define it architecturally.

Parlor, off of the Lobby: This room maintains the aesthetics and finishes of the other first floor public spaces. It lacks a unique feature to define it architecturally. This room is somewhat more notable for its function. It was no doubt the main space in which Seminarians' Parents engaged the institution. It has an adjacent single rest room.

The Ambulatory, immediately South of the Lobby: This long, cloister like corridor is defined by its arched plaster ceiling, at it highest 14', and arcade of windows. The windows are steel sash, with arched tops and they extend down to the height of the marble base. The interior sill is finished with marble to match the base. Each window is deeply inset in its plaster opening and has an iron railing. The floor is dark rubber tile in a subtle checkerboard pattern. The walls are plaster, finished with a textured paint. The main impression of this corridor is the form of the space defined by the interplay between the arched ceiling and window tops. It maintains the austere elegance of the other premier public spaces. Lantern like light fixtures suspended on chains extend the full length of the corridor along with an original suspended clock. Drawings by the Architect indicate that this Corridor was anticipated to terminate in a large Chapel - to be constructed at a future date.

Photo Location: Corridor



South Stair: This stair maintains the aesthetics of the other First Floor public spaces but contains no unique ornament.

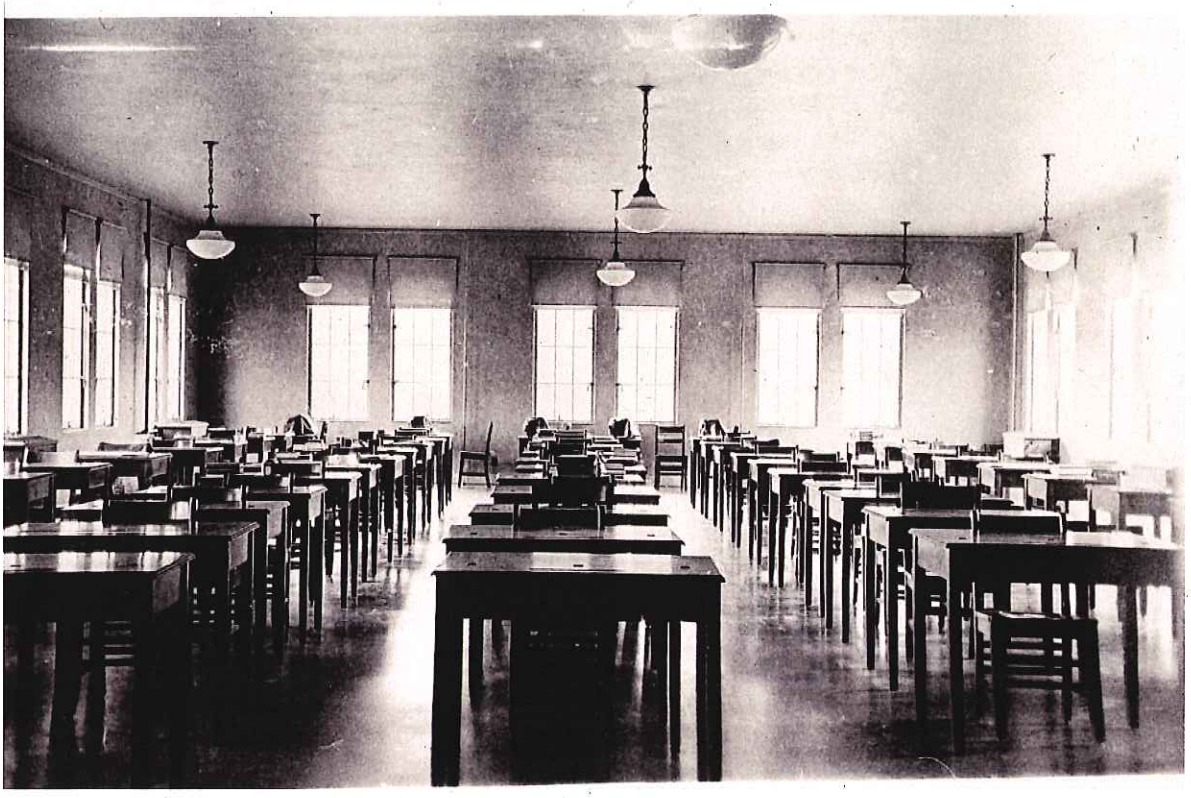
Typically, the **Chapel** would have been a public place as well, welcoming outsiders to religious observances. ~~Existing~~ unrealized plans indicate that a large chapel was to be built at the south end of the main corridor, a fitting public space. However, upon the opening of this building the chapel was located in a large study hall toward the south end of the main corridor, and the large chapel was never built. Three small rooms were constructed at the north end, behind the altar, to serve as sacristy and vestry areas.

what was intended to be

Photo location & direct

Academic spaces:
The academic spaces consist of a Library, a Study Hall, two Science Laboratories and four Classrooms.

Study Hall: The original Study Hall is at the North end of the Second Floor, above the Dining Room. The finishes are simple: the floor linoleum, the walls and ceiling painted plaster and the trim painted fir. Its defining architectural features are its scale, repetitive paired arched steel sash windows and the original light fixtures.



The Chapel was moved from the first floor to this space, perhaps in the 1950s, when the student body became too large for the First Floor Chapel. It has a simple wooden reredos where the altar was, with small rooms added behind it for use as a Sacristy.

Photo credits

Library: The Library consists of two adjoining rooms with book shelves, in a favored location in the center of the second floor below the bell tower. The larger room was the primary student library, while the smaller room may have been reserved for priests and more advanced students.

The finishes are simple: the floor linoleum, the walls and ceiling painted plaster and the trim mahogany. It simple mahogany shelves line the perimeter, except on exterior walls and continue, forming dead end isles, into the middle of the room. The only additional ornament is a plaster niche for statuary.

Chemistry & Physics Lab, Biology Lab: The Chemistry/Physics and Biology Laboratories were on the Ground Floor. Each has three adjacent rooms, used for photography, lesson preparation and storage. The finishes are utilitarian: linoleum floor, painted plaster walls and ceiling and painted fir trim. The most significant feature of these spaces are the built in chemistry tables, which contain a lot of seminary era student graffiti.

Classrooms, off the First Floor Ambulatory: All finishes are simple; linoleum floor, plaster walls, plaster ceiling at 12' and simple painted fir trim.

Residential areas:
The largest amount of space was devoted to residential areas, of which there were four types.

Priests' Quarters: Priests had suites of rooms, featuring a Study with bookshelves, a small Bedroom and a private Bathroom with a tiled shower. There were ten of these suites, located strategically at each end of the residential floors, with two on the Second Floor, and four each on the Third and Fourth Floors. The Second Floor also had two priest's rooms without Studies.

The Priests' Quarters are simple, but grand relative to all other residential areas. Each Study is finished with an oak parquet floor and contains mahogany built-in bookshelves and mahogany trim. The Bedrooms are finished with carpeted floors, painted fir trim and a Clothes Closet. The Bathrooms each contain a shower, toilet and sink and are finished with hex tile floors, subway tile wainscot, wall hung fixtures and metal medicine cabinets.

↳ MULTIPLE ?

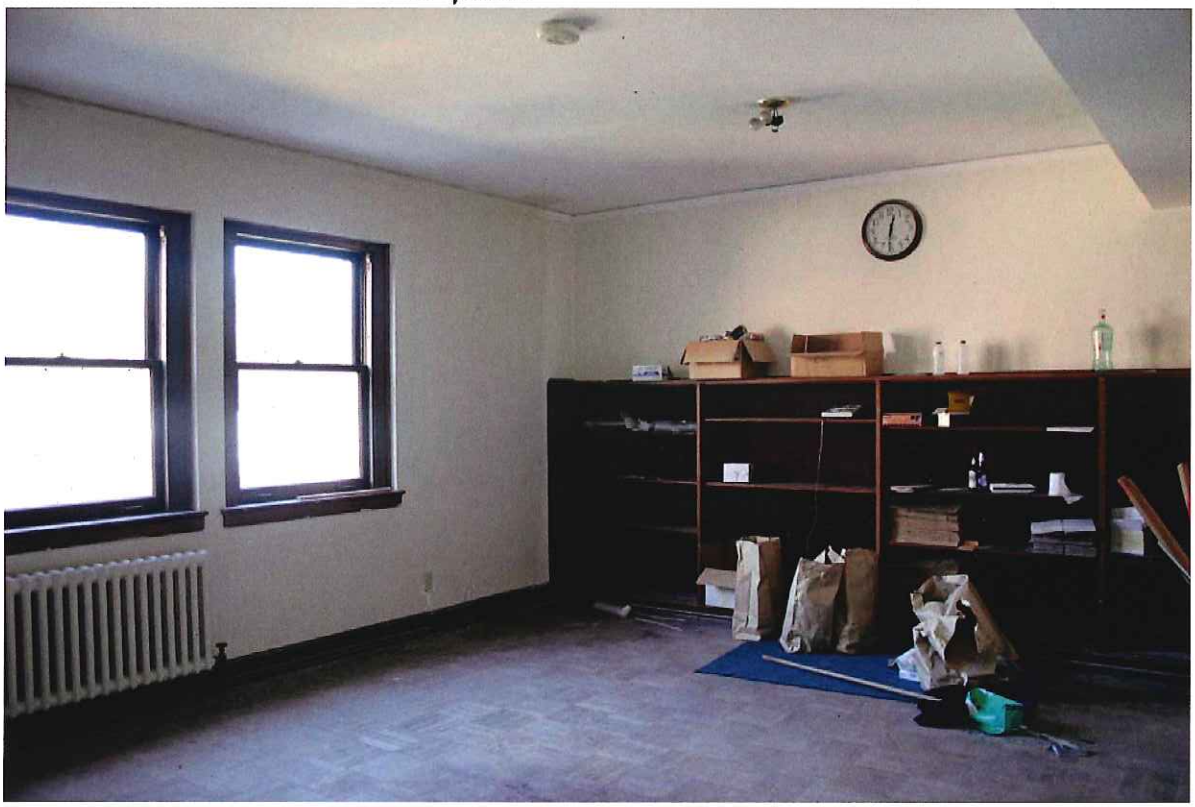


PHOTO LOCATION & CORRECT

Student Bedrooms and Common Bathrooms: Students lived in small Bedrooms, each with a single window, a wash basin and a Closet with built-in drawers. These were originally intended to be private rooms, with only one occupant, but when the school came to be more crowded, younger students evidently slept in bunk beds. There are 113 rooms, located on the second, third and fourth floors. Students on each floor shared a common Bathroom.

All student areas are plain in their ornament. Linoleum floors, painted plaster walls and ceilings and painted fir trim are typical. The Toilet Rooms have terrazzo floors, subway tile wainscot, marble partitions and wall hung fixtures. Each common bath contained one shower stall

PHOTO LOCATIONS & CAPTIONS

Sisters' Quarters: The most specialized residential area was the "Nuns' Quarters" or Convent, a sequestered area on the Second Floor of the East Wing, above the Kitchen. Here, the nuns who managed the Kitchen had individual Bedrooms, a Community Room, a common Bathroom and a private Chapel with Sacristy. A private stairway led down to their Parlor and Dining Room behind the Kitchen.

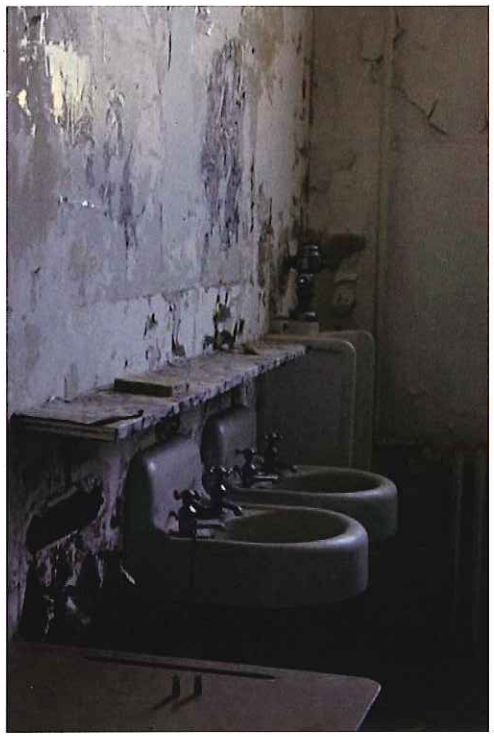
All Sisters' areas are plain in there ornament. Linoleum floors, painted plaster walls and ceilings and painted fir trim are typical. The toilet rooms have terrazzo floors, Keene's cement wainscot and bathtubs, instead of showers typical of the male residences.

PHOTO LOCATION ?
CARAT

Helps' Quarters: Similar quarters at the South End of the Ground Floor housed male workers who performed janitorial, mechanical and gardening tasks to maintain the facility. Their quarters included small individual Bedrooms, a Living Room and a Bathroom. Their Dining Room was located at the other end of the floor, below the Kitchen.

All Helps' areas are plain in there ornament. Linoleum floors, painted plaster walls and ceilings and painted fir trim are typical.

PHOTO LOCATION & CIRCUIT



Recreational areas:

The least information is available about the Seminary's recreational spaces. The designated Recreation Room was below the Dining Hall. It contains the building's only fireplace and early student accounts indicate that it was used for student gatherings such as listening to radio programs, and probably for student activities and presentations.

It is unclear whether there was indoor space for active recreation such as basketball. Student accounts indicate that the original trunk storage room adjoining the recreation room was sometimes used for basketball in early years. Reportedly, it was later used as a barbershop, which probably put the built-in concrete bench to good use. From the beginning, much recreational activity was outside and extensive sports facilities were added over time. In 1951 a Gymnasium/Auditorium was constructed and became the primary focus of indoor sports and recreation. A significant number of activities and gatherings that were once in the main building were probably moved to the new building.

WHEN WAS POOL BUILT ?

The recreation room is simple but contains some notable details. Walls are painted plaster and employ the textured paint used on all other public spaces. The trim is mahogany. The original floor was asphalt tile. Because the ground floor is partially below grade the windows sills are relatively high and the total window area smaller than on upper floors. The ceiling height is lower than on upper floors. The room has a cozy, rather than grand, feel despite the size of the footprint. It's most notable feature is the fireplace - the surround is cast stone set just proud of the plaster. The sides are detailed as quoins, with a staggered edge. To either side, at the transition to the fire box, a cast stone imbedded column contains geometric patterns on its shaft and is Romanesque in proportion and ornament. The mantel is simple flat panel with a peaked top bearing a Latin inscription, ECCE QUAM BONUM ET QUAM IVCUNDUM HABITARE FRATRES IN UNVM - Behold how good and how fitting it is for brothers to dwell as one.

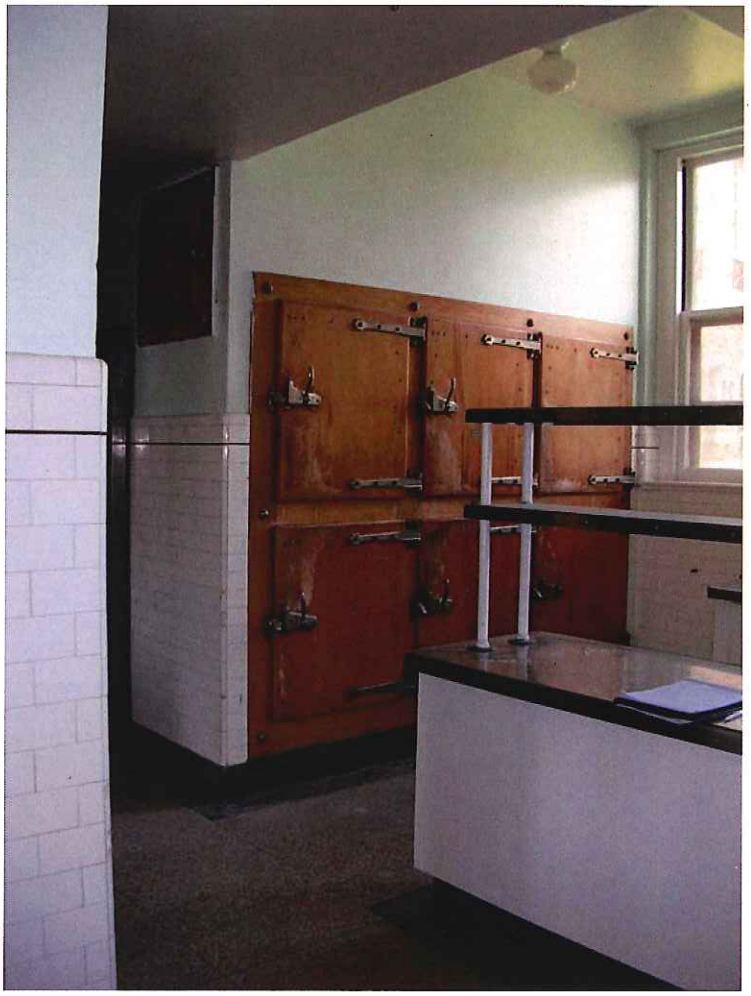
PHOTO LOCATION & CREDITS

Service Areas:
Service areas include the Kitchen, the Laundry, the Boiler and Mechanical Rooms and Storage Spaces.

The primary service area is the Kitchen, which consists of several related rooms and spaces, and appears to retain much of its original character with a significant amount of equipment dating from the seminary period. The Kitchen wing is divided into serving and dishwashing areas (adjoining the dining room), a central open space with a large range, counters and islands, a sink for pot washing and food preparation equipment including kettles and steamers. To the rear are the Butcher Shop (with walk-in refrigerators and freezers), the Bakery with ovens, and a receiving room and loading dock. A small Pantry with dishware storage connects to the Priests' Dining Room.

The Kitchen is large – it seams to have been sized to serve even if the Seminary complex grew. It has a terrazzo floor and base with integral cement bases (finished in terrazzo) for working and serving islands. Continuous subway tile wainscot extends around the full perimeter with plaster walls and ceiling above. The Kitchen is notable for its very intact arrangement of original cooking appliances. Original stoves with a large hood anchor the center. Large steamer pots share the hood. A serving counter is located adjacent to the dining room with a dish room to its North. Multiple refrigerated compartments, one walk in sized, are arrayed to the North with prep counters adjacent. A separate Bakery and Butcher shop are located to the East. Additional counters, sinks and equipment are installed along the South wall. In all, the kitchen suite contains 8 refrigerated compartments and 51 separate pieces of equipment from a vegetable peeler to fish chest.

PHOTO LOCATION & CREDIT



Below the Kitchen are the Laundry and the Boiler room, both of which retain much of their early character and equipment. They are surrounded by Storage and Mechanical areas, as shown in the original plans.

The major Bathroom, Shower Room and Locker Room are located in the center of the Ground Floor. Storage Rooms and Utility Closets are located throughout the building.

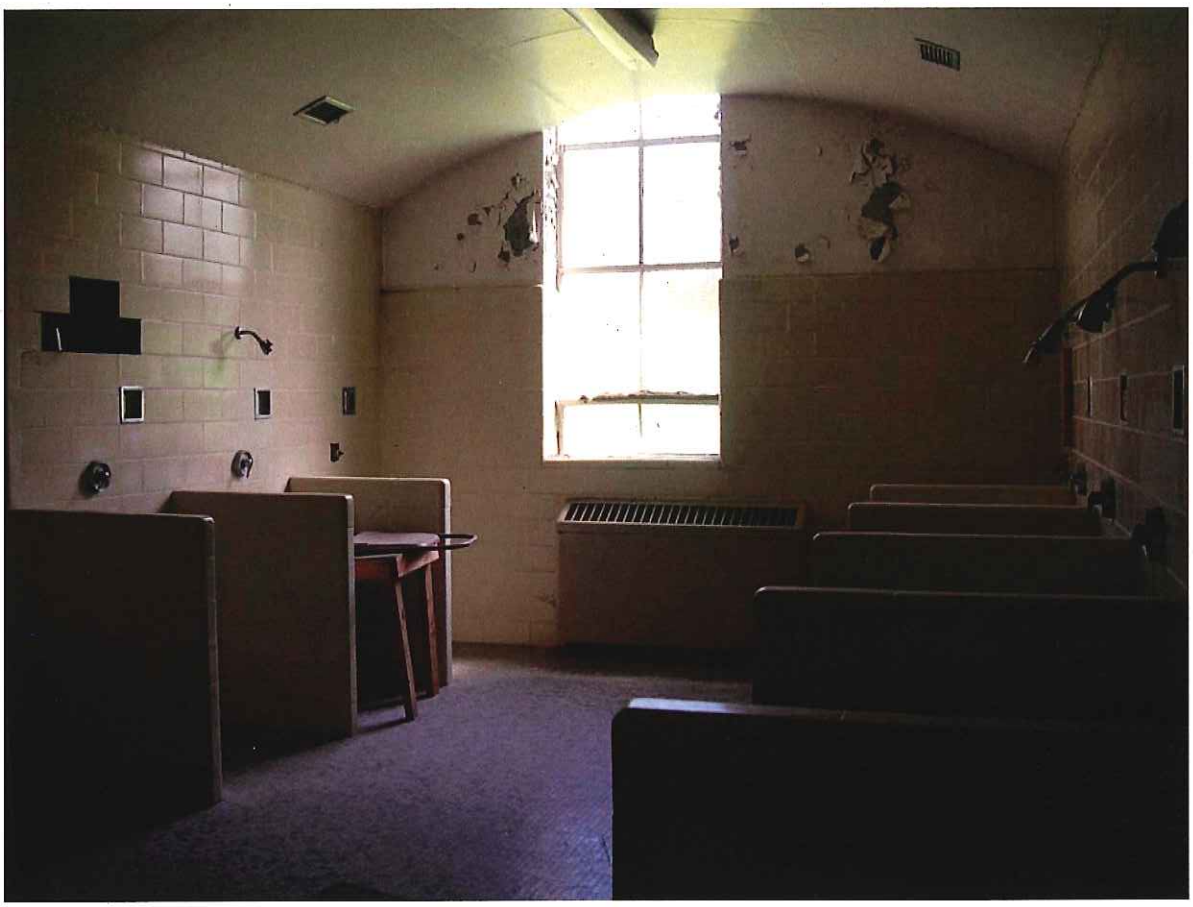


Photo location & direction

These spaces have typical institutional finishes of the period: The Toilets contain terrazzo floors, marble wainscot, marble partitions with wood doors and wall hung fixtures; the Locker Room has a terrazzo floor and base with integral terrazzo bases for the lockers; the Shower Room contains 13 stalls in a common space with terrazzo floor, tiled stalls and an arched cement plaster ceiling to accommodate ventilation.

