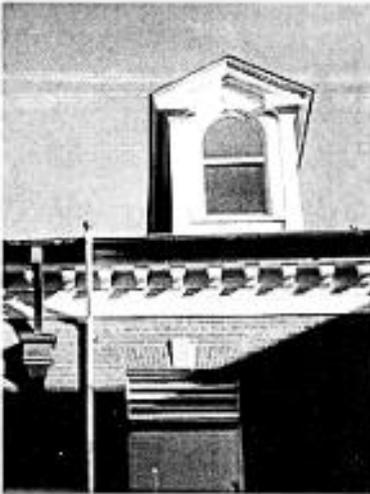


---

# Sand Point Historic Properties Reuse and Protection Plan

*April, 1998*



Prepared by:  
E D A W, Inc.



Office of Sand Point Operations  
City of Seattle  
and the University of Washington



**FINAL**  
**SAND POINT HISTORIC PROPERTIES REUSE AND**  
**PROTECTION (HPRP) PLAN**

**Prepared for:**

Office of Sand Point Operations  
City of Seattle  
7400 Sand Point Way NE  
Seattle, WA 98115  
(206) 684-4946

**and**

Director of Real Estate  
University of Washington  
1326 Fifth Avenue, Suite #418  
Seattle, WA 98101  
(206) 543-0054

**Prepared by**

**EDAW, Inc.**

**April, 1998**



## Contents

	Page
1.0 INTRODUCTION AND CONTEXT .....	1-1
1.1 Introduction to Reuse Planning .....	1-1
1.1.1 Purpose of the Sand Point Historic Properties Reuse and Protection Plan .....	1-2
1.1.2 City of Seattle’s Commitment to Historic Preservation .....	1-2
1.1.3 University of Washington’s Commitment to Historic Preservation .....	1-4
1.1.4 Relationship or HPRP to other Sand Point Planning Efforts .....	1-5
1.1.5 Option for Creation of Sand Point Landmarks District .....	1-6
1.2 Context .....	1-7
1.2.1 Site Location and Ownership .....	1-7
1.2.2 Brief Site History .....	1-10
1.2.3 Designation of Activity Areas .....	1-12
2.0 IDENTIFICATION AND EVALUATION OF HISTORIC RESOURCES .....	2-1
2.1 Historic Significance of the Sand Point Historic District .....	2-1
2.2 Description of the Sand Point Historic District .....	2-2
2.3 Contributing Elements of the Sand Point Historic District .....	2-4
2.4 Non Contributing Elements of the Sand Point Historic District .....	2-7
2.5 Character Defining Features of Historic Buildings .....	2-7
2.6 Identification of Historic Landscape Features at Sand Point .....	2-30
3.0 LONG-TERM MANAGEMENT OF HISTORIC RESOURCES .....	3-1
3.1 City Policies on Historic Preservation at Sand Point .....	3-1
3.1.1 City of Seattle’s Goals, Standards, and Guiding Principles on Historic Preservation .....	3-1
3.1.2 Secretary of Interior’s Standards for Rehabilitation .....	3-4
3.1.3 Applicable Legislation .....	3-8
3.1.4 Relationship Between the City and the University of Washington .....	3-9
3.2 Design Guidelines for the Historic District .....	3-10
3.2.1 Architectural Guidelines .....	3-10
3.2.2 Guidelines for New Construction and Additions .....	3-14
3.2.3 General Maintenance Procedures .....	3-18
3.2.4 Guidelines for the Protection of Archeological Resources .....	3-18
3.2.5 Guidelines for Building Demolition and Mothballing .....	3-19
4.0 STANDARD OPERATING PROCEDURES .....	4-1
4.1 Staffing and Training Requirements .....	4-1
4.1.1 Staffing and Training .....	4-1
4.1.2 Areas of Responsibility .....	4-2
4.1.3 Training for Historic Preservation Coordinator .....	4-4

**Contents (continued)**

4.2 Procedures for Review of Operation and Construction Activities in the Historic District.....	4-5
4.2.1 Generalized Design Review Process .....	4-5
4.2.2 Level A Review - Initial Screening.....	4-8
4.2.3 Level B Review - Notification .....	4-9
4.2.4 Level C Review - Consultation .....	4-10
4.3 Record Keeping Procedures.....	4-11
4.3.1 Procedures for Maintaining Activity Tracking Matrix.....	4-11
4.3.2 Procedures for Submitting Annual Historic Resources Report to SHPO.....	4-12
4.3.3 Opportunities for Public Comment of Historic Preservation Actions at Sand Point.....	4-12
 5.0 IMPACT ANALYSIS OF REUSE.....	 5-1
5.1 Activity Tracking Matrix.....	5-2
 6.0 INTERPRETATION AND EDUCATION .....	 6-1
6.1 Interpretive Signage.....	6-1
6.2 Interpretive Displays .....	6-2
6.3 Interpretive Museums.....	6-2
6.4 Public Information Brochures.....	6-3
6.5 Educational and Public Access Programs.....	6-3
 7.0 FUTURE PLANNING.....	 7-1
7.1 Historic Resource Surveys .....	7-1
7.2 Record Keeping.....	7-1
7.3 Annual Historic Resources Report.....	7-2
7.4 Amendments to the HPRP Plan.....	7-2

**Figures**

Figure 1-1 Site Location Map ..... 1-8  
 Figure 1-2 Generalized Map of Anticipated Land Ownership ..... 1-9  
 Figure 1-3 Aerial View of Sand Point Naval Air Station circa 1943 - 1948..... 1-11  
 Figure 1-4 Designation of Activity Areas ..... 1-13  
 Figure 2-1 Map of the Sand Point Historic District ..... 2-3  
 Figure 2-2 Contributing Buildings in the North Shore Recreation Area..... 2-9  
 Figure 2-3 Contributing Buildings in the Education and Community  
 Activity Area ..... 2-15  
 Figure 2-4 Contributing Buildings in the Arts, Culture, and Community  
 Activity Area ..... 2-20  
 Figure 2-5 Contributing Buildings in the Magnuson Park Open Space/  
 Recreation Expansion Area ..... 2-24  
 Figure 2-6 Contributing Buildings in the Residential Area ..... 2-27  
 Figure 2-7 Historic Landscape Features ..... 2-33  
 Figure 2-8 Historic View Corridors ..... 2-35  
 Figure 4-1 Procedures for Reviewing Activities Affecting Historic Resources .4-6

**Tables**

Table 2-1: Contributing Buildings in the Historic District listed by  
 Activity Area ..... 2-5  
 Table 2-2: Non-Contributing Buildings in the Historic District listed  
 by Activity Area ..... 2-7  
 Table 2-3: Historic Landscape Features to be Preserved and Maintained ..... 2-30  
 Table 2-4: Historic View Corridors to be Preserved and Maintained..... 2-34  
 Table 4-1: Sample Activity Tracking Matrix ..... 4-13  
 Table 5-1: Activity Tracking Matrix: North Shore Recreation Area ..... 5-2  
 Table 5-2: Activity Tracking Matrix: Education and Community  
 Activity Area ..... 5-5  
 Table 5-3: Activity Tracking Matrix: Arts, Culture, and Community  
 Center ..... 5-6  
 Table 5-4: Activity Tracking Matrix: Magnuson Park Open Space and  
 Recreation/Expansion Area..... 5-7  
 Table 5-5: Activity Tracking Matrix: Residential Area ..... 5-8  
 Table 5-6: Activity Tracking Matrix: Site-wide Alterations/Improvements.... 5-10

**References**

**Appendices**

Appendix A: List of Sand Point Historic District Resources by Building Number  
 Appendix B: Programmatic Agreement  
 Appendix C: University of Washington Agreement with the City of Seattle  
 Appendix D: List of Comments Filed on the Draft HPRP Plan

## Acronyms and Abbreviations

ADA	Americans with Disabilities Act
DHHS	Department of Health and Human Services
EIS	Environmental Impact Statement
HABS	Historic American Buildings Survey
HARP	Historic and Archaeological Resource Protection
HPC	Historic Preservation Coordinator
HPRP	Historic Properties Reuse Plan
HUD	Housing and Urban Development
HVAC	heating, ventilation, and air conditioning
LPB	Landmarks Preservation Board
MOA	Memorandum of Agreement
National Register	National Register of Historic Places
NHPA	National Historic Preservation Act
NOAA	National Oceanic and Atmospheric Administration
NPS	National Park Service
OAHP	Office of Archaeology and Historic Preservation
OSPO	Office of Sand Point Operations
PA	Programmatic Agreement
SAH	Society of Architectural Historians
SEPA	State Environmental Policy Act
sf	square foot
SHPO	State Historic Preservation Officer
SMC	Seattle Municipal Code
SPAC	Sand Point Advisory Committee
SPDRC	Sand Point Design Review Committee
URM	Un-reinforced Masonry

## **1.0 Introduction and Context**

This section provides an introduction to reuse planning for the former Naval Station Puget Sound, Sand Point (hereafter called Sand Point). It includes the overall purpose of this Plan; a statement of the City of Seattle's goals, standards, and guiding principles on historic preservation; as well as a description of the relationship of this Plan to other Sand Point planning efforts. In addition, this section provides context on the overall site, including a description of the site location and ownership, a brief site history, and a description of the five activity areas at Sand Point.

### **1.1 Introduction to Reuse Planning**

The City's involvement in the base reuse process began in October 1991, when the Navy requested that the City take the lead in developing a local plan for reuse of Sand Point. This process will eventually culminate in the transfer of ownership of most of Sand Point to the City of Seattle and the University of Washington.

The vision guiding the reuse of Sand Point as adopted by the City is to shepherd the development of a multi-purpose regional center that provides benefit to the public through the following means:

- Expanded opportunities for recreation, education, arts, cultural, and community activities;
- Public access to the shoreline and enhanced open space and natural areas;
- Opportunities for affordable housing and community and social services, with a special priority for addressing the needs of homeless families; and
- Expanded opportunities for low-impact economic development uses which could provide employment and services for residents of the site and for the broader community.

By early 1998, the transfer of ownership of Sand Point will be complete. At that time, the City of Seattle and the University of Washington as the property owners, will assume responsibility for the management, maintenance, and care of Sand Point. As one aspect of the City's and University's preparation for this responsibility, the City has prepared this document.

The University of Washington, as owner of approximately 10 acres and 5 buildings, will be responsible for several of the historic buildings at Sand Point. The University will acquire the property from the Navy with the stipulation that it will manage and maintain the historic resources appropriately and follow the guidelines and procedures established by the City in this document.

### 1.1.1 Purpose of the Sand Point Historic Properties Reuse and Protection Plan

Included in the Sand Point property to be transferred to the City of Seattle and the University of Washington are several older buildings that comprise an historic district that has been determined eligible for listing in the National Register of Historic Places (see Chapter 2.0). Section 106 of the National Historic Preservation Act, 1966, requires federal agencies, such as the Navy, to consider what effects the transfer of the property out of Navy ownership may have on the character of the historic district, and, if potential adverse effects are identified, to seek to avoid, reduce, or mitigate them. The outcome of this Section 106 review process for Sand Point is a Programmatic Agreement (PA) between the Navy, the Washington State Office of Archeology and Historic Preservation (OAHP) and the National Advisory Council on Historic Preservation (ACHP), with several additional interested parties having input. With this document, all parties to the transfer have determined that no adverse effects result from the property transfer with the agreement that the City of Seattle and the University of Washington will maintain and manage the historic district in an appropriate manner, as outlined in the PA.

Historic preservation covenants in the property transfer documents generally provide that the property recipients (the City or the University of Washington) must review plans and proposals with the Washington State Historic Preservation Officer (SHPO) prior to the initiation of any construction, alteration, remodeling, demolition, or any other action which would materially affect the integrity or appearance of historic resources at Sand Point. The covenants also dictate that all planned actions shall conform with the Secretary of Interior's *Standards and Guidelines for Historic Preservation Projects*. The covenants identify the historic review procedures to be followed by both the City and the University of Washington.

The purpose of the Sand Point Historic Properties Reuse and Protection Plan (HPRP Plan, or the Plan) is to fulfill, in part, the requirements of the PA. The Plan identifies the historic buildings and landscape features and outlines the appropriate maintenance and management techniques that will avoid or minimize adverse effects on the historic resources at Sand Point. In addition, the HPRP Plan also establishes the review process for proposed projects within the historic district that have the potential to affect the historic properties. Moreover, the HPRP Plan defines the preservation and rehabilitation policies for reuse of historic properties as being in accord with the Secretary of the Interior's *Standards* (U.S. Department of the Interior National Park Service, 1990).

### 1.1.2 City of Seattle's Commitment to Historic Preservation

The City of Seattle will coordinate the historic preservation review process for all reuse participants in collaboration with its partner, the University of Washington. The City and University are committed to being responsible stewards of historic resources at Sand Point. They will maintain the property in a safe, clean, and healthy manner, repairing significant features whenever necessary. The City and University will protect and preserve the buildings and landscape within the delineated historic district at Sand Point in a way

that is sensitive to the beauty of the site, reflects its historic character, and is attentive to environmental concerns. The City and University recognize that the site's historic resources are an important part of the City's heritage and will sustain these resources as a legacy for future generations.

The City of Seattle has made a long-standing commitment to protect cultural resources for the use and enjoyment of its citizens. The City's Cultural Resources Element of the Comprehensive Plan includes a wide variety of goals and policies related to cultural resources in the City, including those at Sand Point. For example, one city-wide goal related to the preservation of cultural resources is to ".....preserve, restore, and re-use its built resource of cultural, architectural, or social significance in order to maintain its unique sense of place and adapt to change gracefully." Another city-wide goal is to, "Identify and protect landmarks and historic districts that define Seattle's identity and represent its history, and strive to reduce barriers to preservation."

In addition to the goals and policies listed in the Cultural Resource Element of the Comprehensive Plan, the City has a Landmarks Preservation ordinance (SMC 25.12). The ordinance states in the Purpose and Declaration of Policy, that "The City's legislative authority finds the protection, enhancement, perpetuation and use of sites, improvements, and objects of historical, cultural, architectural, engineering or geographic significance, located within the City, are required in the interest of the prosperity, civic pride and general welfare of the people; and further finds that the economic, cultural, and aesthetic standing of this City cannot be maintained or enhanced by disregarding the heritage of the City and by allowing the unnecessary destruction or defacement of such cultural assets."

The City offers a special property tax valuation program and additional incentives such as building and zoning code relief for historic properties with a local landmark designation. However, no buildings at Sand Point currently have this designation. In the future, designation as a local landmark district is possible, and would proceed according to SMC 25.12. In addition, historic preservation issues are part of the local SEPA review process for any project. The City's SEPA policy (SMC 25.05.675) extends to "projects involving structures or sites which are not yet designated as historical landmarks, but which appear to meet the criteria for designation". Application of local historic preservation controls or incentives only apply to designated local landmarks. Local landmark designation standards differ from national standards in some significant ways, but mostly in the age of structures or sites eligible for nomination. According to the City's Landmarks Preservation Ordinance (SMC 25.12) "an object, site or improvement which is more than twenty-five (25) years old may be designated for preservation as a landmark site or landmark if it has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, state or nation..." Further detail of the City's goals and policies related to cultural resources can be found in Section 3.1.

### 1.1.3 University of Washington's Commitment to Historic Preservation at Sand Point

A key component of the 1997 Sand Point Reuse Plan is a clearly defined role for the University of Washington as a co-property owner with the City of Seattle. As part of the overall property transfer process, the University of Washington will be acquiring 5 buildings and approximately 10 acres of Sand Point property for narrowly defined educational purposes. Property transfer for the University of Washington, including the drafting of all deeds, is being administered by the federal Department of Education. Two mechanisms obligate the University of Washington to fulfill its commitments to both the City and the State regarding historic preservation at Sand Point. They are: 1) the University of Washington's Agreement with the City of Seattle, dated September 3, 1997 (see Appendix C), and 2) the historic covenants attached to the Programmatic Agreement signed between the Navy and the national Advisory Council on Historic Preservation in November, 1997 (see Appendix B). These historic covenants will be attached to the University of Washington's property deeds. Further details on these two items are provided below:

#### University of Washington Agreement with the City of Seattle

This agreement obligates the University Of Washington to comply with the Sand Point Historic Properties Reuse and Protection (HPRP) Plan, the Sand Point/Magnuson Park Design Guidelines, and all other City of Seattle planning documents that guide the reuse of Sand Point. Item # 10 of this document, which is included herein in its entirety as Appendix C, states:

The University shall comply, and require its lessees to comply, with the terms of the following plans for Sand Point from and after the date when such plans have been approved by the City: Construction Management Plan; Transportation Plan; Parking Plan; Site Design Guidelines; Historic Resources Plan; and any amendments to any of the foregoing that shall be approved by the City.

With regards to its interests in property at Sand Point, the University Of Washington is thereby obligated to abide by the generalized design review process outlined in both the HPRP Plan and the Design Guidelines. The review of historic properties at Sand Point is a shared responsibility of the State Historic Preservation Officer (SHPO) with the City of Seattle and the University of Washington. This authority stems from provisions of the National Historic Preservation Act (NHPA) regarding the transfer of historic federal property. To ensure thorough address of historic preservation issues and in compliance with the historic review process outlined in Chapter 4.0 of this document, the University Of Washington must review proposed renovation or building projects with the Sand Point Historic Preservation Coordinator (HPC), who will be coordinating project reviews for SHPO, and/or in certain instances directly with SHPO.

### Historic Covenant Attached to all University of Washington Sand Point Property Deeds

Attached to each property deed that will be assigned to the University of Washington will be a restrictive historic covenant which obligates the University of Washington to consult with SHPO or to comply with an HPRP Plan, as approved by SHPO, regarding historic preservation issues at Sand Point. The full text of this covenant is contained in Appendix III of the Programmatic Agreement between the NAVY and the national Advisory Council on Historic Preservation, signed in November, 1997 and included as Appendix B to this HPRP Plan. Specifically, the historic covenant requires that the University of Washington seek SHPO's direct review of proposed renovation or building projects or follow a historic review process for every project, as may be approved by SHPO.

This HPRP Plan provides more detailed information on the historic review process envisioned for Sand Point, but only referenced in a general fashion in the historic covenant. This HPRP Plan, particularly Chapter 4.0 which outlines the historic review process that will be monitored at regular intervals by and administered under the direction of SHPO, serves to reinforce the historic covenant attached to University of Washington deeds for Sand Point property. In this way, the University of Washington is obligated to thoroughly address historic preservation issues, by working with the designated Sand Point HPC who will coordinate project reviews with SHPO according to the 3-stage review process outlined in Chapter 4.0, and/or by securing SHPO's direct review and approval of certain proposed projects.

With these two mechanisms, the University of Washington, an agency of the State of Washington, will be obligated to 1) the terms of specific City of Seattle planning documents that pertain to the reuse of Sand Point property, and 2) the terms of historic preservation review for Sand Point, with shared oversight provided by SHPO and the Sand Point HPC as the historic preservation review authorities for this property. State agencies are often subject to local regulations by virtue of contractual arrangements or state regulations, as with the case at Sand Point.

#### 1.1.4 Relationship of HPRP to other Sand Point Planning Efforts

Current planning efforts for Sand Point are based on the three recently approved by Seattle City Council in June 1997. These documents include:

- Sand Point Amendments to the City Comprehensive Plan, City of Seattle, 1997;
- Zoning Amendments for Sand Point, City of Seattle, 1997; and
- Sand Point Physical Development Management Plan, City of Seattle, 1997

A number of visions for Sand Point and the adjoining Magnuson Park properties have been developed over the years. The most notable of these include the 1975 Jones and Jones' *Sand Point Park Master Plan*; a 1988 *Draft Master Plan* by Worthy and Associates; the *Community Preferred Reuse Plan for Sand Point* as adopted by the City Council in 1993 (and updated here to 1997), with plan updates by EDAW, Inc. in

conjunction with the Parks Department; and the 1995 *Vision of Magnuson Park* prepared by Richard Haag Associates, Inc. for the Sand Point Community Liaison Committee. Although each of these plans reflects distinct opportunities and priorities, they all recognize the importance and continuing significance of the buildings in the historic Sand Point core area.

The existing policy and planning framework has been defined in a number of documents, some of which have been adopted by the City Council, others of which are part of the Reuse agreement with the U.S. Navy. This existing policy framework represents the building blocks of planning at Sand Point.

Other planning documents that have informed the decisions regarding Sand Point and this HPRP Plan include:

- 1993 Seattle Park and Recreation Comprehensive Plan, City of Seattle (1993)
- Historic Architectural Resources Protection Plan, Dept. of the Navy (1994)
- Urban Wildlife and Habitat Management Plan (1994)
- Sand Point Reuse Project-Final EIS, City of Seattle (1996)

In compliance with City SEPA policies, Sand Point planning staff prepared and filed an EIS in 1996 which examined historic preservation impacts, among others, for the overall Reuse Plan. This HPRP Plan further details all anticipated impacts and likely mitigation measures for individual projects within the proposed National Historic District.

All of the planning efforts listed above form the basis for a set of four documents now under development that seek to act as a developers' and property managers' manual for working with Sand Point. These four documents outline the appropriate uses, management, and maintenance of Sand Point and include:

- Final Sand Point/Magnuson Park Design Guidelines Manual, City of Seattle, (October, 1997);
- Construction Impact Management Program for Sand Point, City of Seattle, (January 1998);
- Transportation Management Program for Sand Point, City of Seattle, (final due 1998); and,
- Historic Properties Reuse and Protection Plan (this document)

Project proponents must consult all four of these documents throughout the planning for, and implementation of, any project within Sand Point/Magnuson Park to ensure that future projects are compatible with the overarching goals and policies of the reuse plans for Sand Point.

### 1.1.5 Option for Creation of Sand Point Landmark District

As an alternative to the federal historical preservation process or designation of individual buildings under the Landmarks Preservation ordinance (SMC 25.12), the City of Seattle could enact an ordinance creating a local landmark district at Sand Point. This process can provide for development regulations that are specifically tailored to an area's unique identity, history, or consistency of architectural character, and determine the types of alterations that will be subject to a certificate of approval. If the State Historical Preservation Officer were to determine that the development regulations and review process associated with a local landmark district designation satisfy the federal historic preservation objectives, then federal and state review of individual permit applications may be eliminated or delegated to the City's Landmarks Preservation Board. Creation of a local landmark district would also mean that individual buildings included within the boundaries of the district would not go through the nomination and designation process, and compliance with the district's regulations could eliminate the need for SEPA determinations on individual projects.

