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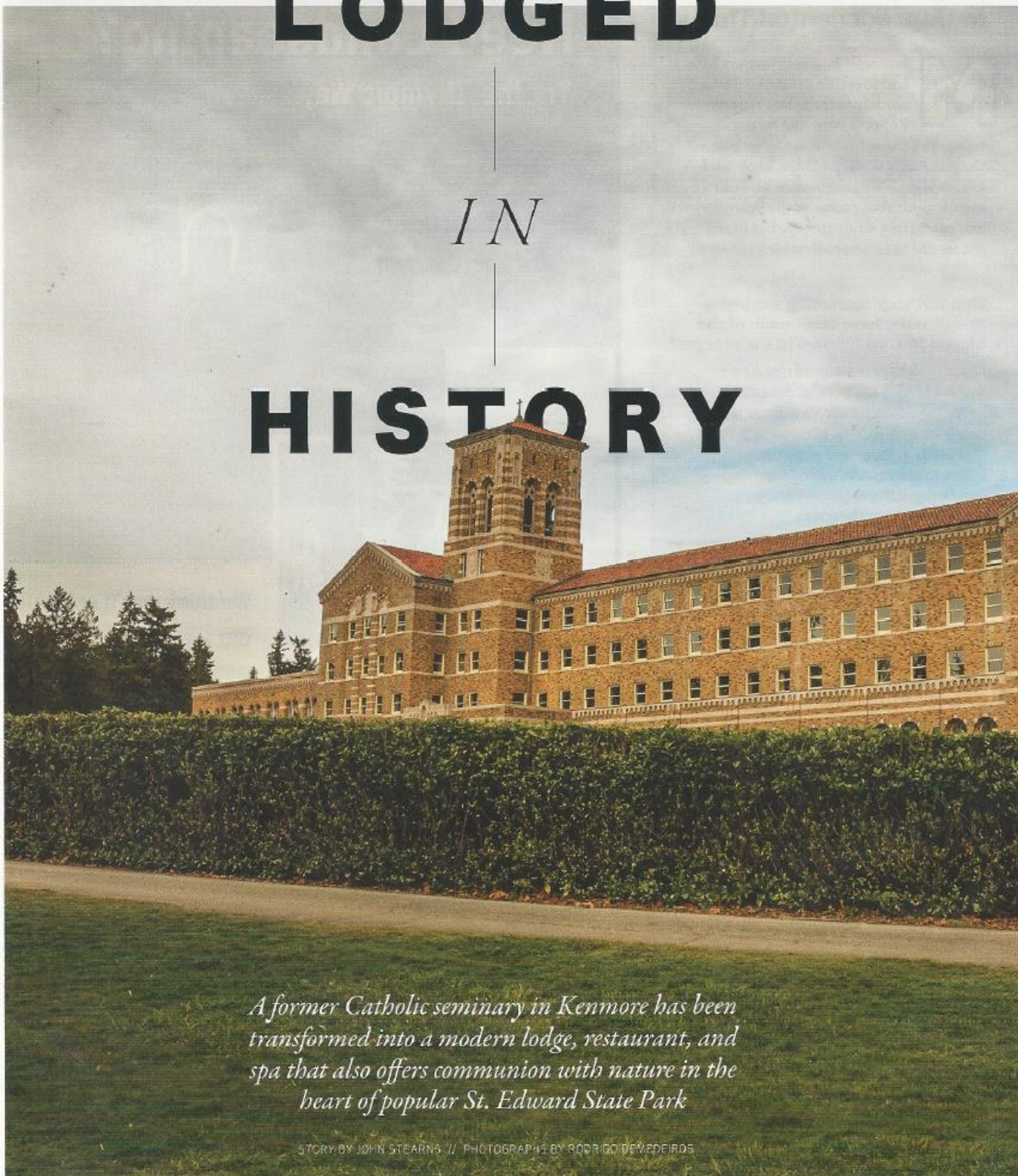
LODGED IN HISTORY

*Kevin
Daniels*

*preserves the past
and adds flair
as he converts a
former seminary
into The Lodge at
St. Edward State Park
in Kenmore
pg. 26*

