



5.0
Preservation
Plan

Preservation Plan

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 twentieth 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 inadvertant 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 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
- Facilitate consultation with DAHP and concerned Tribal governments.

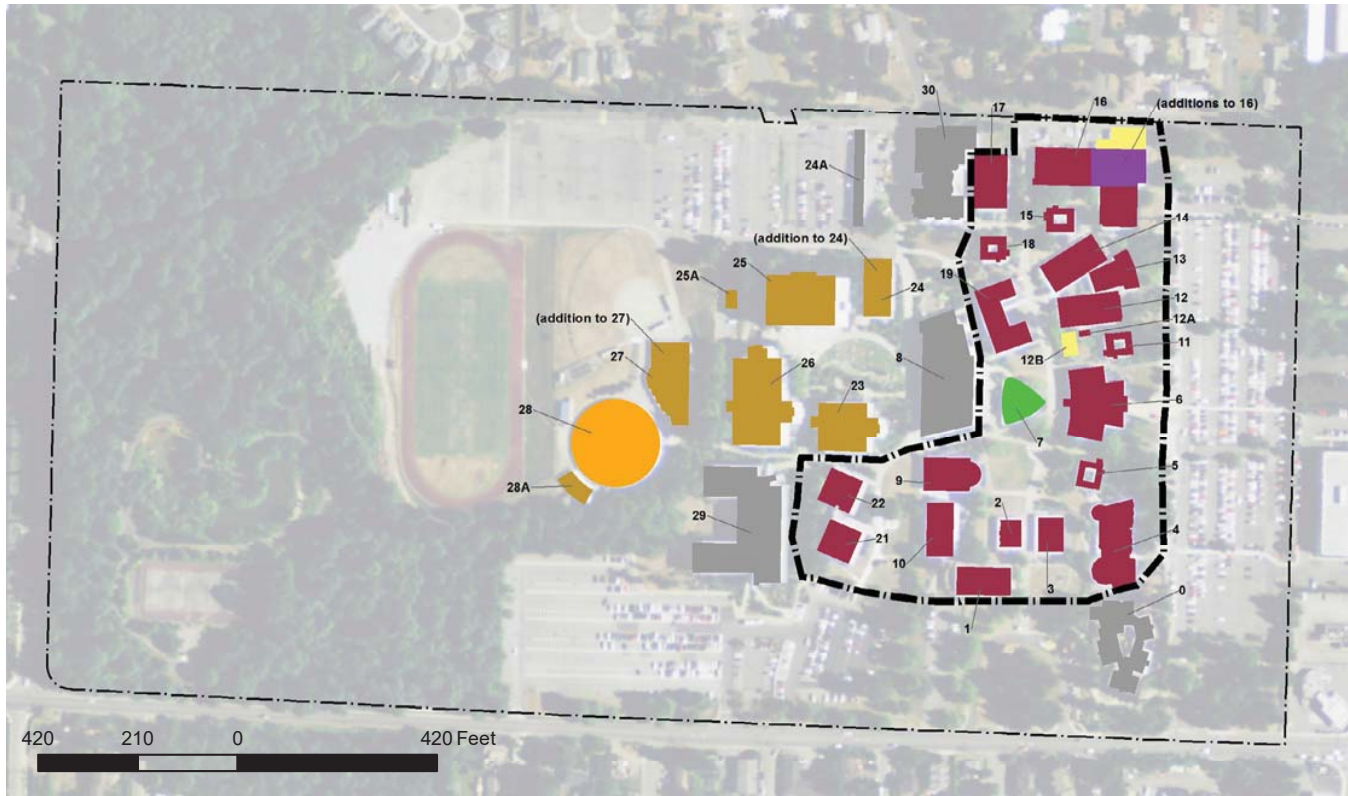


BUILDING 7

Highline College Master Plan










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5.3 SITE CONTEXT



Base 2015 aerial courtesy of ESRI

Legend

- | | |
|--|---|
|  Survey area |  Individually NRHP eligible, recommended |
|  Recommended NRHP district boundary |  Historic, contributing to NRHP district |
| |  Historic, NRHP eligible and contributing to NRHP district |
| |  Historic, non-contributing |
| |  Historic, not NRHP eligible |
| |  Non-historic, non-contributing |
| |  Non-historic |



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 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 HC’s preservation policy for Building 7.

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
- Repair and restore 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 underhangs and exterior doors to match the current campus earthtone color and context (the existing tahoe blue paint is not the original color)

Interior maintenance/improvements

- Replace worn carpet
- Repair or replace damaged wood parquet 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 affect 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