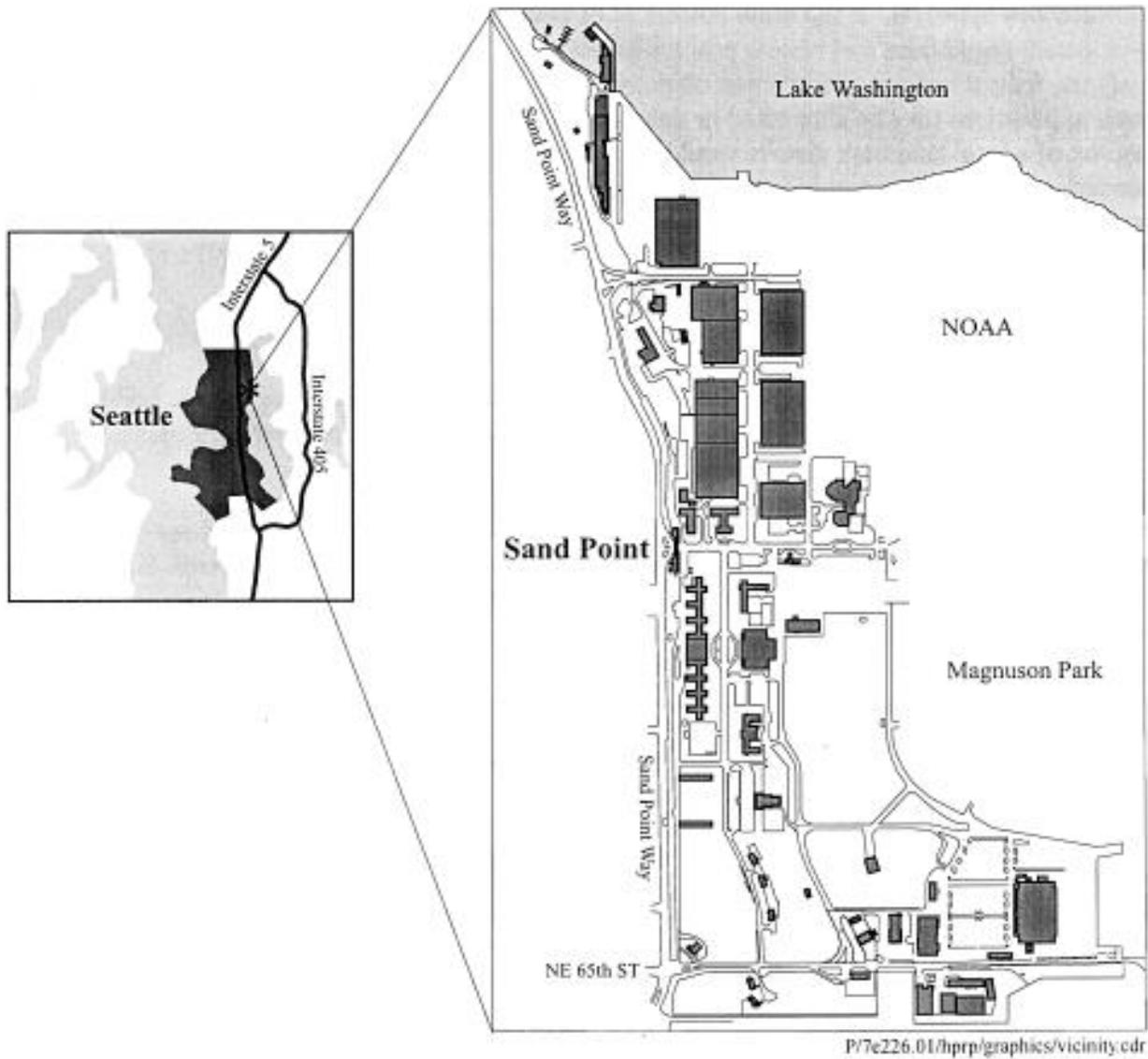
## 1.2 Context

This section discusses the broader context of the historic district and how the historic buildings relate to the planning for Sand Point, particularly the proposed future land uses.

### 1.2.1 Site Location and Ownership

The historic district comprises a significant portion of the former Naval Station Puget Sound at Sand Point, in the northeast section of Seattle, Washington, on the Sand Point peninsula on the shores of Lake Washington (see Figure 1-1). From 1925 to the early 1970s, the entire peninsula belonged to the U.S. Navy as part of Naval Station Puget Sound. Currently, there are three land owners on the peninsula: the U.S. Navy, the National Oceanic and Atmospheric Administration (NOAA), and the City of Seattle (existing Magnuson Park). Land ownership patterns are undergoing change due to the base closure. At the end of the reuse process, the U.S. Navy will no longer own land on the Sand Point peninsula.

As shown in Figure 1-2, multiple government agencies will own or control the land, including the City of Seattle, the University of Washington, NOAA, and the Department of the Interior. City departments playing a central role in the reuse planning for Sand Point include the Seattle Department of Parks and Recreation, the Department of Housing and Human Services, the Department of Transportation, and the Office of Sand Point Operations (a project office of the Seattle Office of Management and Planning). Several of these City agencies will own and manage property at Sand Point. It should be noted that although a portion of the property to be transferred to NOAA (Building 27 and a view corridor on its east side) are contributing resources to the Sand Point Historic District, the building does not fall within the boundaries of city owned property at Sand Point. Therefore, Building 27 will not be the responsibility of the City of Seattle and is not addressed in this Plan. As NOAA is a federal agency, any alterations or modifications to Building 27 will be subject to Section 106 review of the National Historic Preservation Act.



Not to Scale

Figure 1-1 Site Location Map

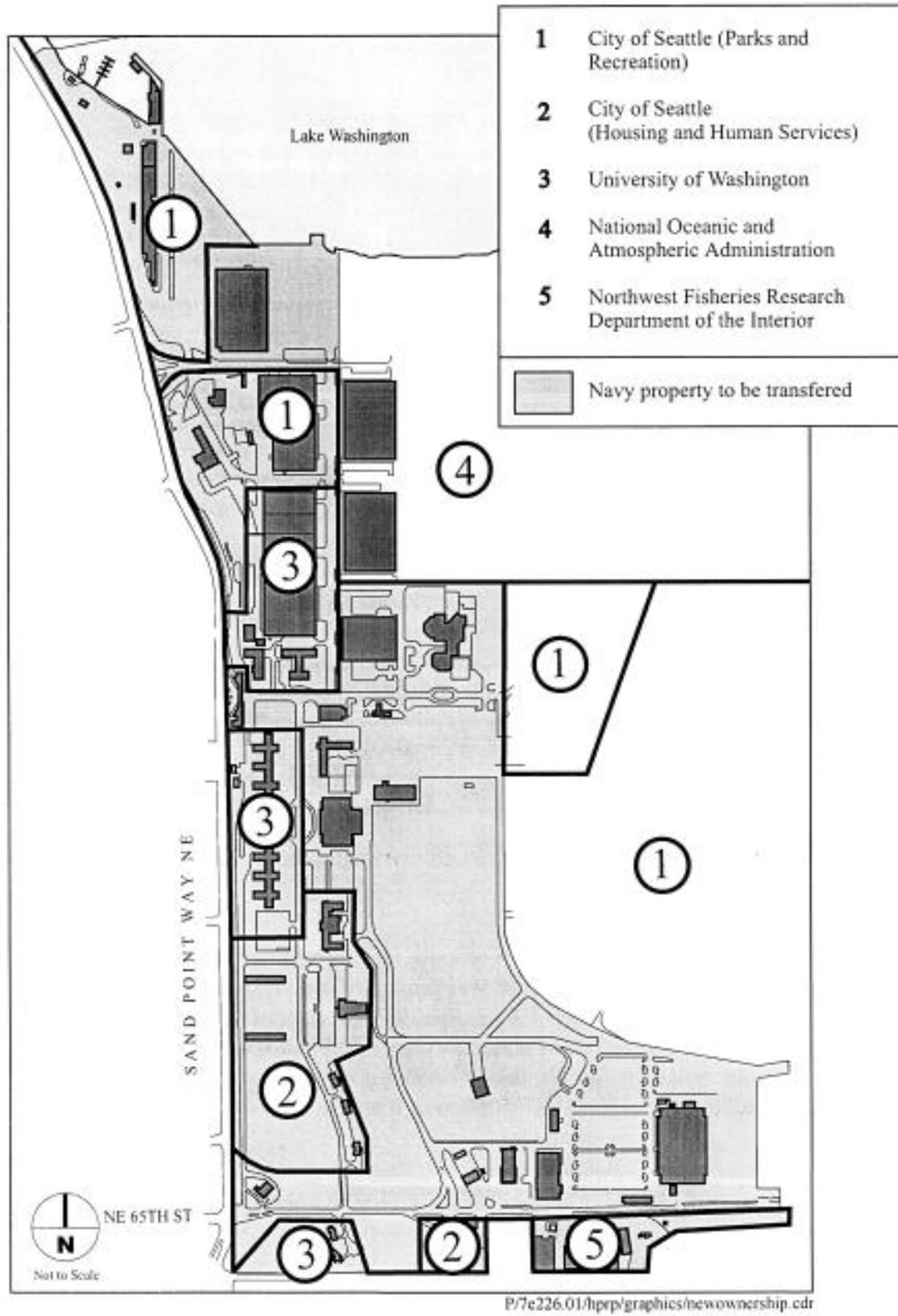


Figure 1-2 Generalized Map of Anticipated Land Ownership

## 1.2.2 Brief Site History

### *Pre-1926 - History of NSPS Sand Point*

Sand Point is located on the west shore of Lake Washington approximately 8 miles northeast of the Seattle city center. Historically, the area which now comprises the base was low, swampy land. Retreating glaciers left an undulating landscape of low hills, wetlands, and lake front, underlain with irregular deposits of clay, sand, and gravel. The north end of the site, where Building 27 is located today, was the site of Pontiac Bay, an extension of Lake Washington. The center of the peninsula was once occupied by a large marshy lake (Mud Lake) connected to Lake Washington by a salmon-bearing stream.

Sand Point was first settled by Euro-Americans in the 1860s under the Homestead Act. In the 1870s, an early pioneer, Morgan J. Carkeek, invested in a tract of property along Pontiac Bay, later donated to the City of Seattle for park use. Between 1911 and 1916, the Lake Washington Ship Canal was constructed connecting Lake Union to Lake Washington, radically altering the profile of Sand Point. Completion of the Montlake Cut lowered the average level of Lake Washington by 8.8 feet. This lower water level diminished the size of both Pontiac Bay and Mud Lake, and subsequent landfills virtually eliminated these geographical features altogether.

During World War I, Sand Point was identified by the military as being the best potential location for sea plane operations in the Puget Sound region. At the prospect of obtaining an airbase, King County began to assemble land in the early 1920s which it agreed to convey to the Federal Government at no cost. The County's holdings eventually reached a total of 400 acres. Military aviation operations began in 1924. A group of Army planes completed the first round-the-world military flight beginning and ending at Sand Point in that year. On March 4, 1925, Congress passed an Act which created the Sand Point Naval Air Station.

### *1926 - World War II*

The base grew slowly until the mid-1930s, eventually reaching a final size of approximately 500 acres. Initial construction was limited to runway improvements, frame hangars, and barracks. Buildings 2, 9, and part of 5 were built at this time. The Sand Point landscape was regraded and Pontiac Bay and Mud Lake were filled to accommodate the runways and buildings, thus obliterating marshes, streams, and ponds. Figure 1-3 shows the Sand Point Naval Air Station as it appeared in the 1940s as a fully-developed airfield.

In the late 1930s, planning began for a vast expansion program at Sand Point which would make it the main supply and repair unit for Navy air bases in Alaska and the North Pacific. Planning and design of the new facilities were handled by the Work Projects Administration. The expanded base ran along both sides of what is now Sand Point Way NE and bordered the tracks of the Northern Pacific Railroad - Sumas Branch. The new



source: Engineering Facilities Activity Northwest

Figure 1- 3 Aerial View of Sand Point Naval Air Station circa 1943 - 1948

facilities included several large maintenance sheds and a water supply reservoir on View Ridge to the west. Many of the design drawings from this era still exist in the Sand Point archives, which are located in Building 138 at Sand Point. As a result of this expansion, Sand Point eventually doubled its personnel, tripled its repair facilities, and quadrupled its supply and storage facilities.

### *World War II*

U.S. involvement in World War II brought an increase in war-time activity to Seattle. Sand Point reached the height of its activity during the war with 4,625 Navy and Marine personnel and 2,834 civilian employees. Its military capability was increased with the addition of storage bunkers for ammunition along the shoreline. During this period Sand Point functioned as a principal air base, and also provided logistical support for auxiliary air stations, outlying fields, and the fleet units based on them. Logistic support included the furnishing of material, provisions, aviation equipment, and supplies required for the support of these activities, and the maintenance of facilities for the testing and repair of Naval aircraft engines. An extensive building program resulted in a vast array of new facilities of all types. By 1945, the value of Sand Point's facilities was estimated at \$25,000,000. Total personnel, both civilian and Navy, averaged 7,459 persons. Building construction undertaken after December 7, 1941 totaled \$1,800,000 by the war's end.



## *Post-World War II*

Sand Point continued to be active during the Korean War and afterward, although lobbying of the General Services Administration for surplus of land at Sand Point began in the mid-50s. In 1957 the peninsula was identified as a potential park site by the "Comprehensive Plan for Seattle," which also stated that an airstrip was an incompatible land use. Military flying by the Navy was discontinued in July 1970. In the early 1970s, 347 acres of the base was surplus in several parcels to NOAA and to the City of Seattle Department of Parks and Recreation for Magnuson Park. The Navy retained 153 acres for use as a Naval Support Activity. Base reuse planning began in 1991 for the closure of Sand Point, which was no longer needed by the Navy due to the transfer of functions to the new Naval Station Everett at Everett, Washington. Navy operations officially ended in September 1995.

### 1.2.3 Designation of Activity Areas

Current plans for Sand Point identify six Activity Areas: (1) the North Shore Recreation Area, (2) the Education and Community Activities Area, (3) the Arts, Culture, and Community Center, (4) the Magnuson Park Open Space/Recreation Expansion, (5) the Residential Area, and (6) the Federal Agency Use Area. Figure 1-4 shows the location and size of these Activity Areas. A brief description of each Activity Area and its planned future uses is given below. For a more complete description of the land use planning related to each Activity Area, refer to the 1997 Sand Point Physical Development Management Plan. In terms of the relationship between the HPRP and the Sand Point Physical Development Management Plan, the latter plan was approved in June 1997, prior to the development of this plan. This HPRP Plan is the only Sand Point planning document that details the historic review process.

#### *North Shore Recreation Area (Area 1)*

The North Shore Recreation Area (Area 1) includes the northern most portion of Sand Point with some shoreline along Pontiac Bay. The area is bisected by the NOAA access road. A large pier, boathouse, and other moorage facilities as well as Building 11 are located north of the access road. The northern portion also has sections of open lawn and a large paved area formerly used for parking seaplanes. The southern half of this area includes Buildings 2, 12, and 67 and has extensive paved surface areas.

Area 1 will become a public park, affording public access to the Pontiac Bay shoreline, complete with a new center for small, non-motorized, hand launched boats, and potentially for other water-related recreation. Area 1 is also expected to house a major indoor recreation facility and allow for film production in conjunction with, or in support of, other arts, cultural, and recreational activities. The City of Seattle will own and operate the property in Area 1.

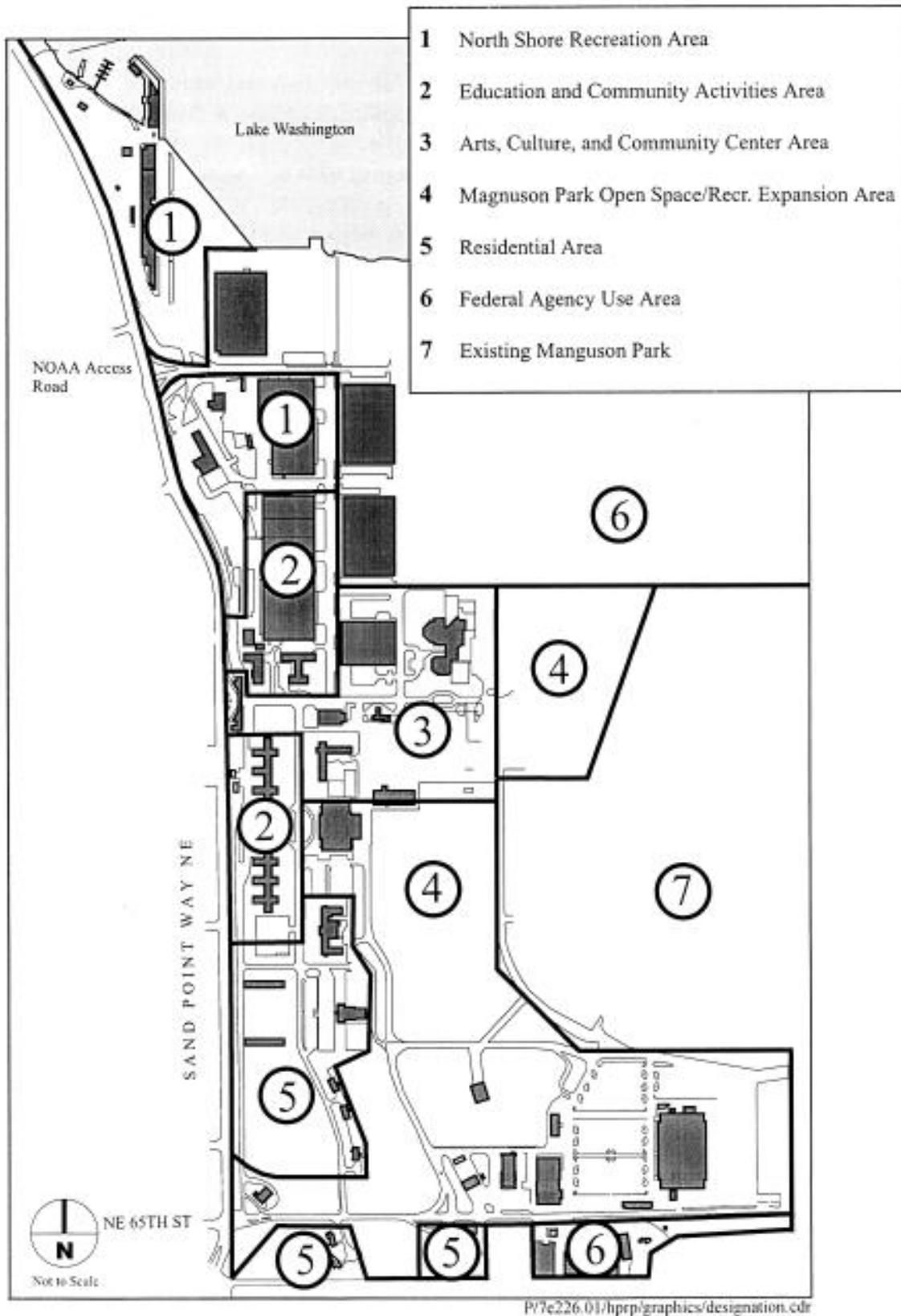


Figure 1-4 Designation of Activity Areas

### *Education and Community Activities Area (Area 2)*

The Education and Community Activities Area (Area 2) is located immediately south of the North Shore Recreation Area and directly north of the Residential Area, along Sand Point Way NE. Major buildings in this area include Buildings 5 and 9. Other buildings in Area 2 include Buildings 25, 29, and 192/141. Area 2 is intended to be dedicated to the development of education and community services with a wide range of potential uses such as schools, education-related administrative functions, uses by public or private non-profit agencies, and other community related uses. An extension of the Burke-Gilman bicycle/pedestrian trail may be brought through Area 2 to connect the trail to Magnuson Park.

### *Arts, Culture and Community Center Area (Area 3)*

At the center of Sand Point will be the Arts, Culture, and Community Center Area (Area 3). Buildings in Area 3 include Buildings 18, 30, 41, 138, and 406. This Activity Area will complement an expanded Magnuson Park and the adjacent Activity Areas and include facilities for community events and theatrical and dance performances, art exhibitions, and instruction in performing and fine arts. Building 406, the former Navy Brig, will become a new Community Center.

### *Magnuson Park Open Space/Recreation Expansion Area (Area 4)*

Area 4, the Magnuson Park Open Space/Recreation Area, is located at the south end of the Naval base property. Area 4 will be added to Magnuson Park, creating an improved park entrance at the intersection of NE 65th Street and Sand Point Way NE as well as providing additional sports fields and open space. The former Navy recreation center (Building 47) may be developed as a new community recreation center with gymnasium, theater, indoor swimming pool, and meeting spaces while Building 345 may become a park maintenance facility. The former Commissary (Building 193) and other buildings in this area may be demolished and removed for park expansion purposes.

### *Residential Area (Area 5)*

The Residential Area (Area 5) is located in the southwestern portion of the site. Area 5 includes a number of existing residential buildings that will be rehabilitated to provide 103 units of transitional housing for homeless youth and individuals. Future new construction in this Activity Area is proposed to provide additional housing of up to 97 units for homeless families. An unspecified number of units for student family housing may also be constructed on a 2.25- acre property south of NE 65<sup>th</sup> Street which will be owned by the University of Washington.

Existing buildings in this Activity Area include Buildings 6, 26, 224, 310, 330, 331, 332, 333, and 334. With the exception of Buildings 6 and 310, these buildings were formerly

used by the Navy for residential purposes. The City proposes to demolish Buildings 6 and 310 to provide space for new construction of housing.

*Federal Agency Use Area (Area 6)*

Two federal agencies have jurisdiction over properties on the Sand Point peninsula: NOAA and the Department of the Interior. Since federal agencies are not legally required to comply with City ordinances concerning land use or other activities, they are not subject to the City requirements or to the requirements of this HPRP Plan. As federal agencies, they are, however, subject to Section 106 of the NHPA for any historic resources on their property. The City will continue to work with these federal neighbors to ensure the compatibility of activities throughout the Sand Point peninsula.

## 2.0 Identification and Evaluation of Historic Resources

The National Historic Preservation Act (NHPA) of 1966, among other functions, created the National Register of Historic Places (National Register) which is administered by the National Park Service (NPS). The National Register is the official listing of those properties in the nation that are considered to be of historic significance. Properties that qualify for the National Register include buildings, districts, structures, sites, and objects. A National Register property must be at least 50 years old; possess integrity of location, design, setting, materials, workmanship, feeling, and association; and meet one or more of the following criteria:

- Criterion A:** Properties that are associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B:** Properties that are associated with the lives of persons significant in our past;
- Criterion C:** Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Criterion D:** Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Beginning in 1992, the Navy undertook an effort to identify all properties at Sand Point that may meet the criteria for listing in the National Register in order to comply with the NHPA and Federal archaeological protection legislation. This effort culminated in 1994 with the completion of an Historic and Archaeological Resources Protection (HARP) Plan, U.S. Navy, 1994. The HARP Plan identified and delineated a proposed National Register historic district, the Sand Point Historic District, with 20 contributing buildings and numerous associated landscape features. The Washington State Historic Preservation Officer (SHPO) has concurred with the determination of eligibility for listing the Sand Point Historic District on the National Register.

The following sections describe the historic significance of the Sand Point Historic District, identify the contributing and non-contributing elements of the district, provide a list of the character defining features of each contributing building, and identify the historic landscape features at Sand Point.

### 2.1 Historic Significance of the Sand Point Historic District

Sand Point is eligible for the National Register for its association with events that have made a significant contribution to the broad patterns of our history (Criterion A). The property is historically significant for the role it played in the US Navy's expansion and development in the Puget Sound region.