A Porter Room, Treasurers Office and Store are located adjacent to the Lobby. These auxiliary areas do not have important architectural features. They are simply finished with linoleum floor, plaster walls, plaster ceilings and simple mahogany trim.

The remaining spaces are Utility and Storage Spaces. All are unfinished, with the exception of the Laundry Room which has cement plaster. The laundry contains original washing equipment including drying racks.

Major Changes:

The temporary Chapel, on the first floor, was outgrown as the student body increased. The Sacristy, dais and railing were removed and the space converted to a large Classroom or Study Hall space. Instead of building the grand Chapel originally envisioned, the Chapel was moved to the Study Hall on the Second Floor. A new Sacristy and dais were constructed in the Study Hall.

The Recreation Room in the basement also had a Sacristy and Dais constructed, this space apparently functioned as a Chapel at some point as well. Behind the Sacristy are four small rooms, perhaps for confession or reflection.

The Seminary completed a series of fire safety alterations in 1973. This work included: installation of rated enclosures, consisting of sheetrock partitions and rated doors, at the two stairwells; replacement or infill of doors to complete the new rated enclosures; relocation of light fixtures at new enclosures; removal of two basement windows and sills and replacement with two new basement exits and associates areaways; installation of dry stand pipes in stairwells; installation of new of fire alarm stations, horns and detectors; installation of magnetic door holders and exit signs.

Light fixtures were replaced throughout the classrooms and in various other spaces.

The ground floor restroom, designed to accommodate men only, was remodeled in 1978. The work separates the restroom into two rooms creating one for each gender. New fixtures and finishes are limited to the new partitions required for separation. The remainder of the bathroom was unchanged by this work. At the same time, the adjacent shower room had a privacy partition added.

The second floor of the East Wing, the Sisters' quarters, was converted into the Park Rangers Residence in 1978. The Sisters' Community Room is the present Living Room. One Bedroom is the Dining Room and its doorway is enlarged for a more open relationship with the adjacent corridor. A partition dividing two Bedrooms was removed to accommodate a Kitchen. Installation of new cabinets and counters completed this work. The Sisters' Toilet was divided into a Hall Bath and Master Bath. The door between the Sacristy and Sister's Chapel is in-filled. A newly constructed closet completes the renovation of the Chapel into the Master Bedroom. Finally, two additional partitions were removed, converting four Bedrooms into two. The result of this work is a three bedroom residence.

Three other residences were created in the building. Two are located at the extreme South end of the South wing. The other is located in the center of the building on the third floor.

Some Library shelves have been removed

Asbestos floor tile was removed throughout the basement due to asbestos content.

INTERIOR FEATURES

Stair and metal railings:
The building contains three stairs, the main stair and two secondary stairs. The Secondary stairs are plain in finish and detail; both are terrazzo floors with plaster walls, ceilings and railings. Simple wood handrails are attached to the walls. The main stair, however, is notable for its location in the building, decorative plaster moldings and corbels on the first floor, layout and ornamental iron railing.

This Main Stair, within the Stair Hall, is on the primary public axis that starts at the Dining Hall, extends through the Lobby and arched corridor and ends at the proposed location of the un-built Chapel. The stair is immediately between the Lobby and Dining Hall.

The level of detail and finish are consistent with the important adjacent spaces. At the First Floor, the Stair Hall defined by a decorative arch at the ceiling supported on plaster corbels. The arch and corbels do not cover any structure they are simply design elements. Beyond the arch, all changes in ceiling plane have large plaster coves to visually ease the transitions and reinforce the Romanesque impression of a load bearing masonry structure. The stair treads, risers and base are terrazzo. The terrazzo also forms the stringer with a plaster fascia below.

Photo Location & Direction

One of the most notable features is the layout. The stair is wrapped around an open well, about 5½'x8', extending from the first to fourth floor. The visual effect of the dark terrazzo stair, offset by the buff plaster, rising up through this well is strong. The picture is completed by the decorative iron railing capped with a mahogany handrail. One curved iron bracket per section of railing ads structure and visual depth. Overall this stair's details reinforce the visual themes of the building: A mix of Romanesque and Deco influence with a spare elegance.

Plaster arches, cornice, corbels and jamb returns – public spaces:
Plaster detailing, in public spaces, is consistently used to reinforce the Romanesque impression of being a load bearing masonry structure. Intersecting arches where window arches meet the continuous vault of the corridor, in the First Floor; create beautiful architectural form, give the exterior wall a greater sense of depth and reference European Monastic Buildings. Trim at door and window jambs, within the public spaces, is consistently inset within a plaster jamb. The transition between the face of plaster wall and the plaster jamb is detailed with a hidden metal corner bead allowing for a very tight seamless edge. The wood trim at jambs is simple in profile and its projection into the opening minimal. All of these detailing choices reinforce the weight and substance of the walls and reflect the more precise and finer detailing of the Deco period. Plaster cornices and corbels are used to define the important public spaces. The iconography of their ornament, however, does not appear to have specific significance.

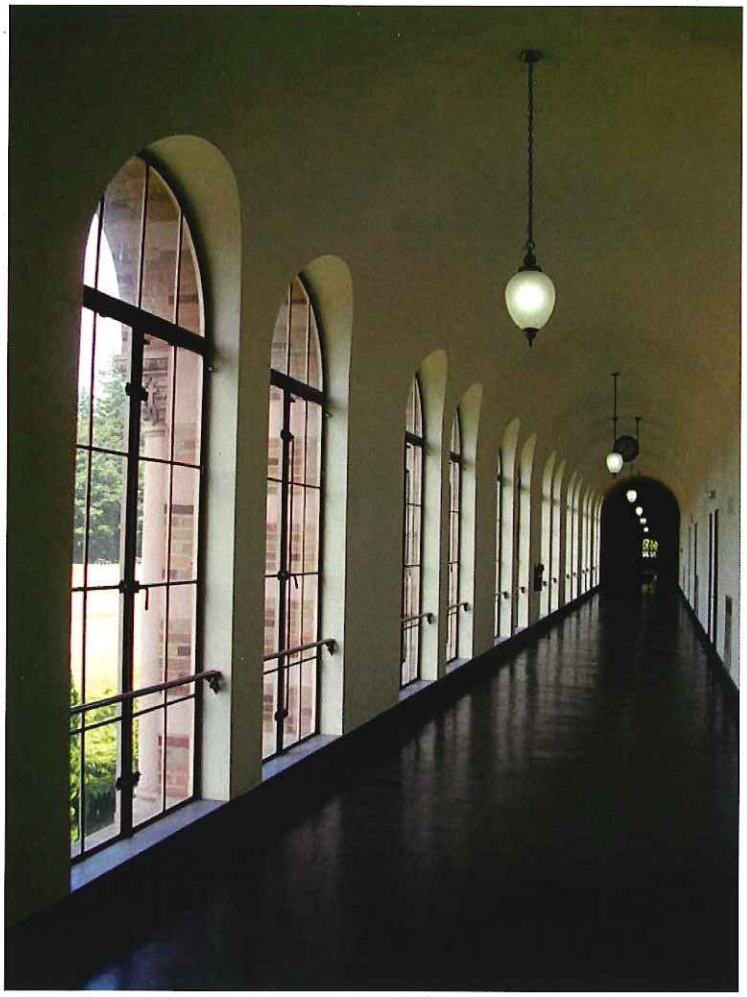
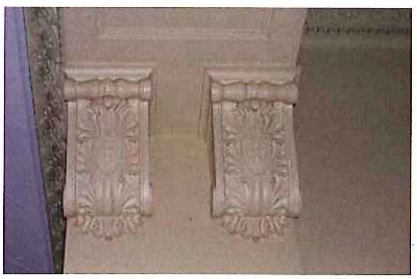


PHOTO LOCATION & CREDIT



Window types and trim differences:
St. Edwards employs two types of windows, steel and wood. They are deployed consistently to define institutional spaces (steel) and residential spaces (wood). In the institutional areas of the building, public spaces and classrooms, they also further the system of decorative detail, strong monolithic structure offset by delicate wood and metal accent. In the residential spaces the decorative vocabulary shifts closer to typical home construction of this period. The shift in windows is accompanied by a shift in door trim to a face mounted casing.

COMMENT ABOUT THE BOAT LOAD ?

Doors, trim and built-ins:
Mahogany is used extensively at St. Edwards. A wood shop was constructed to the East of the building and all the mahogany trim was produced on site from raw materials. The rich depth of the wood is a wonderful counterpoint to the serene plaster walls. Most doors and transoms in the building are mahogany. The wood was also used for jambs, casings, plinths, picture rails and base. A few variations exist: the original exterior doors were oak; the trim in Classrooms, Kitchen, and Helps Quarters were typically painted fir; and, where fire safety (in 1930) dictated, Kalamein doors (a type of metal clad early fire door). WHERE ?

The entry doors to all dorm rooms are mahogany with two panels. The upper panel is obscure glass, with the room number painted on it. Each dorm room contains a built in wardrobe with a mahogany two panel door enclosing the hanging area and two drawers. Both the entry door and wardrobe have transoms above. The transoms are both mahogany, with no inset panel. The transom above the wardrobe encloses a shelf. All mahogany doors are constructed from 1/8" veneer wrapped around a solid mahogany core to increase their stability. Throughout the building other doors maintain the two panel division.

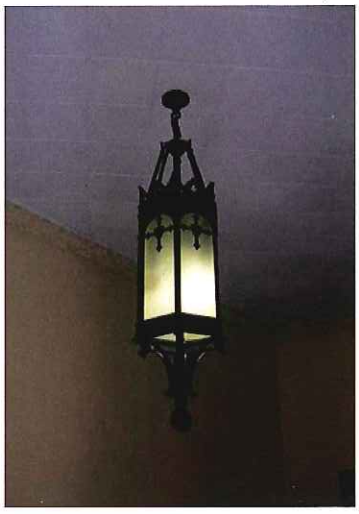
All library shelving is mahogany with a very simple design. The shelves extend to the same height as the door and are finished with a small crown molding. The shelves are adjustable. Each Priest's Suite contains a study with built-in shelves. These simple shelves terminate at walls with a stile with a chamfered detail with a Deco character.

A few specific areas commanded more ornate design with mahogany. In the West Entry Vestibule the lintel between the door head and transom is carved with tracery. An ornamental lectern was designed and built for the Dining Room. It was used for oratories and readings at meals. The first chapel location, in spite of being temporary, had a raised dais with a decorative wood rail and fascia.

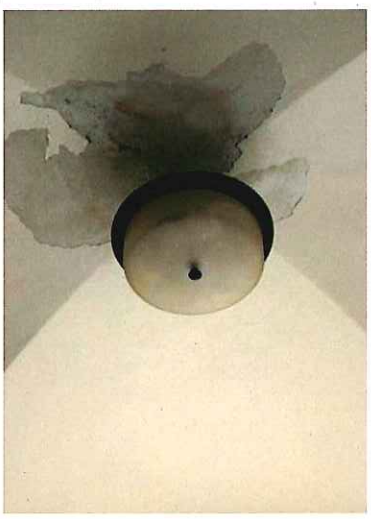
BUT IS NO LONGER PRESENT

Bronze light fixtures, grills & clocks:
The light fixtures throughout the building were bronze with glass globes. In spaces of more importance they were fairly simple but still beautiful and decorative.

The Dining Room



Stair Hall & Lobby

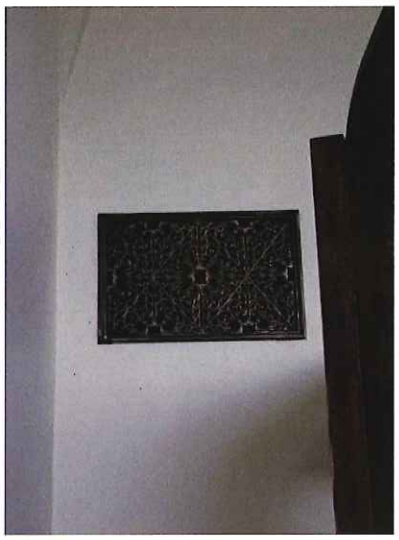


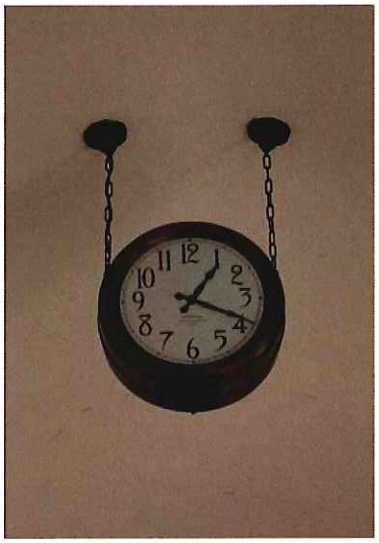
West Vestibule

Bronze grills, at floor level and head level, provide air conduction for concealed radiators in both the West Entry Vestibule & Ambulatory. The West Entry Vestibule also contains a decorative cast bronze tablet.

Bronze clocks throughout the building are linked to a master clock system.

Photo credit ?





Blackboards:
Most classrooms contain original blackboards. Their design is represented in the original drawings. They are divided with a horizontal trim, slate below and cork above, with a tall wood trim between the slate and chalk ledge.

Leaded glass:
Leaded glass is employed in selected locations of significance. It is used for vestibule doors in the Lobby area and for the Chapel doors in the Sisters' quarters.

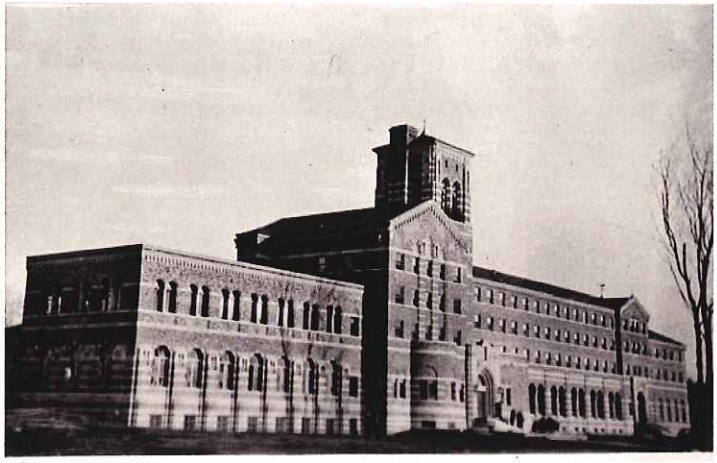
STAINED GLASS? (IN TOWER?)

EVALUATION OF SIGNIFICANCE

EXTERIOR

The entire exterior of St. Edwards is of primary significance. The building is very intact and the few changes that affect its integrity are reversible.

PHOTO CREDIT



INTERIOR

The interior spaces have been grouped into three tiers; primary, secondary and tertiary. The following drawings identify the locations of these levels. Each designation indicates the relative level of significance and has implications for choices regarding future development. Significance for these levels is defined as follows:

Primary: The areas of the building with the greatest cultural and architectural significance. These areas also have strong historic integrity.

Secondary: Areas of the building that have a unique cultural or architectural contribution to the overall understanding of the building, but are not as significant as the primary spaces. The integrity of the defining feature maintains its integrity.

Tertiary: Areas of the building that contain historic fabric but do not contribute unique cultural or architectural information about the building. Integrity may be intact or compromised.

Treatment is addressed at more length in Part Two but the following is a basic guideline for the levels of significance defined:

Primary: Areas where all finishes and features should be preserved to the greatest extent possible. Any new work should either avoid these areas or have its impact mitigated to retain the defining features of the space.

Secondary: Areas where special attention should be paid to the historic defining features. Removal or changes should only be undertaken if the resulting change will support broader preservation goals for the building as a whole.

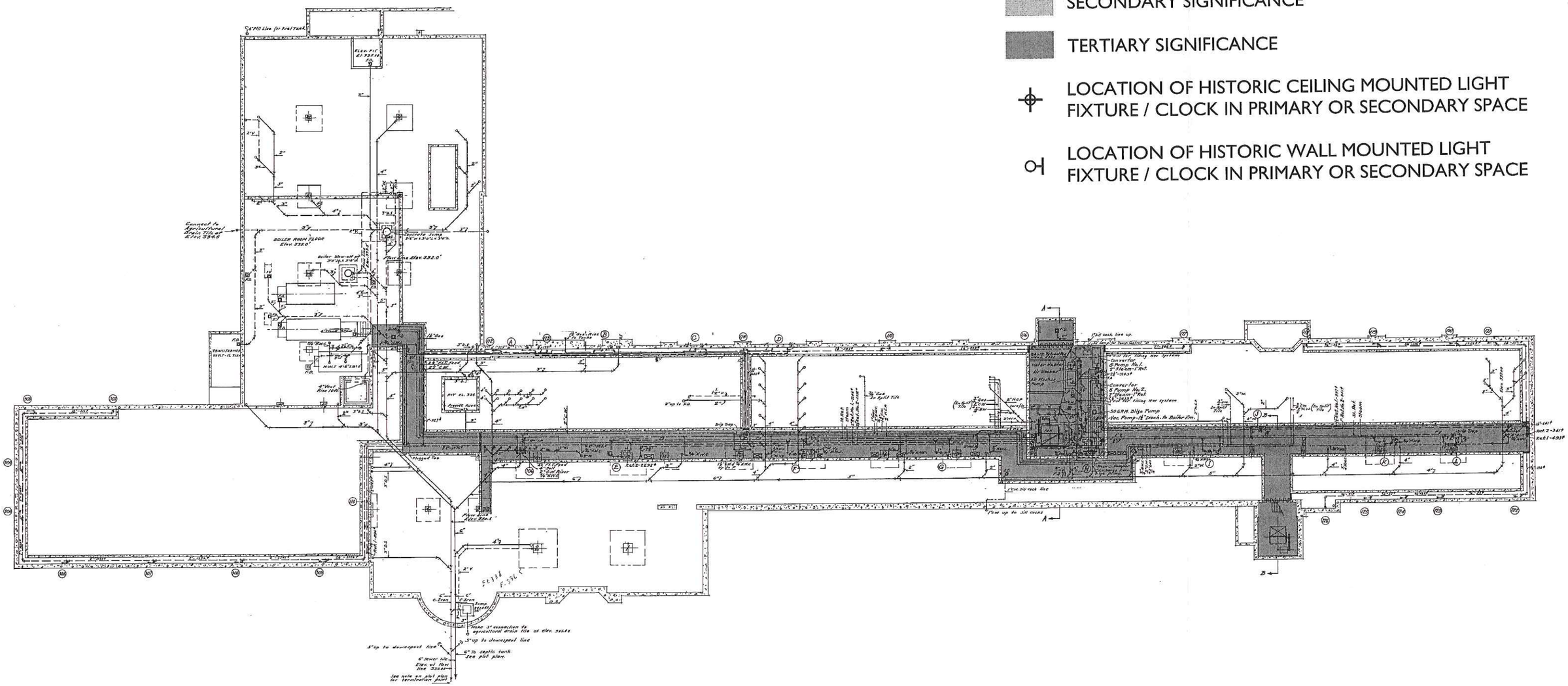
Tertiary: Areas where changes may be made. As with all historic buildings, it is preferable to retain or reuse historic fabric where practicable.

{DOES NOT RRPRODUCE WELL?