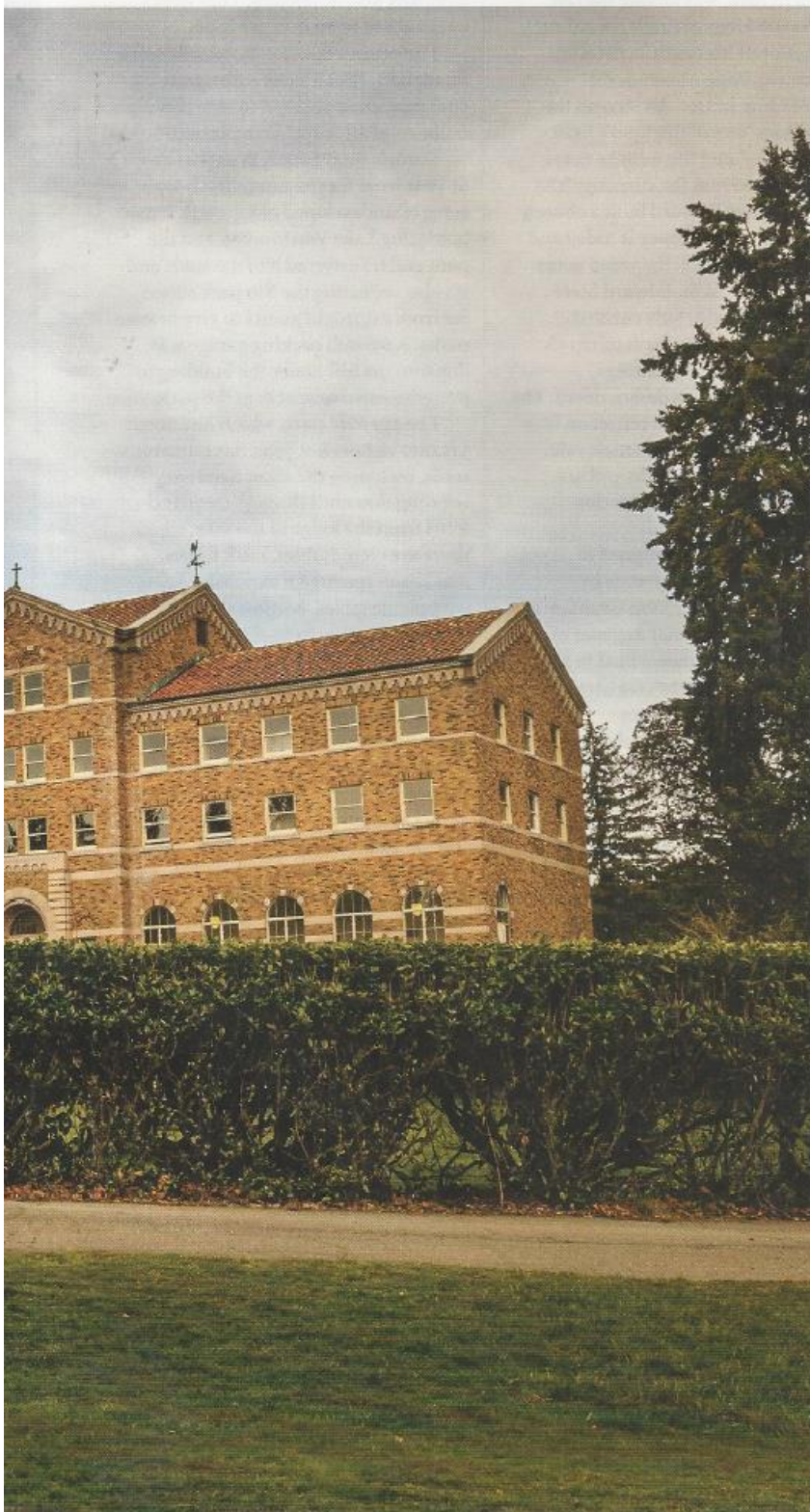
MAY 2021 // 425BUSINESS.COM

LODGED IN HISTORY

A large, multi-story brick building with a central tower, identified as a former Catholic seminary, viewed from a distance across a grassy field and a hedge. The building has many windows and a red-tiled roof. The tower has arched windows. The sky is overcast.