Naval Station Puget Sound, Sand Point was an activity of the Thirteenth Naval District, which provided and maintained facilities including the Naval Supply Depot, Seattle; the Naval Receiving Station; and other Naval activities located within the region. Sand Point furnished major logistic support to vessels of the fleet, sea frontier and district, and to advanced bases and provided an operating base for newly commissioned vessels. Berthing and landing facilities were provided for naval vessels, including dry-docking for small vessels. The Naval Station conducted a tug and lighter service for the Seattle side of Puget Sound and operated the fleet boat pool. It was also a major naval air station and the site from which the first around-the-world military flight originated. Sand Point was the major overhaul station on the Pacific Coast north of Alameda in California, and its Supply Department furnished supplies and equipment to aviation activities in Alaska and provided vessel design for the support of aircraft.

The Sand Point Historic District is also eligible for the National Register for its architectural characteristics (Criterion C). Many of the buildings that contribute to the historic district embody the distinctive characteristics of the Art Deco and Colonial Revival architectural styles. These particular buildings are especially interesting because they represent the Navy's adaptation of these common civilian styles for military use.

The historic time period in which Sand Point became a significant historic resource starts in 1923 and ends in 1970, which marked the end of military flying out of the Naval Base and the beginning of the Navy's surplus portions of the property.

The base structures are essentially intact, maintaining a high degree of integrity. The old runway, used from 1922 to 1970, no longer remains. Small sections of the runway tarmac, however, remain in several locations on the site, reminding users of the property's former use as a flight support station. Alterations to the buildings have generally been moderate, such as changes to windows and doorways and the additions of awnings. Some of the oldest buildings (such as 5 and 30) had early additions to the original building which reflect military changes in use over the years. As a whole, the Sand Point Historic District retains its integrity and conveys a distinct sense of time and place, reflecting World War II military activities in Seattle and the growth of the military presence in the city up to that time.

## **2.2 Description of the Sand Point Historic District**

The Sand Point Historic District includes approximately 73 acres or 47 % of the 153 acres that comprised Sand Point at the time of base closure (see Figure 2-1). The district is bounded on the north by Pontiac Bay on Lake Washington, on the east by the property of NOAA and Magnuson Park, on the south by NE 65<sup>th</sup> Street, and on the west by Sand Point Way NE. The district includes approximately 30 buildings, of which 20 are considered contributing historic resources. Much of the district aligns with the axis created by 62<sup>nd</sup> Avenue NE (formerly Avenue B). The northern half of the district has an industrial character, with buildings related to the former aircraft operations, while the southern half has a campus-like character, with administration buildings, support buildings, and housing.

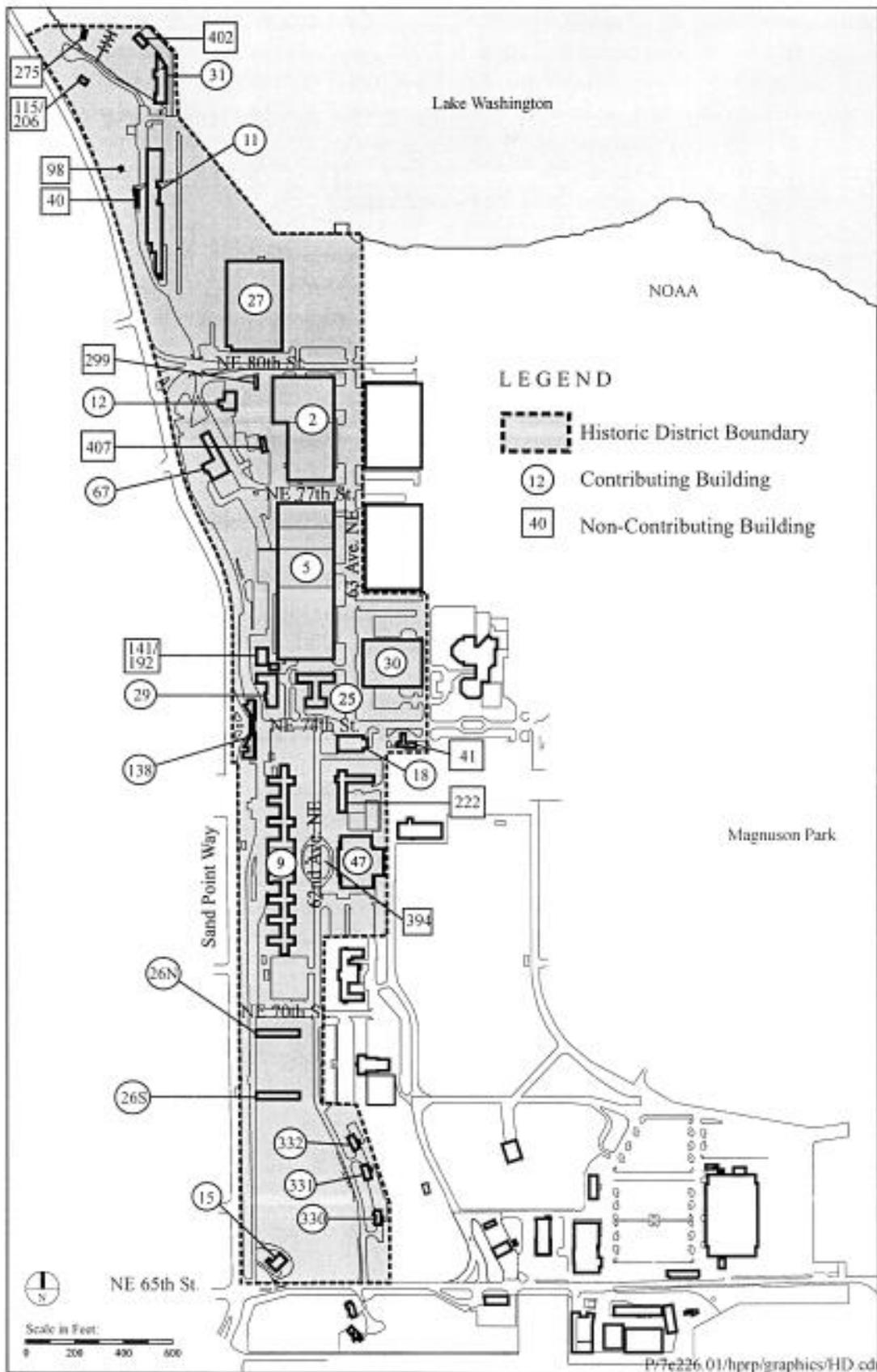


Figure 2-1 Map of the Sand Point Historic District

Several of the contributing buildings at Sand Point are in the Colonial Revival architectural style. Colonial Revival is an architectural style that first became common at the end of the 19<sup>th</sup> Century and achieved widespread popularity in the first decades of the 20<sup>th</sup> Century. The style is based on the architecture of the eastern United States from the colonial era of this country. The buildings of this style generally exhibit a rigid symmetry, axial entrances, geometrical proportions, hipped roofs, and sash windows. Quite often, third story windows were gabled dormers which projected from the hipped roofs.

The finest example of the Colonial Revival style at Sand Point is Building 9. The building is composed of a series of large pavilions connected by smaller links, visually breaking the very large building into smaller pieces. The gable-roofed wings, projecting to the north and south of the flat-roofed center portion of the building, have gabled dormers on the third floor. These dormer windows contain semi-circular lights, another common element of the style. Window openings along the brick facades have a decorative keystone of cast concrete centered in the brick soldier course lintel and the sills are cast concrete. The building color scheme of red brick with white wood trim is also typical of the Colonial Revival style.

Other contributing buildings at Sand Point reflect the Art Deco architectural style. The Art Deco Style began in Europe and became very popular in the United States between World War I and World War II. Art Deco is characterized by streamlined, rhythmic machine forms, exotic imagery, and the use of materials to give a feeling of motion. Ornamentation generally consists of low relief geometrical design, which could be parallel straight lines, zigzags, chevrons, and stylized floral patterns. Another common element of Art Deco is the decorative treatment of entrances, especially with patterned cast stone or precast concrete. All of these stylistic characteristics can be noted on several of the buildings at Sand Point, notably Buildings 47, 25, 29, and 30.

Large mature tree plantings both define the limits of the historic district as well as providing significant accents to many of the contributing buildings. The western perimeter of the district along Sand Point Way is lined with a variety of tall, mature trees. Most are conifers, although some are cottonwoods with a few poplars planted after 1970. The major north-south avenue through the southern half of the area, 62<sup>nd</sup> Avenue NE, is lined on both sides with mature Deodar cedars. These linear rows of trees create a visual link connecting the Bachelor Officer's Quarters on the south to the Administration Building on the north. Accent plantings in the northern portion of the site are primarily conifer evergreens including spruce, cypress, and cedar trees. The maturity and obvious age of the tree plantings contribute to the perception of age, permanence, and unity of the district.

### **2.3 Contributing Elements of the Sand Point Historic District**

The Sand Point Historic District has a total of 20 buildings that meet the criteria to be considered as contributing elements to the district. Nineteen of the buildings will be owned and maintained by either the City or UW, while one building (Building 27) is the responsibility of NOAA. Table 2-1 lists these buildings by activity area while Figure 2-1 identifies their location within the District.

**Table 2-1: Contributing Buildings in the Historic District listed by Activity Area.**

Bldg. Number	Building Name	Description	Size (sf)	Date Built	Construction Type	Recent Former Uses	Historic Uses (1922-1970)
<b>North Shore Recreation Area</b>							
2	Reserve Armory and Aircraft Maintenance	Complex of 2 hangars with shops, office, classrooms, storage above.	144,232	1929	Steel frame/Brick wall/ rolling steel doors	Marine Corps training; heavy equipment storage; coast Guard Reserve; film studio	Aircraft assembly and repair shop; offices
11	Public Works/ Shops	complex consisting of single and two-story office and shops	59,206	1940	Wood frame/Brick wall	Public Works repair shops; office; storage; classrooms	Public Works repair shops and offices
12	Central Steam plant	Single story brick utility structure	5,653	1930 1942	Steel & concrete frame/ Un-reinforced masonry (URM) bearing wall	Steam Plant	Boiler plant
31	Covered Boat House	wooden boat house, covered pier	3,141	1938	Wood	Boat storage; repairs; office	Boat House; crash boat station
67	Motor Pool Shop	2 1/2 story repair garage	33,720	1941	Concrete frame/Brick & concrete wall	motor pool; offices; vehicle repair	Garage
<b>Education and Community Activities Area</b>							
5	Warehouse and Office Complex	Multi-bay brick warehouse and office space	417,467	1929	Steel frame/URM bearing wall	Aircraft equipment repair; shops; office; classroom; and warehouse use	Storehouse
9	Barracks and Administration Office	Massive 3 story colonial revival barracks, dining, and office complex with finished basement	223,516	1929 - 1938	Concrete frame/Brick wall	Housing; dining; catering; night club; offices; courtroom; chapel; conference; classrooms; storage	Barracks
25	Base Administration Building	3 1/2 story art deco office building	27,892	1937	Wood frame/Brick wall	Offices; computer center; telecommunications	Administration Building
29	Hospital	4-story Art Deco clinic with exam rooms and offices	33,744	1937	Concrete frame/brick wall	Medical/dental clinic	Hospital/Dispensary
<b>Arts, Culture, and Community Center</b>							
18	Fire Station	two story fire station	14,137	1936	Steel frame/Brick wall	Fire Station; barracks	Fire House and garage

Table 2-1 continued

Bldg. Number	Building Name	Description	Size (Sq. Feet)	Date Built	Construction Type	Recent Former Uses	Historic Uses (1922 - 1970)
30	Personnel Support	complex consisting of two and three story office buildings surrounding open hangar bay	80,066	1938	steel frame/URM walls	Office; aircraft hangar; band rehearsal; photography studio; storage; tennis courts; assembly; etc.	Flight squadron hangar; offices; early flight control tower
138	Main Gate	brick two story gatehouse built over entrance	12,801	1942	Concrete load bearing walls with brick veneer	Security; administration	Gate House
<b>Magnuson Park Open space and Recreation/Expansion Area</b>							
47	Auditorium and Recreation Facility	complex of 5 multi-level structures consisting of movie theater; gym; handball courts; bleachers; swimming pool; lockers	50,060	1941	Steel and wood frame/concrete and URM walls	650 seat Theater; library; gymnasium; weight rooms; swimming pool; offices; lounge; ball courts; lockers	Recreation Building
15	Hobby Shop	Offices and shop	3,268	1938	Wood frame/brick veneer wall	Hobby Shop	Greenhouse
<b>Residential Area</b>							
26N	Bachelor Officer's Quarters	three story colonial revival officer's barracks	16,082	1940	Wood frame/brick veneer	Bachelor officer's quarters; storage	same use
26S	Bachelor Officer's Quarters	three story colonial revival officer's barracks	17,282	1937	Wood frame/Brick veneer	Bachelor officer's quarters;	same use
330	Quarters A	Single-family home	6,390	1939	Wood frame/Brick veneer (1" floor)	Senior Officer's house	Commissioned Officer's house
331	Quarters B	Single-family home	6,233	1939	Wood frame/Brick veneer (1" floor)	Senior Officer's house	same use
332	Quarters C	Single-family home	6,233	1939	Wood frame/Brick veneer (1" floor)	Senior Officer's house	same use
<b>Federal Agency Use Area</b>							
27*	Training and Storage Hangar	4-story hangar with shops, office, classrooms, storage above	n/a	1937	Steel frame/corrugated transite siding/rolling steel doors	aircraft repair; offices; training; heavy equipment storage;	Flight Boat (seaplane) Hangar

\* Note: Although a contributing resource to the historic district, Building 27 is outside of the City of Seattle's jurisdictional boundaries at Sand Point, and will be owned and maintained by NOAA.

## 2.4 Non Contributing Elements of the Sand Point Historic District

Several of the buildings within the Sand Point Historic District are considered to be non-contributing elements to the District either because of insufficient age or extensive alterations to the original building. Table 2-2 lists these buildings by activity area. These non-contributing buildings are not governed by this plan. However, while alterations and modifications to non-contributing buildings are allowed, if such modifications would have an effect on any contributing building or the district as a whole, the modifications would be subject to the review procedures outlined in Chapter 4.0. Further, periodic updates to the HPRP also afford opportunity for current determinations of National Register eligibility and contributing status of properties to be reassessed and revised if appropriate.

**Table 2-2: Non-Contributing Buildings in the Historic District listed by Activity Area.**

Building Number	Building Name	Date of Construction
<b>North Shore Recreation Area</b>		
40	PW Paint Mixing Building	1943
98	Gasoline Storage	1941
115/206	PW Maintenance/Poison Storage	1941/1944
275	Small Engine Repair	1945
299	PW Maintenance Storage	1949
402	Admiral's Floating Boat House	1949
407	Hazardous Waste Storage	1969
<b>Education and Community Activities Area</b>		
141/192	Homeporting Office/Underwater Acoustic Laboratory	1944/1974
<b>Magnuson Park Arts and Cultural Center</b>		
41	Identification Office/Gas Station	1939
222	Ships Supervisor Building	1944
<b>Magnuson Park Open Space/Recreation Area</b>		
394	Totem Pole (structure)	1961 (removed in '94)
<b>Residential Area</b>		
none	n/a	

## 2.5 Character Defining Features of Historic Buildings

Each historic building at Sand Point has specific features that define that building and allow it to contribute to the overall character of the historic district. This section discusses specific character defining interior and exterior features for each building contributing to the historic district. These features were identified by the representatives of the Washington State Office of Archeology and Historic Preservation, the Navy and the City of Seattle during site inspections conducted in September 1996, and in March, June, July, and August of 1997. The specific character defining features are intended to provide a baseline reference point for consideration during development of alteration and maintenance projects, but are not intended to be a final, definitive list. As part of project planning, and a closer look at all interior and exterior character defining features should take place in the context of a particular project, changing circumstances, and further research. In addition, some projects, such as a large scale exterior remodel, may have an adverse affect on the historic character of the district even if

none of the listed features is affected. Such projects will also require review according to the procedures outlined in this plan (Chapter 4.0). The following provides a general overview of the character defining interior and exterior features:

### **Interiors in General**

In many cases, the interiors of the buildings at Sand Point have been modified during numerous renovations. However, much of their original historic fabric and character defining interior features do remain in some buildings. In other buildings, while interior modifications have taken place, the general floor plan, staircases, certain office spaces, and other historic features remain. The Secretary of Interior's Standards for Rehabilitation direct that all historic features, including those on the interior, be taken into account during project planning and design development<sup>1</sup>. In general, interior redesign will incorporate significant historic elements and follow best management practices for adaptive reuse projects.

### **Exteriors in General**

Unlike building interiors, the exteriors of most buildings at Sand Point retain their original style. Although most buildings have had additions over the years, the newer portions were usually built of similar materials to reference the structure's original style. Significant character defining exterior features typically include wall surfaces, rooflines, architectural ornamentation, and lighting fixtures. Even though the original windows and doors of many buildings have been replaced with modern substitute materials, the pattern and placement of door and window penetration can still contribute significantly to each building's character.

Each contributing building is discussed separately below. The buildings are organized according to their respective Activity Areas, as shown in Figures 2-2 through 2-6. For added reference, Appendix A lists the buildings in numerical order.

---

<sup>1</sup> Interior modifications to Buildings 330, 331, and 332 have already been approved by SHPO in design consultations conducted in early 1997 by the City of Seattle and the Sand Point Community Housing Association.

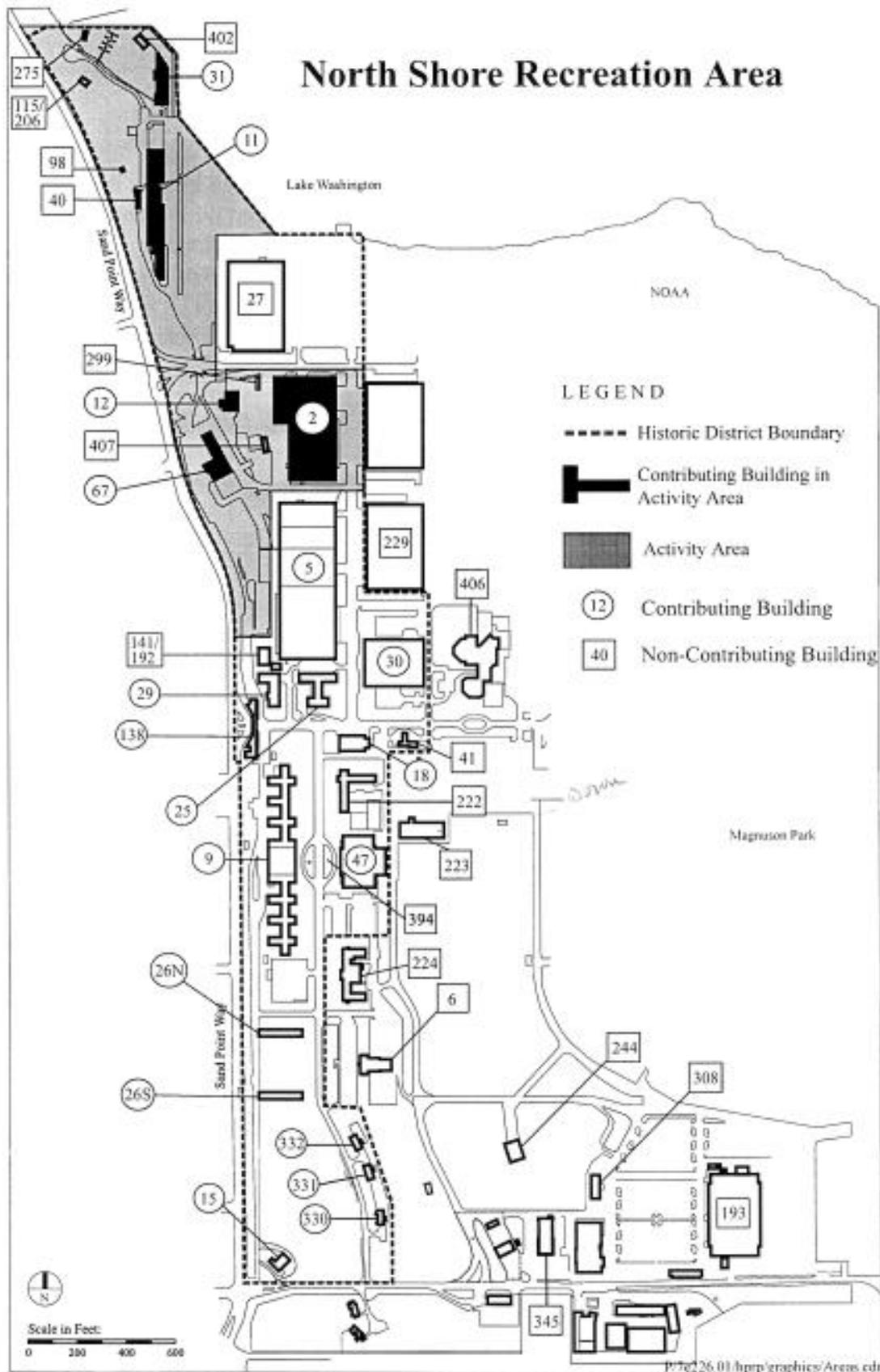


Figure 2-2 Contributing Buildings in the North Shore Recreation Area

## ***Building 2: Reserve Armory and Aircraft Maintenance***

***Built in 1929***

***Art Deco Style***

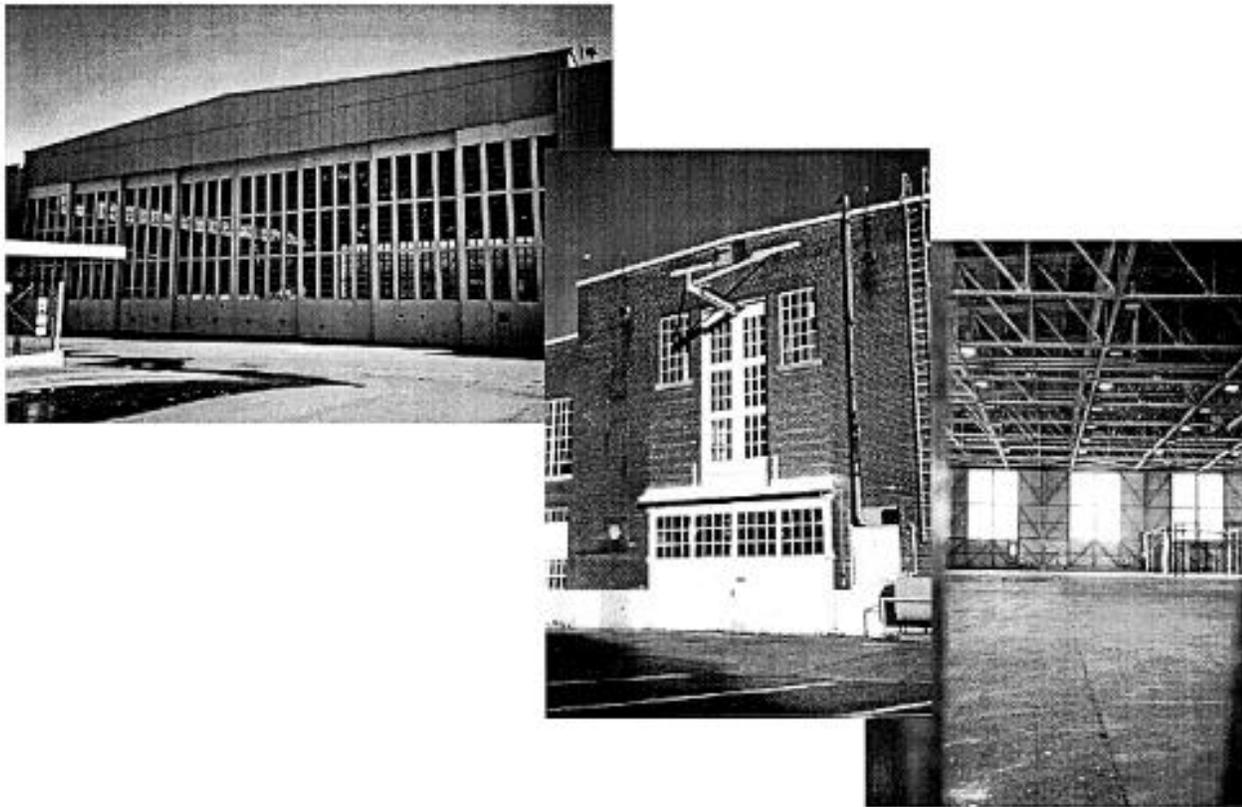
This large, 144,232 square foot (sf) structure is composed of two hangars and numerous smaller rooms and exhibits strong elements common to the Art Deco style. The taller south hangar has a distinctive Art Deco facade on the east, while the north facade is brick and wraps around to the east elevation. Fenestration consists of metal frame windows with divided lights. Tall, metal-framed rolling doors reach the full height of the building on the east and west sides. Cladding on the rest of the building is corrugated transite. Clerestory windows on the south side admit daylight to the interior spaces. Few changes have been made to the original plan and exterior cladding, although the building has had at least two major additions and interior changes have been extensive. This building is the oldest surviving structure at Sand Point and relates directly to the site's historic aviation mission.