{PUT YOUR FIRM LOGO ON THIS PAGE}

LEGEND:

- PRIMARY SIGNIFICANCE
- SECONDARY SIGNIFICANCE
- TERTIARY SIGNIFICANCE
- LOCATION OF HISTORIC CEILING MOUNTED LIGHT FIXTURE / CLOCK IN PRIMARY OR SECONDARY SPACE
- LOCATION OF HISTORIC WALL MOUNTED LIGHT FIXTURE / CLOCK IN PRIMARY OR SECONDARY SPACE



NORTH

SAINT EDWARD'S SEMINARY

SUB-BASEMENT FLOOR PLAN

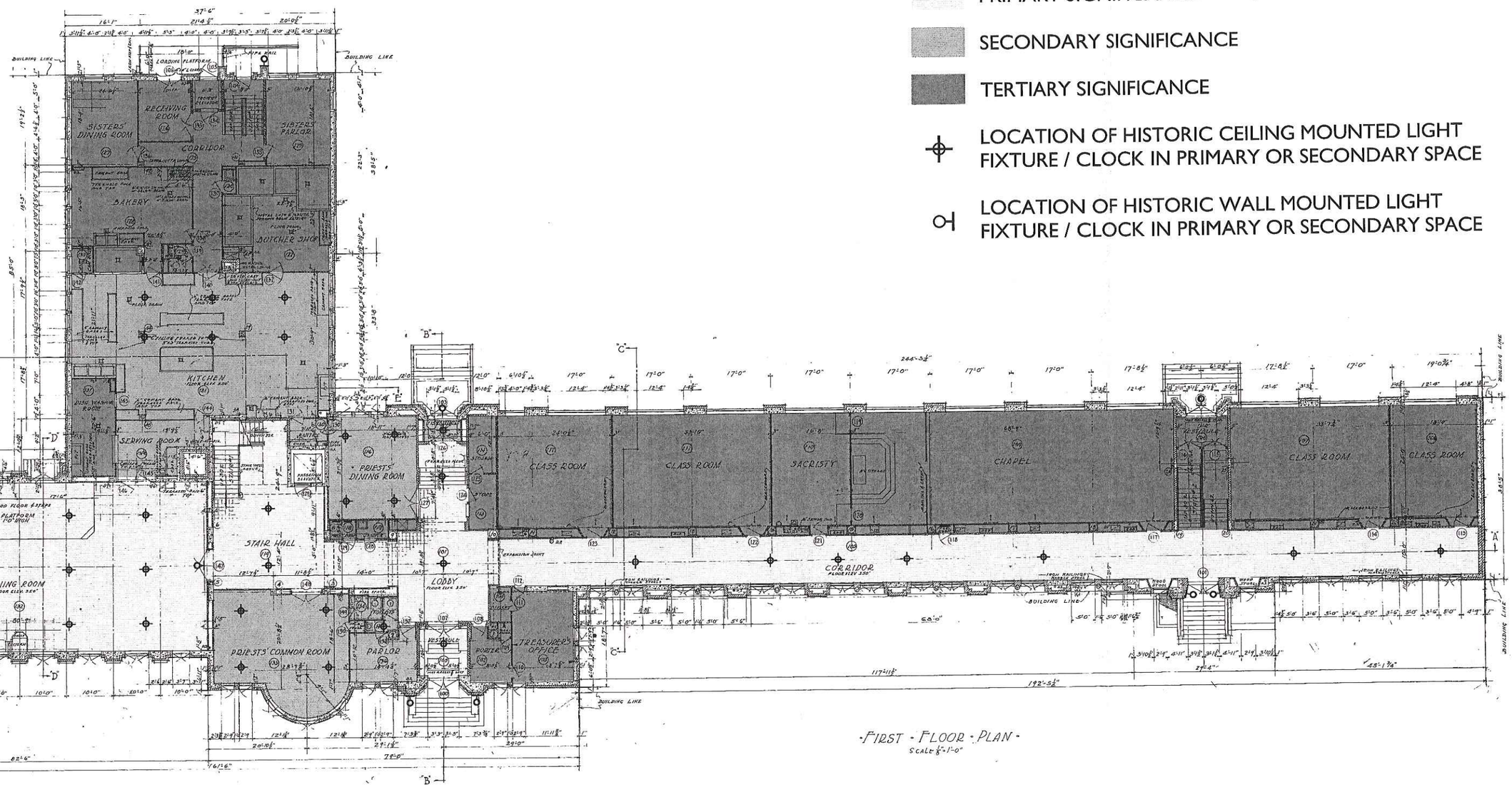
NOT TO SCALE

{ 11 }

LEGEND:

{ BASEMENT PLAN MISSING }

- PRIMARY SIGNIFICANCE
- SECONDARY SIGNIFICANCE
- TERTIARY SIGNIFICANCE
- LOCATION OF HISTORIC CEILING MOUNTED LIGHT FIXTURE / CLOCK IN PRIMARY OR SECONDARY SPACE
- LOCATION OF HISTORIC WALL MOUNTED LIGHT FIXTURE / CLOCK IN PRIMARY OR SECONDARY SPACE



FIRST - FLOOR - PLAN
SCALE 1/8"=1'-0"

NORTH

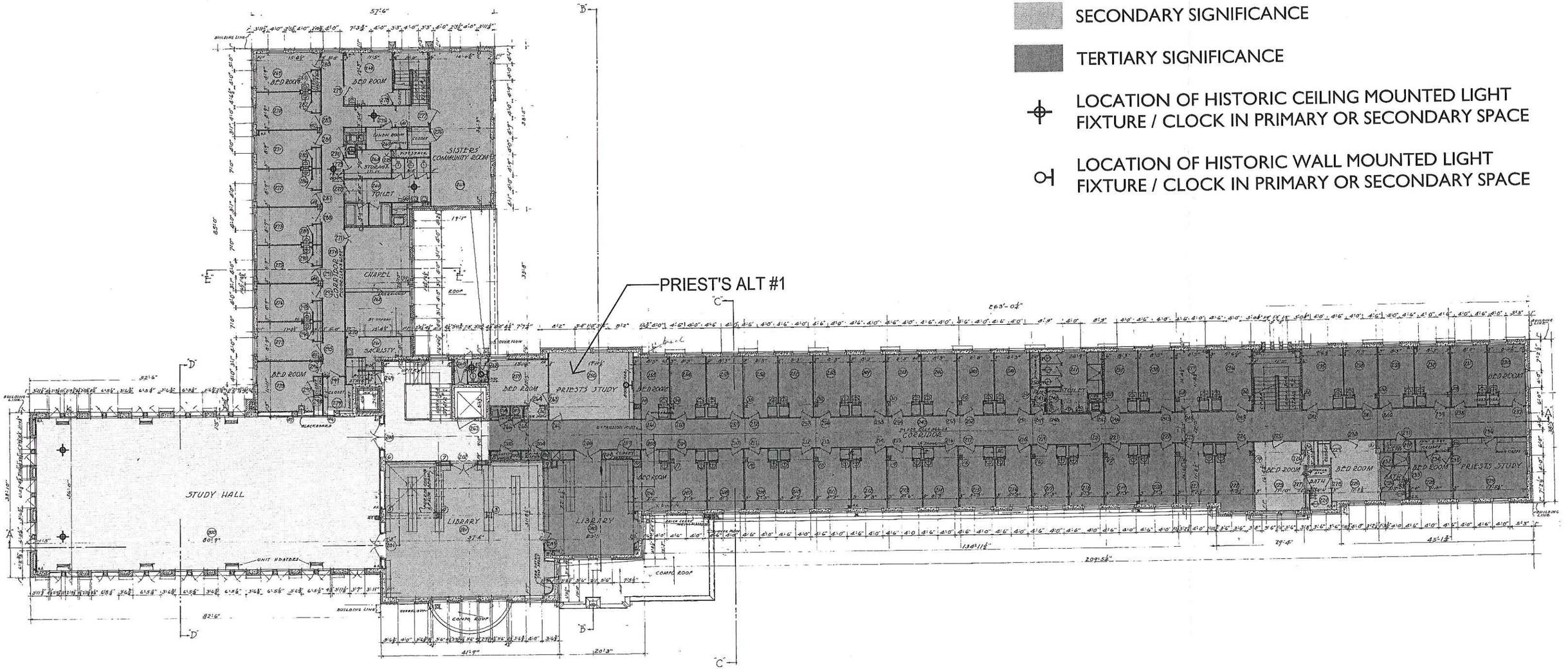
SAINT EDWARD'S SEMINARY

FIRST FLOOR PLAN

NOT TO SCALE

LEGEND:

- PRIMARY SIGNIFICANCE
- SECONDARY SIGNIFICANCE
- TERTIARY SIGNIFICANCE
- LOCATION OF HISTORIC CEILING MOUNTED LIGHT FIXTURE / CLOCK IN PRIMARY OR SECONDARY SPACE
- LOCATION OF HISTORIC WALL MOUNTED LIGHT FIXTURE / CLOCK IN PRIMARY OR SECONDARY SPACE



NORTH

SAINT EDWARD'S SEMINARY

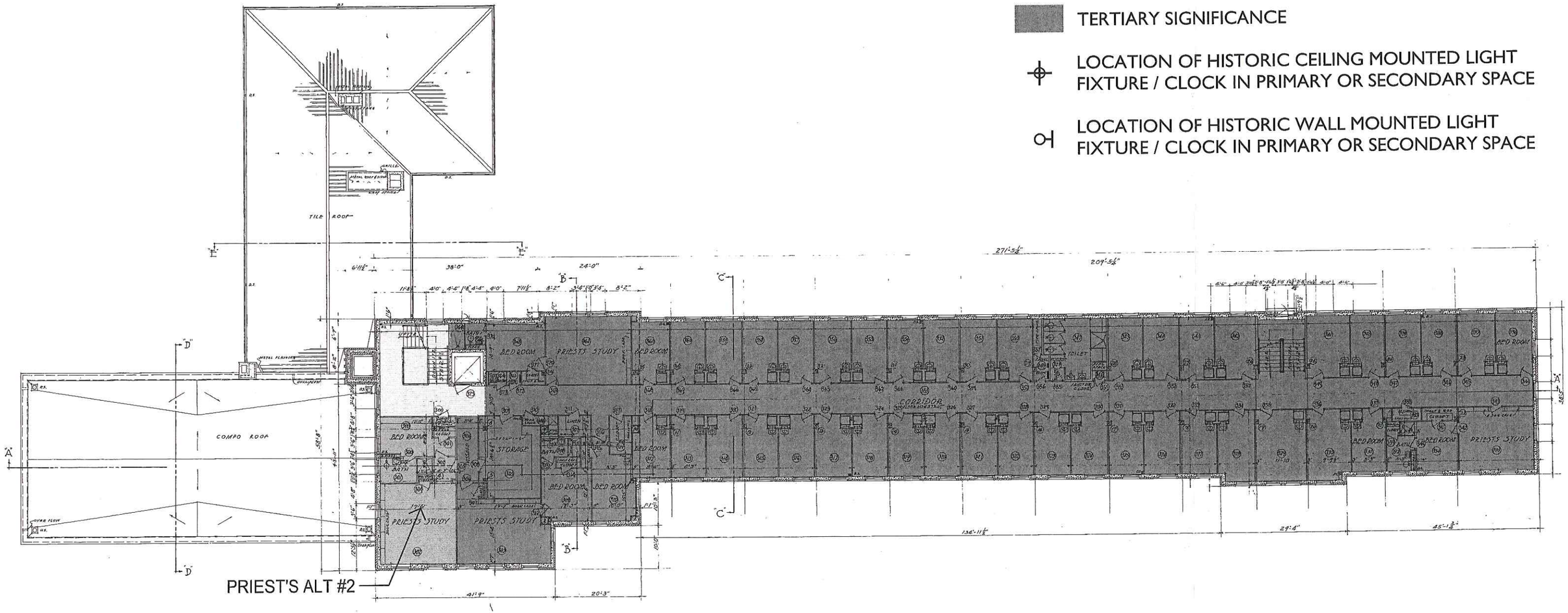
SECOND FLOOR PLAN

NOT TO SCALE

{113}

LEGEND:

- PRIMARY SIGNIFICANCE
- SECONDARY SIGNIFICANCE
- TERTIARY SIGNIFICANCE
- LOCATION OF HISTORIC CEILING MOUNTED LIGHT FIXTURE / CLOCK IN PRIMARY OR SECONDARY SPACE
- LOCATION OF HISTORIC WALL MOUNTED LIGHT FIXTURE / CLOCK IN PRIMARY OR SECONDARY SPACE



NORTH

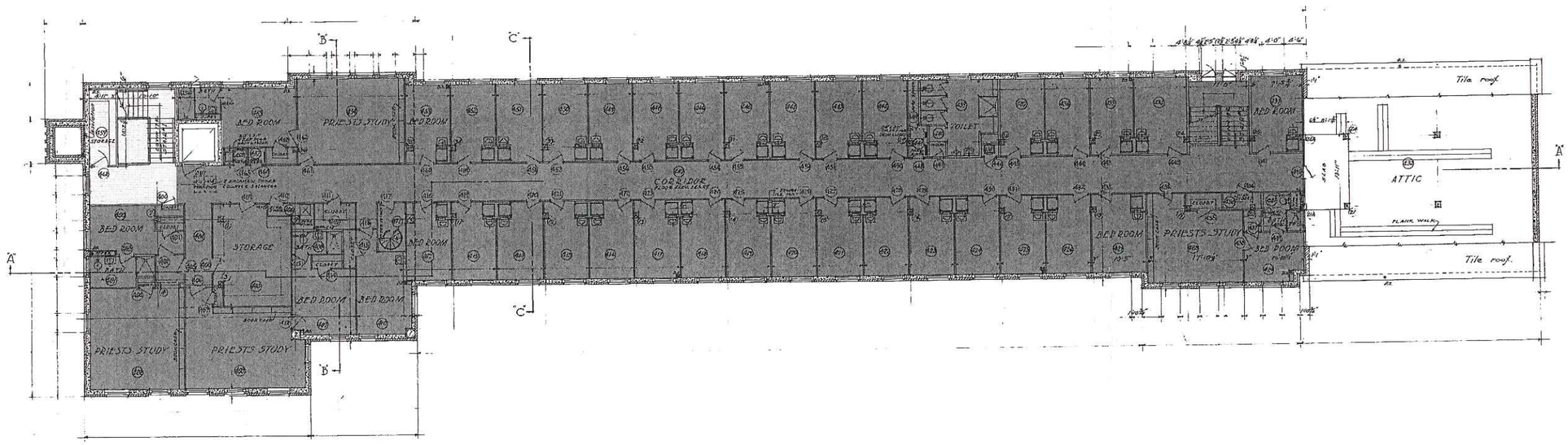
SAINT EDWARD'S SEMINARY

THIRD FLOOR PLAN

NOT TO SCALE

LEGEND:

- PRIMARY SIGNIFICANCE
- SECONDARY SIGNIFICANCE
- TERTIARY SIGNIFICANCE
- LOCATION OF HISTORIC CEILING MOUNTED LIGHT FIXTURE / CLOCK IN PRIMARY OR SECONDARY SPACE
- LOCATION OF HISTORIC WALL MOUNTED LIGHT FIXTURE / CLOCK IN PRIMARY OR SECONDARY SPACE



NORTH

SAINT EDWARD'S SEMINARY

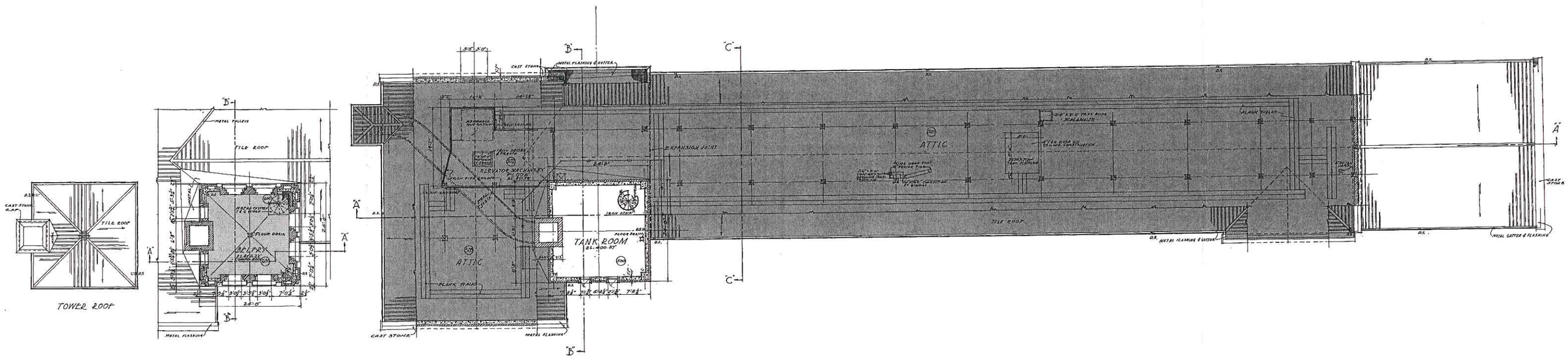
FOURTH FLOOR PLAN

NOT TO SCALE

{113}

LEGEND:

- PRIMARY SIGNIFICANCE
- SECONDARY SIGNIFICANCE
- TERTIARY SIGNIFICANCE
- LOCATION OF HISTORIC CEILING MOUNTED LIGHT FIXTURE / CLOCK IN PRIMARY OR SECONDARY SPACE
- LOCATION OF HISTORIC WALL MOUNTED LIGHT FIXTURE / CLOCK IN PRIMARY OR SECONDARY SPACE



NORTH

SAINT EDWARD'S SEMINARY

ATTIC FLOOR PLAN

NOT TO SCALE

CONDITION ASSESSMENT

{ROOF PLAN MISSING ?

BUILDING EXTERIOR

Roofs & flashing:
The roofing tiles themselves appear in fair condition with some limited breakage. The condition of the underlayment and fasteners is not known and should be the subject of further investigation. The copper flashing material, ~~copper~~, appears to be in fair condition. Signs of water penetration in the building below and adjacent to flashing structures, deformation of copper and large areas of asphalt compounds applied to flashing, however, indicate a broad scope of mechanical failure.

PHOTO LOCATIONS & CAPTIONS

Gutters & leaders:
The gutters, like other copper flashing structures, show evidence of wide spread leaking with water migrating between the structural wall and exterior cladding and into the interior of the building. Water migration associated with these structures appears at various points along their length, but is often particularly prevalent at the connections to leaders. The leaders are internal to the building. Some show signs of leaking. The leaks are most prevalent at the upper floors. It is not clear what percentage of the leaking occurs at the joint with the gutter and what percentage is the result of actual leaks in the cast iron leaders. The patterns of water damage in the building strongly suggest that the former is a greater percentage.

PHOTO ~~NOTES~~
LOCATION & CREDIT

Issues with the site drainage structures (discussed at more length later) are clearly exacerbating water infiltration related to gutters and leaders. It is reported by the owner that in heavy rains water actually gushes from the leader heads and spills out over the edge of the gutters. Gutters and leaders are gravity systems, when they are pressurized with standing or upward moving water even small leaks can cause a big impact.

WHERE?

Masonry:
Where unaffected by water, the masonry is in good condition. The original tapestry brick is solid and the pointing in good condition. The cast stone is generally sound and details remain crisp. The exceptions are areas where water has migrated. In these areas a broad area of efflorescence occurs with a smaller region of black biological growth within it. In larger joints and crevices and in less sunny areas the biological growth includes moss, fern or other plants. In limited areas some displacement of the facade cladding occurs. These are most notable at window heads and narrow pilasters where the cladding is not as supported by the adjacent fabric. These displacements are likely early signs of failure in the ties between the structural wall and cladding

See the following exterior condition drawings for approximate locations of detrimental conditions. These drawings are based on field observation ~~but~~ And should not be assumed to be an exhaustive condition survey.

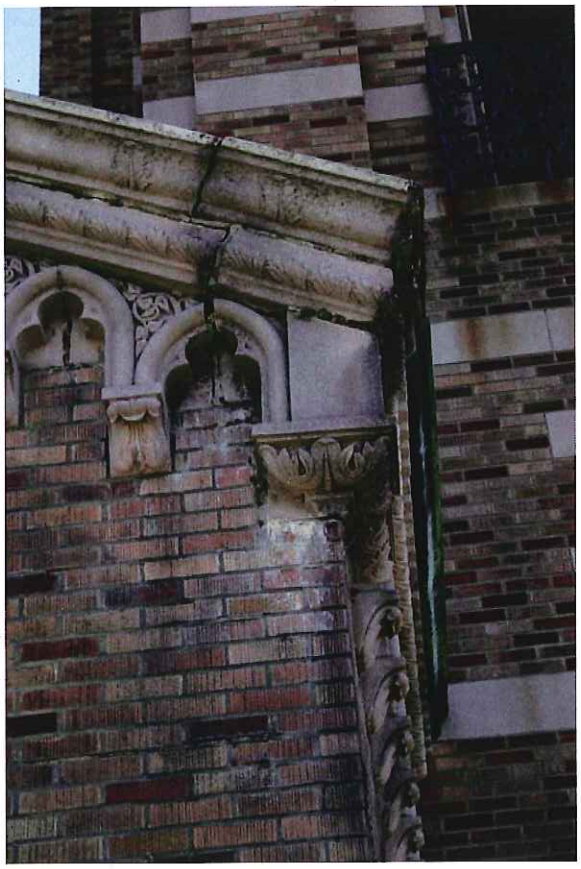


Photo Location & Crack

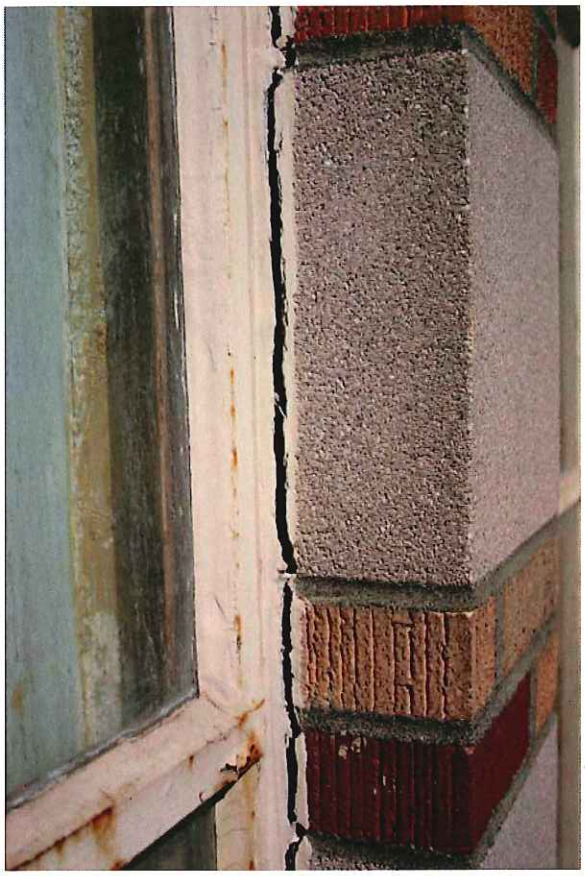
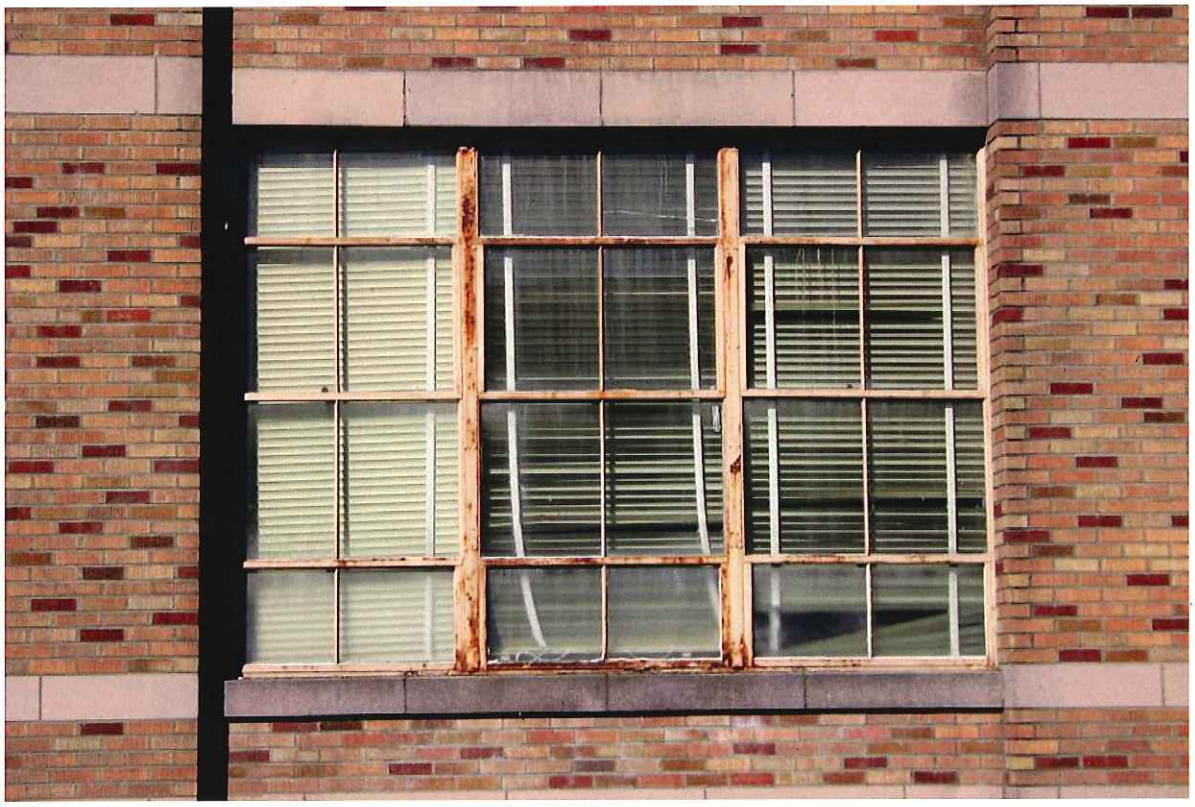


PHOTO LOCATION & CORRIDOR

Steel windows:
Where unaffected by water, the steel windows are in fair condition. The steel is rusting and paint loss is common, but the bulk of the profile remains intact. Again, the exceptions are areas of water migration. Accelerated rust occurs at points of water damage. Rust expansion results in difficulty closing operable sashes and in some instances sashes are rusted open. Some windows have rusted to the point of total loss.