A former Catholic seminary in Kenmore has been transformed into a modern lodge, restaurant, and spa that also offers communion with nature in the heart of popular St. Edward State Park

STORY BY JOHN STEARNS // PHOTOGRAPH BY RODRIGO DEMEIDEIROS



The Lodge at St. Edward State Park opens to guests this month, culminating 2½ years of painstaking renovation that converted the former Catholic seminary into an 84-room hotel surrounded by parkland and immersed in history — a past that the building’s developer and preservationist has brought to life.

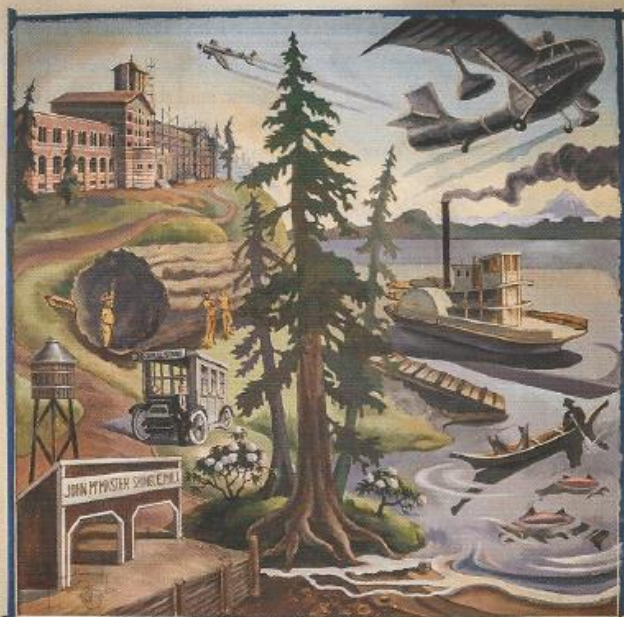
“The whole goal is to tell stories,” Kevin Daniels said of the many historic features his Seattle-based company, Daniels Real Estate, included within the sturdy walls of the 90-year-old building in Kenmore, where budding priests were educated and trained from its opening in 1931 until St. Edward Seminary closed in 1976 due to declining enrollment. Afterward, the building sat vacant and fell into disrepair.

Father Michael G. Ryan, pastor of St. James Cathedral in Seattle, was a student at St. Edward in the mid-1950s and early 1960s, and said Daniels’ project brings him joy after watching the structure deteriorate over the years.

“It was kind of heartbreaking to see that because it’s a beautiful building,” said Ryan, now 80, who’s thrilled to see the building restored and blossom anew at Daniels’ hands. “If it was good before, it’s better now. He’s put some finishing touches on it that are remarkable.”

Daniels credited a team that included partner Carl Shumaker, and dozens of contractors, designers, and others who’ve done “an absolutely phenomenal job in a most difficult situation,” which included working through a pandemic that delayed the opening. Of the roughly 75 companies involved, all but one are headquartered in King County.

Ryan provided some of the stories and historic direction for Daniels as the project unfolded. And when Daniels was making his case for his plans for the building before the state Parks and Recreation Commission in 2017, Ryan was among those who testified on his behalf, telling the commission that Raymond G. Hunthausen, archbishop of Seattle from 1975 to 1991 and for whom Ryan had served as chancellor, studied in the building and had hoped its sale to the state would result in its preservation for the community.



This locally painted mural in the lodge features a 1930s scene with a Kenmore Air seaplane, Boeing plane, small ferry on Lake Washington, and more images of the time. The mural was not quite finished when photographed in early March.

SOME FEATURES OF THE LODGE AT ST. EDWARD STATE PARK

84 guest rooms include Nespresso coffee machine, smart TV, robes, slippers, and more. Bathrooms feature glass shower, with natural stone elements, Romanesque touches.

Cedar + Elm, a farm-to-table restaurant serving Northwest-inspired fare and featuring executive chef Jason Wilson, a James Beard Award winner.

Father Mulligan's Heritage Bar and The Tonsorium Bar, with full food and drink menus.

More than 9,000 square feet of indoor and outdoor event space, including 11 conference rooms, and 2,118-square-foot Remington Ballroom with adjoining patio.