### **Specific Exterior Character Defining Features:**

- Original multi-story rolling metal framed hangar doors on the east facade on north and south hangar bays and on the west side of the south hangar bay. These doors are solid at the bottom with window lights in a grid the remainder of the door height.
- Original steel framed divided light doors and windows on end and back walls.
- Emblem above southeast hangar doors.
- Overhead beam for loading and lifting on south end of west side.

### **Specific Interior Character Defining Features:**

- Interior space volume in both hangar bays. The mezzanine in the north hangar is not a character defining feature.



***Building 11: Public Works/Shops***

***Built in 1940***

***Industrial Vernacular***

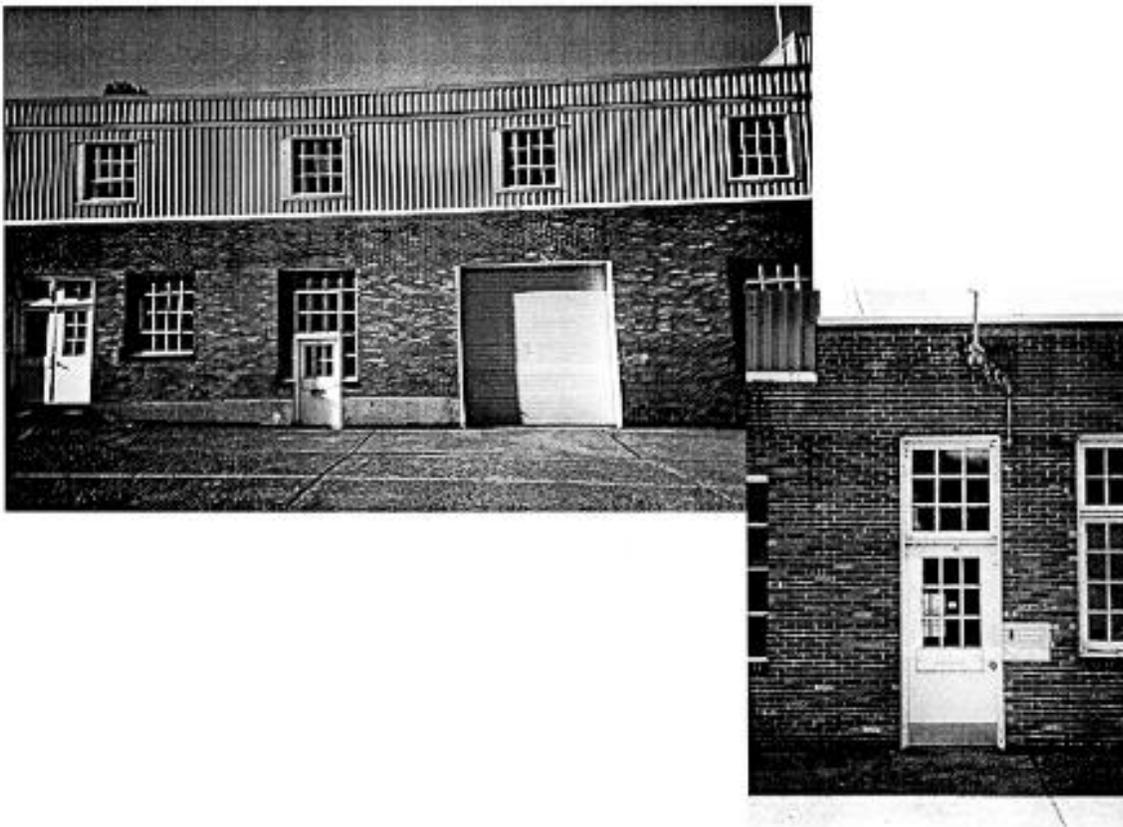
This long, 59,206 sf building is characterized by a combination of materials on the exterior and a regular pattern of window openings. The building has an irregular rectangular plan and is divided into two areas: Public Works offices and the shop area. The single-story Public Works office section is made of brick veneer which continues around the entire building at the first level. At the north end of the building over the Shop Area, a second floor with office and storage space exists. The second story is sheathed in corrugated steel panels. The front door at the Public Works entry has been replaced with double doors of anodized aluminum, and few decorative or stylistic features are present.

Specific Exterior Character Defining Features:

- Original steel frame divided light windows.

Specific Interior Character Defining Features:

- Exposed structural system in shop area, especially post and beam connections.
- Entry lobby to office portion, detailing consists of ceiling cornice of stars and decorative pilasters flanking interior door.



***Building 12: Central Steam Plant***

***Built in 1930, 1942***

***Industrial Vernacular***

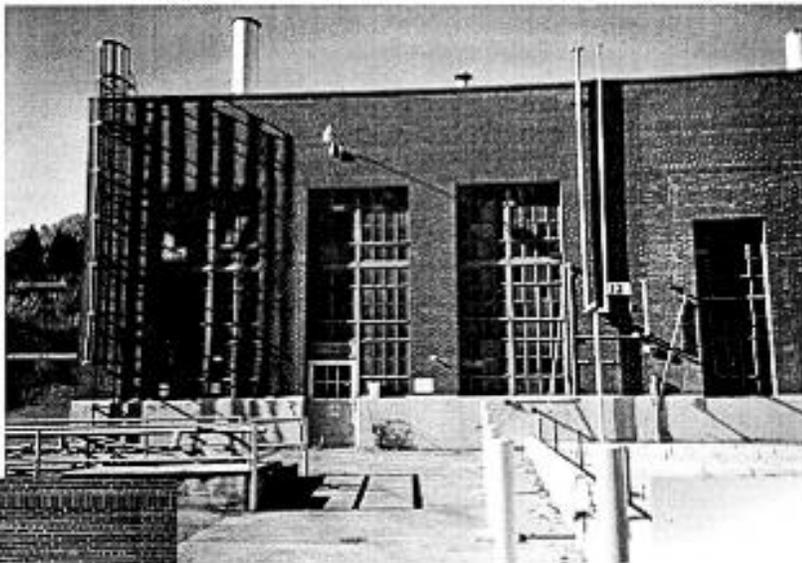
This 5,635 sf brick structure served as the steam heating plant for the Naval Station at Sand Point. Distinctive features include short vent stacks on the roof and large glazed windows and doors. The lack of ornament and detail is fitting for such a building. The Central Steam Plant houses three large boilers and associated equipment. The southern half of the building is original as built in 1930, while the northern half was added later in 1942.

**Specific Exterior Character Defining Features:**

- Original double height, divided light industrial windows with operable center panels.
- Large door openings with original side-by-side shop doors with divided light industrial windows in top 2/3.
- Emission stacks and vents on roof.

**Specific Interior Character Defining Features:**

- None noted



***Building 31: Covered Boat House******Built in 1938******Utilitarian/Vernacular***

This small, 3,141 sf building is located on pilings over the water and has changed relatively little since its construction, except for dormer additions. The gable roof addition on the east side creates a two-story space, and the roof continues out over the water to cover several boat slips. The structure is clad with painted wood vertical boards over shiplap siding, and the windows are all wood framed with sliders on the first floor and double-hung units on the second. The northern triangular end of the building is a later addition to the original structure. The building was used to provide covered slips for boats. During the latter days of World War II, this included the Admiral's barge with watch standing space for the barge crew. The original structure relates to the history of naval flying boats. It was built to house the crash boat rescue squadron with one officer's office and a Crew Ready Room. Recreational boat use came later.

Specific Exterior Character Defining Features:

- None noted

Specific Interior Character Defining Features:

- None noted



***Building 67: Motor Pool Shop***

***Built in 1941  
Art Deco Style***

This 33,720 sf building is three stories tall and was built on a hillside to accommodate vehicular access to the service and garage areas at different levels. The main front entrance is located at the upper level and exhibits Art Deco Industrial details with emphasis on horizontal and vertical lines, a half-round cover over the entrance that is edged with brushed stainless steel, and glass blocks framing the entry door. The ground level on the east facade has several large metal roll-up garage doors. The door near the main entrance has been filled in with CMU blocks, but has a 36' wide door cut into the blocks. A large shed structure south of the main building, originally a yard area, was enclosed at a later date and is constructed of large timbers with wood siding.

**Specific Exterior Character Defining Features:**

- Main entrance on upper level with glass block walls on the side and half round cover over the doorway. Stainless steel edging was added later.
- Multiple large garage style openings on the ground and second level.

**Specific Interior Character Defining Features:**

- Glass relights



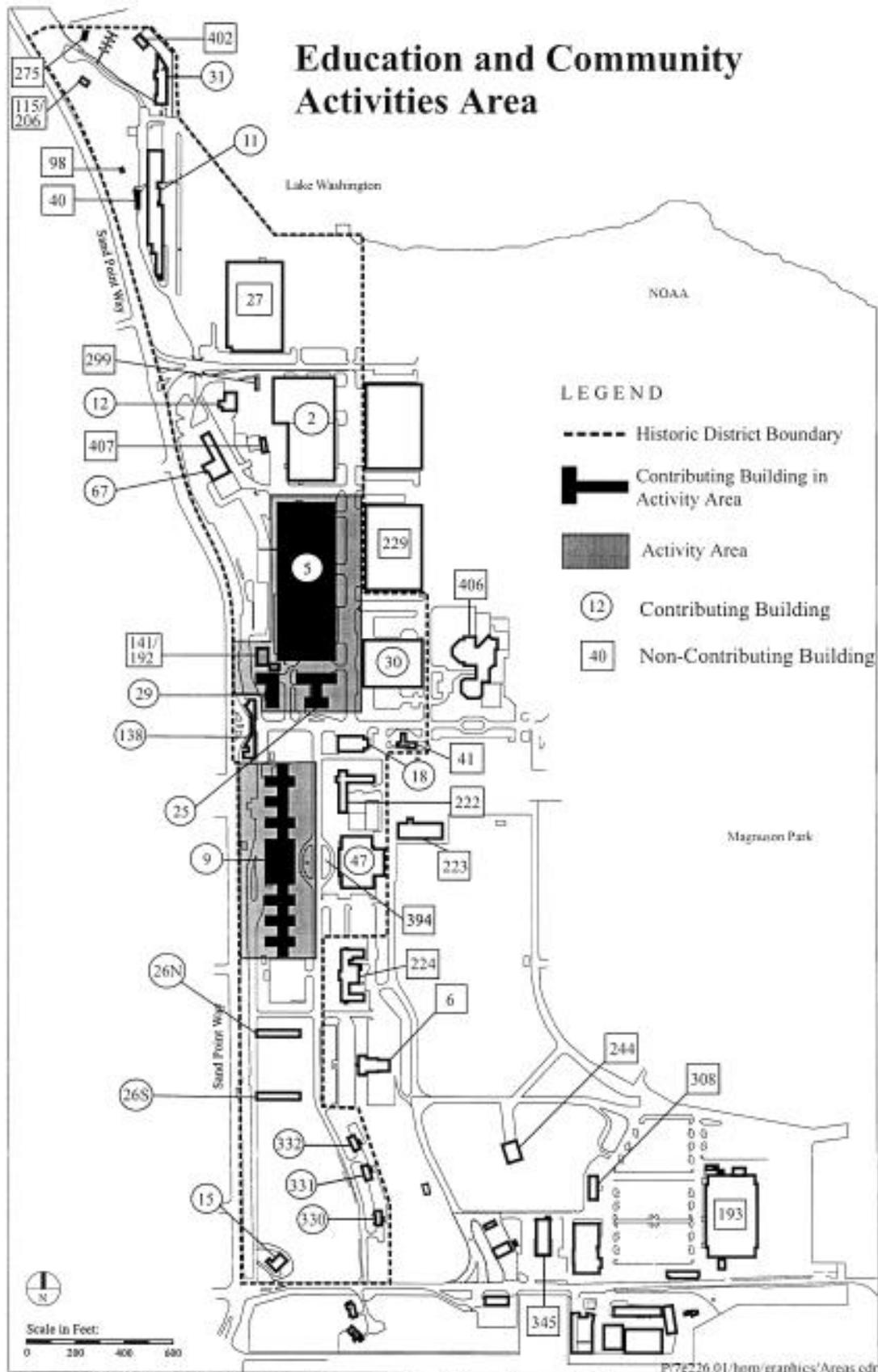


Figure 2-3 Contributing Buildings in the Education and Community Activity Area

## ***Building 5: Warehouse and Office Complex***

***Built in 1929***

***Art Deco Style***

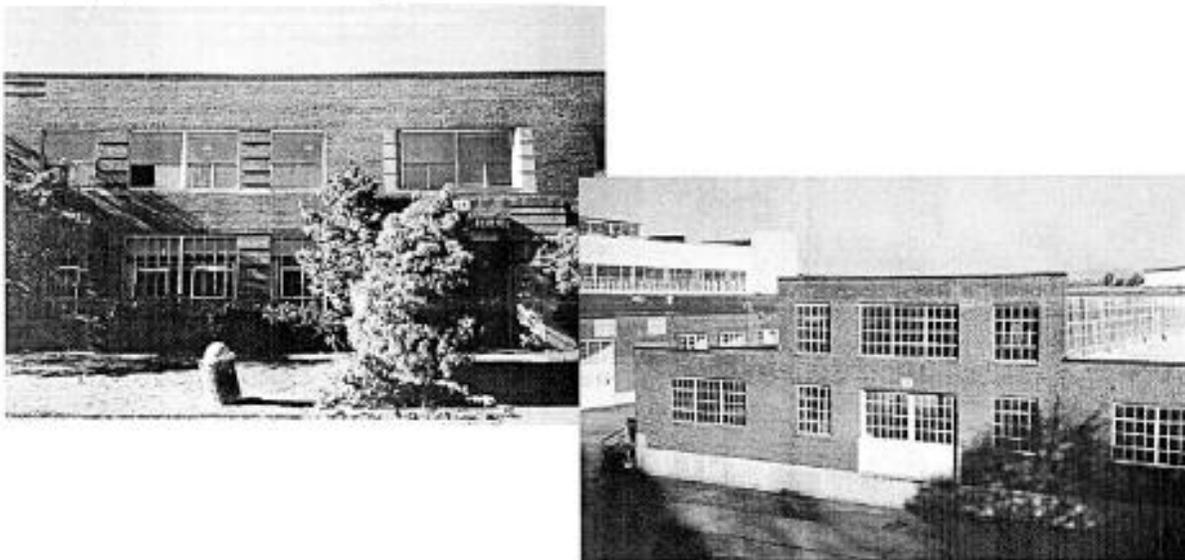
This large brick building is the largest structure at Sand Point (417,467 sf). The building is 660' long and is comprised of four distinct bay sections which were most likely built within a few years of each other. The original use of the building was likely a mix of warehouse, workshops, and office space. Bays A through C comprise the main building and follow a typical shed warehouse design with open 2-story clerestories bringing light into the bays. Common elements for each section include window treatment, concrete sills, and facade material. The main building facade is brick with an Art Deco concrete entrance on the east side. The south end consists of a step-gable brick facade over what may have been an open hangar with a sliding door. In the 1970s a partial second story and interior rooms were added to Bays B and C. Bay D is a large, four-story brick warehouse is attached to the south end of the main building and has a flat roof and large metal frame windows set at regular intervals. The entire west facade is long and punctuated with a regular window pattern. The east facade has more variety, with the long facade broken by several formal building entrances with cast concrete detailing around the doors and windows. The north facade has several loading dock areas which are covered by canopies and have large divided light doors. The windows on the second story of the north section have been replaced with aluminum windows.

### **Specific Exterior Character Defining Features:**

- Main building entrance on east façade.
- Original steel frame divided light windows in the exterior walls.
- Clerestory and skylights at north end.
- Large divided light doors.

### **Specific Interior Character Defining Features:**

- Interior space volumes and massive columns in open warehouse areas.
- Window transoms in office wing.
- Half wall stair railing in stairwell.
- Fire equipment on east wall of Bay A.



## ***Building 9: Barracks and Administration Offices***

***Built 1929 - 1938***

***Colonial Revival Style***

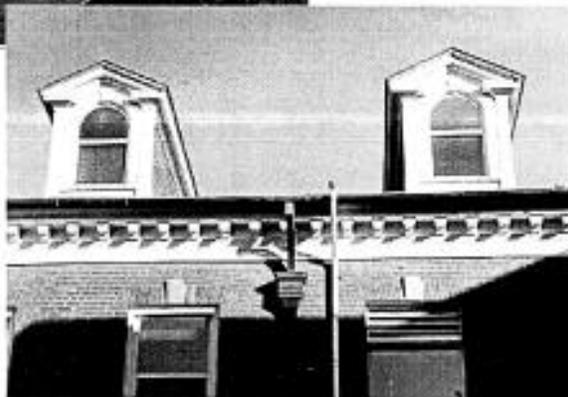
This distinctive brick building once contained the barracks for the Transient Personnel Unit, along with the General Mess, and Chapel. Offices filled the lower two floors of the north wing with a courtroom on the third floor. The building contains 223,516 sf and consists of two wings formed by the original dormitories, and the central dining area, a later infill structure which joined the wings. Representing the Colonial Revival style of architecture, the building is reminiscent of early American colonial architectural trends. A large building at 800' long and 43' tall, the building's symmetrical form is given a more residential scale in its massing with several recessed courtyard entries and dormers on the top floor that provide maximum window area and light penetration. The white window casement contrasts with the red brick, and openings have decorative keystones, brick lintel treatment, and concrete sills. Deep dentils provide detail under the eaves on the building wings.

### **Specific Exterior Character Defining Features:**

- Window openings have decorative keystone and soldier course brick lintel treatment and concrete sills. White window casements (original windows replaced with aluminum frame ones in 1980).
- Three doorways with identical double shop doors. Doors have divided light upper half topped by a fan light framed by brick arch inset with concrete inpost block and keystone. Decorative lanterns are set on the side of each inpost.
- Entrance with ornately formed concrete door frame extending above the lintel.
- Gabled roofline punctuated by small gable dormers with windows with circular arched tops.
- Deep dentils under the eaves.

### **Specific Interior Character Defining Features:**

- None noted due to numerous building renovations.



***Building 25: Base Administration Building***

***Built in 1937***  
***Art Deco Style***

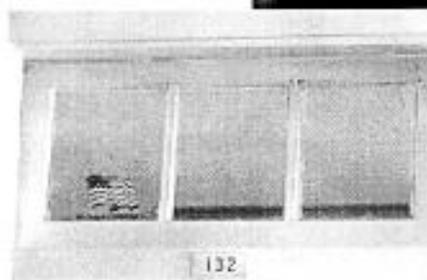
This 27,892 sf building served as the headquarters for the Naval Base, and is a two- and three-story, flat-roofed building with a symmetrical T-shaped plan. The main entrance is centered in the "T", and the top two floors contain office space. The top penthouse was a later addition, in keeping with the Art Deco style. The windows are arranged symmetrically on the facade (aluminum frame replacement units on first two floors, original metal windows on third floor), with original six-light windows on either side of the main entrance, and three light casement windows elsewhere. Art Deco details include inscribed concrete panels at the entrance and on the building ends, the light fixtures at the entrance, and the stainless steel bands covering the half-circle overhangs at the side entrances.

**Specific Exterior Character Defining Features:**

- Inscribed concrete panels at the entrance and the building ends.
- Side entrances with half circle overhangs clad in stainless steel banding and decorative light fixtures.
- Windows arranged symmetrically on the facade.
- Original metal frame windows on the third floor penthouse.

**Specific Interior Character Defining Features:**

- West second floor corridor configuration, especially relights and swinging interior corridor doors.
- Transom windows above the doors in south west corridor of first floor.



### ***Building 29: Hospital***

***Built in 1937  
Art Deco Style***

This 34,714 sf building was used as the base hospital. Originally a 2-story structure, the third floor was added later. The original double-hung wood windows each have 12 lights, and the sills change from story to story. The first floor has smooth precast concrete sills, the second has precast sills with dentils, and the third floor has brick sills. Precast decorative concrete pieces are found centered between the windows and between the first and second floors. The Art Deco details are similar to those found on Building 25.

#### **Specific Exterior Character Defining Features:**

- Original double hung wood windows with divided lights. Window sills vary by floor with first level sills being smooth pre-cast concrete, the second level pre-cast concrete with dentils and the third brick.
- Art Deco details and cast stone ornamentation especially the caduceus symbol over the main entrance.
- Original exterior doors.

#### **Specific Interior Character Defining Features:**

- Surgical suite in the north east corner of the second floor, especially the floor and wall tile, the entry doors, and the overhead surgical lights.



