



5.0
Preservation
Plan

Highline College Master Plan

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5.1 PURPOSE

This preservation plan utilizes the 2016 Highline College Cultural Resources Survey as the reference documentation providing a thorough historic and architectural evaluation of the campus-built environment and landscape. The survey identifies significant original and subsequently added features, landscaping, and spaces, existing appearance, and character-defining features for the buildings.

The purpose of this preservation plan is to provide a basis which will be used to inform decisions relating to ongoing stewardship. Integration of the plan in to the master plan allows the collective importance of these various elements, their individual contribution, integrity and condition to be assessed and factored in to decision-making as the college conducts planning to respond to a growing student population and higher education technology and programming needs.

5.2 GOALS AND OBJECTIVES

Highline College's overarching goal is to maintain a twenty-first century higher education facility for students through compatible new development respecting the character-defining features of the original campus design and the preservation of key character-defining buildings and landscape features.

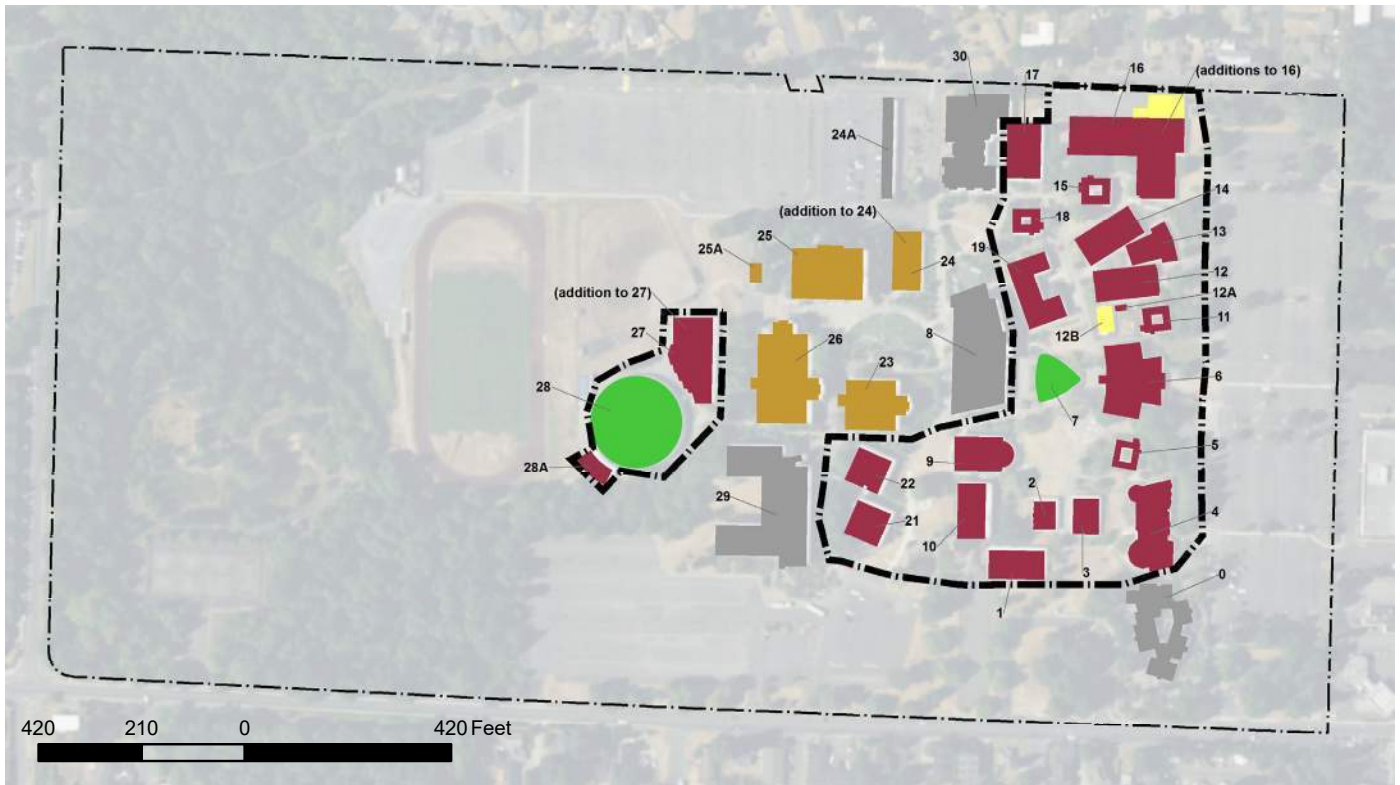
The following objectives shall be considered as an integrated philosophy toward stewardship of historic properties in pursuit of the above stated overall goal.