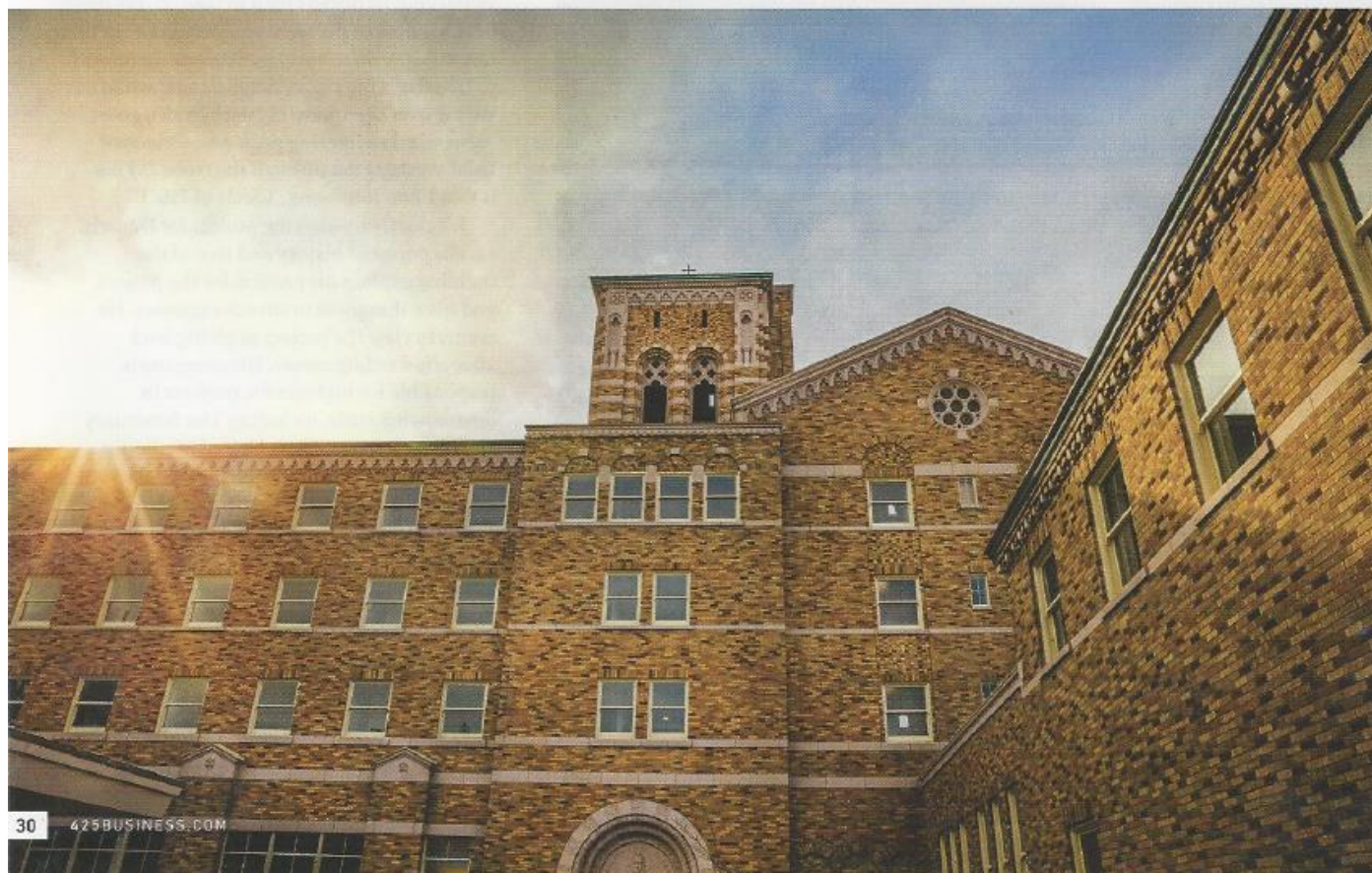
Vita Nova Spa, featuring an infrared sauna, five treatment rooms, and a full menu of massage and beauty treatments.

The Gallery of Fine Arts, featuring rotating local artists and art for purchase.

Hotel car with complimentary transportation within a 10-mile radius.

Extras: Fitness center, provisions retail shop, library for working or relaxing, lawn games, complimentary bikes, access to St. Edward State Park's trails and Lake Washington, valet parking, high-speed wireless internet, pet-friendly accommodations.