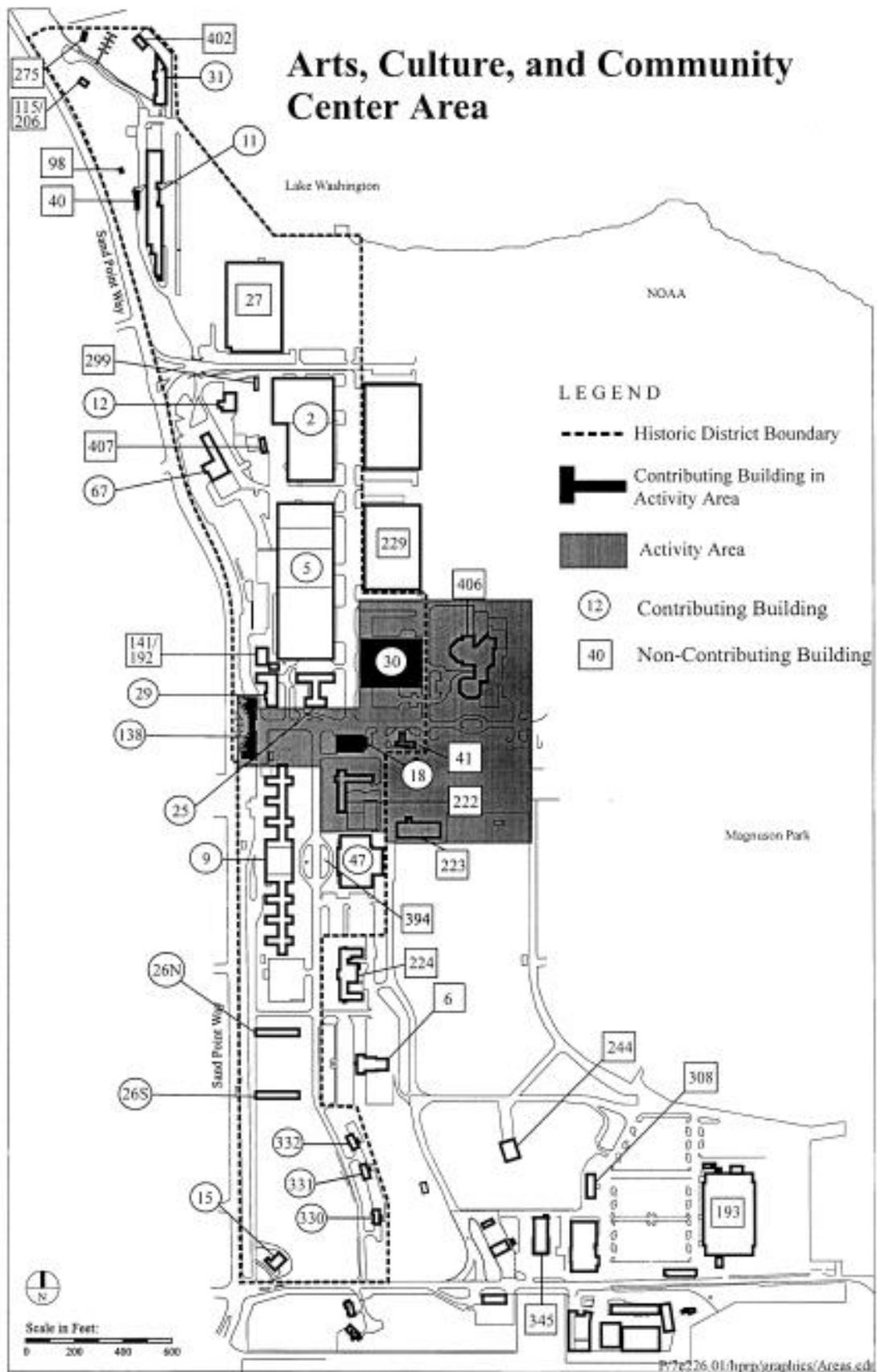


Figure 2-4 Contributing Buildings in the Arts, Culture, and Community Center Area

***Building 18: Fire Station***

***Built in 1936***

***Utilitarian/Vernacular***

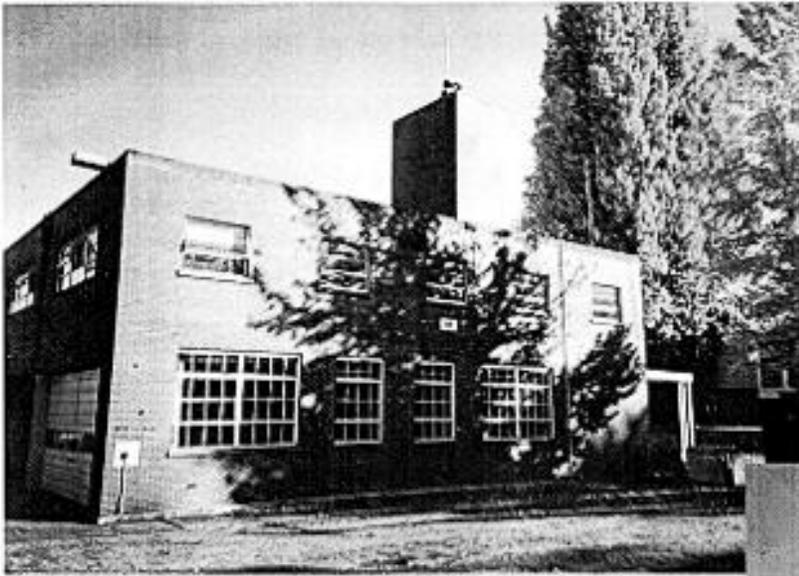
This 14,137 sf brick building previously housed the base fire station. Prominent features include the tall tower used to dry firehoses which is visible from much of the district. Other features include the brick cladding, cast-concrete parapet, divided light industrial windows with cast concrete sills, and large garage doors on the north facade.

**Specific Exterior Character Defining Features:**

- Cast concrete parapet.
- Divided light industrial windows with cast concrete sills.
- Large garage type doors on north facade.
- Hose drying tower.

**Specific Interior Character Defining Features:**

- None noted



***Building 30: Personnel Support - Offices and Hangar***

***Built in 1938***  
***Art Deco Style***

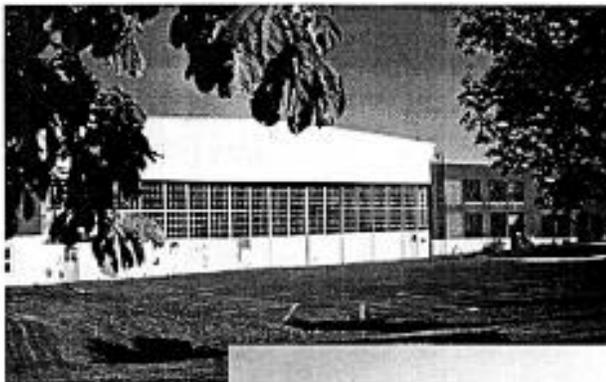
The large central hangar portion of Building 30 is 80,060 sf and has a low pitched gable roof and large rolling panel doors across the entire front. The east end of the building is a two-story structure, with most of the original window frames painted a dark color with concrete sills on the second floor. The west end of the building is a three-story structure in the Art Deco style. Most of the windows are replacements, a combination of a fixed pane over an awning unit. The frames are white painted or enameled aluminum.

**Specific Exterior Character Defining Features:**

- Large rolling hangar doors with upper divided lights. End panel doors have standard 3' wide inset personnel doors.
- Main entrance to office area on west side. Features include: double sided "T" shaped stairway leading to entry, Art Deco lanterns on the railings at the bottom of the staircase, a fluted panel into which double entry doors are recessed that extends the full height of the building, and a flat canopy that projects out from the doors forming a weather cover. The cover is wrapped in fluted aluminum with letters in Art Deco style reading "Administration".
- Original windows on two-story east wing with dark painted frames on the first floor and pre-cast concrete sills on the second floor.

**Specific Interior Character Defining Features:**

- Base Commanding Officer's suite located on the third floor of the west wing. Specific details include paneled Commanding Officer's office with fireplace and adjacent Officer's ward room including built in wall seating, glass block bar, and original linoleum floor with pre World War II aircraft star logo in the center.
- General configuration of office area on southwest corridor of the first floor of the west wing, in particular the interior daylight glass top partitions.
- High bay and open space volume of the hangar area.



***Building 138: Main Gate***

***Built in 1942***  
***Art Deco Style***

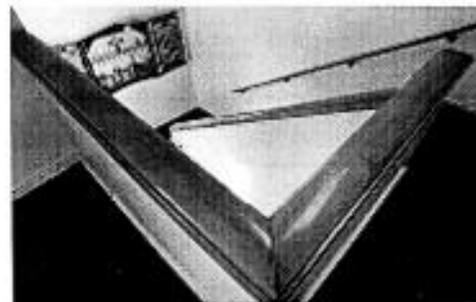
The main gate building has long served as the primary entrance to the Sand Point Naval Station. This 12,801 sf building replaced the original entry structure. The two-story brick building is distinguished by strong horizontal elements such as the “bridge” over the entry road, the flat roof, concrete cornice, and long row of windows with accent trim over the entrance portal. The windows have metal frames with operable awning center panels. Although not original, the entrance sign has Art Deco style lettering.

**Specific Exterior Character Defining Features:**

- Original metal frame windows with operable awning center panels.
- Flat roof line with concrete cornice.
- Iron entry gate and gatehouse

**Specific Interior Character Defining Features:**

- Built-in safes
- Bannister mouldings



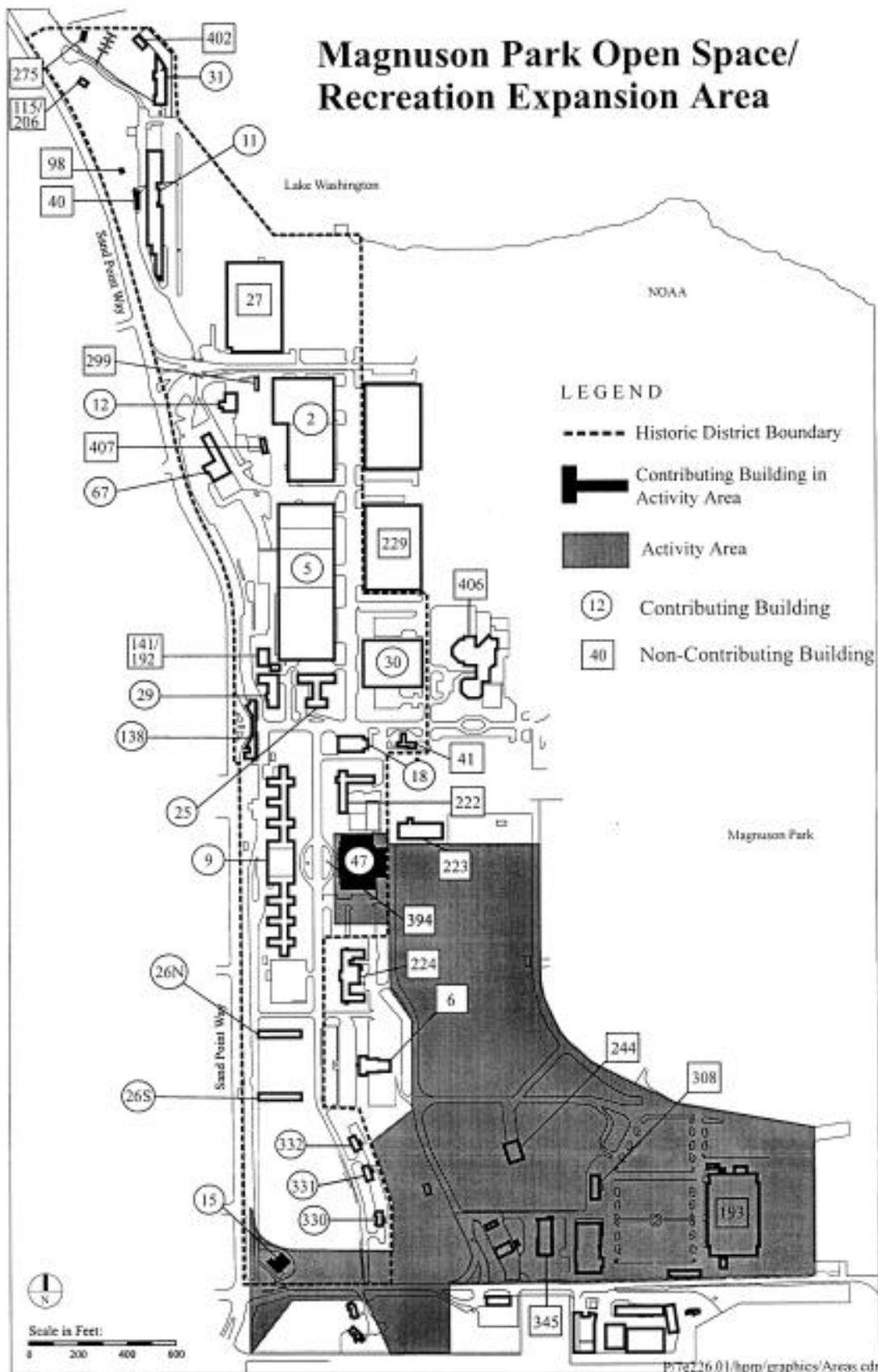


Figure 2-5 Contributing Buildings in the Magnuson Park Open Space/  
Recreation Expansion Area

### ***Building 47: Auditorium and Recreation Facility***

***Built in 1941  
Art Deco Style***

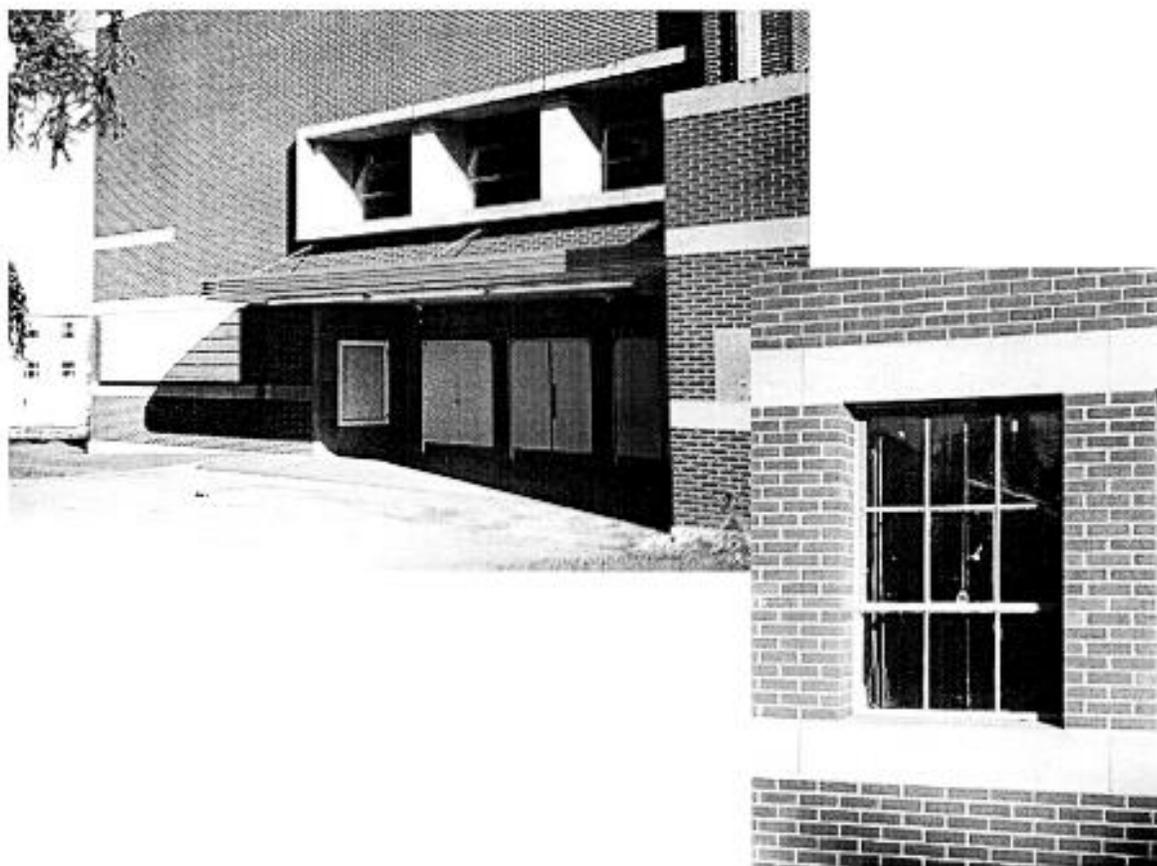
Housing an auditorium and recreational facilities, this 50,060 sf building has an asymmetrical composition, a distinctive rhythm in the spacing of windows, a red brick facade with cast concrete banding, deep set windows at the entry, and divided light windows along the front face. Details include downspouts and gutters. The rear facade of the building is almost devoid of any decorative detail, but has a definitive pattern of window openings, particularly the tall openings that bring light into the room containing the swimming pool.

#### **Specific Exterior Character Defining Features:**

- Cast concrete banding on brick façade.
- Original metal framed windows with divided lights and operable awning in center panel.
- Main building entrance on west side consisting of three deep set windows in concrete frame above the entry and fluted aluminum round edge canopy.
- Lead downspouts.

#### **Specific Interior Character Defining Features:**

- Theater area on north side of the building, especially the stage and orchestra pit area, including the wood molding on the front of the stage and wood stairways on either side.



***Building 15: Hobby Shop***

***Built in 1938***

***Residential Vernacular***

Housing a hobby shop, this 3,268 sf structure has an "L"-shape plan and two gable-roofed sections. Early plans indicate that this structure may have been originally constructed as a greenhouse. A rear addition was added soon after the original construction lending its current "L" shape. The earlier front portion of the building is brick, while the rear addition is clad in board and batten siding. The brick front has two large 12-foot long recessed original windows composed of three sets of eight lights. Beneath these windows are brick edged planters whose front surface is flush with the rest of the brick facade. A line of scrolled wood trim edges the eave above these windows. The entrance has been remodeled with the addition of anodized aluminum framed double doors.

Specific Exterior Character Defining Features:

- None noted.

Specific Interior Character Defining Features:

- None noted.



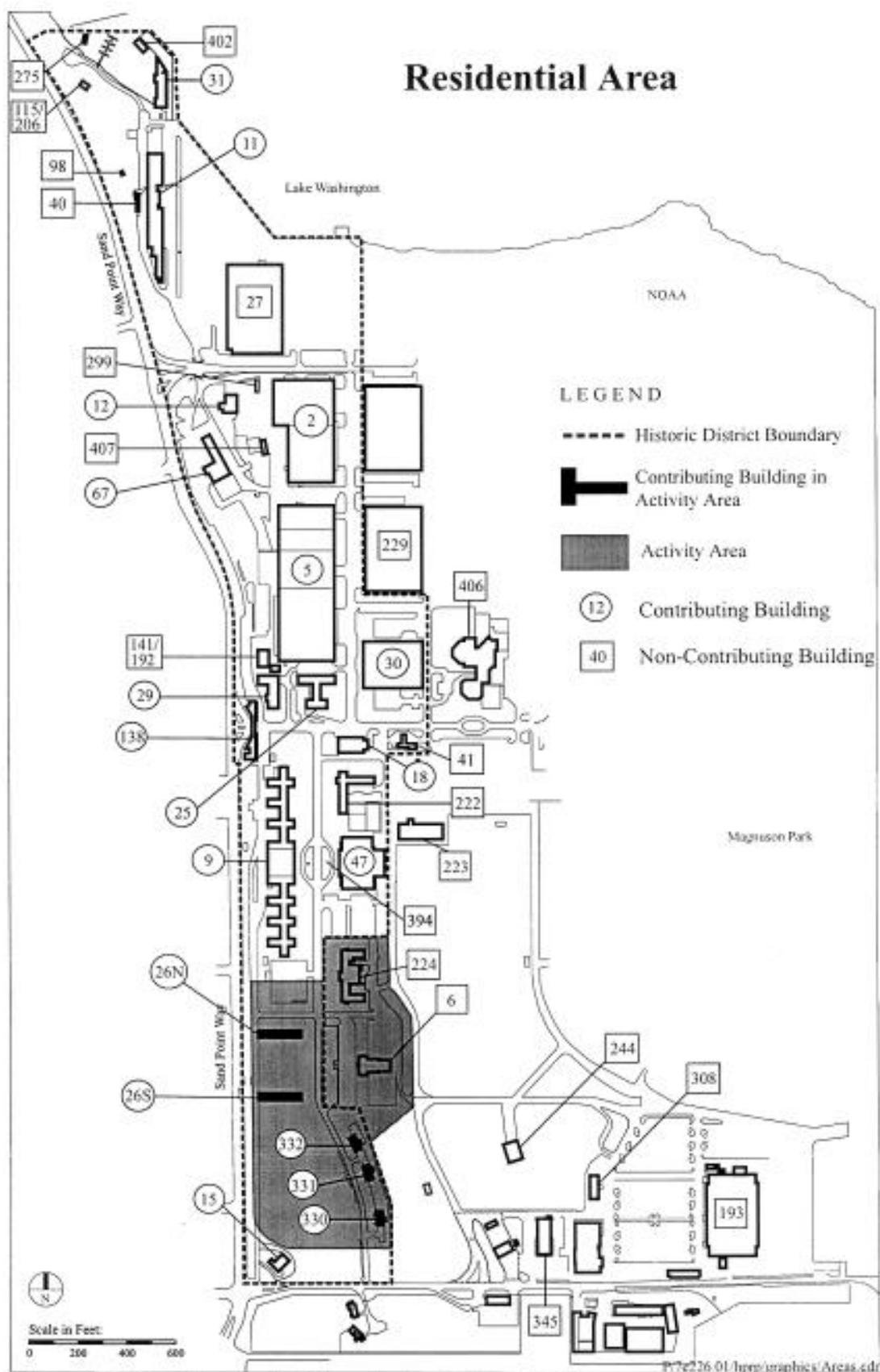


Figure 2-6 Contributing Buildings in the Residential Area

***Building 26 North and South: Bachelor Officer's Quarters***

***Built in 1937 (South), 1940 (North)***

***Colonial Revival Style***

These barracks buildings are generally similar in style to Building 9, although not as ornate. The wings are brick veneer with gable ends, and small gabled dormers accent the roofline. Windows are set in a regular pattern of two double-hung units with a smaller double hung window between. Only the two outer wings remain; the middle portion was destroyed by fire in 1990. There is a brick addition on the gable end of the southern wing and metal exterior stairs on the northern wing added in the early 1990's.

Specific Exterior Character Defining Features:

- Gabled roof with dormers.
- Window penetration patterns.

Specific Interior Character Defining Features:

- None noted



### ***Buildings 330, 331, and 332: Officer's Housing***

***Built in 1939***

***Minimal Traditional with Colonial Revival influences***

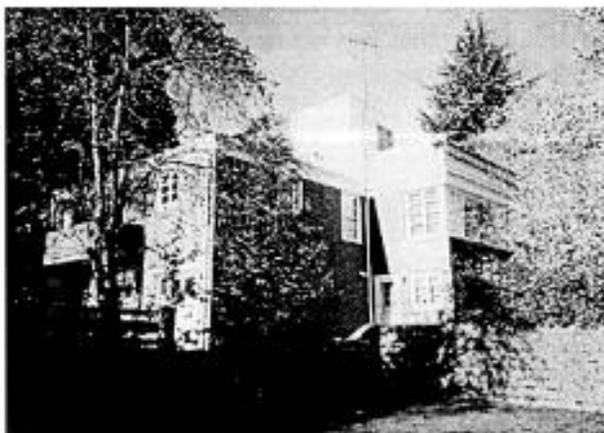
These buildings are all two-story single-family homes built in the minimal traditional style with slight Colonial Revival influences. Building 330 is 6,390 sf, while Buildings 331 and 332 are 6,233 sf each. The houses represent the single-family, residential style of architecture with setbacks from the street, and well-defined entry areas. The first floors (including the daylight basement) are brick veneer, while the second floors have horizontal clapboard siding. The roofs are gabled or hipped, without eaves. All buildings still have the original windows, which occur in a variety of patterns, including fixed stacked lights three or four units high. The pattern of windows gives some indication of the interior use of spaces. All of the houses have daylight basements with two-car garages tucked behind.