Some Ground Floor sash are rusted open and the grade is only inches from the open window. This is an optimal entry point for animals.

See the following exterior condition drawings for locations of accelerated window deterioration. These drawings are based on field observation but should not be assumed to be an exhaustive condition survey.



PHOTOS LOCATION & CHANGES

Wood windows:
Where unaffected by water, the wood windows are in fair to good condition. The windows have aged relatively gracefully thanks to their material, mahogany. Exterior paint loss is typical. Some putty loss is common, but not extensive. Some glass panes are broken, but not many. The operable sash slide easily and hardware is typically in place. Exceptions occur, again, where water has migrated. In areas of heavy water damage the sash, frame and trim are much rotted.

See the following exterior condition drawings for locations of accelerated window deterioration. These drawings are based on field observation and should not be assumed to be an exhaustive condition survey.

Effect of building changes on historic integrity:
The original oak paneled doors were removed and replaced with rated metal doors during the 1976 egress changes. The new doors are not compatible with the historic character of St. Edward Seminary. They severely detract from the integrity at very prominent public entry points.

The South fire escape, added in 1979, is not compatible with the historic character of the building. This addition is large and prominent on a façade that is part of John Graham's controlled unfolding view upon arrival at the building. ISN'T THE WHOLE ~~THE CHAPEL~~ WILL TO BE? A TOWER

In 1979 a new door was installed at the South terminus of the Ambulatory, in place of an arched top window. The location of the new doorway is compatible with the historic character and intent of the building. The materials and design, however, are not compatible. All early architectural schemes propose a large chapel at the end of an Ambulatory. A perspective rendering of the Seminary shows the present building as an anchoring corner of a much larger complex. A tower, about ten stories high, is shown at the South terminus of the Ambulatory. The proposed tower serves as the junction between the present building, a grand chapel and additional Seminary wings. The construction documents actually indicate a future opening to accommodate these additions. Therefore, a door at this location is an appropriate change based in original design intent. As constructed it is noticeably utilitarian - different design and material choices could better integrate it into the historic fabric of the building.

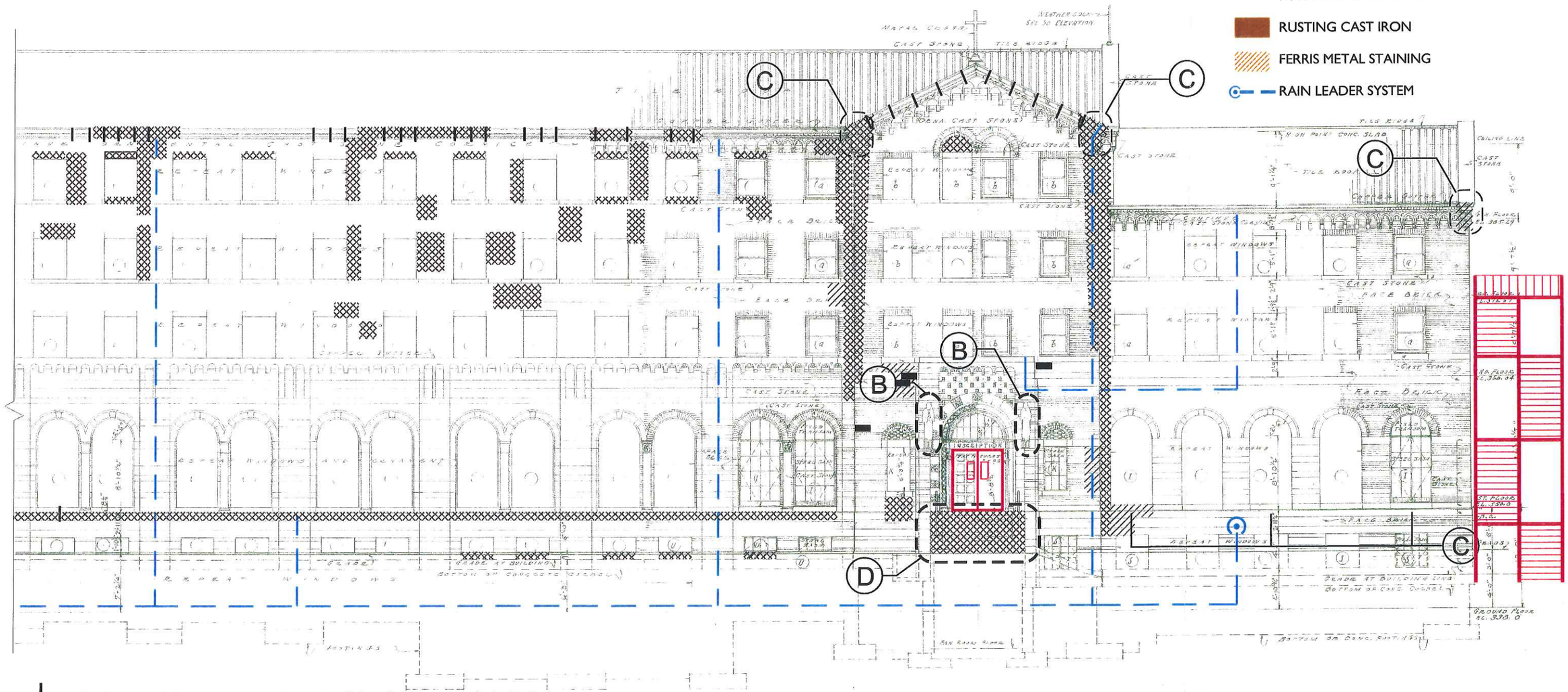
In 2003, work was completed to repair damage caused by the 2001 Nisqually Earthquake. The work included rebuilding the tower chimney and associated roof repair/replacement. Original brick was reused, except in non-visible locations, for this work. The units were placed and pointed to maintain the original appearance of the chimney from the ground view. Associated roofing work reused original tiles or replaced them in kind. This work did not affect the historic integrity of the building.

NOTE KEY:

- (B) ELEMENT NOT CONSTRUCTED / MISSING
- (C) DISPLACEMENT OF CAST STONE
- (D) BROAD AREA OF MORTAR DETERIORATION
- (E) WINDOW WITH ACCELERATED DETERIORATION RELATIVE TO TYP. CONDITION
- (G) PLANT GROWTH

LEGEND:

- CHANGE/ADDITION TO BUILDING
- EFFLORESCENCE
- EFFLORESCENCE & BIOLOGICAL GROWTH
- MORTAR LOSS AT JOINTS
- SPALLING OR OTHER MATERIAL LOSS
- CRACKING WITHIN CAST STONE UNIT
- PIPE PENETRATION / FORMER PENETRATION
- RUSTING CAST IRON
- FERRIS METAL STAINING
- RAIN LEADER SYSTEM



SAINT EDWARD'S SEMINARY

WEST ELEVATION (SOUTH END)

NOT TO SCALE

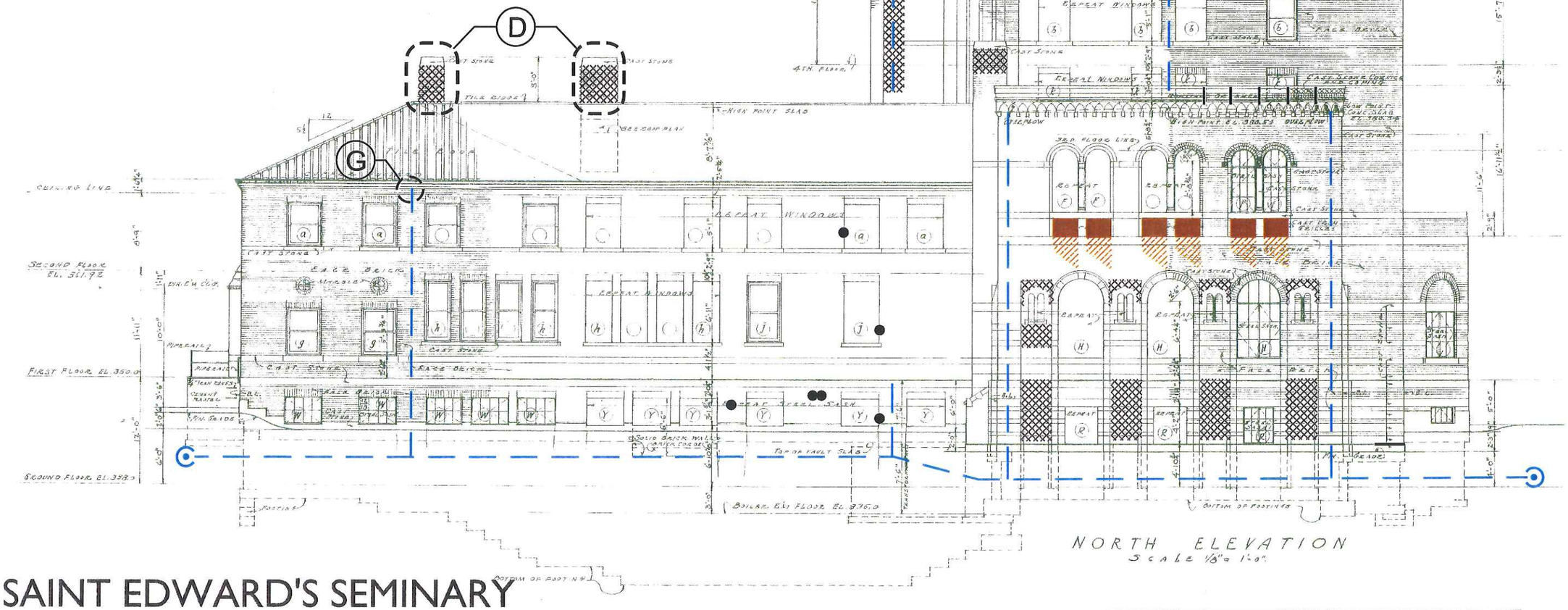
NOTE KEY:

- (B) ELEMENT NOT CONSTRUCTED / MISSING
- (C) DISPLACEMENT OF CAST STONE
- (D) BROAD AREA OF MORTAR DETERIORATION
- (E) WINDOW WITH ACCELERATED DETERIORATION RELATIVE TO TYP. CONDITION
- (G) PLANT GROWTH

F ?

LEGEND:

- CHANGE/ADDITION TO BUILDING
- EFFLORESCENCE
- EFFLORESCENCE & BIOLOGICAL GROWTH
- MORTAR LOSS AT JOINTS
- SPALLING OR OTHER MATERIAL LOSS
- CRACKING WITHIN CAST STONE UNIT
- PIPE PENETRATION / FORMER PENETRATION
- RUSTING CAST IRON
- FERRIS METAL STAINING
- RAIN LEADER SYSTEM



NORTH ELEVATION
SCALE 1/8" = 1'-0"

SAINT EDWARD'S SEMINARY

NORTH ELEVATION

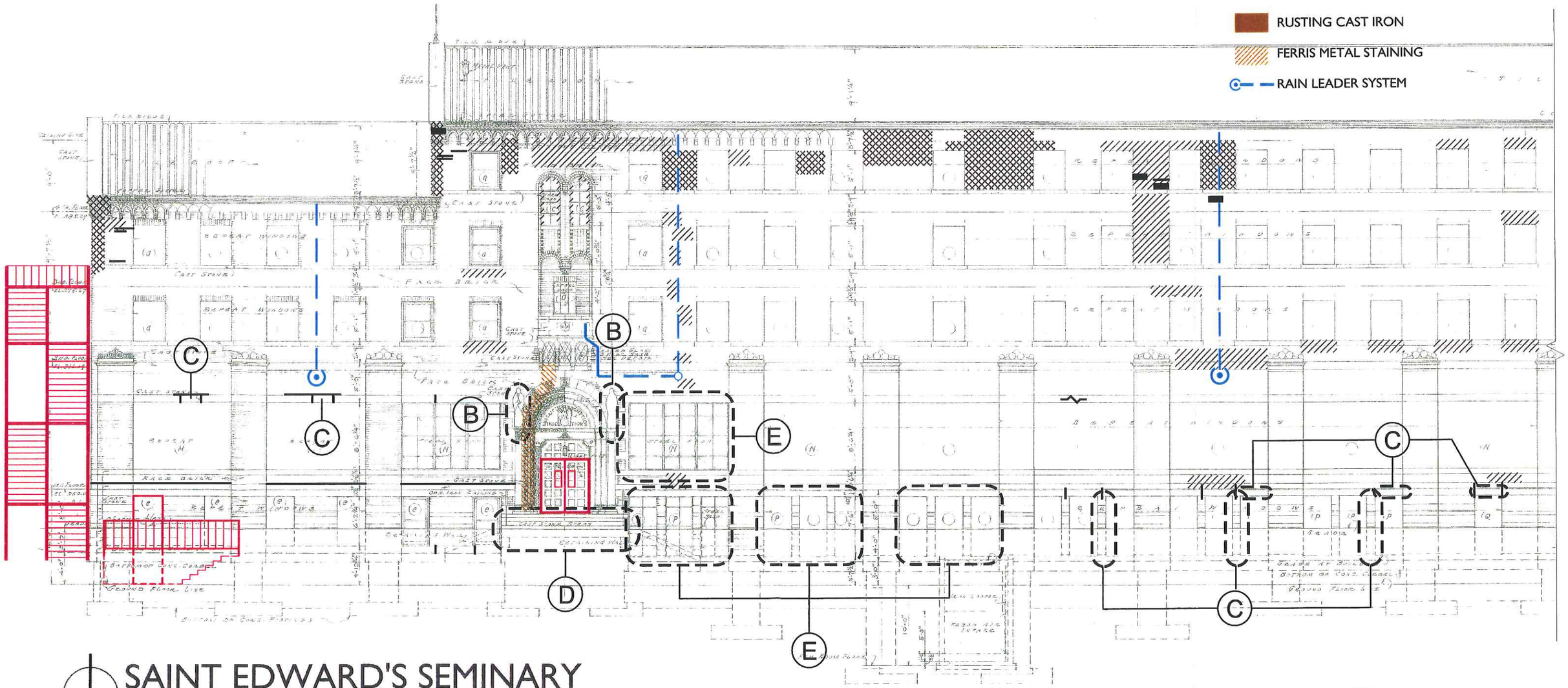
NOT TO SCALE

NOTE KEY:

- (B) ELEMENT NOT CONSTRUCTED / MISSING
- (C) DISPLACEMENT OF CAST STONE
- (D) BROAD AREA OF MORTAR DETERIORATION
- (E) WINDOW WITH ACCELERATED DETERIORATION RELATIVE TO TYP. CONDITION
- (G) PLANT GROWTH

LEGEND:

- CHANGE/ADDITION TO BUILDING
- EFFLORESCENCE
- EFFLORESCENCE & BIOLOGICAL GROWTH
- MORTAR LOSS AT JOINTS
- SPALLING OR OTHER MATERIAL LOSS
- CRACKING WITHIN CAST STONE UNIT
- PIPE PENETRATION / FORMER PENETRATION
- RUSTING CAST IRON
- FERRIS METAL STAINING
- RAIN LEADER SYSTEM



SAINT EDWARD'S SEMINARY

EAST ELEVATION (SOUTH END)

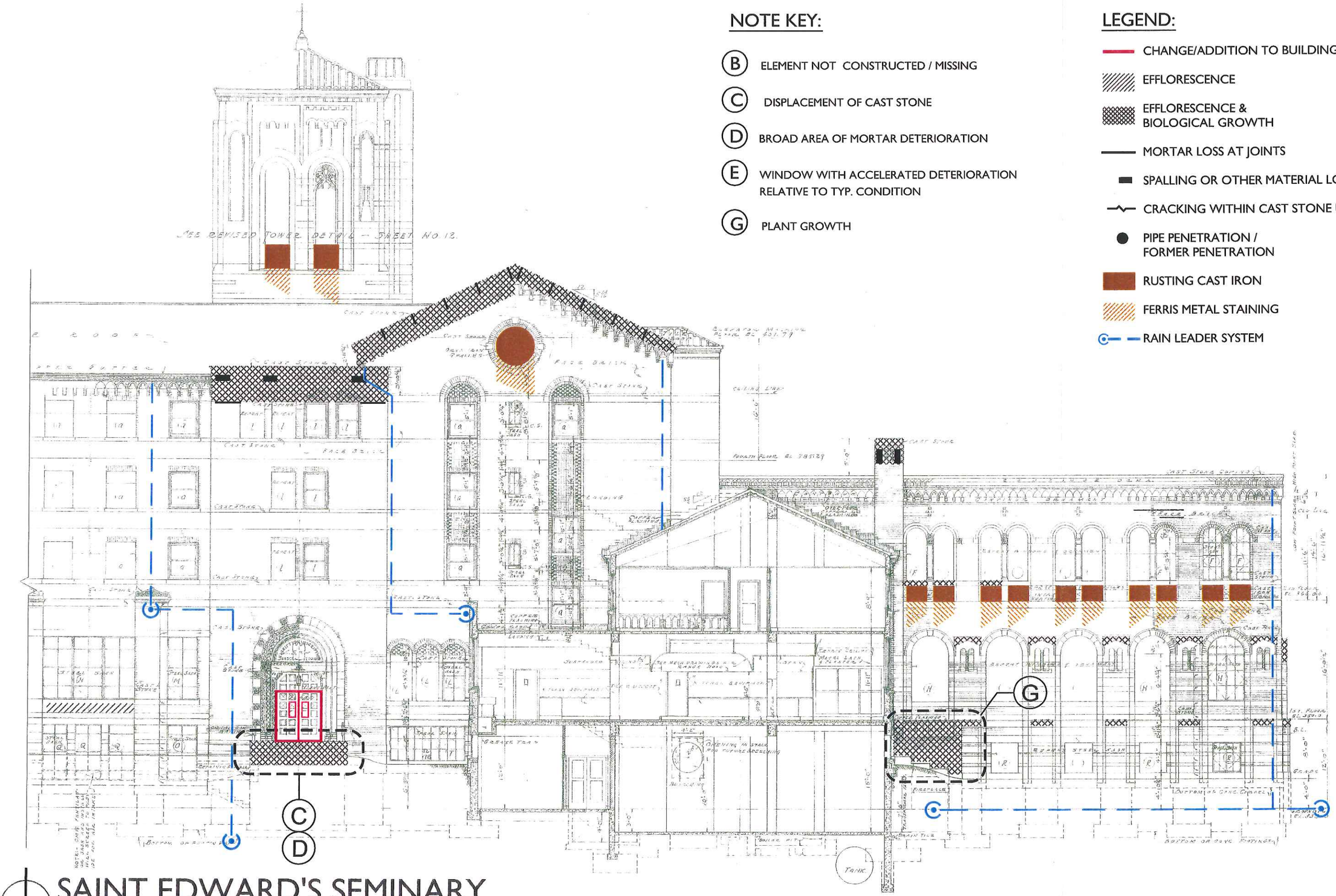
NOT TO SCALE

NOTE KEY:

- (B) ELEMENT NOT CONSTRUCTED / MISSING
- (C) DISPLACEMENT OF CAST STONE
- (D) BROAD AREA OF MORTAR DETERIORATION
- (E) WINDOW WITH ACCELERATED DETERIORATION RELATIVE TO TYP. CONDITION
- (G) PLANT GROWTH

LEGEND:

- CHANGE/ADDITION TO BUILDING
- EFFLORESCENCE
- EFFLORESCENCE & BIOLOGICAL GROWTH
- MORTAR LOSS AT JOINTS
- SPALLING OR OTHER MATERIAL LOSS
- CRACKING WITHIN CAST STONE UNIT
- PIPE PENETRATION / FORMER PENETRATION
- RUSTING CAST IRON
- FERRIS METAL STAINING
- RAIN LEADER SYSTEM



SAINT EDWARD'S SEMINARY

EAST ELEVATION (NORTH END)