*"YOU WILL BE TRANSPORTED BACK IN TIME,
INTO THE 1930s, WHEN YOU WALK IN."*



includes not only preserving and sharing history, but also creating a place to have fun and relax. The lodge will be infused with a Pacific Northwest influence, from its farm-to-table restaurant, Cedar + Elm, to displays of artwork from Northwest artists. A hand-painted mural in the main hall depicts early Kirkland, including drawings of an old Kenmore Air seaplane and 1930s Boeing warplane overhead, and a lake ferry.

"You will be transported back in time, into the 1930s, when you walk in," Daniels said. "You'll understand it was a seminary. Like we did at The Sanctuary, we brought a little bit of play to it ... and this is similar. You'll know what you're in; at the same time, you'll be free to have fun, lot of places to gather — COVID past us, let's hope — and ... it'll be like being transported back in time, I hope. That's our whole goal."

Seattle-based Columbia Hospitality is managing the hotel, another in its lineup of distinctive properties it manages in the state, including Salish Lodge, Semiahmoo Resort, The Heathman Hotel, and many others.

Lodge general manager Jenne Oxford, a Sammamish resident, has a history of working in historic properties. She held various leadership roles with Kimpton Hotels & Restaurants, including serving as GM at Seattle's Alexis Hotel, built in 1901.

"What I loved about that was taking something that had all of this very rich and unique history and just turning it into something where a guest could come and experience it — and (St. Edward) is really the ultimate of that story," Oxford said.

"It's just the layers of stories that are going to be uncovered and opening it up to the public so they can experience that history."

She noted Daniels' passion for the project.

"He just has so many ideas of things that he wants to see here at this property, from the history, to the art program, the music, the programming," she said during a March lodge tour. "There's going to be a lot of details that go in, and most of it comes from Kevin and just what he envisions for the space."

'I HOPE IT WILL BRING A LOT OF JOY'

Daniels got some of his stories and historic direction for the building from Father Ryan, of St. James Cathedral. Ryan entered St. Edward as a freshman in high school in 1955 and graduated in 1961, after completing high school and two years of college before moving to St. Thomas Seminary to complete his bachelor's degree in philosophy in 1963.

Students would attend St. Edward for four years of high school and the first two years of college before going to the major seminary, St. Thomas, for two more years of college, and then four years of graduate school in theology. Ryan completed his graduate theological studies at the Gregorian University in Rome and was ordained as a priest in 1966 at St. Peter's Basilica in the Vatican. His work afterward included director of field education at St. Thomas, where he was in charge of pastoral formation of theology students, and teaching religion to high school students at St. Edward. He became pastor of St. James in 1988.

Until St. Thomas opened in 1958, St. Edward housed all the students, high school and college for 12 years, meaning their ages ranged from the midteens to mid-20s.

While under one roof, the minor and major seminarians ate separately and did not communicate, Ryan said.

Ryan also remembers the tiny dorm rooms housing three students, where he slept atop a triple bunk so high, he accidentally kicked the light fixture off the ceiling one night, sending it crashing to the floor. The rooms measured 10-by-15 feet, according to National Register of Historic Places documents, and there was one bathroom per floor and a common shower, but Ryan remembers everyone seemed to adapt. Some rooms were said to house four men.

Today, two dorm rooms have been combined to make one lodge guest room, and private bathrooms were added to each. To maintain the original look in the



guest room hallways, every dorm door was kept, but today, only every other door opens to a room after the 2-to-1 conversion.

"I felt I received a really good, solid education" there, Ryan said. "The class sizes were not large, most of them, so you got pretty good individual attention. ... They were certainly very serious about academics."

Naturally, spiritual growth was heavily emphasized.

"We spent a fair amount of time in chapel every day and in prayer," Ryan recalled of Mass in the morning, prayer at noon, and again in the evening. "The prayer part was very important, of course; we were preparing, at least considering, the priesthood, so the whole notion of growing in one's faith and spirituality was important, and we had a lot of opportunities for that."

On the lighter side, he said, there were ample sports, including football, basketball, baseball, handball, and tennis. Recreation occurred each afternoon, and then all afternoon on Tuesday and Thursday as a break from academics because classes were held on Saturday.