#### **Specific Exterior Character Defining Features:**

- Original wide white clapboard siding.
- Original windows of varying patterns.
- Original garage doors.
- Bay window to the side of main entrance and a front balcony with gingerbread molding at Building 330.

#### **Specific Interior Character Defining Features:**

- General floor plan.
- Interior finishes especially the cabinetry in the kitchen, the molding over the doorways, and the built-in shelves and drawers in the bedroom closets.



## 2.6 Identification of Historic Landscape Features at Sand Point

Historic landscape features are those elements of the built environment other than the buildings that contribute to the historic character of Sand Point. Features such as specific trees or groups of trees, garden areas, monuments, walkways, and view corridors are considered to be contributing features to the Sand Point Historic District.

Table 2-3 lists the historic landscape features at Sand Point to be preserved and maintained. These features are keyed to Figure 2-7 which shows the approximate location of the historic landscape features. Table 2-4 lists the historic view corridors. These features are keyed to Figure 2-8. Similar to the historic buildings, adverse impacts to these historic landscape features and view corridors should be avoided, reduced, or mitigated.

**Table 2-3 Historic Landscape Features to be Preserved and Maintained**

Landscape Feature	Comments	Map Key
<b>North Shore Recreation Area</b>		
Stepped concrete shoreline edging south of Building 31.		1
Concrete boat pier extending from Building 31 to the northwest		2
<b>Education and Community Activities Area</b>		
Elevated pedestrian bridge from parking lot to west side of Building 5.	May not have been part of original building, but rather added later	3
Railroad bed behind southwest corner of Building 5.		4
Flag pole in front of Building 25.		5
Line of mature trees ( <i>Cedrus deodora</i> ) that edge open area on the north side of Building 9.	Remnant of original landscape plan, much of which no longer exists	6
Pair of Norway maples ( <i>Acer Plantanoides</i> ) trees flanking the entrance to Building 29.	Remnant of original landscape plan. Poor health makes these trees good candidates for replacement in kind.	7
White Spruce ( <i>Picea Abies</i> ) tree off the SE corner Building 25.	The Alaskan Yukon Pioneers' Society planted this tree in 1931.	8
Large atlas cedar tree ( <i>Cedrus Atlantica</i> ) with stone marker at its base on northwest corner of 63 <sup>rd</sup> Avenue NE and NE 74 <sup>th</sup> Street	This tree is know as Freedom Tree or Memorial Tree. It relates to the Vietnam era.	9

Table 2-3 continued

Landscape Feature	Comments	Map Key
<b>Arts, Culture, and Cultural Center</b>		
World Flight Monument (Navy structure # 396) is located in the center island of the main entry road (in front of Building 138).	This stone column, approximately 13' high, capped by a bronze eagle with outstretched wings with a shield shaped plaque commemorates the first around the world military flight that originated and returned to the Sand Point aerodrome in 1926. The monument was moved here from its original location in 1942.	10
Site of large sign board on southeast corner of intersection of 62 <sup>nd</sup> Ave. NE and NE 74 <sup>th</sup> Street.	Sign itself not original or significant but continuous use of this site for this function is.	11
Original street light.	This is the last remaining example of the original street lights at Sand Point. This street light will serve as a model for new lights in the historic area.	12
Original wrought iron entry gate found at Building 138 (Main Gate)		13
<b>Magnuson Park Open Space/Recreation Expansion Area</b>		
No specific historic landscape features are present in this Activity Area.		
<b>Residential Area</b>		
Mature landscaping in front of the three officers' quarters, the brick entry walks and brick walls flanking the driveways.	Remnant of original landscape plan for base property.	14
Open space between Buildings 26N and 26S.	In 1990, a fire destroyed portions of buildings that had been here. Some infill, if contextually compatible, would be appropriate in this location.	15
Large Atlas Cedar ( <i>Cedrus Atlantica</i> ) tree at end of south axis of 62 <sup>nd</sup> Ave. NE.	This tree serves as a visual counter point to the flag pole to the north. The tree was also the designated "holiday tree" when base was operational.	16
Concrete stairs with two lights north of family quarters.	Lies outside of historic district	17
Rose Garden area on the south side of Building 26S.	Remnant of original landscape plan for base property.	18
Open space between Building 26S and Building 15.	This open area has been a large open area during the entire period of significance. Contributing features of this open area include the mature trees and the low, stone retaining wall on east edge.	19

Table 2-3 continued

Area	Comment	Map Key
<b>Landscape Features Lying Within Multiple Activity Areas</b>		
Edge effect created by uniform front walls of buildings 224, 47, 222, and 18 on street corridor	This feature lies in the Magnuson Park Arts, Culture, and Community Center Activity Area; the Magnuson Park Open Space/Recreation Area; and the Residential Area.	20
Line of Deodar cedars ( <i>Cedrus Deodar</i> ) between street and sidewalk on both sides of 62 <sup>nd</sup> Ave. NE	This feature lies in the Education and Community Activities Area; Arts, Culture, and Community Center Activity Area; the Magnuson Park Open Space/Recreation Expansion Area; and the Residential Area.	21
Original street surface, hand finished rounded curbs, and sidewalk surface that run the full length of 62 <sup>nd</sup> Ave. NE.	This feature lies in the Education and Community Activities Area, Arts, Culture, and Community Center Activity Area, the Magnuson Park Open Space/Recreation Area, and the Residential Area.	22
Tree line along Sand Point Way.	This feature spans across portions of all five activity areas.	23

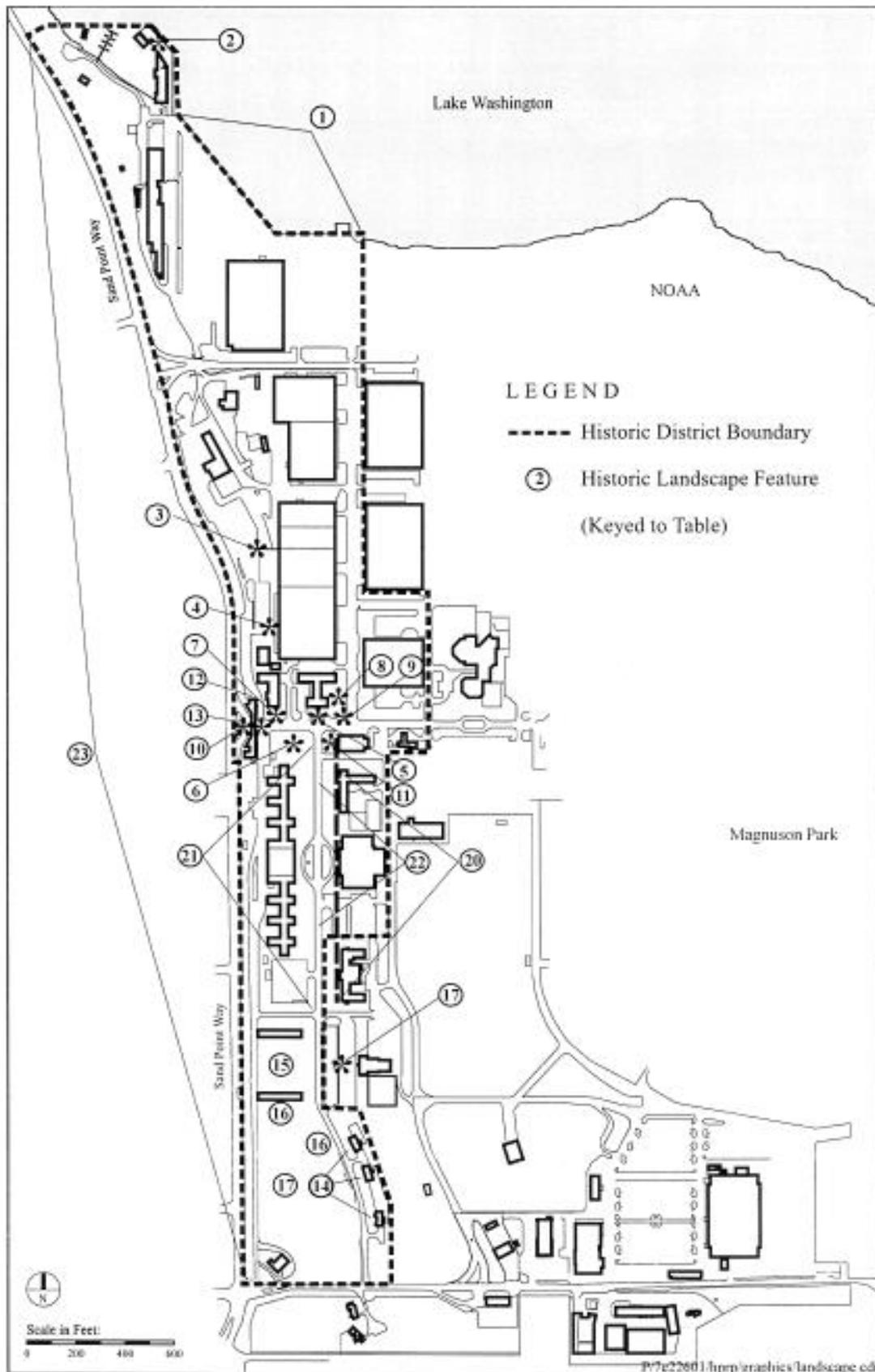


Figure 2-7 Historic Landscape Features

**Table 2-4 Historic View Corridors to be Preserved and Maintained**

Area	Comments	Map Key
East to west view corridor down full length of NE 74 <sup>th</sup> Street.	Main east-west axial view. Traffic island at east end built 1986-1988 obscures view.	A
North/south view corridor down 63 <sup>rd</sup> NE Avenue from corner of its jog at NE 74 <sup>th</sup> Street to Lake Washington.	View north toward Lake Washington framed by hangars and buildings 5, 30, and 2.	B
North/south view corridor down 61 <sup>st</sup> Avenue NE (formerly Avenue A) from overpass at NE 80th Street to Lake Washington.	Views of Lake Washington across former aircraft fueling tarmac.	C
North /South view corridor down full length of 62 <sup>nd</sup> Ave. NE.	View north toward Building 25. View south toward Holiday Tree.	D
East view corridor across open field area to Lake Washington.	Former visual linkage between Officers' Club in destroyed portion of Building 26 and runways.	E

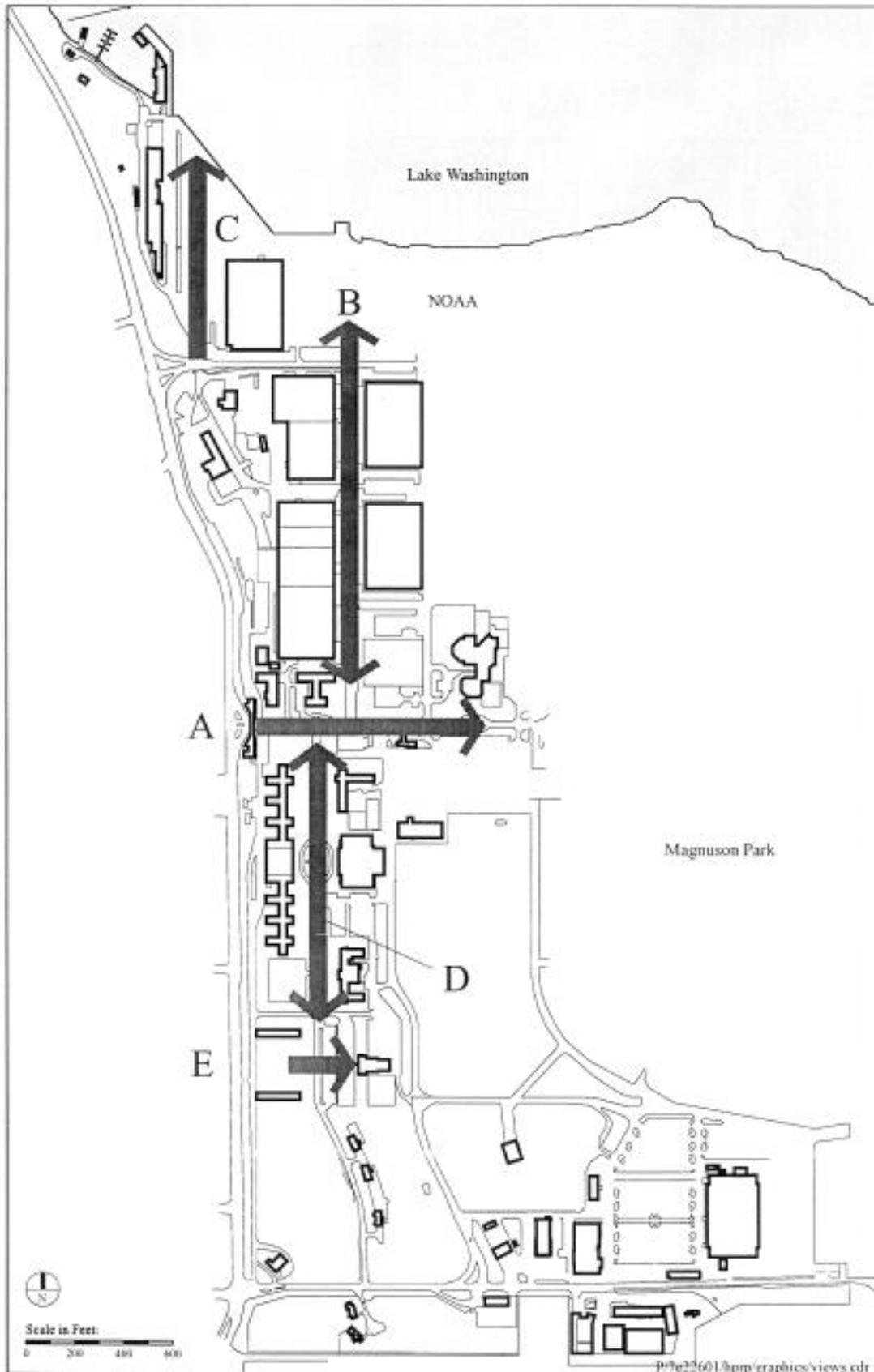


Figure 2-8 Historic View Corridors



### 3.0 Long-Term Management of Historic Resources

This chapter defines the policies, principles, and guidelines by which the historic resources at Sand Point will be maintained and managed. The information in this chapter serves as both context for, and guidance to, the decision making process for the Office of Sand Point Operations (OSPO) staff (or its successor agency), all City staff, departments, elected officials, and project proponents considering potential projects at Sand Point.

#### 3.1 City Policies on Historic Preservation at Sand Point

This section includes the City of Seattle's policies on Historic Preservation relevant to Sand Point, the Secretary of the Interior's Standards for Rehabilitation, a review of applicable federal regulation, and the relationship between the City and the University of Washington with regards to historic resources.

##### 3.1.1 City of Seattle's Goals, Standards, and Guiding Principles on Historic Preservation

The City of Seattle recently adopted the Cultural Resources Plan, which became an element of the City's Comprehensive Plan in November, 1997. The Cultural Resources element includes a wide variety of goals and policies related to cultural resources in the city, including some that relate to historic preservation as well as Sand Point. Goals of the Cultural Resources element of the Comprehensive Plan applicable to this HPRP Plan include:

- G6 A city that celebrates and strives to protect its cultural legacy, to preserve historic neighborhoods and to preserve, restore and re-use its built resource of cultural, architectural, or social significance in order to maintain its unique sense of place and adapt to change gracefully.
- G7 A city that preserves the integrity of the cultural resources under city control, including . . . historic resources, and fosters in the community a sense of personal responsibility and stewardship for all cultural resources.

Comprehensive Plan policies within the Cultural Resources element applicable to the preservation efforts at Sand Point include:

- CR5 Capitalize on the potential that public projects have for serving as symbols of the city, and for expressing the identity and special character of the area where they are located by encouraging public art and excellent urban design and architecture that:
  - respond to local climate conditions, respect the surrounding context, use local building and landscaping materials, emphasize conservation, and draw on the region's cultural heritage;

- communicate the purpose of the project and the identity, history, and uniqueness of different places in the city;
  - enhance accessibility; and
  - integrate art into the design of the project.
- CR6 Capitalize on opportunities for promoting community identity through the designation of street space, preserving or encouraging, for example;
- street furnishings that reflect the ethnic heritage or architectural character of the surrounding neighborhood;
  - artworks and markers commemorating important events or individuals;
  - details that can reinforce community identity and authenticity such as light standards, street name markers, original granite curbing and cobble stone paving or types of street trees; or
  - space for landscaping projects.
- CR9 Work with neighborhoods and agencies to identify resources of historic, architectural, cultural, artistic, or social significance . . . Encourage neighborhood-based efforts to preserve these resources, and apply public resource where appropriate. Identify structures, sites and public views . . . that should be considered for protection measures.
- CR11 Identify and protect landmarks and historic districts that define Seattle's identity and represent its history, and strive to reduce barriers to preservation. As appropriate, offer incentives for rehabilitating and adapting historic buildings for new uses.
- CR13 Promote partnerships among cultural heritage agencies in city government . . . and community organizations to develop interpretive and educational programming about Seattle's heritage.
- CR14 Increase awareness of the community's heritage by promoting cultural preservation programs or activities, and by encouraging public participation in documenting Seattle's history, especially the participation of the elderly who provide the most direct connection with the past.
- CR16 Set an example by maintaining a high standard for the care of City-owned cultural resources to encourage owners of properties having value as cultural resources to do the same.
- CR22 Develop portions of the surplus Naval Station Puget Sound at Sand Point into a multi-purpose regional facility to support the arts and cultural activity.

In addition, the Land Use element has the following pertinent goal and policy:

- G17 Preserve developments and sites of historic, architectural, or social significance that contribute to the identity of an area.
- L140 Employ a design review process to promote new development that:
- enhances the character of the City,
  - respects historic resources, local heritage and established architectural characteristics, and the surrounding neighborhood context,
  - allows for diversity and creativity in building design and site planning,
  - furthers community design and development objectives, and
  - allows desired intensities of development to be achieved.

The Cultural Resources element also includes an action plan that identifies the following specific actions that have bearing on Sand Point:

- Explore options for including the historic character of City-owned properties as one criterion in prioritizing major maintenance funding. Include information about the historic character of City-owned properties in property management databases.
- Encourage property owners and cultural organizations to look for and create opportunities to combine preservation with support for cultural resources by, for example, housing cultural facilities as an adaptive reuse in landmark structures or other buildings of architectural and historic merit.
- Implement current plans for Naval Station Puget Sound at Sand Point, including: a) establish a coalition of arts and cultural groups to provide facilities at Sand Point for performance and graphic artists; b) develop a Reuse and Preservation plan for historic properties; c) encourage private investment; d) create opportunities for transitional housing residents to participate in cultural activities at Sand Point; e) make the venues at Sand Point available for cultural and recreational events and activities; and f) fund promotion of cultural events at Sand Point.
- If feasible, further protect architectural, historic, and archeological resources through: 1) proposing revisions to land use and building codes to reconcile conflicts with preservation objectives, and 2) providing flexibility in land use regulations to promote preservation of historic structures.
- Encourage and support federal and state legislation to supplement local incentives for historic preservation.

In addition, the City of Seattle's Urban Conservation Division (UCD), located with the City's Department of Neighborhoods, coordinates the City's historic preservation programs. This Department has the authority to review projects in consultation with the Washington State Office of Archeology and Historic Preservation (OAHP) for compliance with Section 106 of the National Historic Preservation Act when the City is using federal funding for a project. Although any federal action requires Section 106 review, this procedure occurs most often when Housing and Urban Development (HUD) funding is to be used for city housing programs. Plans for the Residential Area include the use of HUD funding, and therefore require oversight of Section 106 compliance by OAHP and the City's Department of Neighborhoods.

The Department of Neighborhoods also administers the City's Landmarks Preservation ordinance (SMC 25.12), as mentioned previously in Section 1.1.2. The City's Landmarks Preservation ordinance protects City designated landmarks and provides historic review for potential landmark buildings upon referral by the Seattle Department of Construction and Land Use during the permitting process. The purpose of the city ordinance is:

- "to designate, preserve, protect, enhance and perpetuate those sites, improvements and objects which reflect significant elements of the City's cultural, aesthetic, social, economic, political, architectural, engineering, historic or other heritage, consistent with the long-term goals and policies of the City;
- to foster civic pride in the beauty and accomplishments of the past;
- to stabilize or improve the aesthetic and economic vitality and values of such sites, improvements and objects;
- to protect and enhance the City's attraction to tourists and visitors;
- to promote the use of outstanding sites, improvements and objects for the education, stimulation and welfare of the people of the City; and
- to promote and encourage continued private ownership and use of such sites, improvements and objects now so owned and used, to the extent that the objectives listed above can be attained under such a policy."

Although no buildings at Sand Point are currently designated as a City Landmark, future designation is possible. If this were to occur, design review at Sand Point may become incorporated into the Landmarks Preservation Board design review program. In addition, any mitigation measures identified during the review process would be pursued on a case-by-case basis and would include any and all mitigation measures noted in the review procedures outlined in section 4.2 of this document. Additional information on the City's role in historic review at Sand Point can be found in Section 3.1.3 Applicable Legislation.

### 3.1.2 Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior is responsible for establishing standards for the preservation of historic properties listed in, or eligible for listing in, the National Register of Historic Places. The Secretary's Standards for Rehabilitation have been developed to guide work

undertaken on historic buildings and address the most prevalent rehabilitation issues and accepted treatment procedures.

Historic preservation at Sand Point is a priority, and will follow the Secretary of Interior's Standards for Rehabilitation. Where conflicts occur with code compliance requirements, such as life/safety systems, seismic or structural systems, or ADA accessibility, it is recognized that a balance of reasonable solutions must be achieved. In addition, the historic review process which will occur on a case-by-case basis, including consultation proceedings with the SHPO, if necessary, will provide guidance to the City and the University of Washington in appropriate code compliance improvements while maintaining the integrity of the historic resource in question.

The Sand Point Historic District contains 20 contributing buildings eligible for the National Register, many of which may require changes and alterations to fulfill the objectives of the Reuse Plan and to remain functional for the City, the University of Washington, and their tenants. The preferred treatment for any National Register-eligible resource at Sand Point requiring modification is *rehabilitation*. The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values." Standards established by the Secretary of Interior for rehabilitation of National Register properties are as shown below.

#### Standards for Rehabilitation

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature

shall match the old in design, color, texture, and where possible, materials.

Replacement of missing features shall be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environments would be unimpaired.

In addition to the general guidelines for rehabilitation listed above, the Secretary of the Interior lists various levels of intervention on historic resources, from the least intrusive to the most intrusive.