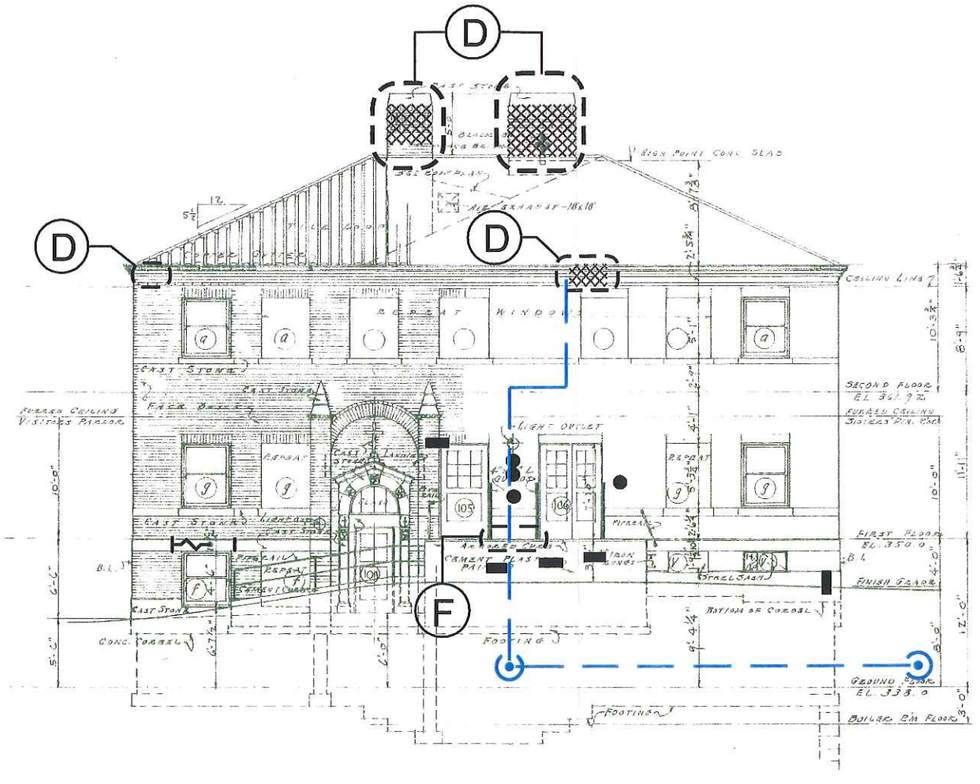
NOT TO SCALE

NOTE KEY:

- (B) ELEMENT NOT CONSTRUCTED / MISSING
- (C) DISPLACEMENT OF CAST STONE
- (D) BROAD AREA OF MORTAR DETERIORATION
- (E) WINDOW WITH ACCELERATED DETERIORATION RELATIVE TO TYP. CONDITION
- (G) PLANT GROWTH

LEGEND:

- CHANGE/ADDITION TO BUILDING
- EFFLORESCENCE
- EFFLORESCENCE & BIOLOGICAL GROWTH
- MORTAR LOSS AT JOINTS
- SPALLING OR OTHER MATERIAL LOSS
- CRACKING WITHIN CAST STONE UNIT
- PIPE PENETRATION / FORMER PENETRATION
- RUSTING CAST IRON
- FERRIS METAL STAINING
- RAIN LEADER SYSTEM



SAINT EDWARD'S SEMINARY

EAST ELEVATION SERVICE WING

NOT TO SCALE

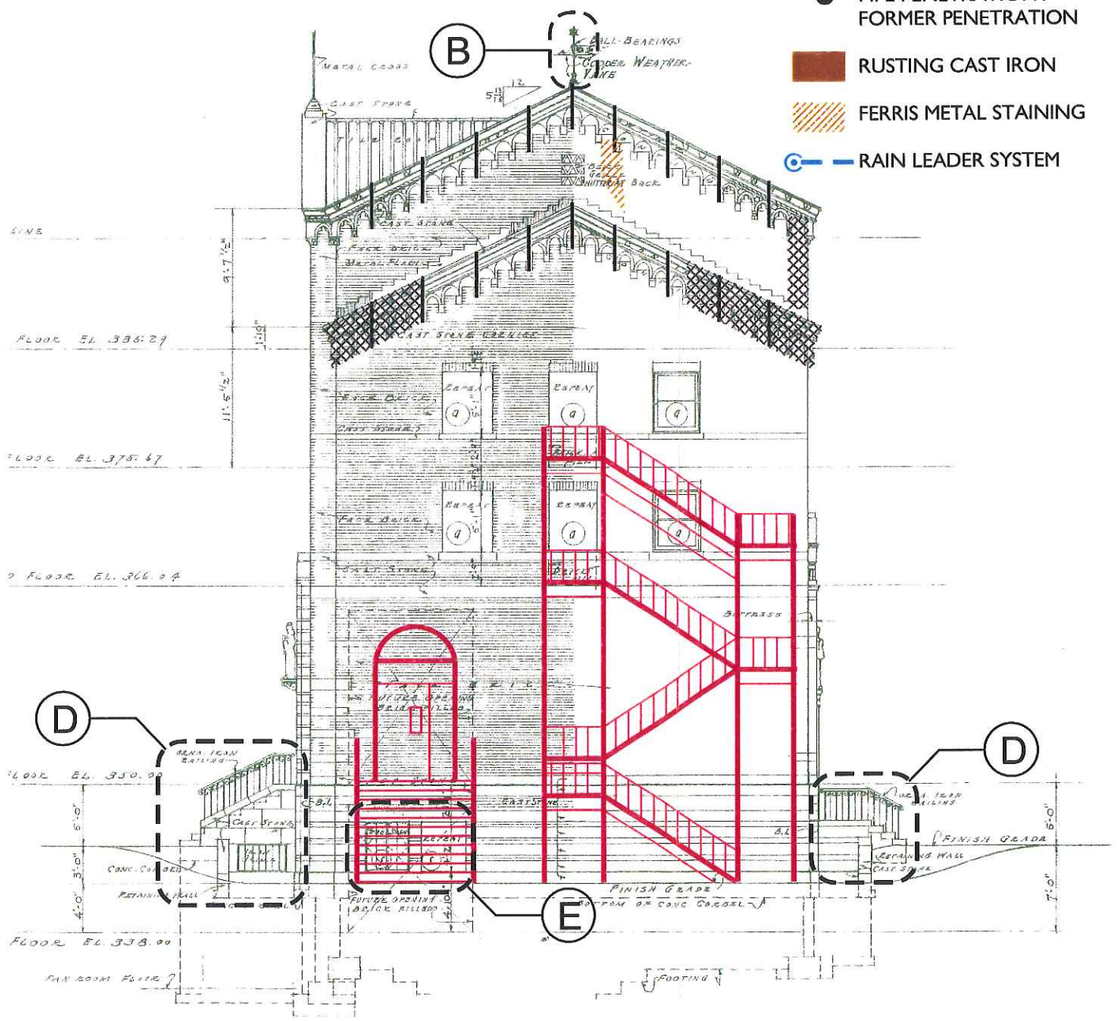
{ NORTH ELEV ? }

NOTE KEY:

- (B) ELEMENT NOT CONSTRUCTED / MISSING
- (C) DISPLACEMENT OF CAST STONE
- (D) BROAD AREA OF MORTAR DETERIORATION
- (E) WINDOW WITH ACCELERATED DETERIORATION RELATIVE TO TYP. CONDITION
- (G) PLANT GROWTH

LEGEND:

- CHANGE/ADDITION TO BUILDING
- EFFLORESCENCE
- EFFLORESCENCE & BIOLOGICAL GROWTH
- MORTAR LOSS AT JOINTS
- SPALLING OR OTHER MATERIAL LOSS
- CRACKING WITHIN CAST STONE UNIT
- PIPE PENETRATION / FORMER PENETRATION
- RUSTING CAST IRON
- FERRIS METAL STAINING
- RAIN LEADER SYSTEM



SAINT EDWARD'S SEMINARY

SOUTH ELEVATION

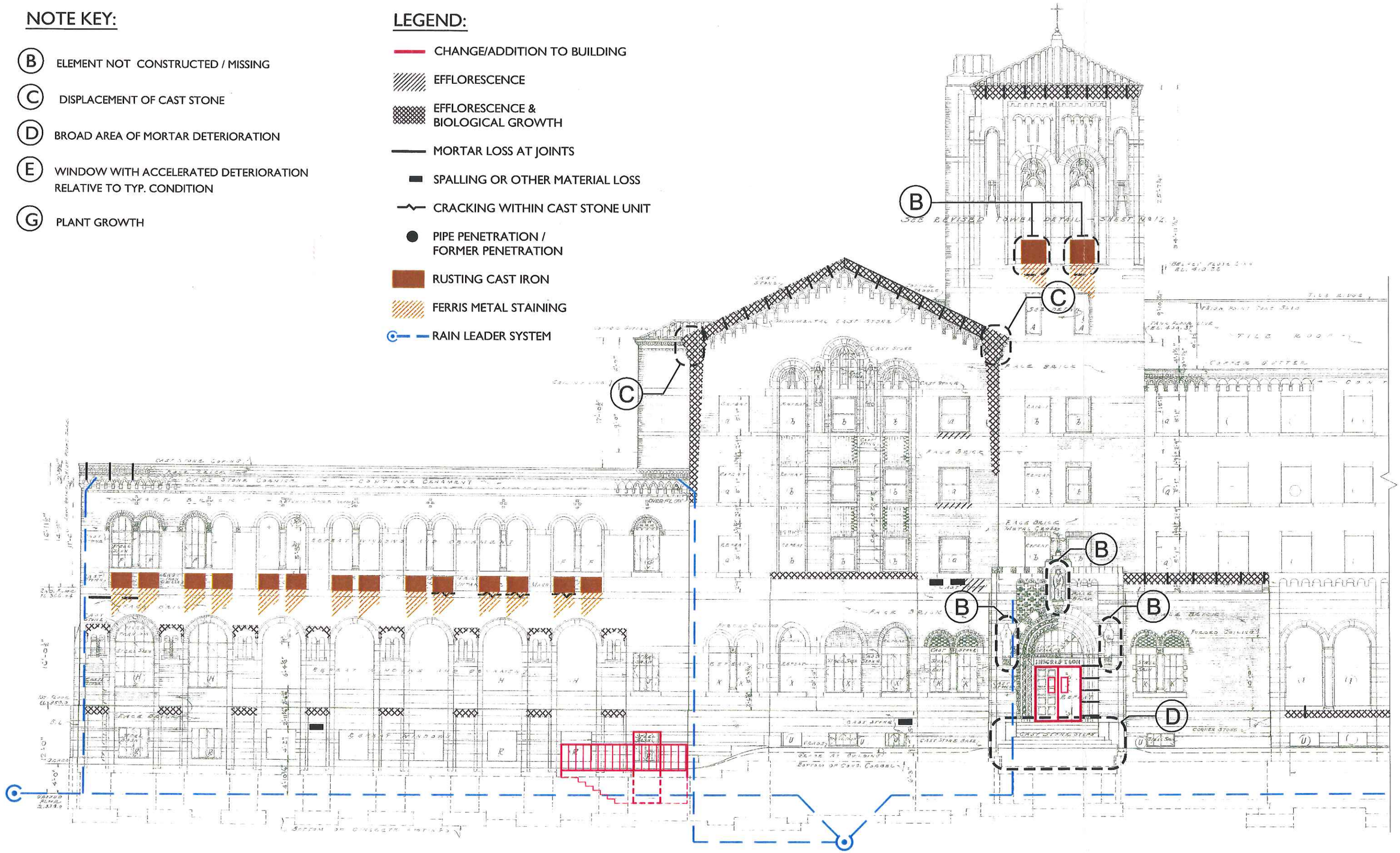
NOT TO SCALE

NOTE KEY:

- (B) ELEMENT NOT CONSTRUCTED / MISSING
- (C) DISPLACEMENT OF CAST STONE
- (D) BROAD AREA OF MORTAR DETERIORATION
- (E) WINDOW WITH ACCELERATED DETERIORATION RELATIVE TO TYP. CONDITION
- (G) PLANT GROWTH

LEGEND:

- CHANGE/ADDITION TO BUILDING
- EFFLORESCENCE
- EFFLORESCENCE & BIOLOGICAL GROWTH
- MORTAR LOSS AT JOINTS
- SPALLING OR OTHER MATERIAL LOSS
- CRACKING WITHIN CAST STONE UNIT
- PIPE PENETRATION / FORMER PENETRATION
- RUSTING CAST IRON
- FERRIS METAL STAINING
- RAIN LEADER SYSTEM



SAINT EDWARD'S SEMINARY

WEST ELEVATION (NORTH END)

NOT TO SCALE

STRUCTURAL & SEISMIC SYSTEMS

See attached report

ROOF AND SITE WATER SYSTEMS

Water appears to be migrating into the building via three paths: the roof runoff collection system, surface runoff and subsurface flow.

Roof Runoff Collection System
Evidence of water migrating out of the rain leaders and damaging interior finishes was apparent in a variety of locations within the building. This is likely due to leaky joints within the piping combined with "tuberculated" pipes (areas where corrosion has reduced the pipe's diameter significantly) that retard water, allowing it to exit through leaks.

It was report on the site tour that the roof drains themselves become overwhelmed in storms (again presumably due to retarded flow in the rain leader) and water escapes the drain body into the ceiling spaces. Evidence of ceiling damage was apparent in numerous places, but evidence of attic water intrusion was not found.

A factor that likely exacerbates flow retardation-induced leaks is the rain leader sizes. Most of the leaders begin as 3" diameter pipes which is quite small by today's standards.

Anecdotal accounts during the site tour indicated that the manhole near the old septic tank can blow its lid due to rainwater pressure flow during heavy rain. This suggests that the entire site and building rain water collection system is surcharged during rain events and is either undersized and/or sloped too flatly and/or the septic tank was not augmented to function correctly in this manner and contributes to flow retardation.

Surface Runoff
Many portions of the site abutting the building perimeter are graded so that site generated rainfall flows toward the building. Water is forced to collect along the face of building and then either make its way into the soil and/or make its way into the building through cracks in the basement wall as subsurface flow (see next section).

Subsurface Flow
Subsurface flow or "ground water" seems to be playing a significant role in water migration into the building. Numerous areas within the building show evidence of water migrating through basement walls. No evidence of a foundation/perimeter drainage collection system was found on the record drawings, so it is presumed one does not exist. Consequently any ground water or surface runoff that becomes ground water makes its way into the building via cracks in the basement walls.

The Fan Room seems to be experiencing the greatest ground water-related problems. This room is at elevation 328 or 10' below the rest of the building's lowest level. The air intake shaft outside the Fan Room had water seeping into it during our site tour; it appeared that ground water was seeping in through the shaft wall and a pipe that daylights through the wall had a small but steady flow of water coming out of it and making its way to an area drain in the base slab of the areaway. It is assumed that the pipe that daylights through the areaway wall is an under slab drain line under the pool building shown on record drawings. It appears from the record drawings and it was noted on the site tour that the mechanical system's condensate is discharged into the Fan Room sump as well.

Anecdotal accounts indicated that the Fan Room can become severely flooded during rain storms. This room contains a 2'-6" by 2'-6" by 4'-6" deep sump that was referred to as a "cistern" during the building tour. Several floor drains in the Fan Room are connected to this sump as well as the area drain in the areaway shaft outside the building. It appears that the sump is below the static ground water table as it is always full of water (even in periods of no rain.) When rain begins, it is theorized that the water table rises and overwhelms the connected area drains so the entire room begins to flood. Additional rain both raises the water table further and contributes surface runoff to the room via the area drain in the shaft. Additional water is conveyed via the pool under drain line whose flow likely becomes heavier as the water table rises. Numerous pumps are used to discharge water from this room and at times these systems are overwhelmed to emergency levels.

LIFE-SAFETY SYSTEMS

St. Edwards, like most historical buildings, does not meet current code requirements for egress in spite of code upgrades made in 1976. The location, enclosure and discharge of stairs will need to be addressed comprehensively when a future use is defined. The following addresses the condition of the existing egress systems:

Main Stair:
The physical condition of this stair is good. The terrazzo treads and risers are sound. The railings are stable and the finishes are generally sound. Limited areas of plaster damage occur in areas of water infiltration. The materials of the rated enclosure, added later, are in good condition, but they are not of the same quality or finish as the original construction. The placement and the finishes of this enclosure are detrimental to the historic integrity of the building. And, these enclosures do not fully satisfy current code requirements. This stair contains a standpipe installed in 1976.

South Stair:
The physical condition of this stair is fair. The terrazzo treads and risers are sound. The railings are solid and the finishes are generally sound except for a large area of plaster damage due to water infiltration. The materials of the rated enclosure, added later, are in good condition, but they are not of the same quality or finish as the original construction. Subsequent electrical work has breached the enclosure and no fire-stopping was used. The placement and the finishes of this enclosure are detrimental to the historic integrity of the building. Additionally, these enclosures do not fully satisfy current code requirements. This stair contains a standpipe installed in 1976.

East stair:
The physical condition of this stair is good. The terrazzo treads and risers are sound. The railings are solid and the finishes are generally sound.

Half flight from East Wing:
This wood stair with a wood handrail is in poor condition due to water infiltration.

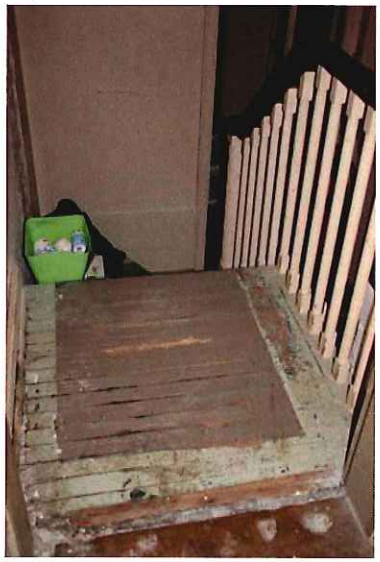


Photo Consult Locations

Other First Floor Exits:
The West, East and South Exits are in good condition on the interior. The newer steel replacement doors are in fair condition with rust on the frames. These doors are not of the same quality or finish as the original construction and are detrimental to the historic integrity of the building. Their hardware is not likely to meet current code requirements.

All exterior stairs have badly deteriorated mortar and some loose treads.

PHOTO LOCATION & CORRECT

Basement Exits:
Two new exits and associated areaways were added in the 1776 egress work. The materials are in fair condition, but they are not of the same quality or finish as the original construction. Additionally, these exits do not fully satisfy current code requirements.

Fire alarm systems and exit signs
They are present and functional, but would require replacement/modification when the larger egress system is addressed. Some original exit signs exist and should be retained and reused if possible.

Sprinkler system
A sprinkler system is not present.

MECHANICAL ELECTRICAL AND PLUMBING SYSTEMS

Mechanical
The heating system is functional but at the end of its service life. The mechanical ventilation system is neither functional nor code compliant. Windows and transoms are generally operable, but these systems will have to be addressed comprehensively when a future use is defined.

Electrical
The electrical system was replaced from transformer to sub-panels in 1989. Wiring from sub-panels to fixtures is presumed original. This system appears adequate for the present but will need to be addressed comprehensively when a new use is defined.
Lighting throughout the building is a mixture of historic fixtures and newer fixtures. The historic fixtures that remain are in good condition but are missing some glass globes. These fixtures are significant and should be retained in all primary and secondary spaces to the greatest extent possible. The newer lighting is in fair condition. It does not have historic significance.

The Telephone system is functional but will need to be addressed comprehensively when a new use is defined.

Plumbing
The only functional public restrooms are located on first floor adjacent to the Priests' Common Room. Other functioning plumbing exists in the three residences. The rest of the domestic water system is largely dysfunctional. Leaks in sinks and traps, shower heads and pans are evident throughout the building. Several fixtures have been removed. Significant portions of the piping are imbedded in terracotta partitions limiting access and future flexibility. The plumbing system is in poor condition throughout.

INTERIOR SPACES AND FINISHES

Interior spaces are generally intact and show wear appropriate for the age of the building. The original materials were of good quality and appropriate to the use and have held up well. Exceptions occur where water has infiltrated, as a result of seismic activity, due to removal or subsequent work. Some materials are simply at the end of there useful life.

Water infiltration, both exterior sources and interior plumbing have caused the greatest amount of interior damage. In affected areas staining, plaster deterioration and loss is typical. Rust stains, from metal lath are evident on plaster finishes. Rot and material loss is occurring on wood finishes. Rubber tiles are cupped and delaminated from the floor. Linoleum is stained. And, stone stools and bases are showing displacement, presumably from expansion of underlying materials.

Photo Location and Crack

Seismic events have resulted in damage to finishes. These cracks are the result of finish materials that are more brittle than the structure and are not necessarily indicative of structural damage. Cracks are typically small and appear in the same pattern or formation room after room especially, on upper levels of the South Wing. The kitchen also has several cracks in tile finishes. Particularly notable is surface damage associated with seismic movement at the expansion joint between the building center and South Wing. The joint is visibly displaced by a couple inches, especially on upper floors.

Photo location chart

Removal of finish materials occurred after testing reveled hazardous materials. Vinyl asbestos tile was removed from several areas on the Ground floor – no finish replaces it.

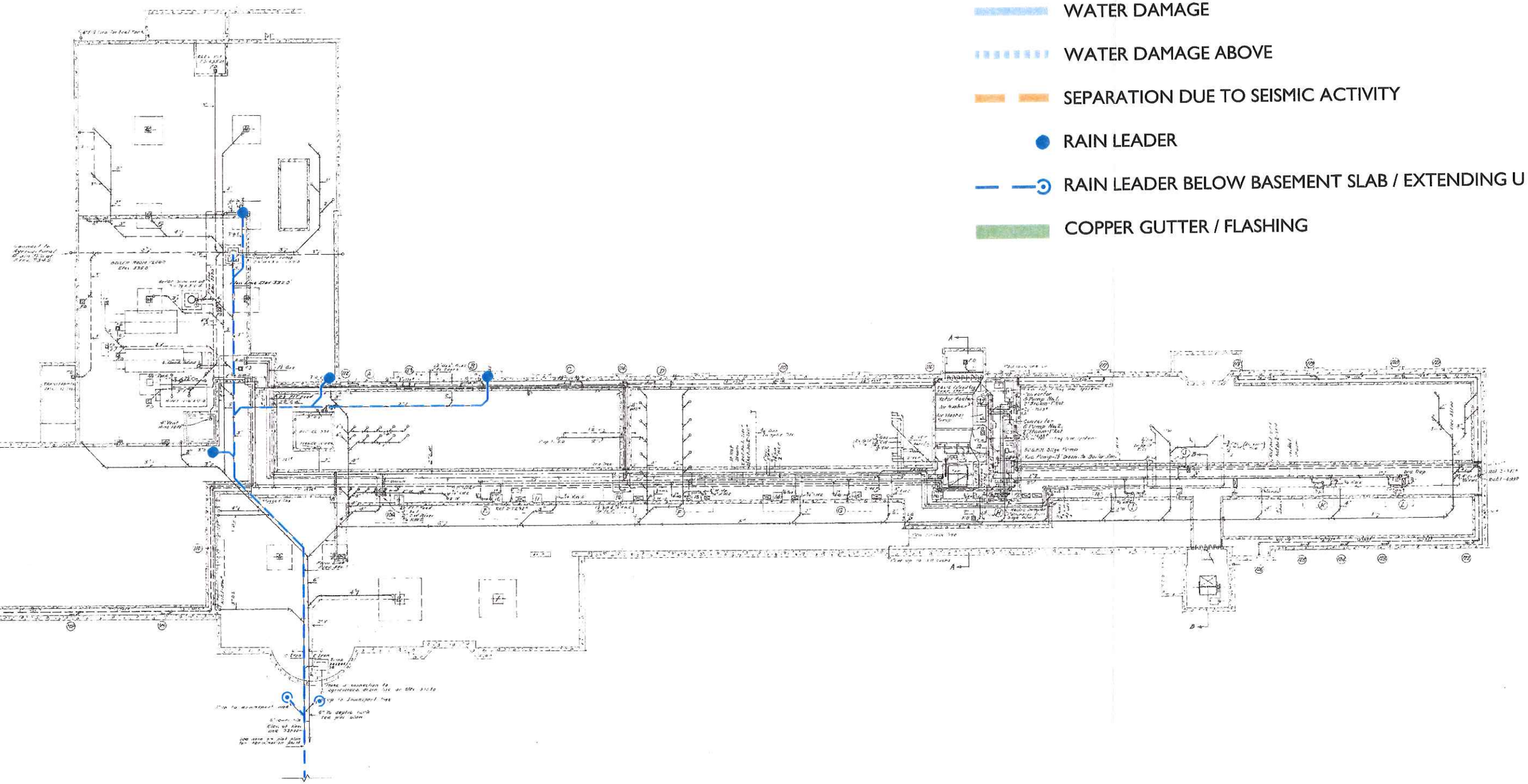
Subsequent work has impacted the historic integrity of interior spaces. The 1976 egress upgrade, while improving safety, would not meet the Secretary of Interior Standards for Rehabilitation. The materials are not of like kind and quality to the historic structure and the placement of new partitions detracts from the character of the building – most notably the Stair Hall and Ambulatory.