- Provide for protection of inadvertent discoveries and known archaeological properties.
- Integrate the landscape and key historic buildings as an asset and tool for preserving the character, sense of place, and educational legacy of Highline College.
- Facilitate compliance with Governor's Executive Order 0505.
- Provide educational and interpretive elements for students, staff, and visitors on the campus in support of the architectural character and educational legacy of Highline College.
- Continue utilizing to the extent feasible, existing historic buildings to support higher education functions.
- Preserve Building 7 and associated original outdoor lawn areas for continued educational uses as a key character anchor within the campus.
- Strengthen the cultural property program on campus. Integrate cultural property management of Building 7 into ongoing budgeting/planning activities.
- Recognize and facilitate consultation with DAHP and concerned Tribal governments.



BUILDING 7

5.3 SITE CONTEXT



Legend

- Survey area
- Recommended discontinuous NRHP district boundary

NRHP eligibility recommendations

- Individually NRHP eligible, recommended
- Historic, contributing to NRHP district
- Historic, NRHP eligible and contributing to NRHP district
- Historic, not NRHP eligible
- Non-historic, non-contributing
- Non-historic

Base 2015 aerial
courtesy of ESRI



EXCERPT FROM CULTURAL RESOURCES REPORT, ARTIFACTS CONSULTING, INC.

Building 7 was identified as potentially individually NHRP eligible. The long range goal of the College is to preserve Building 7 due to its unique characteristics. Building 7 was designed by architect Ralph Burkhard, and construction was completed in 1964 as part of Highline’s first phase of development. Building 7 is in a prominent location in the core of the campus, and continues to serve its original function as a lecture hall. As stated in the Cultural Resources Report (Appendix C), “this building retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association.” Ongoing stewardship of Building 7 will involve managing a variety of changes driven by the College’s mission, users, and unexpected conditions. The following guidelines establish the College’s preservation policy for Building 7.

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The Highline College campus has experienced multiple expansions, growing the campus westward. The original core and recreation areas each continue to convey the original character and design of the campus.

The following provides a summary of the findings from the Cultural Resource Report (Appendix C). These findings affect projects utilizing federal or state funds, and should be considered early in planning processes related to physical changes to or removal of buildings identified as historic contributing to a potential NRHP district or individually potentially NRHP eligible. Related survey forms, project correspondence and reports, as well as DAHP findings can be found online (<https://fortress.wa.gov/dahp/wisaardp3/>) through WISAARD at DAHP.wa.gov, under DAHP project 111813-60-KI.

District: The Highline College campus is recommended as potentially eligible for inclusion on the NRHP as a discontinuous district at the local level of significance under criteria A and C. The period of significance for the campus is 1964–1967, encompassing the initial construction to start the campus and the next phase of development that continued the architectural styles, materials, and design work of the first phase by architect Ralph Burkhard. Properties built after 1967 departed from the original design and/or did not display the same high level of materials and design quality as the original buildings, even when designed by Burkhard. The two areas of this discontinuous district are the core academic and the recreation areas. Development outside of the period of significance extensively altered the space between these two areas and departed from the forms and architectural character defining to the period of significance.

Under criterion A, area of significance of education, for its association with post-World War II higher education in Washington.

Under Criterion C, area of significance of architecture, as an example of the work of Ralph Burkhard, a well-respected architect who designed numerous school campuses during the post-World War II period.