In spring and fall, students would swim in Lake Washington. "We had a lot of fun down there," Ryan remembered. Students also explored the property's woods and trails, many of which the students built and cleared. A sign on the lawn outside notes, "Manual labor was a part of daily life at Saint Edward Seminary." It tells of students and faculty clearing brush and pruning trees, and says the park's modern layout is "largely a result of their work."

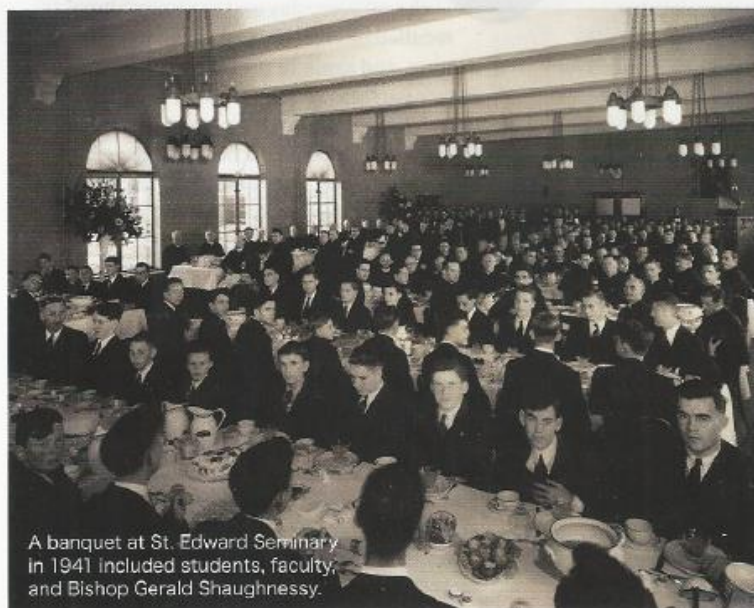
Ryan said the woods "were a source of fascination and fun," where students would play games such as capture the flag. "There were a lot of outdoor activities, lot of sports and fun."

Students also put on several plays each year on the stage in the gym next door to the school.

"Looking back, it was an important part of my life, a formative part of my life," Ryan said. "It's nice to see that it's going to live on for other people. ... I hope it will bring a lot of joy to the people that get the chance to experience it."

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AND JUST WHAT HE ENVISIONS FOR THE SPACE."*

*"IN ALL MY CAREER WORKING
IN OLDER BUILDINGS, THAT'S
THE ONLY SOLID CONCRETE
BUILDING I'VE EVER SEEN."*



A banquet at St. Edward Seminary in 1941 included students, faculty, and Bishop Gerald Shaughnessy.



Students are seen in the main corridor of St. Edward Seminary in the 1930s.

BUILT TO LAST 1,000 YEARS

The biggest surprise Daniels uncovered in the building was that it was made of solid concrete, including the roof under the tiles, and the walls behind the brick facades. It was built to last 1,000 years, he said.

"In all my career working in older buildings, that's the only solid concrete building I've ever seen," Daniels said.

While that makes the building structurally stout, seismic retrofitting was required to meet current building codes, without upsetting the historic features.

While its bones are strong, and the state maintained the roof and exterior, 40 years of vacancy took its toll inside. There was a lot of superficial water damage to plaster inside, he said. Workers, though, removed all roof tiles, cleaned them, and reinstalled them in their original locations when possible. Brick on the

walls was cleaned, and grout replaced if necessary. The fix-it list was long.

"I would say it's not as tough as we've seen and worked on ... but it wasn't in good shape, either," Daniels said.

It included good discoveries, too, such as vaulted ceilings on upper floors that had been hidden behind false ceilings. They're now incorporated into airy upper-floor rooms.

Developing St. Edward Seminary was a lifelong pursuit of Bishop Edward John O'Dea, an early pioneer priest in the Northwest and the first U.S.-born bishop of the Seattle Diocese, the documents say.

Father Ryan's family is linked to the site's selection for St. Edward. Ryan said his father's first cousin, Monsignor Theodore Ryan, was O'Dea's chancellor, essentially his right-hand man, who visited the Kenmore site with O'Dea and recommended it for the seminary. Ryan considers the seminary O'Dea's "crowning achievement." O'Dea also built St. James, which opened in 1907.