Two additions, a Sacristy in the Study Hall and one in the Recreation Room are a record of Seminary use. They are not, however, at the same level of significance as the Original Architecture. And, the materials and form are not of the quality of the Original Architecture. Therefore, their continued presence is not supporting the preservation goals set forth in this report.

Linoleum flooring is used very extensively throughout the building. This is the one interior historic material that may be beyond refurbishing. Linoleum settles easily under the weight of furniture, resulting in many indentations over time. Fortunately it is easy to replace with high quality new linoleum.

See the following interior condition drawings for locations of water migration in the building, seismic damage to finishes and areas of subsequent work. These drawings are based on field observation ~~but~~ and should not be assumed to be an exhaustive condition survey.

Photo locations and Chronology



LEGEND:

- CHANGE/ADDITION TO BUILDING
- WATER DAMAGE
- WATER DAMAGE ABOVE
- SEPARATION DUE TO SEISMIC ACTIVITY
- RAIN LEADER
- RAIN LEADER BELOW BASEMENT SLAB / EXTENDING U
- COPPER GUTTER / FLASHING

NORTH

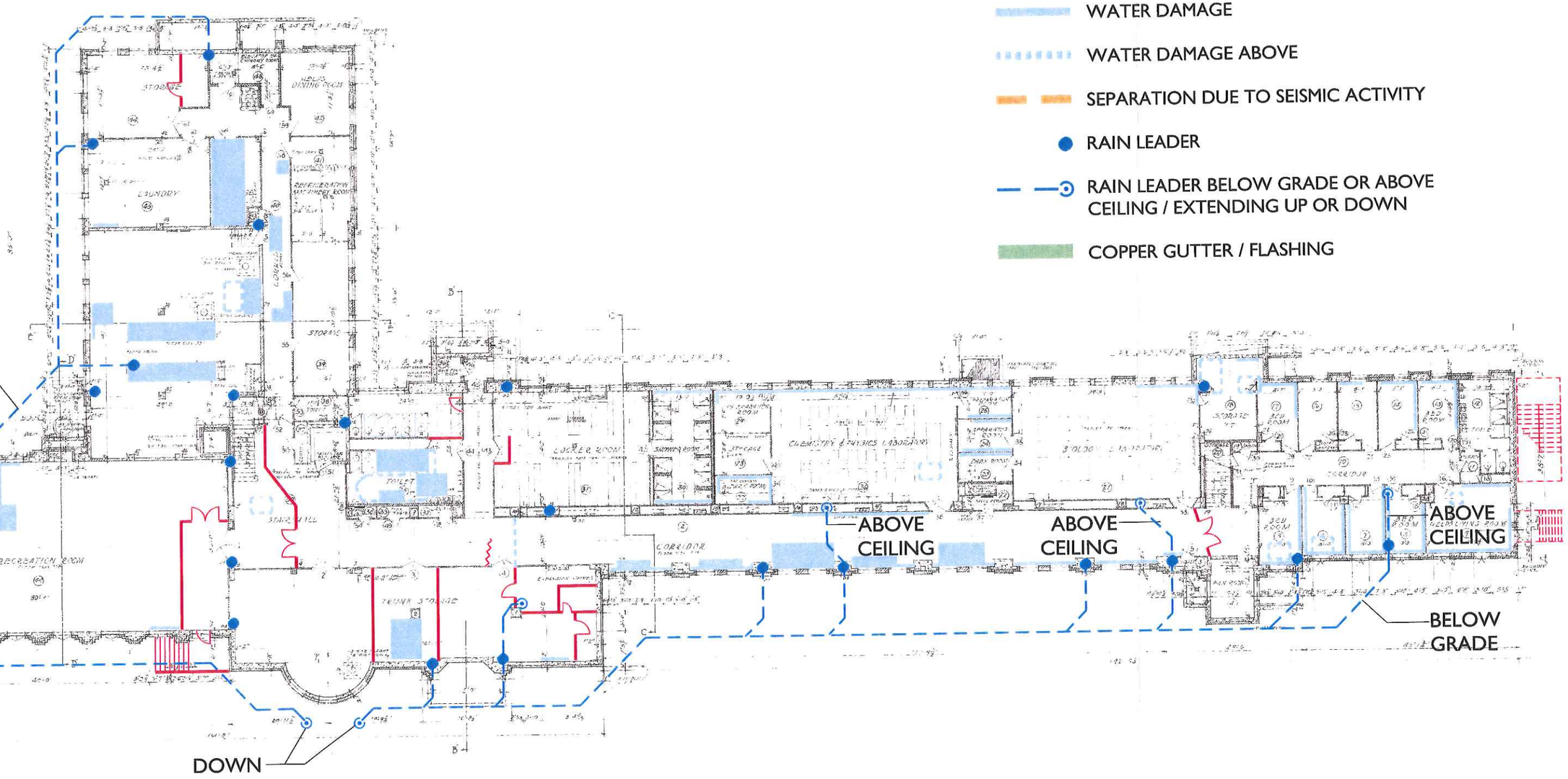
SAINT EDWARD'S SEMINARY

SUB-BASEMENT FLOOR PLAN

NOT TO SCALE

LEGEND:

- CHANGE/ADDITION TO BUILDING
- WATER DAMAGE
- WATER DAMAGE ABOVE
- SEPARATION DUE TO SEISMIC ACTIVITY
- RAIN LEADER
- RAIN LEADER BELOW GRADE OR ABOVE CEILING / EXTENDING UP OR DOWN
- COPPER GUTTER / FLASHING

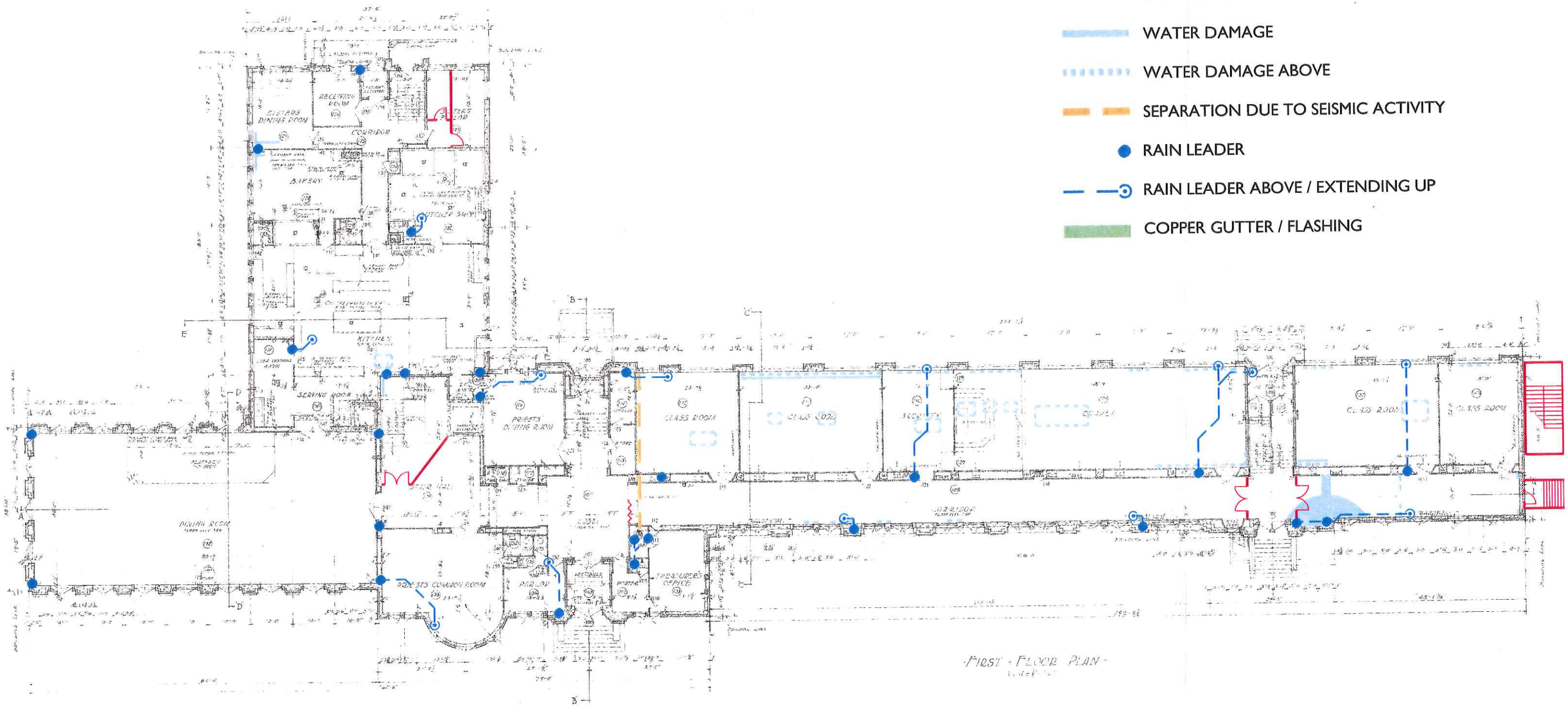


NORTH

SAINT EDWARD'S SEMINARY

BASEMENT FLOOR PLAN

NOT TO SCALE



LEGEND:

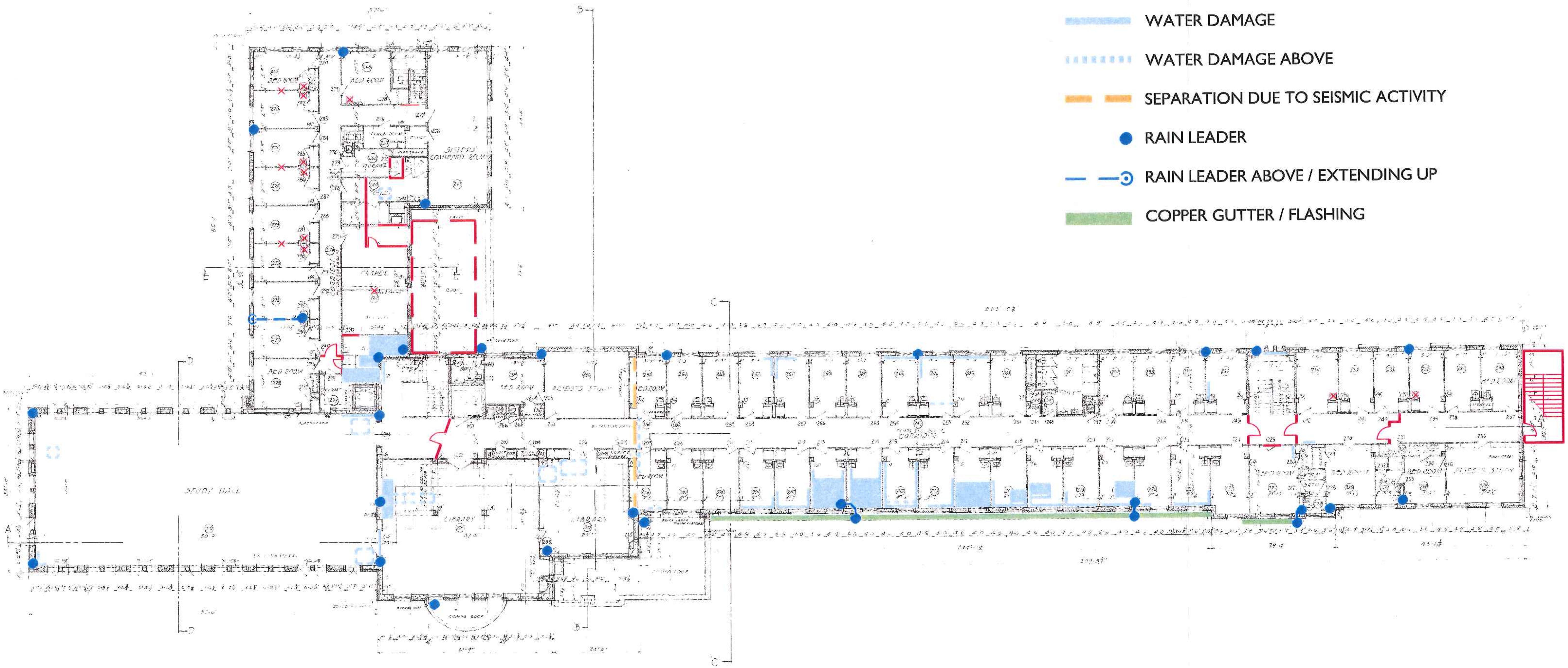
- CHANGE/ADDITION TO BUILDING
- WATER DAMAGE
- WATER DAMAGE ABOVE
- SEPARATION DUE TO SEISMIC ACTIVITY
- RAIN LEADER
- RAIN LEADER ABOVE / EXTENDING UP
- COPPER GUTTER / FLASHING

NORTH

SAINT EDWARD'S SEMINARY

FIRST FLOOR PLAN

NOT TO SCALE



LEGEND:

- CHANGE/ADDITION TO BUILDING
- WATER DAMAGE
- WATER DAMAGE ABOVE
- SEPARATION DUE TO SEISMIC ACTIVITY
- RAIN LEADER
- RAIN LEADER ABOVE / EXTENDING UP
- COPPER GUTTER / FLASHING

NORTH

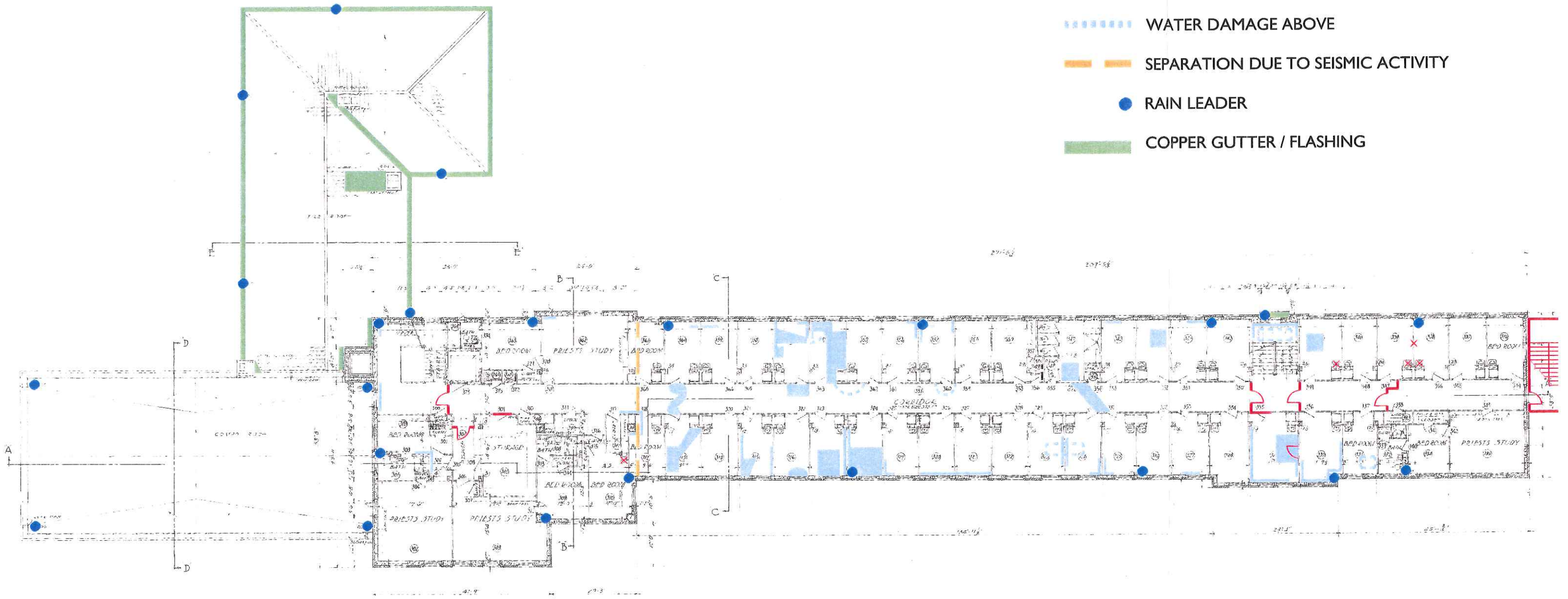
SAINT EDWARD'S SEMINARY

SECOND FLOOR PLAN

NOT TO SCALE

LEGEND:

- CHANGE/ADDITION TO BUILDING
- WATER DAMAGE
- WATER DAMAGE ABOVE
- SEPARATION DUE TO SEISMIC ACTIVITY
- RAIN LEADER
- COPPER GUTTER / FLASHING



NORTH

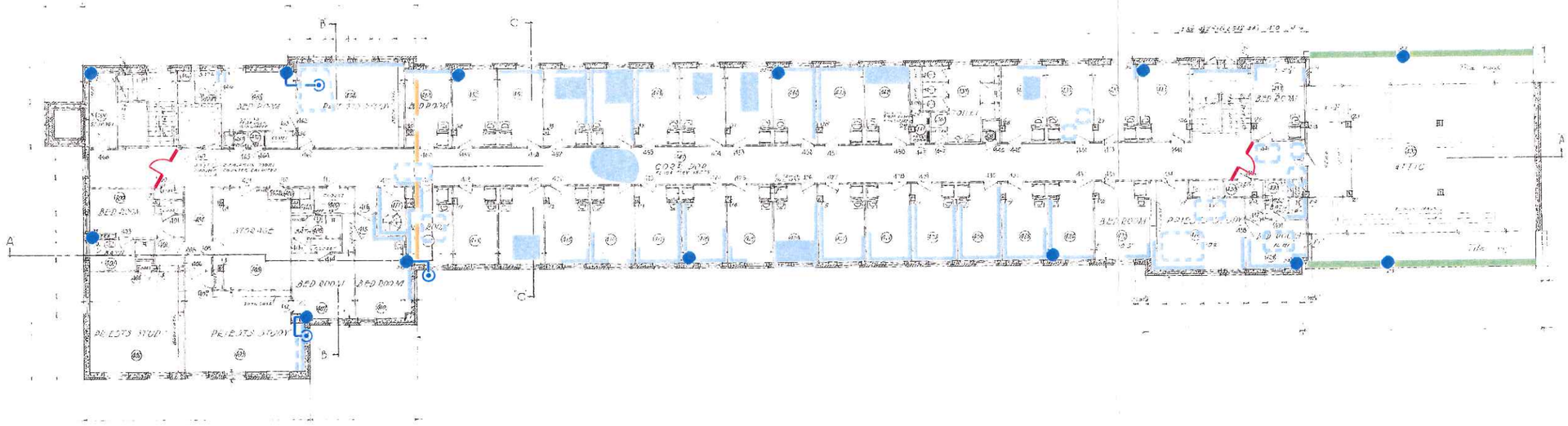
SAINT EDWARD'S SEMINARY

THIRD FLOOR PLAN

NOT TO SCALE

LEGEND:

- CHANGE/ADDITION TO BUILDING
- WATER DAMAGE
- WATER DAMAGE ABOVE
- SEPARATION DUE TO SEISMIC ACTIVITY
- RAIN LEADER
- RAIN LEADER ABOVE / EXTENDING UP
- COPPER GUTTER / FLASHING



NORTH

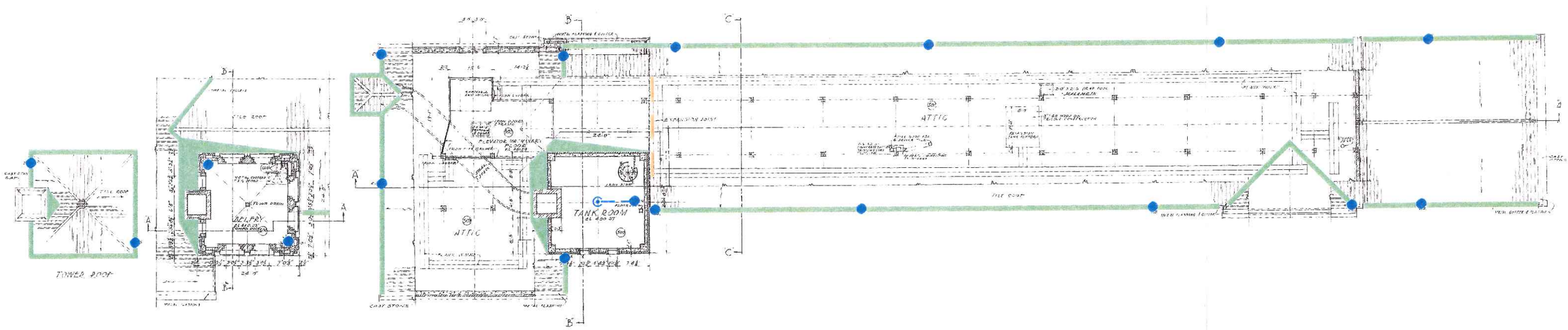
SAINT EDWARD'S SEMINARY

FOURTH FLOOR PLAN

NOT TO SCALE

LEGEND:

- CHANGE/ADDITION TO BUILDING
- WATER DAMAGE
- WATER DAMAGE ABOVE
- SEPARATION DUE TO SEISMIC ACTIVITY
- RAIN LEADER
- RAIN LEADER ABOVE / EXTENDING UP
- COPPER GUTTER / FLASHING



NORTH

SAINT EDWARD'S SEMINARY

ATTIC & ROOF PLAN

NOT TO SCALE

PART 2 – TREATMENT & WORK RECOMMENDATIONS

OBJECTIVES BASED ON EVALUATION OF SIGNIFICANCE

BROAD DIRECTION FOR TREATMENT AND USE

Currently the building is unused, with the exception of four residences and a single assembly area for 49 persons in the Dining Room. A comprehensive new use for the building has not yet been defined. ~~It is the subject of an ongoing public process.~~

St Edward is an extraordinary building and cultural resource. It requires stabilization now to ensure that it remains intact and structurally sound. The damage to date is repairable, but loss will increase rapidly if it is not addressed soon. The full value of this building will not be realized until it is again occupied. The new use should return life and meaning to the building while honoring and preserving the significant elements of its history as a Seminary.