Individual: Two buildings rise to the level of potential individual NRHP eligibility due to the quality of their design and construction.

Building 7, under criteria A and C, due to its architectural design, materials, prominent location within the core of the campus, and role as the main lecture hall. This building retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association.

Building 28 and adjacent Building 27 shares the last functionally associated walkway canopy, the last remaining walkway canopy on campus, under criteria A and C, due to its architectural design, materials, prominent location within the recreation area of the campus, and role as the principal sports facility. This building retains a moderate level of integrity of location, design, setting, materials, workmanship, feeling, and association.

5.4 MAINTENANCE AND REPAIR

Building 7 was built in 1964 and remodeled in 1995. The existing columns, bearing walls and roof structure appear intact, with no signs of settlement or cracking. It has a Building Condition Rating of 279 on the 2015 Facility Condition Survey (FCS) by the State Board of Community and Technical Colleges (SBCTC). This places it in the “Needs Improvement/Additional Maintenance” category. This preservation plan provides for the long-term care and utilization of Building 7 through maintenance for continued stewardship. Maintenance shall include:

Exterior maintenance/improvements

- Apply a restorative elastomeric coating to the exterior roof.
- Ongoing repairs and restoration of the concrete artwork on the exterior of the building. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible.
- Paint the exterior under hangs and exterior doors to match the current campus earth tone color and context (the existing Tahoe blue paint is not the original color).

Interior maintenance/improvements

- Planned LED lighting system conversion.
- New valves and actuators on HVAC equipment with new controls.
- Replaced worn carpet.
- Replaced damaged wood parquet flooring with new Vinyl flooring.

5.5 CODE COMPLIANCE

- Consider the building’s historic character and integrity in meeting building and fire code standards. For instance, Building 7 does not have a restroom, nor does the existing floor plan lend itself to an addition. Currently, students and visitors utilize restrooms in adjacent buildings when required. This appears to meet the needs of the College while preserving the historical integrity of Building 7.
- Provide barrier free access with the least effect to historical features of the building. Building 7 is in compliance with barrier free access available for seating at the front of the lecture hall as well as in back.