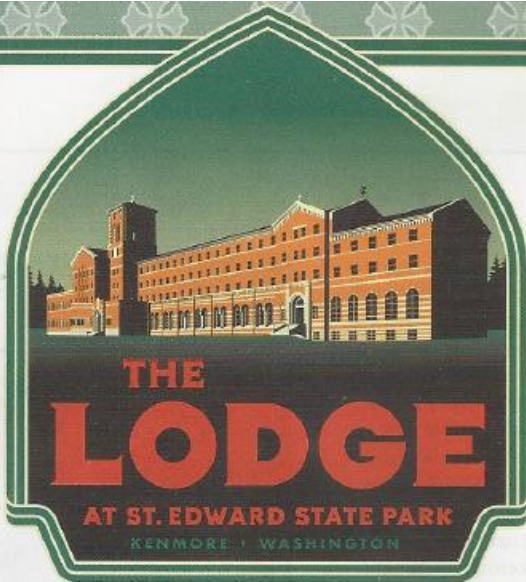
"O'Dea was known as a great builder of Catholic institutions," the National Register documents read. "Under his tutorship, hundreds of churches, chapels, hospitals, orphanages, and schools were built," and St. Edward was among his last achievements. He died Christmas Day 1932, a year after it opened.

Father Mulligan, the first president of the seminary, designed a program that included class six days a week and included male students mostly from Washington, but also Oregon, Idaho, Montana, and Wyoming, the documents say. Room, board, and tuition cost \$350 a year.

"The male-only students were expected to be in good health," it said. "Cloistered nuns cooked and served meals to the students."

As interesting as the lodge is, the park is a special asset, Daniels said.

"It's an incredible park," he said. "We're very lucky that way." ■



GRAND OPENING MAY 7TH THE LODGE AT ST. EDWARD STATE PARK 11:00 A.M.

For the first time in over a century, the former seminary building is now open to the public and we hope it becomes a valued community asset as well as a beautiful destination lodge.

Historic preservation is about reflecting our past while inspiring our future. **Daniels Real Estate** wants to thank the many talented craftspeople and designers whose meticulous work has reimaged this landmark building for the next century.

GENERAL CONTRACTOR AND ARCHITECT/DESIGN

Lydig Construction, Inc.

Ron Wright & Associates

SUBCONTRACTORS AND CONSULTANTS

Coughlin Porter Lundden
Derive Design
Clevenger Associates
Salinas Lighting Design
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Heffron Transportation
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From the Editor

A

As it is in one's personal life, the definition of success in the business world is relative.

For some, it might mean scoring that one "dream job," or simply being able to reliably provide for your family. For others, it might

"Every employee wants to know: Does my direct supervisor, manager, leader, president, CEO — do they care about me as a human being?"

mean constantly climbing a corporate ladder, earning a high salary, scoring loads of vacation time, or starting your own business.

But one thing I've learned is that regardless of your goals, it's always beneficial to listen to others who have been where you desire

to be, and to soak in their wisdom to help get there. That's always the main goal of our annual advice issue, which you're holding in your hands right now: Allow us to talk to some experts in various fields to gather that wisdom for you.

And that's what we did. Inside, you'll find tips and insight from professionals who answer important questions regarding leadership, diversity, marketing, retirement, cybersecurity, and more. There are so many excellent stories and quotes, in fact, that it's difficult for me to find just one to highlight here. But I think this one from executive coach Amy McKenna, CEO of Bellevue's HumanPoint, does a pretty good job as a teaser:

"Every employee wants to know: Does my direct supervisor, manager, leader, president, CEO — do they care about me as a human being? My company is named HumanPoint because I believe that's the true point ... of leadership, is that you care about the people as a human being."

You can find the story on page 21.

Also in this issue, we take you to Kenmore for a look at the magnificent Lodge at St. Edward State Park, a beautifully set

former Catholic seminary that's been transformed into a modern resort, restaurant, and spa.

I toured the site alongside developer Kevin Daniels of Daniels Real Estate a couple years ago and was blown away then by the vision. By the end of the tour, my phone's



PHOTO BY RACHEL LOWARD

camera was filled with pictures and my mind filled with stories. What stuck out most was the passion Daniels had for this project, located adjacent to where he and his wife, Mary, held their wedding reception. Read more, and see the site for yourself, beginning on page 26.

Thanks for reading. ■

JEFF BURLINGAME
EDITOR IN CHIEF

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