STANDARDS FOR TREATMENT

The Secretary of the Interior's "Standards for the Treatment of Historic Properties" outline recommended procedures for treating historic properties, notably those such as St. Edward that are listed in the National Register of Historic Places. The primary intent of the Standards is to preserve as much of the historic fabric and character as possible, while providing opportunities for productive use of the historic property. To these ends, four types of treatment are defined:

- *Preservation* focuses on the maintenance and repair of existing historic materials and the retention of the property's form, allowing sensitive upgrading of systems but no additions.
- *Rehabilitation* allows alterations and additions to make possible a new use for a historic property, while preserving the features that convey its historical, cultural or architectural significance and character.
- *Restoration* involves removing evidence of certain periods in order to accurately depict a property at a particular period in its history.
- *Reconstruction* involves recreating a lost property in its historic location, usually for interpretive purposes.

Decisions about which treatment is most appropriate for a particular property depend on the property's significance, physical condition, historic integrity and potential uses. There are specific guidelines to be used for each treatment to assure that the property is treated sensitively and its features and character are preserved to the extent possible.

SPECIFIC TREATMENT STRATEGIES

Future work on St. Edwards Seminary should be guided by the standards of Rehabilitation.

~~{Secretary of Interior Stds?}~~

REQUIREMENTS FOR WORK

TREATMENT REQUIRED FOR BUILDING STABILIZATION

Roof and Site Water Requirements

The migration of water into the building via the existing rain leader system can be most likely remedied completely by improving the ability of the site drainage system to convey rainfall events. The site drainage system does not appear to be designed to convey low to moderate flows in a conventional, controlled manner and, moreover, there does not appear to be a conventional overflow route provide near the site system's outfall. It is recommended that the roof rain collection line be unconnected from the old septic tank so that a free outfall is provided down the existing ravine. This will likely require constructing a pipeline down the ravine slope to the base of the slope and outfitting the end of the pipe with an energy dissipation structure. The new pipeline could potentially be placed on-grade and restrained periodically along its length with a shackle and soil anchor system. The energy dissipation structure could consist of an open-top vault surrounded by gabion baskets. The old septic tank will be no longer in use and can be abandoned in place.

The City of Kenmore may require new stormwater detention to control the rate of release of stormwater to the ravine. For a stabilization project of this nature, their decision in this regard would be a negotiation based on the engineering evidence of existing ravine condition, stormwater flow rates etc. If required, a detention system could be networked into the system described above and would have the affect of holding roof-runoff during a storm event and then slowly releasing it to the ravine after the event passes. A detention system could take on the form of an underground concrete vault or could be something more organic such as a detention pond or rain garden. It is assumed that any organic, landscape-based detention solution would be an "end-of-pipe" solution due to the "cultural landscape" nature of the site. However, if acceptable, a more sustainable and cost-effective approach would be to site multiple mini rain gardens at multiple points around the building where rain leaders exit.

A full site and topographic survey that includes the ravine will be required to carry out a mitigation design. A geotechnical investigation will also be required to better understand how the site soils percolate.

The mitigation described above would likely eliminate the rain leader water migration problem altogether. It is recommended that this work be carried out prior to any in-building plumbing replacement. If the existing rain leaders continue to show some signs of water migration after improvement of the site system, then individual in-building rain leader improvements can be identified and carried out.

IN KEEPING W/ CULTURAL LANDSCAPE?

Surface Runoff Migration Mitigation

It is recommended that the grades around the building be subtly modified to create a "back grading" condition anywhere that existing grades allow water to sheet flow to the face of building. This "back grading" would have the affect of creating a subtle low point a couple feet outward of the face of building. It is further recommended that a French drain be installed at this new low point around the entire building perimeter, wherever existing grades allow sheet flow toward the building. This French drain would consist of a perforated drain pipe in a well graded gravel material all of which is separated from adjacent soils by an EPDM liner. The French drain would be tied into the lower perimeter foundation drainage system and numerous points along its length. This two-step approach (grading plus French drain) will ensure sheet flows are intercepted before the encounter the building and that intercepted flows do not pond, but instead are conveyed via the French drain into the new building

SPELL OUT

foundation drainage system described in the next section. The goal for these two interventions is that they are both low-profile and will not change the cultural landscape.

Subsurface Flow Migration Mitigation

It is recommended that a new building foundation drainage system be installed around the entire building perimeter. This would require excavating existing soils away from the basement walls and installing a perforated drain pipe in well-graded gravel backfill at the base of the wall and ensuring that the basement wall has a well-draining material in contact with it for its entire height. This material could be a swath of well-graded gravel (drain rock) or a cellular drainage mat such as Miradrain. It is further recommended that a waterproofing material be applied to all subterranean wall surfaces. The perforated drain pipe would ultimately discharge to the rain leader collection system at the ravine. c/ NO POTENTIAL FOR A CROSS CONNECTION

The fan room presents an added problem in that it appears that portions of it are situated below the static ground water table, receives flow from the up-gradient pool building underdrain system as well as the area drain in the air intake shaft. It is recommended that the pool underdrain and the air intake shaft area drain be disconnected from the fan room sump and routed around or under the building in a new tight line that would ultimately convey these flows to the rain leader collection system at the ravine.

The above changes to the fan room sump would result in only a few existing floor drains and the mechanical system's condensate return water being connected to it. This should result in only incidental flows being conveyed to the sump which should be manageable by a single pump station as long as ground water is precluded from entering into the system. c/ NO POTENTIAL FOR A CROSS CONNECTION

It is unclear how much groundwater is seeping into the sump and by what means. It is recommended that a geotechnical investigation be carried out to determine the groundwater level (and how that level changes over time) and flow rates. If groundwater is a problem, it is recommended that the sump in the fan room be rebuilt in a manner similar to modern elevator pits which are typically designed to be water tight on their surfaces that are in contact with the soil. This should eliminate a path for ground water intrusion. Any floor drains and connecting pipes connected to the sump would also need to be checked as to whether they are providing a path for groundwater intrusion and if so, should be rebuilt or, if no longer needed, capped in a watertight manner.

Once flows to the sump are reduced by the above methods, flows to the sump should be manageable by a single pump station. Internal floor drains are required by code to be conveyed to a sanitary sewer so it is recommended that only the existing pump system that is connected to the sewer be kept in service. This current system has been installed as an emergency provision so it may require some improvements to render it a part of permanent construction that is designed to come on periodically to empty the sump. It would also be prudent to replace the current setup with a modern sump pump station with automatic controls that is designed to operate automatically when water reaches a certain level in the sump. WHAT ABOUT A GRAVITY DRAIN FROM THE SUMP?

Seismic stabilization

See attached report.

Roofs, Flashing & Gutters

All copper flashing materials should be replaced, with new copper, retaining historic profiles. Attention to mechanical joint details and use of modern membrane waterproofing products in conjunction with the copper can improve the future performance of these systems while maintaining the historic integrity of the building. The flashing work is extensive and, to do the job properly, it will require removal of a significant percentage of roofing material. Therefore, due to age of the historic roof and the impact of the flashing work it is recommended that the entire roof be refurbished. This work includes; removal and salvage of historic tile; removal of old substrate to expose the cast concrete structure; repair of any

underlying deterioration in the cast concrete; application of ice and water shield over entire roof surface; reinstallation of tile, with new matching tile interspersed as required.

In addition to the main tile roof, St. Edward has several flat built up roofs and smaller flashed gutters where the façade steps out to a larger foot print on lower levels. The built-up roofs are well beyond their useful lives and should be replaced. New membrane roofing includes; removal of old materials, installation of new tapered insulation, membrane roofing and counter flashing. All flashed gutters, throughout the building should be replaced with new connections to interior cast iron leaders and drain strainers.

Masonry

Areas of masonry affected by water infiltration will need a variety of treatments. Specific restoration appropriate cleaning will be required for areas of efflorescence and biological growth. Cast stone with displacement need to be addressed to prevent loss. Cast stone with cracks internal to the unit need the cracks injected and finished to prohibit water penetration. Spalled and missing bricks need to be replaced. Areas of pointing loss need to be re-pointed with mortar matched to the existing adjacent mortar. Restoration cleaning of rust stains below cast iron elements is required. Finally, a light general cleaning of the entire building is recommended.

All exterior masonry stairs, serving the first floor, will require limited re-building and full re-pointing.

Cast stone at entrances need to be pinned to the structure in order to maintain clear egress in a seismic event.

Windows

It is recommended that most windows be replaced with new more energy efficient windows that match the existing historic window profiles exactly. The exceptions are the historic steel sash in the Ambulatory and Dining room, Priests' Common Room and Priests' Dining Room. These windows should be restored to operating condition. The work includes; preparation of the metal, repainting, re-glazing and puttying as required and oiling of hinges.

Cast Iron

All exterior cast iron elements need to be prepped and painted to arrest rusting and resulting staining.

Mechanical Electrical & Plumbing

The heat in the building should be maintained. No electrical work is required for stabilization. The plumbing should be discontinued to the greatest extent possible.

Photo location ?
Closeup

TREATMENT REQUIRED FOR RESTORATION OF CHARACTER DEFINING FEATURES

Exterior:
The original oak paneled entry doors, removed in 1976, should be restored to their original locations. The doors ~~are~~ currently stored in the basement. The original doors should be surveyed, repaired as necessary and reinstalled in their original locations.

MAY BE THOSE ?

PHOTO LOCATIONS & CONTEXT

The South fire escape added in 1979, is not compatible with the historic character of the building and should be removed. It is, however, currently serving as the second means of egress for two residences on the Second and Third Floors. It must be maintained until interior egress systems are reworked to provide an alternative second means of egress. It may be possible to remove it sooner if the residences are unoccupied – this decision would be at the discretion of the Building Official.

The newer doorway, at the South terminus of the Ambulatory should be retained, but redesigned. The location of this door is historically and architecturally significant and its design and materials should reflect that. It is also a useful means of egress. It should be redesigned, with a more thoughtful interpretation of the St. Edward's architectural style and materials.

The windows in the Study Hall are silver color, sliding aluminum replacements that detract from the historic integrity of the building. These should be replaced with new double glazed metal windows that match the historic window profiles and divisions.

The new areaways augmenting egress from the building are not designed in a way that is in keeping with the quality or character of the building. And, their placement does not meet current codes for egress. When a new use for the building is identified and the larger egress system reviewed, these exits should be replaced or redesigned. A new design can better address egress safety and be a more thoughtful interpretation of the St. Edward's architectural style and materials.

Interior:

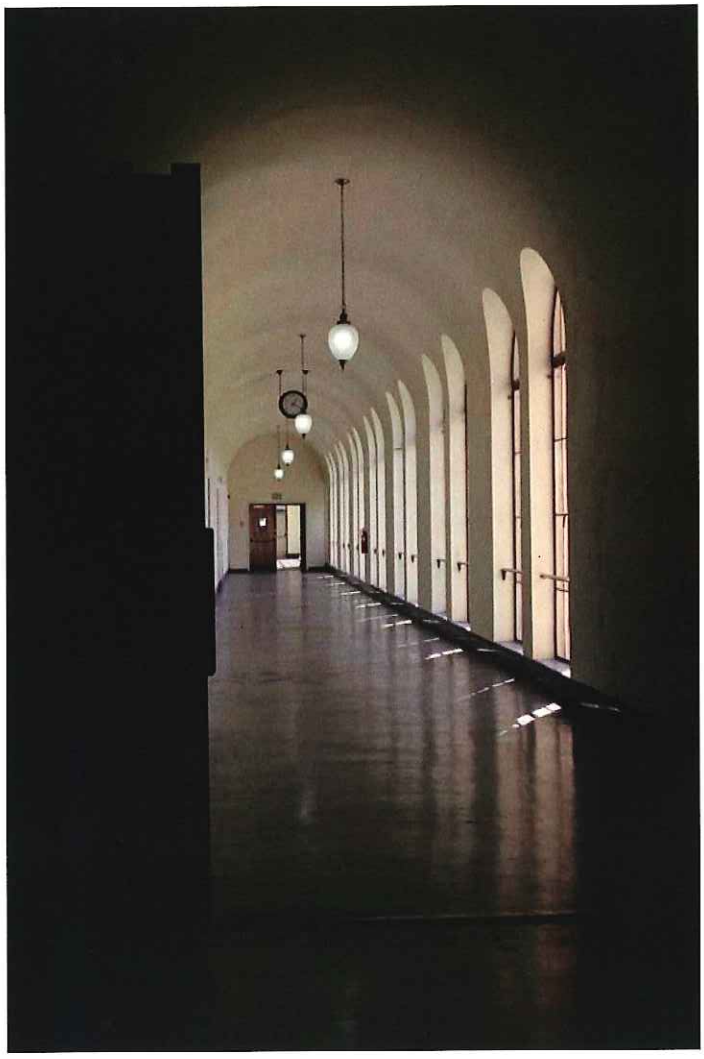
The current enclosures of two fire stairs are not designed in a way that is in keeping with the quality or character of the building. And their placement does not meet current codes for egress. When a new use for the building is identified and the larger egress system reviewed these exits should be replaced or redesigned. A new design can better address egress safety and be a more thoughtful interpretation of the St. Edward's architectural style and materials.

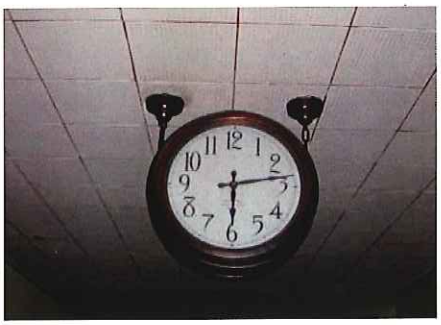
All surfaces damaged by water infiltration require restoration in all primary and most secondary spaces.

The remaining historic fixtures in all primary and secondary significance areas should be refurbished and reinstalled. Other historic fixtures in tertiary areas should be refurbished and reused where practicable. The historic clocks should be retained in situ in primary spaces and retained or relocated in all other spaces.

Gates are currently employed to limit public access. Removal of gates will be required when the building use pattern changes.

Acoustic tile, throughout many of the Public and Academic spaces should be removed. Alternative acoustic treatments, like velvet drapes in the dining room, can provide a more visually appropriate solution.





TREATMENT REQUIRED TO MEET BUILDING CODES AND FEDERAL REGULATIONS

The future use of the building is not currently defined. Complete analysis of code requirements is not possible before that point. Regardless of use, however, the following code issues will all need to be addressed:

Fire and Life Safety
Egress, throughout the building, will require comprehensive updating. Use of any existing stairs for egress will almost certainly require changes in enclosure, layout and discharge to meet current codes. Several areas of the building do not have access to a second means of egress. Assembly spaces, depending on occupancy, may require more than two exits. The current placement of exits rarely meets requirements for remoteness. The location of the South stair makes possible a dead end corridor beyond it, further South, on the Second and Third Floors. Paths of egress, requiring a rating, will be difficult to accomplish reusing existing construction. All of these issues require further investigation when use is defined.

An option that any redevelopment should consider is eliminating the burden of egress from the main stair. This choice will greatly improve opportunities to retain its historic integrity, particularly its relationship to the Lobby and other First Floor public spaces.

The building will almost certainly require a new fire alarm and sprinkler system.

Structural & Seismic
See attached report

Mechanical Electrical and Plumbing Requirements
The building will require all new code compliant Mechanical, Electrical and Plumbing systems throughout. The location and quantity of toilets will most certainly be impacted, as the original building is designed for single gender use.

Energy Performance
New windows and insulation will be required to meet energy performance. To meet overall building performance this work should be disproportionably weighted to tertiary and hidden spaces to allow for retention of historic material and architectural form in primary spaces. After analysis, it should be possible to retain some original windows and avoid furring for insulation where it will best support historic integrity.

Accessibility Requirements
Accessibility requirements will have impacts throughout the building. Certainly, the West building entrance, and change of level in the lobby will need to be made accessible. The elevator footprint is too small to meet code requirements. The Second Floor of the East Wing is about four feet lower than the Second Floor served by the elevator and therefore poses an accessibility challenge. Any redevelopment strategy will need to address these issues as part of a comprehensive plan for exterior access, vertical circulation, path through the building, hardware, toilets and safe egress.

Solutions to these issues will need to be balanced with preservation goals. Where compliance alternatives are appropriate, they need approval by the Building Official.

Hazardous Materials
The building has been the subject of much testing for the presence of lead and asbestos containing materials. Fortunately, testing to date reveals limited presence. Those materials identified and any uncovered in future redevelopment need to be handled and disposed of properly.

WORK RECOMMENDATIONS

TIERED TABLE WITH COST ESTIMATES FOR STABILIZATION

ALTERNATIVES CONSIDERED BUT NOT RECOMMENDED

BUILDING EXTERIOR

Targeted, not comprehensive, approach to roof repair

STRUCTURAL & SEISMIC SYSTEMS

ROOF AND SITE WATER SYSTEMS

At this time, it is not recommended that a wholesale in-building rain leader plumbing replacement be carried out.

LIFE-SAFETY SYSTEMS

MEP REQUIREMENTS

No alternatives considered

INTERIOR SPACES

PART 2 – SOURCES

BIBLIOGRAPHY

OTHER SOURCES

PART 2 – APPENDICES

GLOSSARY

Ambulatory: (noun) a covered walkway of a cloister

Egress: (noun) an exit from a place

Reredos:
…

GUIDE SPECIFICATIONS FOR BUILDING STABILIZATION

STRUCTURAL & SEISMIC REPORT

SECOND DRAFT

EXECUTIVE SUMMARY

This report is provided to give an updated general structural condition and seismic assessment of the Washington State Park's historic St. Edward building. Identified in the report are structural and seismic deficiencies with recommended repair and mitigation, where warranted, provided both in written and concept sketch format.

- Scope of Work: provide a General Structural Condition and Seismic Assessment with recommended repairs and seismic upgrade concept.
- Building Description: The building was constructed in 1931. It is predominantly 4 stories with smaller wings of 2 and 3 stories and with full basement throughout. Located toward the north section of the building along the west elevation is the main entry to the building and rising in proximity to this location is a 6-story tower. Currently much of the building is unoccupied except for a small portion of the northeast wing occupied by the resident park manager. The building foundation is provided by shallow continuous concrete wall footings and spread footings. The structural gravity and lateral resisting systems for the entire building is provided by a reinforced concrete framework. The basement floor is a slab on grade. Floors and sloped roofs are reinforced concrete beam and slab systems.
- General Structural Condition: The structure is generally in good condition, however, water intrusion from failed storm water drainage systems and basement ground water from failing perimeter curtain drains can lead to concrete reinforcing corrosion and concrete spalls.
- General Structural Condition Recommendations: Repair storm water drainage systems. Repair perimeter curtain drain and provide basement wall exterior waterproofing.
- Basis of Seismic Assessment: The seismic assessment is based on a life safe objective in consideration of a 10% in 50 year seismic event (about a 500 year seismic event). A life safe objective is intended to limit occupant injury and provide post-earthquake egress. A seismic hazard at 10% probability of exceedance in 50 years is a design level earthquake. This criteria is consistent with the standard of evaluations of non-essential facilities (i.e. not emergency post-earthquake operational facilities) and consistent for undergoing a voluntary or mandatory seismic upgrade.
- Seismic Deficiencies: The building lacks an adequate lateral resisting system. Masonry exterior façade lacks adequate ties to the concrete frame that is of concern at points of egress to meet Life Safety objective. Hollow Clay Tile (HCT) interior partitions are susceptible to damage and at risk to block egress to and from the building if damage occurs along major corridors and stairways of an occupied building.

SECOND DRAFT

- Seismic Recommendations: Add reinforced concrete shear walls distributed and placed to adequately meet Life Safety objective. Provide pinning of masonry above major entrances of the building. Remove or strong-back HCT partitions located at stairwells and along other major corridors of occupied interiors.

INTRODUCTION

This report provides a general structural condition assessment and an assessment of the expected seismic performance of the historic St. Edward building. It includes:

- Observations of the general structural condition
- An evaluation of the seismic-load-resisting ability of the lateral system
- Identifies potential deficiencies
- Provides preliminary recommendations for repairs and seismic upgrades.

SCOPE OF ASSESSMENT

The assessment is based on:

- Visual observation of the building
- Review of the available original architectural and structural design drawings
- Review of the 2001 FEMA post-Nisqually seismic damage report

From the results of the structural investigation, structural calculations were performed where applicable. The assessment is primarily concerned with the expected performance of structural elements. Nonstructural elements are only addressed if they pose significant life-safety hazard potential, such as falling hazards or seismic damage blocking a primary means of egress.

