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## Remaking historic St. Edward Seminary will be the last big transformation project for Kevin Daniels

The first time Seattle developer [Kevin Daniels](#) saw the historic St. Edward Seminary — famous for its ornate Romanesque Revival facade and eight-story bell tower — was at his wedding reception.

Today Daniels is in the midst of turning the circa-1931 Kenmore building into The Lodge at St. Edward State Park. Among other big projects, he repurposed the Sears Catalog Distribution Center as [Starbucks'](#) headquarters and turned Union Station into Sound Transit's headquarters.

"These buildings keep on giving," Daniels said. It will be the last such project for Daniels, who's renowned in the preservation world.

"Every good run comes to an end," said Daniels, who's looking forward "to sitting back and watching people enjoy what we've done and not having those headaches."

Oftentimes it's in the form of unexpected, costly construction challenges. The budget for the 82-room lodge with public amenities was \$45 million when construction began in December and now stands at \$50 million. Ultimately the gift is not only saving an irreplaceable asset but extending its life.

At St. Edward, which closed in 1976 and had little use in over 40 years, the biggest challenge were the unknowns of what work crews might uncover. Daniels is more confident these days because, "It's past the really risky stage."



Kevin Daniels

BUSINESS JOURNAL PHOTO | ANTHONY BOLANTE

Renowned Seattle architect John Graham Sr. designed the four-story building, which is on the National Register of Historic Places. General contractor Lydig has unearthed gems like the "perfectly planed" masonry work, he said. "It took a lot of human touch to do it."

Made entirely of concrete, "it was built to last forever," Daniels said.

Architects and crews meticulously identified what building parts — windows, terra-cotta roof tiles, doors, building hardware and other architectural elements — can be salvaged. The keepers have been cataloged and stored and will be refurbished and reused.

Daniels signed a 62-year lease with Washington State Parks and paid the \$2 million rent upfront, he said, adding that his company's out-of-pocket expenses were "well over \$2 million."

He hopes to have the redevelopment done by the summer of 2020.

Other project team members are Ron Wright Associates / Architects, [CLO Design](#), and Derive Design. [Columbia Hospitality](#) will operate the hotel, which Daniels Real Estate owns.

"This is going to be a family asset for a long time," he said.

Daniels has no equity partner on the project. Construction financing comes from Daniels' finished Gridiron Condos project with mezzanine debt provided by [Washington Capital Management of Seattle](#).

His most recent historic preservation project turned Seattle's oldest church into an events space called the Sanctuary. Here is a slideshow of the project as it was wrapping up construction.

### **The Sanctuary at The Mark in Seattle**

Go behind the scenes with developer Kevin Daniels on this exclusive tour of the under-reconstruction The Sanctuary at The Mark in downtown Seattle, Sep. 29, 2017. [photos by Anthony Bolante | PSBJ]