1. Protect and Maintain

After identifying those materials that are important to the overall historic significance of a building (as shown in Chapter 2.0), then protecting and maintaining them must be addressed. Protection generally involves the least degree of intervention and is used to stabilize a structure or its materials to reduce deterioration. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, protective plywood, alarm systems, and other protective measures.

2. Repair

Next, when the physical condition of character defining features warrants additional work, repairing is prescribed. Guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading according to recognized preservation methods. Repairing also includes the limited replacement in kind - or with compatible substitute material - for extensively deteriorated or missing features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although

using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well and the material itself convey the visual appearance of the remaining parts of the feature.

### 3. Replace

Following repair in the hierarchy, guidance is provided for replacing an entire character-defining feature with new material because the level of deterioration or damage of material precludes repair (for example, an exterior cornice, an interior staircase, or a complete porch). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement in kind, that is, with the same material or compatible substitute material.

### 4. Alterations/Additions to Historic Building

Some exterior and interior alterations to the historic building may be needed to ensure its continued use, but it is most important that such alteration does not radically change, obscure, or destroy character defining features, spaces, materials, or finishes. Some alterations include, for example, cutting new entrances or windows on secondary elevations, installing a new mechanical system, or inserting an additional floor. The construction of an exterior addition to an historic building should generally be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering non-character defining interior spaces. If after a thorough evaluation of interior solutions an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character defining features are not radically changed, obscured, damaged, or destroyed.

The Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* also contain specific recommended and non-recommended procedures for the rehabilitation of the following materials and reuse activities:

- Masonry
- Windows
- Structural Systems
- Mechanical Systems
- Mechanical Systems
- Alterations/Additions for the New Use
- Wood
- Roofs
- Architectural Metals
- Entrances and Porches
- Interior Spaces and Features
- Energy Retrofitting

The Secretary of Interior's Standards are available at OSPO or can be obtained by contacting their staff at (206) 684-4946.

### 3.1.3 Applicable Legislation

The following federal, state, and local legislation relates directly to the protection of historic and archeological resources at Sand Point. OSPO staff, particularly the staff person responsible for review of changes to historic properties shall become familiar with this legislation and ensure that OSPO is in compliance with their requirements and intent.

#### The National Historic Preservation Act

The most important piece of legislation affecting historic resources at Sand Point is the National Historic Preservation Act (NHPA) of 1966. Section 106 of the NHPA requires federal agencies such as the U.S. Navy, the former land holder of Sand Point, to consider the effects of any actions or programs on historic properties. The transfer of the Sand Point property from the Navy to the City of Seattle and the University of Washington is the federal "action" which must be addressed in terms of its effect on historic resources. Pursuant to this action, and to thoroughly address historic preservation issues, a Programmatic Agreement (PA) was signed between the Navy and all interested parties in November, 1997. The PA is attached to all transfers of property between the Navy, the City, and the University of Washington, and contains a number of conditions, deed stipulations, and covenants which legally bind the property recipients to protect the historic resources they receive in the transfer (see Appendix B). The PA also requires that an Historic Properties Re-Use and Protection (HPRP) Plan be prepared by the property recipients and developed in consultation with the SHPO. This HPRP document is the direct result of that PA stipulation.

#### The State Environmental Policy Act

The City of Seattle, as a local jurisdiction in the State of Washington, must comply with the legal mandates of the Washington State Environmental Policy Act (SEPA). Any proposed undertaking with the potential to adversely affect the environment of the state (including historic resources of the state) must undergo an environmental review process. The outcome of this process is a technical document called an Environmental Impact Statement (EIS) which analyzes an action's potential effect on the environment. For the City to implement the Sand Point Reuse Plan, it had to undergo the EIS process.

In 1996, the City completed and filed the final EIS on the Sand point Reuse Plan. The EIS determined that the Reuse Plan would have environmental impacts related to historic resources. The measures proposed to mitigate the impacts stated in the EIS included:

- Preparation of this HPRP Plan, which further details all anticipated impacts and likely mitigation measures for individual projects.

- Consultation with SHPO and the Landmarks Preservation Board prior to demolition or construction, and
- Completion of any required exterior maintenance or modifications in accordance with the Secretary of Interior's Standards.

#### State Archeological Legislation

State archeological resource legislation (Chapter-25-48 WAC [Washington Administrative Code], *Archeological Excavation and Removal Permit*, and RCW [Revised Code of Washington] Chapter-27-44, *Indian Graves and Records*) establishes strict regulations regarding the treatment of any Native American objects, graves, and/or human remains on state lands. Knowingly disturbing or removing remains, objects, or gravesites is a felony under state law and can result in criminal prosecution.

#### The City of Seattle Urban Conservation Division, Department of Neighborhoods

The City of Seattle Urban Conservation Division (UCD), a division of the Department of Neighborhoods (DON), has entered into an agreement with the OAH (or SHPO) to provide preliminary evaluation of projects as part of an expedited local review process for historic resources. In doing so, UCD has been granted limited Section 106 review functions, in consultation with SHPO, for any proposal in Seattle involving federal funds and administered by the City's Department of Housing and Human Services (DHHS). Since DHHS will use federal funds to rehabilitate portions of the Residential Area at Sand Point, the UCD has a designated role in the historic review process at Sand Point.

The Seattle Landmarks Preservation Board (LPB), which is staffed by the Department of Neighborhoods, designates landmark structures or sites and monitors designated landmark districts within the City of Seattle. Since the proposed Sand Point National Historic District has not yet been nominated a City Landmark District, the LPB currently has no direct review function at Sand Point. However, review functions for properties at Sand Point may be assigned to LPB through a referral system maintained by DCLU for all potential landmark buildings during the permit process.

#### 3.1.4 Relationship Between the City and the University of Washington

The University of Washington, which will be the property owner and the responsible agency for several of the buildings in the District, is an agency of the State of Washington. The University will acquire the property from the Navy with the stipulation that it would manage and maintain the historic resources appropriately and follow the guidelines and procedures established by the City in this HPRP Plan. This is mandated through two mechanisms; 1) the University of Washington's Agreement with the City of Seattle (see Appendix C), and 2) the historic covenants attached the Programmatic Agreement (see Appendix B). Therefore, the University, as well as any of its tenants and/or assigns, is subject to the review and approval procedures for all projects with the potential to affect the historic district and/or its individual contributing elements.

### 3.2 Design Guidelines for the Historic District

Chapter 2.0 identified the character defining features of specific buildings and landscape features at Sand Point. This section includes a set of design guidelines for the District as a whole and addresses general architectural features worthy of preservation. General architectural features which contribute to the overall historic significance of Sand Point include windows, entry areas, roofs and roof lines, exterior materials, colors, lighting, and signage. This section also discusses general guidelines for new construction and additions in the historic district. While this section focuses primarily on building exteriors, all significant interior features will be taken into account during project planning and design development and retained whenever practical and possible.

While much of this section is similar to that found in the *Sand Point/Magnuson Park Design Guidelines Manual* (Section 4.2 Architectural Guidelines), the information presented here elaborates on, and is more specific to, the historic district. For example, following each element is a list of Preservation Briefs issued by the National Park Service and/or specific chapters in the Historic Structures Preservation Manual issued by the U.S. Navy. Both documents contain more specific details about technical preservation techniques. These and other documents referenced can be obtained at OSPO or by contacting their staff at (206) 684-4946.

#### 3.2.1 Architectural Guidelines

##### Windows

The arrangement, materials, and type of windows are often the primary defining features of a building's exterior. A common window type that occurs in the historic district are original steel frame units in the former administrative and industrial-type buildings. These window units are often very simple, but the repetition of openings along the surface is very important. Although windows are some of the most important characteristics of an historic building, they are also the most threatened as many of them do not meet current energy standards and are often replaced with new windows that have none of the characteristics of the original. It is essential that windows be assessed in regard to their contribution to the overall building facade.

Prior to altering the appearance of original windows in the Historic District, consider the following guidelines:

- Identify contribution of window pattern to overall facade character.
- Identify functional/decorative characteristics such as frame, sash, muntins, glazing, sills, heads, jambs, and molding. If replacement of any component becomes necessary and repair is not an option, match replacement materials as closely as possible.

- Careful attention should also be given to interior/exterior shutters, louvers, and blinds and awnings. Such additions should not be made to windows unless they were part of the original architecture.
- Interior changes, such as hung ceilings or new walls should not be used when they will block or cross window openings.

In many cases, other solutions to a potential problem will allow a project's goal to be met while still preserving the historic character of the windows. For example, in the case of energy saving upgrades, one alternative to replacing historic windows would be to install interior storm windows behind the existing units. Such an alternative may actually be more effective, since finding new windows to match the original windows can be difficult while having windows custom-made can be very costly. Another option can be to negotiate trade-offs to achieve higher energy efficiency without compromising the character of the building. Such trade-offs may involve "overbalancing" other areas of the building (roof and/or walls in terms of insulation value) to compensate for energy lost through the windows. Consult the Washington State Historic Building Code for available exceptions and options.

For more technical details related to historic window rehabilitation, see [Preservation Briefs #13 \*The Repair and Thermal Upgrading of Historic Steel Windows\*](#), and [#3 \*Conserving Energy in Historic Buildings\*](#). Also see Section 4.10 - Windows, in the [Historic Structures Preservation Manual](#), Naval Facilities Engineering Command, 1991.

### Entry Areas

Entry areas play an important role in the composition of the building facade and are usually a primary point of contact between the building and users. Prior to altering the appearance of original entry areas in the Historic District, consider the following guidelines:

- The composition of the entry area should be altered as little as possible if it is determined to be a significant architectural feature of the facade.
- Entry areas should be adequately lit, and the lighting should relate to the architectural style of the building.
- Entry areas should provide some measure of protection against the weather, and such protection should be related to the overall architectural style of the building.
- Doors should be retained in their original condition. If modified, they should complement the scale, texture, and materials of the surrounding facade.

For more technical details related to entryway and door rehabilitation, see Chapter 4.12 - Doors, in the Historic Structures Preservation Manual, Naval Facilities Engineering Command, 1991.

### Roof Shape and Roof Lines

The shape and line of the roof are very important in identifying the architectural character of a building. Features such as dormers, parapets, chimneys, and drainage systems are also critical to the overall appearance of the roof. In addition to visual appearance, the roof is a critical element in maintaining the weather-tightness of a building; therefore, maintenance and repair of any problem is critical. Prior to altering the appearance of original rooflines or roofing materials in the Historic District, consider the following guidelines:

- Critical features of the roof, both functional and decorative, should be identified.
- Roof material should be identified and matched when making repairs whenever possible.
- The roof should be protected and maintained - clean gutters, scuppers, and downspouts, and replace deteriorated flashing.
- Roof repairs should include reinforcement of historic materials or features.
- Roof forms should not be changed, and elements that will be visible from public areas should not be added.
- Features that did not originally exist should not be added, such as dormers, cupolas, or skylights, if the historic character will be compromised.

For more technical details related to roof repair and rehabilitation, see Preservation Briefs #4, Roofing for Historic Buildings. Also see Chapter 4.8 - Roofs, Coverings, and Water Drainage, in the Historic Structures Preservation Manual, Naval Facilities Engineering Command, 1991.

### Exterior Materials

Exterior surfaces and materials play a major role in defining the historic character of a building. Material type (brick, metal, wood, concrete), application and use of patterns, as well as molded or tooled features contribute to the overall character of the building or indicate specific architectural periods. Some materials are affiliated with a certain type or use of building - such as wood for residential and brick for institutional. Exterior materials should be carefully considered during the design of new buildings or additions to existing buildings. Prior to altering the appearance of original exterior materials in the Historic District, consider the following guidelines:

- Decorative elements of brick and masonry should be respected - string courses and/or projecting elements should not be removed or smoothed over.
- When repairing brick walls, existing brick patterns and replacement bricks should match the original as closely as possible.
- Vinyl or aluminum siding should not be used to replace wood siding on historic buildings, or be used for new construction.
- Brick walls should not be cleaned by abrasive means or painted.

For more information, see Preservation Briefs # 1, *The Cleaning and Waterproof Coating of Masonry Buildings*, and #4, *Repointing Mortar Joints in Historic Brick Buildings*. Also see Chapter 4.9 - Exterior Wall Systems, in the Historic Structures Preservation Manual, Naval Facilities Engineering Command, 1991.

### Exterior Colors

A palette of appropriate paint colors has been researched and identified for use in the historic district. Chapter 4.2 of the Sand Point/Magnuson Park Design Guidelines Manual, City of Seattle, 1997, contains more detail about paint colors; however, the following provides a list of general guidelines for selecting paint colors in the historic district:

- Paint colors for the body of existing buildings and new construction should be selected according to the identified color palette (see Figure 4.2.7 in the Manual), if other than brick.
- Former aircraft hangars should be painted light warm gray. Contrasting trim should be White Solitude and Black Deco.
- All other wood, metal, or concrete exterior walls should be painted a warm, creamy white.
- Trim on wooden and brick Colonial Revival style buildings should remain white.
- Trim colors for other buildings have been applied as red or one of the three shades of gray-blue by the Navy in the recent past. These colors may continue to be used on all painted doors, window mullions, downspouts, and other exterior features. Project proponents may propose alternative trim colors to the Sand Point Design Review Committee. For further discussion on this Committee, please refer to Section 4.1.1 and 4.2.1 of this plan.

### Lighting

Lighting can have a strong impact on the visual and architectural character of the buildings at Sand Point. Prior to altering original lighting fixtures or adding new ones in the historic district, consider the following guidelines:

- Original lighting fixtures should be maintained and preserved.
- Additional or new lighting should match original fixtures for each building type.
- Large flood lamps to light parking lots should not be attached to the exterior of buildings.

### Signage

Several of the buildings at Sand Point retain the original lettering for building identification and possess unique architectural characteristics. Prior to altering original signage or adding new signage in the historic district, consider the following guidelines:

- Original architectural signage should be maintained and preserved, including building identification numbers.
- New signage should be visible but unobtrusive, and relate to signage for Sand Point as a whole.
- New building identification signs should be bracket-mounted for future removal.
- Signage should not be painted onto the exterior of the building.
- Signs should not be placed in such a way that they interfere with existing historical elements, or compromise the historical character of the building.

Preservation Briefs #25, *The Preservation of Historic Signs*, provides more information about maintaining historic signs.

### 3.2.2 Guidelines for New Construction and Additions

#### New Construction

Certain areas within in the historic district have been identified as possible construction sites for new buildings at Sand Point (see Table 5-1 Activity Tracking Matrix, for the specific locations of proposed new construction, such as the parking lot south of Building 9). The areas currently identified for new construction are found in the Residential Area in the southern portion of the district. While the following guidelines pertain to construction in this area, the same guidelines should be applied to new construction anywhere in the district. In general, new buildings should be architecturally compatible with the surrounding structures. The idea of “contextual” design, or new buildings responding positively to their immediate context, should be emphasized. Prior to construction of new buildings within the historic district, consider the following guidelines:

- Incorporate or draw upon concepts/elements found in adjacent building types that contain similar uses.
- Utilize building forms, features, and general context to help identify functions that occur within the building. For example, former barracks buildings (26N, 26S and 9) are large structures designed with brick facades, gable roof forms, dormer windows, and symmetrical plan arrangements. New construction in this area, such as high density housing, should be rendered in a similar manner to remain compatible with the surrounding context.
- Ensure that new building forms are unified and well proportioned and that details relate to the structure as a whole, avoiding the appearance as “add ons.”

Attention to the details of surrounding buildings can help a new building “fit” better if it incorporates:

- similar scale/proportions
- similar articulation of facade
- similar roof forms, window patterns, details
- similar materials

Where appropriate on site, construction should generally exhibit features and details that are “human” in scale. Since new construction is proposed for the Residential Area, it will be crucial that entry areas, window placement, and other elements contribute to a scale that is comfortable. A good sense of human scale will also encourage activity in and around the building. This sense of scale can be achieved by avoiding the following elements: large blank walls, exaggerated elements such as windows or dormers, and flat roofs on residential units. While smaller building volumes may not be appropriate among the larger industrial hangars on the northern portion of the district (which have a grand scale worthy of preservation), the incorporation of elements such as human-proportioned openings at building entries, appropriate overhangs, landscape design, and adequate lighting all help to achieve human scale.

Exterior materials on new construction should be:

- Durable and maintainable, yet compatible with the surrounding materials on existing buildings.
- Typical of Sand Point residential architecture, such as brick and painted wood siding. Other building materials may be appropriate, but they should be compatible with nearby structures.

### *Site Planning*

Site planning plays an important role in terms of the architectural quality of Sand Point, especially where new construction is concerned. The following issues related to site planning should be considered prior to new construction in the district. In general, buildings should respond to surrounding site conditions. Characteristics to consider during project design include:

- design in relation to existing topography, character defining historic landscape features, natural features, location of underground utilities, or unique site conditions
- maximizing solar access
- preservation of existing vegetation
- compatibility with surrounding structures
- protecting significant views
- orientation to appropriate circulation context including roads and pathways

### *Scale and Massing*

Scale and massing relate to the overall size and volume of a building. These qualities play an important role in defining the overall character of the Sand Point Historic District. In general, new construction should be compatible with its surrounding buildings in terms of height, massing, and scale.

- The scale and massing of new buildings should be consistent with surrounding buildings.
- Existing setbacks should be recognized and maintained for both renovation projects and new construction.
- Additions to existing buildings should match the scale of the structure.

### Utility Projects

New utility lines should be placed to minimize impacts to historic street surfaces, curbs, and sidewalks. Construction means and methods should be used to save and protect historic landscape features. Surface utility appurtenances, such as pumps and substations, should be as unobtrusive as possible. To the extent possible, all new electrical lines should be placed underground.

### Additions - Architectural Elements

To make existing building more viable for reuse at Sand Point, new additions may occur related to code compliance and for access purposes as required by the Americans with

Disabilities Act (ADA). For example, exterior stairs may need to be added to meet life/safety requirements, as well as wheelchair ramps for universal access. It is recognized that a balance of reasonable solutions must occur between the application of the Secretary's *Standards* for purposes of historic preservation and code compliance requirements, such as life/safety systems, seismic or structural systems, or ADA accessibility. In general, the following guidelines should be pursued to the greatest extent possible when adding architectural elements to buildings in the historic district:

- Additions should not compromise the historic architectural qualities of an existing building, and should be carried out in a manner consistent with that found on the original building. For example, a ramp added to a residential unit should utilize materials consistent with that style of architecture (e.g., painted wood), and be done in such a way that it matches the details found on the building.
- Additions should not obscure significant or unique existing features.

See Preservation Briefs # 14, *New Exterior Additions to Historic Buildings*, for more information on this topic.

#### Additions - Mechanical Equipment

To make existing buildings more viable for reuse at Sand Point, new mechanical equipment may be needed to replace older, outdated, or inefficient equipment. Prior to adding or removing mechanical equipment to buildings in the historic district, consider the following guidelines to the greatest extent possible:

- New mechanical additions should be designed so that added elements are inconspicuous from public view and do not obscure, interfere with, or damage any existing historical features. Such equipment may include flues, boilers, exterior electrical service, gas meters, emergency generators, exterior ductwork, air conditioning units, vents, transformers, and antennae.
- Previous additions that were not part of the original<sup>1</sup> building, which may include venting, ductwork, and piping, should be removed wherever possible.
- If feasible and no longer needed for life/safety purposes (due to a change in use), consider removal of non-original exterior attachments such as fire escape ladders and/or stairs. Interior means of egress should be created whenever feasible.
- Exterior attachments and other mechanical features such as crane beams and chimneys that were part of the original building or serve to define its historical use should remain in place.

---

<sup>1</sup> "Original" is defined as those features which were part of the buildings as first constructed, or as part of an historic addition. Non-original refers to recently applied features, additions, or other replacement items.

See Preservation Briefs #24, Heating, Ventilating, and Cooling Historic Buildings. Also see Chapter 4.6 - Mechanical Systems/HVAC, in the Historic Structures Preservation Manual, Naval Facilities Engineering Command, 1991.

### 3.2.3 General Maintenance Standards

The City shall maintain the contributing buildings within the Sand Point Historic District in accordance the Secretary of Interior's *Standards for Rehabilitation*, (National Park Service 1990) as listed in Section 3.1.2.

In addition to maintaining buildings according to the Standards, the City should also refer to the Navy's Historic Structures Preservation Manual (Naval Facilities Engineering Command, 1991) to serve as a guideline for the ongoing maintenance of the historic buildings under its care. Specific chapters in this manual were suggested earlier in Section 3.2.1, as it contains specific guidelines for maintenance planning, historic building maintenance, maintenance of other structures, and protection of archeological sites. Because Sand Point was a former Naval Base, it is appropriate for this manual to serve as a guide to general maintenance practices within the historic district, and it is incorporated by reference into this Plan. The sections on maintenance planning and historic building maintenance provide useful, detailed, and specific guidance to maintenance staff responsible for historic buildings and structures. Maintenance issues covered in the Manual include:

- Deterioration of materials
- Cleaning and coating
- Mechanical systems/HVAC
- Roofs and coverings and water drainage
- Windows and doors
- Hardware and metal work
- Stairs
- New and substitute materials
- Moisture problems
- Structural maintenance
- Electrical systems and wiring
- Exterior wall systems
- Floor systems
- Interior partitions
- Interior and exterior finishes

Copies of the Historic Structures Preservation Manual are available at OSPO.

### 3.2.4 Guidelines for the Protection of Archeological Resources

The results of surface level surveys at Sand Point indicated that there were no evident archaeological resources present (Sand Point HARP Plan, 1994). However, the possibility exists that subsurface archeological resources may exist. The City has an obligation to protect archeological resources under its jurisdiction. Archeological resources at Sand Point could be damaged or destroyed by ground-disturbing activity, such as that associated with new construction or utility trenching. The following guidelines should be followed to protect archeological resources:

- Require a qualified on-site monitor during ground disturbing activities.

- Require all OSPO personnel or contractors working on site to report the discovery of any archeological resources, including artifacts such as bones, pottery, or arrowheads, to the OSPO Historic Preservation Coordinator. See also the Sand Point Construction Management Plan (CMP) for additional construction guidelines regarding the discovery of archeological resources.
- Inform personnel of the serious consequences associated with the removal or damage of archeological resources. Their removal usually constitutes looting or theft and can be prosecuted under the law.