The initial seismic evaluation is based on the American Society of Civil Engineers (ASCE) standard *Seismic Evaluation of Existing Buildings* (ASCE 31-03). The evaluation is based on a Life Safety performance level (as defined by ASCE 31), which is consistent with common practice for buildings of this construction type and occupancy. The recommendations for seismic upgrades, where warranted, are based on the ASCE standard *Seismic Rehabilitation of Existing Buildings* (ASCE 41). The criteria and methodology for the seismic evaluation and rehabilitation are discussed in greater detail in a subsequent section.

SECOND DRAFT

The development of the recommendations into concept seismic upgrade plans are provided with consideration of the existing structural framing. Coordination and interaction with other program objectives, greater project scenarios, existing building systems, and other potential upgrades are limited to historic and conceptual architectural objectives identified within the Historic Structural Report.

SECOND DRAFT

DOCUMENT REVIEW

The following table lists the drawings reviewed during the course of this assessment.

Drawing Sheet	Date	Firm	Description
1	Jan 1931	John Graham Architect and Engineer	Architect Ground Floor Plan
2	Jan 1931	John Graham Architect and Engineer	Architect First Floor Plan
3	Jan 1931	John Graham Architect and Engineer	Architect Second Floor Plan
4	Jan 1931	John Graham Architect and Engineer	Architect Third Floor Plan
5	Jan 1931	John Graham Architect and Engineer	Architect Fourth Floor Plan
6	Jan 1931	John Graham Architect and Engineer	Architect Attic & Roof Plan
7	Jan 1931	John Graham Architect and Engineer	Architect West Elevation
8	Jan 1931	John Graham Architect and Engineer	Architect East Elevation and Section
9	Jan 1931	John Graham Architect and Engineer	Architect Elevations
10	Jan 1931	John Graham Architect and Engineer	Architect Sections
11	Jan 1931	John Graham Architect and Engineer	Architect Details Main Entrance
12	Jan 1931	John Graham Architect and Engineer	Architect Detail of Upper Portion of Tower
13	Jan 1931	John Graham Architect and Engineer	Architect Exterior Details

SECOND DRAFT

Drawing Sheet	Date	Firm	Description
14	Jan 1931	John Graham Architect and Engineer	Architect Exterior Details
15	Jan 1931	John Graham Architect and Engineer	Architect Detail South Entrance West Elevation
16	Jan 1931	John Graham Architect and Engineer	Architect Entrance East Elevation
17	Jan 1931	John Graham Architect and Engineer	Architect Stair & Elevator Details
18	Jan 1931	John Graham Architect and Engineer	Architect Toilet Room Details
19	Jan 1931	John Graham Architect and Engineer	Architect Misc. Details
20	Jan 1931	John Graham Architect and Engineer	Architect Misc. Details
101	Jan 1931	John Graham Architect and Engineer	Structural Foundation Plan
102	Jan 1931	John Graham Architect and Engineer	Structural First Floor Framing Plan
103	Jan 1931	John Graham Architect and Engineer	Structural Second Floor Framing Plan
104	Jan 1931	John Graham Architect and Engineer	Structural Third Floor Framing Plan
105	Jan 1931	John Graham Architect and Engineer	Structural Fourth Floor Framing Plan
106	Jan 1931	John Graham Architect and Engineer	Structural Roof & Tower Framing Plan
107	Jan 1931	John Graham Architect and Engineer	Structural Column Schedule
108	Jan 1931	John Graham Architect and Engineer	Structural Column Schedule

SECOND DRAFT

Drawing Sheet	Date	Firm	Description
109	Jan 1931	John Graham Architect and Engineer	Structural Stair Framing
110	Jan 1931	John Graham Architect and Engineer	Structural Second Floor Framing Plan

BUILDING DESCRIPTION

The St. Edward main historic building is the oldest of several buildings on the large acreage Saint Edward State Park site in Kenmore, Washington and the subject building of this review. The building was originally built in 1931 and from that time occupied as a Seminary until closure and transfer to Washington State Parks in 1977. The building has been largely unoccupied since that time, however, maintained by Parks. The basic building structure is unchanged from the original design.

The main building lies along the north-south axis in a long rectangular plan shape 4 stories tall (about 271 feet by 38 feet) with the last 45 feet of the south end of the main building at 3-stories. Much of the long main building south of the main entrance was originally referred to as the Dormitory Wing and referred to herein for sake of clarity. Smaller wings extend from the main building: a 2-story wing extending north (about 82 feet by 39 feet), and a 2-story wing off the north end of the building extending east (about 85 feet by 58 feet). Over a small portion of the east wing there is a roof terrace accessed from the second floor. It is also in this east wing that the Park Manager currently resides. The main entrance is located on the north end and west elevation of the 4-story portion of the building. A 6-story 24 foot by 24 foot square Belfry Tower is located in proximity to the entrance.

Below the Ground Floor (Basement Level) is a 6'-9" wide by 4' deep reinforced concrete utility tunnel that begins from the boiler room in the east wing and runs down the center of the main Dormitory Wing. The utility tunnel runs past a small dropped sub-basement "Fan Room" and "Sump Pump Room" located about 105 feet from the south end of the main Dormitory Wing.

The building has a foundation system of reinforced-concrete shallow wall footings and spread footings throughout. The main building has perimeter wall footings supporting the basement walls with integral spread footings supporting basement wall pilasters. A north-south line of interior spread footings (spaced at about 17 feet apart, and offset from centerline) support columns that run the length of the main building. Four large spread footings are within the footprint of and support the four corner columns of the Belfry Tower. The north wing has perimeter wall and spread footings supporting basement walls

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and basement wall pilasters. The east wing has perimeter basement wall footings and eight evenly distributed interior spread footings supporting interior columns.

The entire main building and wings are framed with reinforced concrete. The ground floor is a concrete slab on grade of undetermined thickness (appears from scale of original details to be about 5-1/2 to 6 inches thick). Perimeter reinforced concrete basement walls vary in thickness from 6 inches to the majority at about 8 inches thick and taller walls at about 9 inches thick. Thickened pilasters along basement walls typically correspond to perimeter concrete columns or piers above.

The Third and Fourth Floors and the roof of the double loaded Dormitory Wing have a series of interior columns aligned to the corridor partition walls. The easternmost set of these interior columns get transferred on large 21 inch wide by 45 inch deep reinforced concrete transfer beams at the second floor.

All elevated floors and the roof are framed with reinforced concrete slabs spanning to beams. Beams are supported on the exterior perimeter frame and interior reinforced concrete columns. The roof reinforced concrete slab and beam system are sloped to the roof profiles. Floor and roof slabs vary from 4 to 6 inches with most being 5 inches thick. Beams depths vary but are typically in the 2 foot depth range. The perimeter beams are typically much deeper.

The perimeter of the building is a punched opening system as a result of the exterior structural concrete frame formed around window openings. This creates a frame of deep reinforced concrete headers and beams formed above and below windows and wall piers to the sides of window openings. This framework currently provides the major lateral resistance for the building. A 2-inch separation joint located at the north end of the main Dormitory Wing separates this wing from the north entry portion of the main building. This joint occurs on the First Floor and continues on up through the roof. This joint results in the separation of lateral resisting systems of the building north and south of the joint.

STRUCTURAL CONDITION

The conditions observed during the site visit involve only those elements that were exposed or readily visible. The occupied east wing was not accessible. The condition of structural framework was assessed for those elements visible using nondestructive means as well as any evidence of floor deflection, foundation settlement, significant deterioration or damage. From site observation the St. Edward building appears to be in better condition than expected for a building of this vintage. Observed condition and observed evidence of the general structural condition were based on the following:

- Significant water intrusion was evident at different locations throughout the building, however, this does not appear to have caused structural damage at this time. Upper

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level floors appear to be affected by failing interior storm drains and this has currently led to localized nonstructural damage. While no structural damage was observed, structural damage (reinforcing steel corrosion and associated concrete spalling) can be expected to occur if water intrusion continues unabated. Recommend repair of the building storm water drainage systems.

- Building storm water is currently collected in a sub-basement sump room that was observed and reported to contain added sump pumps as the result of past pump failures or capacity overloads that led to past partial basement flooding. Reportedly standing water in sump pump room, utility tunnels, and up to 4 inches in the basement have occurred in the past. Long term water exposure does not appear to have occurred. The structure does not appear to be damaged from short duration exposure to water. However, it is recommended the building storm water systems be upgraded to preclude potential flooding and further structural exposure to flood water.

- The exterior brick masonry is considered nonstructural (not part of the building's primary gravity or lateral framework). The potential for loose or falling hazards from failing exterior brick masonry is a subject of Life Safety both from general façade failure or from seismic egress consideration (see Seismic Assessment section of this report). From general structural observation, the brick façade appears to be better than average for a building of this vintage. Exterior brick masonry walls do have localized areas of black discoloration associated with points of storm water drain failure. Some walls evidencing associated brick masonry spall and/or cracking was observed. Storm water drainage repair and façade cleaning will be needed in any general façade repair. A thorough façade assessment is not included in this Structural Evaluation. We defer to a more thorough treatment of façade assessment and recommendations in a separate Façade Evaluation section of this Historic Structure Report.

- Some localized ground water intrusion was evident at a few basement wall locations. Small wall cracks were apparent at these locations, however, no concrete spall or reinforcing corrosion was observed that would indicate prolonged water exposure. This indicates that these leaks have had timely repairs consistent with the repairs (water proofing on back side of basement wall) reported by the Park Manager. Extensive waterproofing of basement walls combined with improving/repairing curtain drains around the perimeter of the building should be addressed to help guard against future significant basement wall ground water intrusion.

- Some nonstructural damage was observed at the building separation joint indicative of building movement and building interaction from the 2001 Nisqually seismic event. The building undergoing shaking during the earthquake would have damaged nonstructural finishes bridging the separation joint. Joint covers are damaged in that

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they appear loose and have separated from base structure. Brick masonry exterior at the joint was reported to have also been damaged and repaired.

- It was reported that Parks has continued to heat the unoccupied building. This is evident by the very limited paint and plaster damage that is typically associated with unoccupied and unconditioned interior space.

SEISMIC EVALUATION

INTRODUCTION TO THE SEISMIC EVALUATION

The design of new buildings in King County typically is governed by the *International Building Code* (IBC) (as amended by City jurisdictions). However, this code is neither intended for the evaluation of existing buildings nor appropriate for that use. Codes for new buildings, including the IBC, contain three basic types of requirements: strength, stiffness, and detailing. The strength and stiffness requirements are easily transferred to the evaluation of existing buildings, but the detailing provisions are not. The detailing requirements (for example, the proportioning of structural members and connections) in the IBC are in place to ensure that the systems that provide the building's strength and stiffness perform as intended. These requirements have been significantly revised throughout the Code update cycles as the knowledge base of building performance has increased, either through observations from earthquakes or as a result of various research programs. Since the strength and stiffness of an existing building cannot be adequately addressed without assurances of proper detailing, guidelines have been developed specifically for the seismic evaluation of existing buildings.

Evaluation Guidelines

The basis of the seismic evaluation is ASCE Standard 31-03, *Seismic Evaluation of Existing Buildings*, commonly referred to as ASCE 31. This document represents the most current practice for seismic evaluations. The purpose of ASCE 31 is to provide guidance in the review of an existing building's response to a predetermined level of earthquake based on a selected performance level. The ASCE 31 methodology consists of three phases, or tiers. The first phase is used to screen for any potential deficiencies in the lateral-load-resisting system. Potential deficiencies are then examined in more detail during the second phase, and if necessary, a rigorous, full-building evaluation can be performed as a third phase.

The first phase, Tier 1, is a screening phase ~~utilizing~~ using a series of checklists designed to identify potential flaws and weaknesses common to specific building types. Each checklist is a collection of evaluation statements describing building characteristics that are considered necessary to achieve the desired performance level.

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The second phase, Tier 2, is a further evaluation of the deficiencies identified during the Tier 1 evaluation. This analysis is typically performed on just those elements identified as being non-compliant with the Tier 1 acceptance criteria. In some cases, further evaluation of the entire building is required, depending on the building type, number of stories, desired performance level, and site seismicity.

The final phase, Tier 3, is not usually performed for typical seismic evaluations and was not used here. It involves performing a very detailed seismic evaluation of the building, usually involving some seismic rehabilitation measures. A rehabilitation analysis will be performed during the renovation design phase.

ASCE 31 is intended to identify seismic deficiencies that may require mitigation. Conceptual upgrade recommendations are provided for identified deficiencies. However, the design of the seismic upgrade is beyond the scope of the ASCE 31 standard. Where they are warranted, the conceptual upgrade approaches will be based on ASCE 41, *Seismic Rehabilitation of Existing Buildings.* ASCE 41 provides design requirements for new elements within an existing building and includes provisions that are intended to ensure adequate performance of the existing elements that are relied upon to provide lateral resistance or to support gravity loads. ASCE 41 provides a rational method for combining the strength and stiffness of new and existing elements within the strengthened building and includes provisions for the interconnection of these elements to form a complete and adequate lateral load path.

It should be noted that ASCE 41 might require a greater scope of rehabilitation than that identified in the prior ASCE 31 evaluation. As stated in ASCE 41, Commentary Section C1.3,

> "[ASCE 31] is specifically intended to accept somewhat greater levels of damage within each performance level than permitted by [ASCE 41], which is consistent with the historic practice of evaluating existing buildings for slightly lower criteria than those used for design of new buildings."

In other words, once the decision has been made to seismically rehabilitate a building, the standard of care increases.

Seismic Performance Objectives

In traditional and current codes for new buildings, seismic performance is considered implicitly. Specified seismic force levels are used to provide adequate strength and stiffness based on implicit performance objectives, and prescriptive detailing requirements are used to provide a high degree of confidence that these performance objectives will be achieved. As indicated previously, this method is not applicable for existing buildings because the level of seismic detailing cannot be controlled in most

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cases. For this reason, the current seismic evaluation and rehabilitation guidelines are based on explicit performance objectives. Such an approach is also known as "performance-based design". A specific seismic performance objective consists of two parts: a performance level and a seismic hazard (magnitude or frequency of earthquake).

The seismic evaluation of the historic St. Edward building is based on the ASCE 31 Life Safety Occupancy performance criteria for the seismic hazard level specified by the Seattle Building Code for major renovations. The design-level seismic hazard is taken as an earthquake with an average recurrence interval of approximately 500 years. A similar approach would be used for a seismic rehabilitation in accordance with ASCE 41.

A building that achieves the Life Safety requirements of ASCE 31/ASCE 41 for this design-level seismic hazard is considered to provide a degree of protection against life-threatening injury resulting from a major earthquake that is roughly similar to that of a building conforming to the current building code, although with somewhat less reliability. Moreover, St. Edward, like most buildings of this vintage, lacks the detailing that would serve to reduce the expected level of damage in smaller, more frequent earthquakes. Therefore, even if the building achieves a Life Safety performance level, it would be expected to provide less protection against economic loss (both direct and indirect resulting from temporary loss of use) than a new building.

Since this type of performance-based design for seismic rehabilitation falls beyond the scope of the Building Code, it will be important to confirm Building Department acceptance of the performance objectives and design methodologies early in the design process. Based on our experience with similar buildings undergoing substantial alteration, the proposed criteria should be acceptable to the Building Officials.

"Substantial Alteration" is typically defined as any existing building undergoing:

- Major renovation
- Change-of-use
- Renovation after being unoccupied for over 12 months
- Modifications to extend the useful life of the building.

Buildings that undergo substantial alteration are typically required by most Building Officials to include mandatory Life Safety upgrades (fire, barrier-free, and seismic). The Life Safety seismic objective proposed herein is intended to meet this requirement. Building renovations that do not fall within the "triggers" for substantial alteration sometimes will address voluntary Life Safety upgrades. Again, the objective proposed herein is that typically used for voluntary Life Safety seismic upgrades.

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We will propose to meet with the governing Building Department (City of Kenmore) to present the stated seismic performance objectives, the proposed methodologies, and the findings of this report in order to obtain "preapproval" of the evaluation/rehabilitation concepts to be used for the renovation design.

Seismic Hazard Determination

The seismic hazard in the Puget Sound region is governed by three types of events:

- (1) somewhat frequent, deep events below Puget Sound (similar in nature to but larger in magnitude than the events of the last century)
- (2) rare, deep events in the Cascadia Subduction Zone in coastal Washington and Oregon (last major event was in the year 1700)
- (3) very rare, shallow crustal faulting in the local region (last major event was around the year 900).

All of these events contribute to the probabilistic seismic hazard determination in the Seattle area, but the seismicity tends to be dominated by the close, shallow events.

For a specified earthquake frequency, the level of ground shaking is related to the location of the building site as well as the type of soils at the site. The seismic response parameters for St. Edward are based on United States Geological Survey mapping using the site location at 14445 Juanita Drive, Kenmore, Washington of 47.732°N, 122.257°W. The site soils are assumed to conform to Site Class C.

SUMMARY OF FINDINGS

St. Edward was designed and constructed prior to the adoption of modern seismic codes. The building benefits from a fairly regular plan layout and a system of tied reinforced concrete elements somewhat better than average for buildings of this vintage. However, the building lacks an adequate lateral resisting system.

There is a full height 2-inch separation joint from Floor 2 through the Roof that was provided as a part of the original structural design. While this size joint is not large enough to meet today's standard for building seismic separation, the joint will cause the buildings on either side of the joint to behave as two independent buildings and are therefore addressed in this manner for this Tier 1 and 2 seismic shear stress assessment. The joint occurs where the main south Dormitory Wing meets the wider main entrance building. The Dormitory Wing (4-story) and the very southern 3-story wing are seismically joined together. The main entrance (4-story), the tower (6-story), dining wing (high 2-story) and

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east wing (2-story) are seismically tied together by the concrete diaphragm slabs and lack any other jointing between these wings.

We have performed an ASCE 31 Tier 1 evaluation of the structure, and the results are summarized as follows:

TORSION

"The estimated distance between the story center of mass and the story center of rigidity shall be less than 20 percent of the building width in either plan dimension for Life Safety and Immediate Occupancy." (Tier 2: Sec. 4.3.2.6)

> **The dormitory wing has only east-west resisting elements on the south end of the building placing the major resisting element at great distance from the center of mass. This can cause significant added demand on the lateral resisting system.**

COMPLETE FRAMES

"Steel or concrete frames classified as secondary components shall form a complete vertical-load-carrying system." (Tier 2: Sec. 4.4.1.6.1)

> **The dormitory wing includes a series of vertical column transfers at the Second Floor Level. Subject to shaking and resulting excessive building drift this condition can create a vertical instability during a seismic event.**

SHEAR STRESS

The results of the shear stress calculations for the St Edward building considered as two separate lateral resisting system buildings as defined by the separation joint at the north end of the dormitory wing is found below: .

	North-South Direction		East-West Direction	
Dormitory Wing Level	Shear Stress (psi)	Conforms	Shear Stress (psi)	Conforms
4th Floor	78	Yes	396	No
3rd Floor	220	No	1124	No
2nd Floor	261	No	941	No

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Dormitory Wing Level	North-South Direction		East-West Direction	
	Shear Stress (psi)	Conforms	Shear Stress (psi)	Conforms
1st Floor	220	No	601	No

Tower/North and/Dining and East Wing Level	North-South Direction		East-West Direction	
	Shear Stress (psi)	Conforms	Shear Stress (psi)	Conforms
Upper Tower	1800	No	1800	No
Lower Tower	1387	No	1387	No
4th Floor	391	No	720	No
3rd Floor	440	No	869	No
2nd Floor	705	No	900	No
1st Floor	577	No	997	No

The calculated shear stresses for the building far exceed the shear stress limit of 110 psi for all except the north-south direction for the uppermost story of the dormitory building wing. The 110 psi is based on an ultimate strength of f'c = 3,000 psi. The ultimate concrete strength used today is related to the historic working stress f'c=750 psi designated in the original design drawing notes.
The shear stress must be less than 110 psi in order to satisfy the Tier 1 criteria. Shear stress in excess of this limit is indicative of the lack of sufficient lateral resisting elements of the building structure.

HOLLOW CLAY TILE INTERIOR WALLS

Hollow Clay Tile (HCT) were commonly used in this age and type of construction. They were used at the time in large part for their fire resistance. HCT, however, is a rigid material subject to brittle cracking failure when undergoing lateral building displacement induced by earthquake shaking. These are nonbearing interior partition walls with the potential for seismic damage. HCT damage would not diminish the integrity of the primary structural system but are at risk to cause Life Safety falling hazard and/or egress blockage of occupied buildings.

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EXTERIOR MASONRY FAÇADE

The concrete structural frame is clad with brick masonry and some cast concrete functional/decorative elements. The original design shows steel angle ledgers providing vertical support to the masonry, however, no other horizontal steel anchorage is indicated for tying the masonry back to the concrete frame. Without lateral ties, the masonry can fail out-of-plane and is at risk to cause Life Safety falling hazards and/or egress blockage of occupied buildings.

RECOMMENDATIONS FOR SEISMIC REHABILITATION

We recommend the following rehabilitation upgrades, in descending order of priority, to meet the seismic performance objective:

- Primary Lateral Resisting System: As indicated by the stress check and other seismic deficiencies noted, the building lacks an adequate lateral resisting system that would be sufficient to meet the Life Safety seismic objective of mandatory or voluntary seismic upgrades. We propose addressing this with added concrete shear wall elements placed within the building, of length and size sufficient to mitigate this deficiency and placed in consideration of other functional or historic considerations. These added reinforced concrete walls would be distributed throughout the building balanced to draw lateral forces from the existing to within acceptable limits and sufficient for overall Life Safety. As such, added walls are proposed within the interior of the building. However, in the dining wing, walls are to be positioned facing the inside of the existing exterior walls for consistency with visual sensitivity of this historic interior space. Refer to accompanying concept sketches at the appendix of this report.

- Exterior Masonry: Pinning the existing brick masonry back to the existing concrete frame is recommended at major egress exit/entrance locations of the building. This is typically accomplished by using a stainless steel helical pin ("Helifix", 8mm diameter) and provided over a swath of the exterior façade to reduce the risk of falling brick façade (falling hazard, and/or blocking hazard) at the locations where that can occur due to an earthquake. Refer to accompanying concept sketches at the appendix of this report.

- Hollow Clay Tile (HCT) Interior Partitions: HCT are subject to damage due to a shaking event. We recommend that HCT be removed or reinforced with strong-backing (can be one-sided) at locations of defined egress (vestibules, major hallways, stairways) of an occupied building.