CURRENT ROOF CONDITION



ORIGINAL CONCRETE ARTWORK



UNDERHANGS AND DOORS TO BE PAINTED



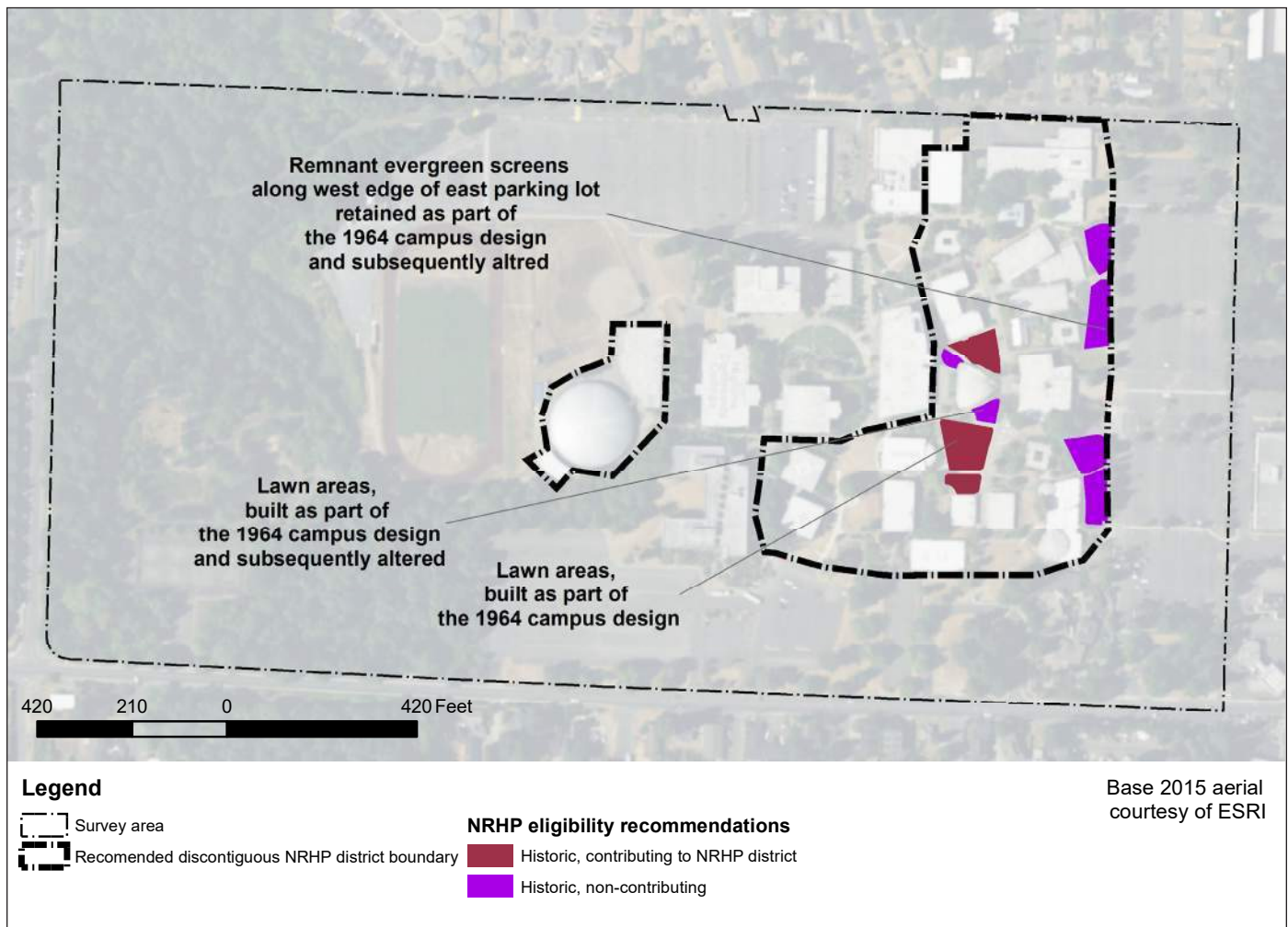
EXISTING WOOD FLOORING TO BE REPAIRED/REPLACED

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5.6 HERITAGE LANDSCAPE

- Portions of the lawn on the north and south sides of Building 7 were built as part of the original central lawn in the 1964 campus design as indicated below. The central lawn was designed to provide a textural contrast within the buildings and concrete walkways. It continues to serve as an informal activity area for students.
- The goal for lawn treatment immediately surrounding Building 7 is to conserve, reclaim, and sustain the vegetative and spatial characteristics that provide the context for the site. The College plans to maintain and preserve the central lawn on the north side of Building 7, and on the south side of building 7 up to the existing sidewalk. The lawn portion south of the existing sidewalk adjacent to Building 2 is not included in this plan.



Recommendations for landscape maintenance to preserve the central lawn include:

- Adopt practices that favor environmental sustainability
- Eliminate new planting of known invasive plants
- Reject plantings inconsistent with historic character of the central lawn



THE NORTH PORTION OF THE CENTRAL LAWN IS SHOWN AT LEFT. THE CENTRAL LAWN ORIGINALLY EXTENDED AROUND ALL SIDES OF BUILDING 7. BUILDING 19, CONSTRUCTED IN 1964, LIES DIRECTLY NORTH OF THE LAWN. BUILDING 8, THE STUDENT UNION BUILDING, WAS CONSTRUCTED IN 2004 AND LIES DIRECTLY WEST OF BUILDING 7.