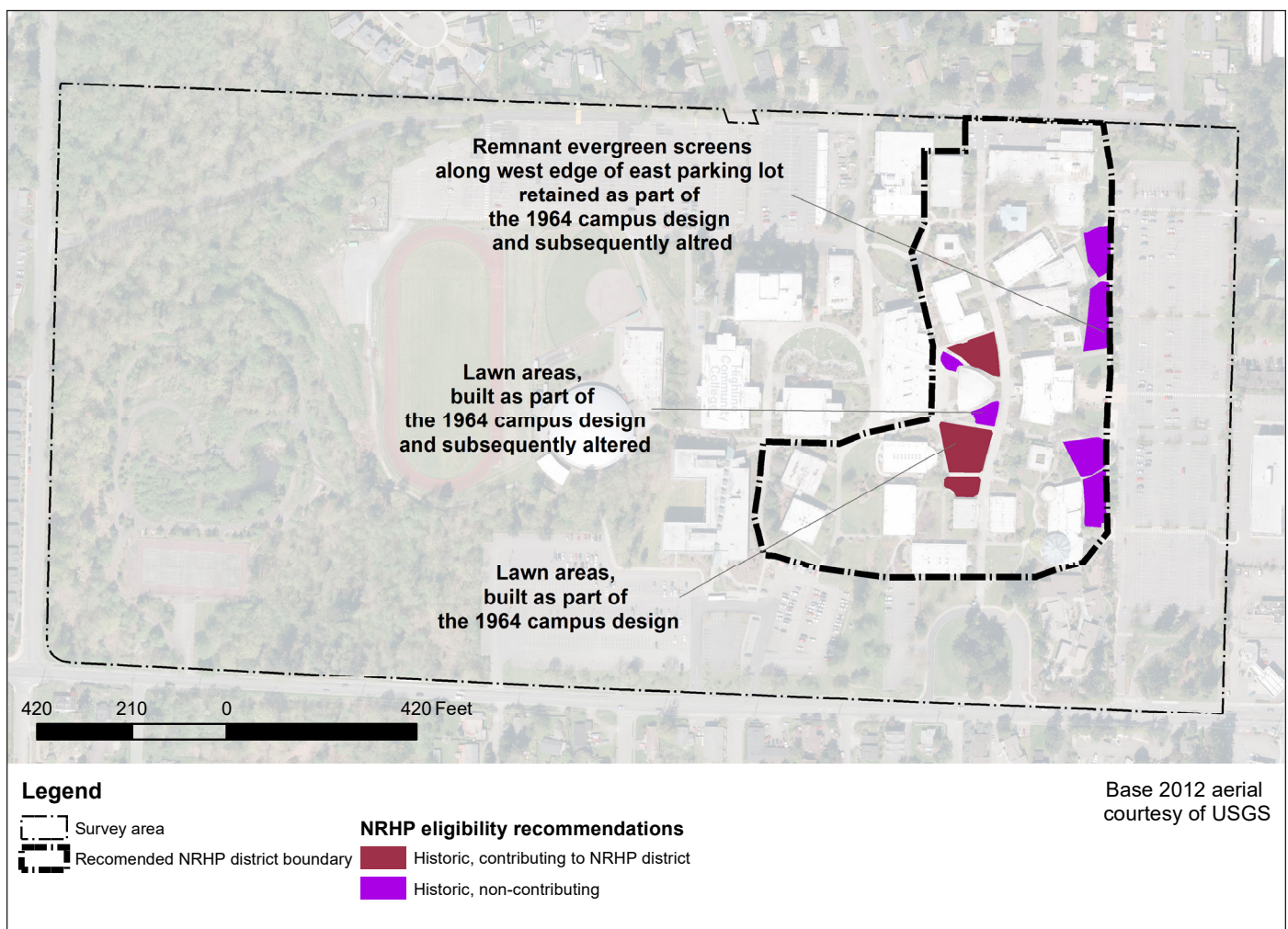
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5.6 HERITAGE LANDSCAPE

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. HC 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 central lawn

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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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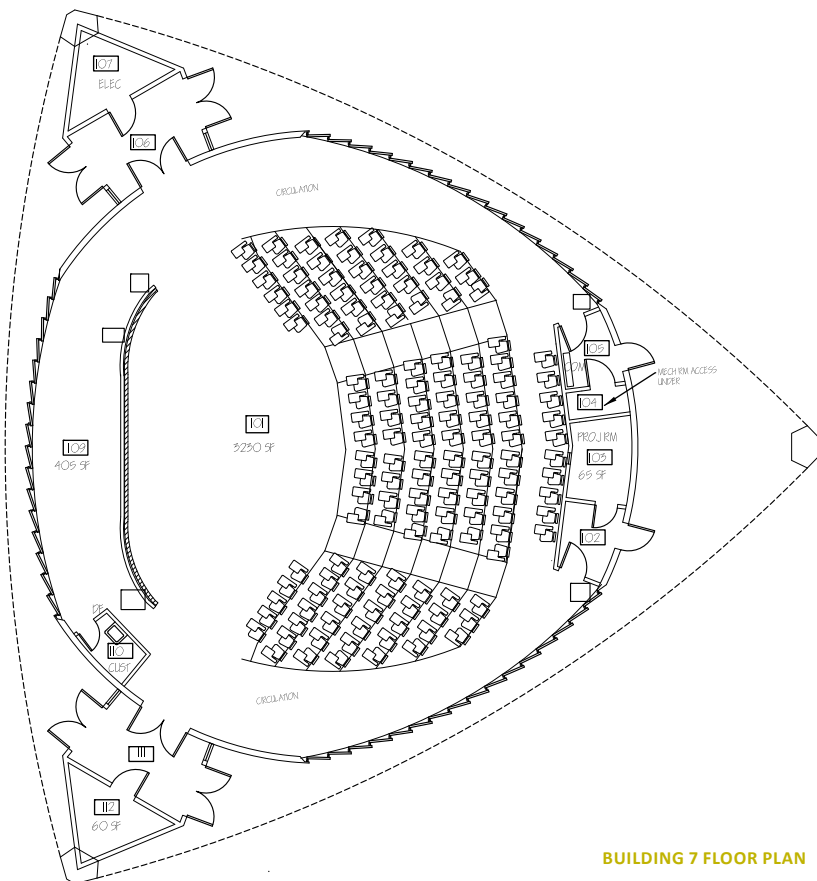
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5.7 INTERPRETATION AND EDUCATION

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 College 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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