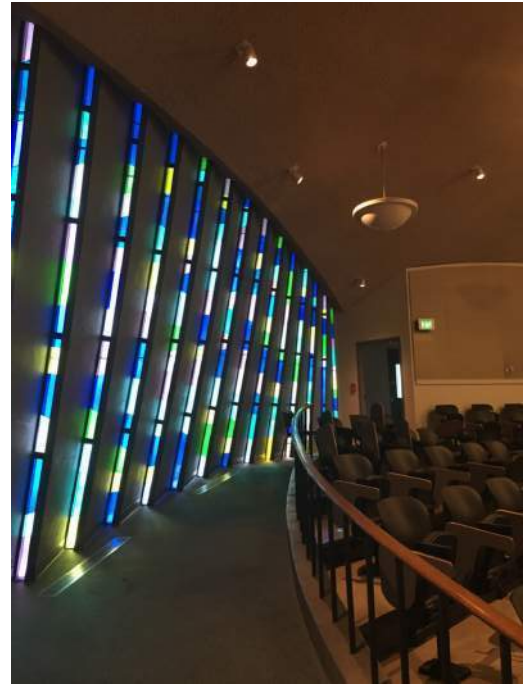
THE LAWN SOUTH OF BUILDING 7 EXTENDS TOWARDS BUILDING 2 AND REMAINS AN OPEN SPACE FOR STUDENT ACTIVITIES. THE PORTION OF LAWN NORTH OF THE EXISTING SIDEWALK WILL BE PRESERVED.

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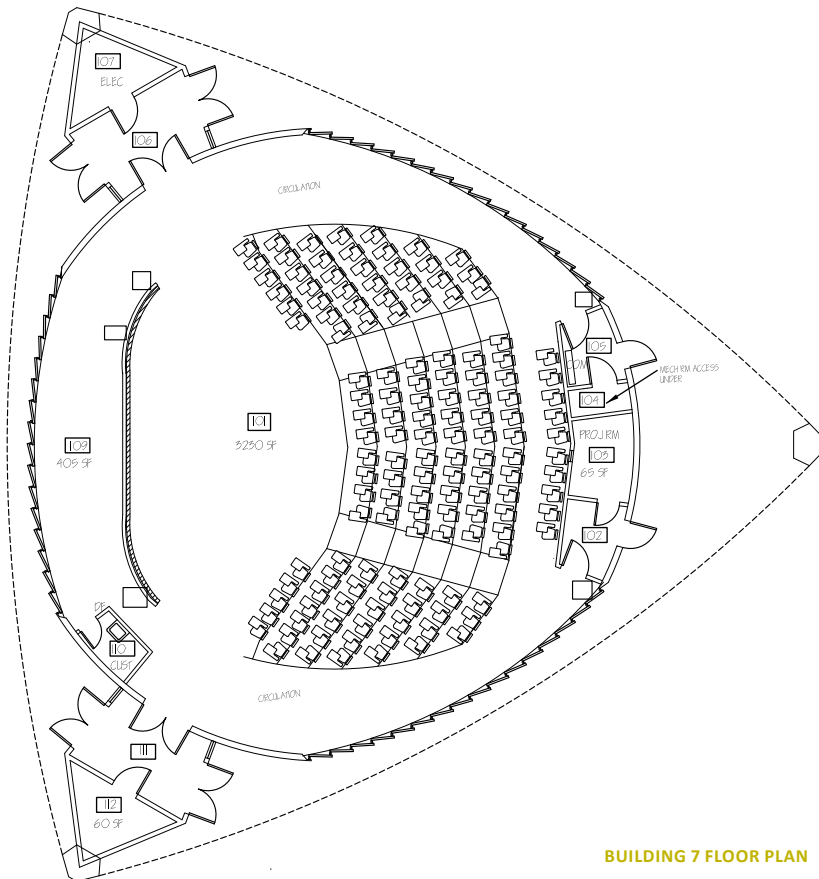
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5.7 INTERPRETATION AND EDUCATION

There are a variety of interpretive material deliveries and formats that could enhance the educational experience for the historical significance of Building 7. Highline College plans to identify opportunities to involve its students studying in closely related fields to assist with the historic preservation planning tasks for Building 7.



INTERIOR VIEW OF STAINED GLASS WINDOWS BUILDING 7



BUILDING 7 FLOOR PLAN

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