### 3.2.5 Guidelines for Building Demolition and Mothballing

#### Demolition

Certain buildings within the Sand Point Historic District have been identified for demolition (see Chapter 5.0, Activity Tracking Matrix). Other small utility and storage buildings can be removed in their entirety and relocated on or off-site for other uses. Most of these buildings are non-contributing resources to the historic district and their demolition or removal have been proposed to fulfill a number of reuse planning and life/safety objectives. Section 4.5 of the *Sand Point/Magnuson Park Design Guidelines Manual* offers excellent guidance in terms of building demolition and should be followed by OSPO staff when planning a building demolition. Demolition issues covered in the *Manual*:

- Procedural considerations
- Technical guidelines
- A list of local building material recyclers
- A project waste analysis checklist

#### Mothballing

When all means of finding a productive use for a building have been exhausted or when funds are not currently available to put a structure into a usable condition, it may be necessary to close up the building temporarily to protect it from the weather as well as to secure it from vandalism. This process, known as mothballing, is a viable alternative to demolition. It can be a necessary and effective means of protecting the building for a short-term period of one year to a long-term period of up to ten years, while planning the property's future. Section 4.6 of the *Sand Point/Magnuson Park Design Guidelines Manual* offers excellent guidance in terms of building mothballing and should be followed by OSPO staff when planning to mothball buildings at Sand Point. Mothballing issues covered in the *Manual* include:

- Procedural considerations
- Maintenance principles and technical guidelines
- A ventilation guidance chart
- A mothballing checklist



## 4.0 Standard Operating Procedures

This section identifies the staffing and training requirements to manage historic resources at Sand Point, provides procedures for reviewing activities within the historic district, outlines appropriate record keeping procedures, and provides a sample activity tracking matrix of proposed undertakings.

### 4.1 Staffing and Training Requirements

Recognizing the importance of effectively managing historic resources, OSPO, or its successor agency, will initiate a program of staffing and training personnel in historic preservation techniques as part of operating Sand Point. The ongoing programs described below include an identification of responsible staff and training for an Historic Preservation Coordinator and other responsible parties at Sand Point.

#### 4.1.1 Staffing and Training

OSPO shall pursue the following staffing assignments and training programs:

- OSPO will create a role for an Historic Preservation Coordinator (HPC) at Sand Point. The HPC will: (1) review activities that may affect historic resources, (2) conduct historic resource consultation with the State Historic Preservation Officer (SHPO), (3) monitor mitigation measures, (4) coordinate historic resource training for staff, tenants, and subcontractors, and (5) coordinate interpretive efforts (see Section 4.3.2). The HPC may be a consultant hired by OSPO.
- The HPC will meet the professional qualifications for historic preservation as outlined in the Secretary of Interior's Standards for Historic Preservation (see below). Although the qualifications are currently being revised by the National Park Service (NPS), the HPC must meet or exceed the qualifications in at least one of the following fields: Architectural History, Historic Architecture, Historic Landscape Architecture, Historic Preservation Planning, Historic Preservation, and History. The HPC must have, as a minimum, a graduate degree in one of the aforementioned fields, or a bachelor's degree in one of these fields, plus one of the following: 1) At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historical organization or agency, museum, or other professional institution; or 2) substantial contribution through research and publication to the body of scholarly knowledge in one of the aforementioned fields.
- At a minimum, OSPO will require initial and on-going training for the HPC such as skill building sessions and conferences on cultural resource management (see Section 4.1.3).

- OSPO will establish a Sand Point Design Review Committee that will provide oversight and guidance to all projects at Sand Point, including those likely to affect historic resources (see also Sand Point/Magnuson Park Design Guidelines Manual, 1997). The Committee shall be composed of five to seven members and include at least one person who is a professional with proven expertise in field of historic preservation, two members of the Seattle Design Commission to help streamline project review, as well as a representative of the community.
- OSPO will maintain a roster of qualified consultants (such as professional historic preservationists, architects with preservation experience, landscape architects with preservation experience, archaeologists, interpretation consultants, or historians) to be hired as needed to offer professional advice or assistance to the HPC or the Sand Point Design Review Committee at critical stages in the review process, if necessary.
- OSPO will provide appropriate site managers and field crew staff with training in historic preservation techniques, including guidance on following requirements and procedures related to historic buildings, and recognizing and reporting unanticipated discoveries of archaeological resources.
- OSPO will make efforts to ensure that construction or maintenance contractors are instructed/informed regarding historic resource management issues, the legal requirements for cultural resource management, and the consequences if the requirements are not met.

#### 4.1.2. Areas of Responsibility

The ultimate responsibility for historic resource management at Sand Point lies at the local level with the City of Seattle (OSPO) along with the University of Washington, in partnership. OSPO and the University are legally responsible for compliance with the historic preservation covenants in the Programmatic Agreement outlined in the transfer of the Sand Point property from the U.S. Navy to the City of Seattle or the University of Washington.

The HPC will fill the role as both the City's and the University's point of contact with SHPO under joint funding, and will spearhead historic preservation reviews and related programs at Sand Point. The HPC will be guided by the Property Manager in administering his or her responsibilities on behalf of both the City and the University. For day-to-day operations, the Sand Point Property Manager will oversee the management of the historic resources at Sand Point to ensure that proper procedures are followed to meet the City's legal obligations and its stewardship goals.

Managing historic resources at Sand Point requires teamwork among several different divisions and staff members. The roles and responsibilities related to historic resource management are shown below.

### Sand Point Historic Preservation Coordinator

- Conducts and facilitates reviews of any activity with the potential to affect the historic district.
- Serves as the City's and the University's primary point of contact with SHPO.
- Assists with compliance to the standards and guidelines and consults in matters not covered in the HPRP Plan.
- Coordinates and staffs the Sand Point Design Review Committee (SPDRC),
- Serves as a liaison to OSPO managers, other City departments, the University of Washington, and Sand Point tenants on historic preservation concerns.
- Provides support and assistance with implementation.
- Assists with planning and reviews completion of scheduled mitigation measures.
- Prepares the Annual Historic Resources Report for review by SHPO (see Section 4.3.2 and Section 7.3).
- Assists the City in developing interpretive and educational programs.
- Maintains files and databases of all projects requiring review and/or consultation, and the results of reviews and consultations, including a project tracking matrix (see Sections 4.3.1 and 5.0).
- Maintains an historic preservation library including Preservation Briefs and copies of the U.S. Navy's Historic Structures Maintenance Manual.
- Organizes a half-day training workshop for all maintenance superintendents, field crew personnel, Sand Point tenants, SPDRC members, City staff, and University of Washington staff to explain the HPRP Plan and its procedures.

### Sand Point Property Manager

- Ultimately responsible for all operations and for avoiding effects on historic resources.
- Plans maintenance activities.
- Informs the HPC of any activities which may have the potential to affect the historic district or its contributing resources.

- Reviews HPC's recommendations and provides direction where applicable.
- Ensures that HPC's recommendations and agreements resulting from consultation are followed by OSPO field crews and contractors.

#### Maintenance Superintendent/Field Crews/Tenants

- All maintenance superintendents, field crew personnel, SPDRRC members, and Sand Point tenants will receive a half-day workshop organized by the HPC to explain the HPRP Plan and its procedures.
- Attend periodic follow-up workshops on historic building maintenance techniques and protecting archaeological resources. These workshops will also be organized by the HPC and may include instruction by architectural historians and qualified archaeologists.
- Conduct activities according to restrictions/procedures.
- Report any willful destruction of property affecting cultural resources.
- Report and respond to property damage and maintenance problems affecting cultural resources.
- Report unanticipated discoveries of archeological resources.
- Inform contractors of the restrictions/procedures and makes sure they are aware of the legal consequences of ignoring the restrictions and disturbing archaeological sites.
- When activities, including regular maintenance, are the responsibility of a tenant at Sand Point, the tenant must ensure that it completes activities according to this HPRP Plan.

#### 4.1.3 Training for the Historic Preservation Coordinator

In addition to having the professional qualifications as outlined in the Secretary of Interior's Standards, the HPC will complete the following training courses, or their equivalent:

- *Practical Application of the Secretary of Interior's Standard for the Treatment of Historic Properties* (1-day course), and *Cultural Resource Management Plans: Preparation and Implementation* (2-day course). These training sessions are offered by the National Preservation Institute, a non-profit organization that

provides professional training for the management, development, and preservation of historic, cultural, and environmental resources. For more information call (703) 765-0100.

- Periodic refresher courses.

As necessary to duties, the HPC may attend other seminars, workshops, conferences, and other educational opportunities that will increase knowledge and understanding of cultural resource management. Some examples of these types of program include:

- Lectures and conferences regarding cultural resource management sponsored by City of Seattle Landmarks Board, the Washington SHPO, the National Trust for Historic Preservation, and others.
- Applicable graduate-level courses in the Historic Preservation Certificate Program at the University of Washington, administered through the Department of Urban Design and Planning.
- Conferences offered by the Society of Architectural Historians (SAH).

#### **4.2 Procedures for Review of Activities That May Affect Historic Resources**

A generalized design review process has been established for Sand Point (see Figure 3.3 of the Sand Point/Magnuson Park Design Guidelines Manual, City of Seattle, 1997) to ensure that alterations and activities at Sand Point conform to the design guidelines. This section expands upon this process by establishing the specific procedures to be followed when the historic district and/or its contributing resources may be affected by a project.

In addition, both the City of Seattle Department of Construction and Land Use (DCLU) and Seattle Design Commission have established design review processes for building projects within City limits which would apply in whole or in part to properties within the Sand Point Historic District. Whenever possible and practical, joint review processes will be pursued. The Sand Point Design Review Committee will be consulted to help resolve design issues that may affect the historic district, as well as any conflicts between reviewing agencies, if they should arise.

##### **4.2.1 Generalized Sand Point Design Review Process**

All projects at Sand Point, whether proposed by the University of Washington, the City, or one of its tenants, must undergo the Generalized Sand Point Design Review Process as specified in Figure 3.3 of the *Design Guidelines Manual*. Under this process, all project proposals are submitted to OSPO staff for initial review before continuing on to the Sand Point Design Review Committee (SPDRC).

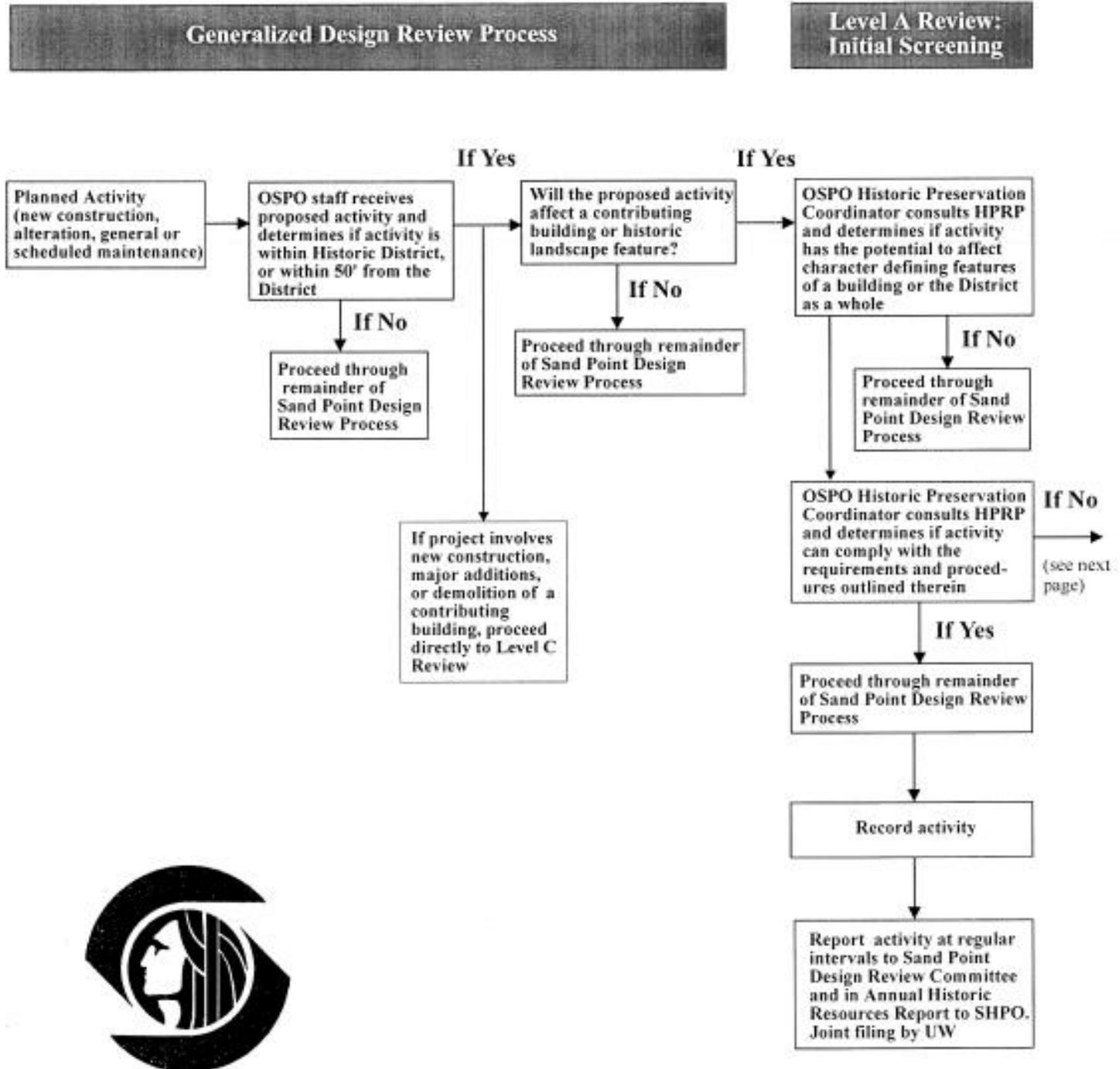


Figure 4-1 Procedures for Reviewing Activities Affecting Historic Resources



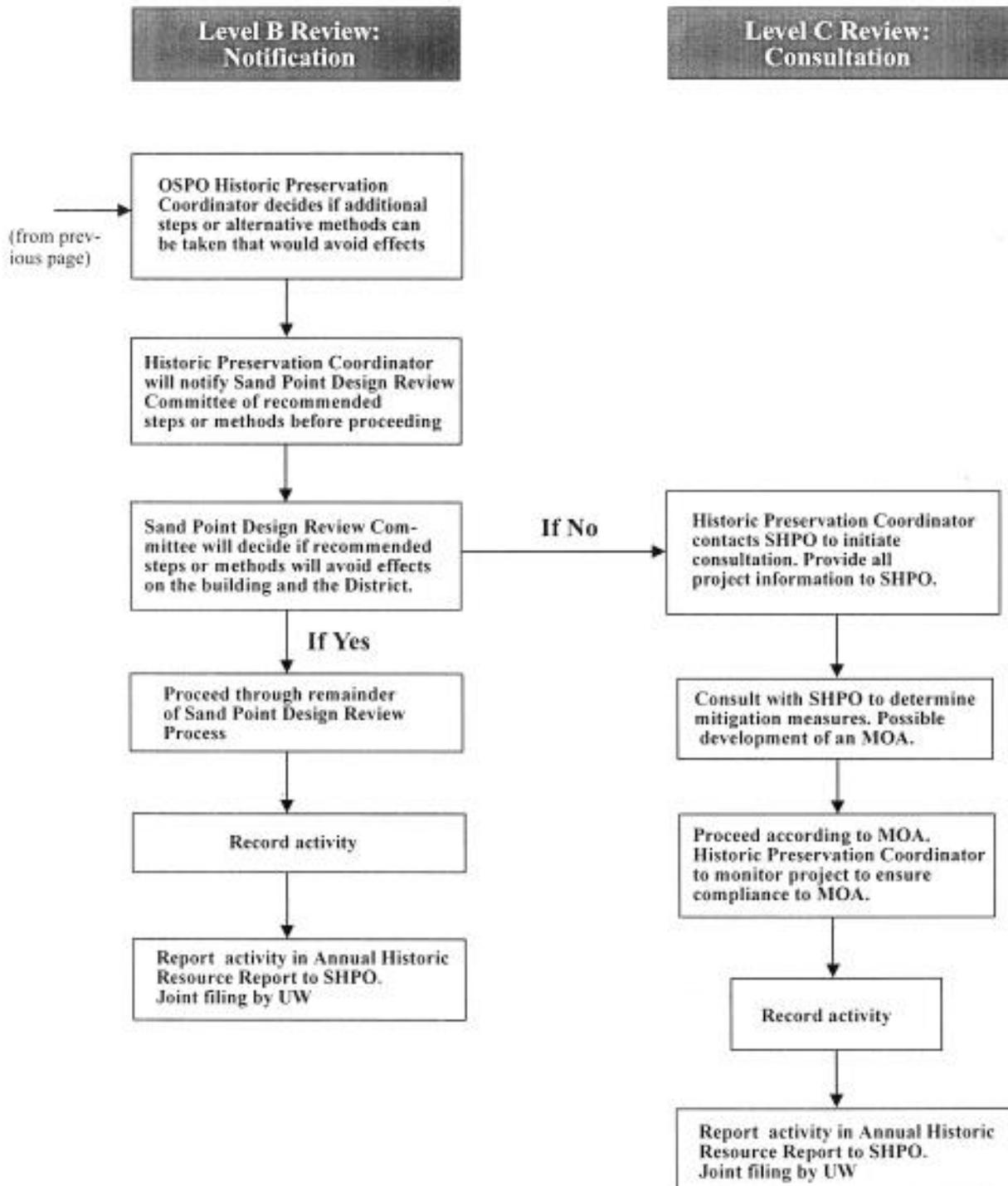


Figure 4-1 Procedures for Reviewing Activities Affecting Historic Resources (continued)

At this initial review stage, OSPO must determine if the proposed project is within the Sand Point Historic District or within 50 feet from the district (see Figure 4-1, Procedures for Reviewing Activities Affecting Historic Resources). If the project is not within the district or within 50 feet from the district, the proposal shall proceed through the normal channels of the Generalized Sand Point Design Review Process. If the project is within the Sand Point Historic District or within 50 feet from the district, the project must be referred to the HPC. The HPC then determines if the proposed project has the potential to affect the historic district and/or one of its contributing resources. If not, historic preservation review is not required. However, if the HPC determines that a project may have the potential to affect the historic district and/or one of its contributing resources, an historic preservation review must be conducted. The historic preservation review is conducted and facilitated by the HPC and consists of the following three levels:

- Level A Review – Initial Screening
- Level B Review – Notification
- Level C Review – Consultation

#### 4.2.2 Level A Review - Initial Screening

A Level A Review occurs at the OSPO staff level with the HPC as the primary reviewer. The purpose of a Level A Review is to determine if the project would have any effects (either positive or negative) on historic resources at Sand Point. This HPRP Plan is crucial for guiding decision-making at this stage.

The proper procedures for a Level A Review are outlined below:

- The HPC receives all relevant information regarding the activity, including a description of the activity and any designs, maps, or construction plans.
- The HPC consults this HPRP Plan to determine if the proposed project will affect a character defining feature of the affected historic resource(s). Specific character defining features for each building are listed in Chapter 2.0. While these character-defining features are critical elements, the review should not be limited to those specific features only, but should also consider the potential effects on the overall character of the building(s) and the historic district as a whole.
- If no character defining feature will be affected and no other effects on the building or the district are anticipated, the project may proceed through the remainder of the Generalized Sand Point Design Review Process.
- However, if either a specific feature or the overall character of the building or district may be affected, the HPC will determine if the project can be completed according to the standards and guidelines contained in Chapter 3.0 of this HPRP Plan. If so, the project may proceed through the remainder of the Generalized

Design Review Process. If the HPC is uncertain whether a project can or cannot be completed according to the guidelines, the HPC may consult with qualified professionals in the field of historic preservation as described in Section 4.1.1.

- At a minimum, all proposed activities would be recorded and reported at regular intervals to the SPDRC and at year end to SHPO
- **If the HPC determines that the proposal cannot meet the HPRP Plan standards and guidelines, the review must proceed to Level B - Notification.**

#### 4.2.3 Level B Review - Notification

Level B Review occurs when a proposed project has the potential to affect an historic resource and cannot, as originally planned, be completed in accordance with the standards and guidelines in Chapter 3.0 of this HPRP Plan. This review requires close discussions between HPC, the SPDRC, the project proponent, and perhaps other OSPO staff. The following procedures should be followed during a Level B Review:

- The HPC and the project proponent will identify any alternative treatments or design modifications that could be taken to avoid effects on historic resources. Some methods that may avoid adverse effects would include choosing a different maintenance technique. For example, instead of sand blasting brick surfaces to clean them, first determine what is causing the building to appear dirty (oil, rust, smoke, graffiti, etc.) and then use the most appropriate and gentlest possible means to remove it.
- If no means can be identified to avoid effects, the HPC may draw on the expertise of qualified consultants (historic preservationists, architects with preservation experience, landscape architects with preservation experience, archaeologists, interpretation consultants, or historians). The consultant may be able to provide further guidance to the HPC.
- The HPC will recommend to the applicant that they retain the services of qualified consultants with historic preservation experience before proceeding into further design review.
- The HPC refers the project to the SPDRC for review. The SPDRC will determine if the proposed alternative method is appropriate, or may identify additional alternative methods. The SPDRC may also draw on the expertise of outside preservation consultants.
- If the SPDRC recommendation on the alternative treatment or design modification is to avoid effects on historic resources and the applicant agrees, the project will proceed through the remainder of the Generalized Design Review Process with the stipulation that the changes be implemented. Any stipulations or conditions agreed to for design

or project modifications will be identified in Memoranda of Agreement (MOA). The project and outcome of review should be recorded in the Activity Tracking Matrix (for further discussion, see Section 4.3.1).

- The HPC records the activity and the results of consultation in the Activity Tracking Matrix for reporting in the Annual Historic Resources Report (for further discussion see section 4.3.2). The HPC will also draft, review, monitor, and maintain copies of the MOA as well as any correspondence or other proceedings.
- **If the SPDRRC decides that the alternative method is unacceptable for any reason or the applicant is unwilling to modify the project as recommended, the project proceeds to a Level C Review.**

#### 4.2.4 Level C Review - Consultation

Level C Review is an external review between HPC and the Washington SHPO. Level C Review occurs when adverse effects to historic resources cannot be avoided.

Consultation with, and/or review by, SHPO is a legal requirement under the historic preservation covenants of the PA transfer agreement. The goal of Level C Review is to attempt to first identify, and then avoid or mitigate the adverse effects. The HPC should conduct Level C Review according to the following procedures:

- The HPC contacts the Washington SHPO to initiate consultation. As part of consultation process, the HPC shall ask SHPO for a Determination of Effect (DOE) and provide all pertinent information including the affected resource, the nature of the activity, the status of the activity, the nature of potential effects, and any suggestions regarding avoidance or mitigation for the SHPO's consideration. Photographs, maps, and drawings should be submitted as necessary. All pertinent information and other documentation shall be provided to the HPC by the project proponent.
- The Washington SHPO will determine if the effects are adverse. If the effects are adverse, the HPC, the project proponent, and the SHPO shall seek to identify alternatives, mitigation measures, and/or enhancements to the proposed project that will avoid or mitigate the adverse effects. This consultation may result in the development of a Memorandum of Agreement (MOA) between the SHPO and OSPO. The SHPO may also determine that the effects are adverse and cannot be adequately mitigated; in that case, the parties will refer the issue to the Advisory Council on Historic Preservation, as provided for in the Programmatic Agreement.
- The proposed project, complete with alterations and/or enhancements determined during consultation, proceeds through the General Sand Point Design Review Process.

- The project proponent completes the activity according to the outcome of the consultation, incorporating the measures specified in the MOA. The HPC should monitor the completion of the activity to ensure that the stipulations of the MOA or other agreements are followed.
- The HPC records the activity and the results of consultation in the Activity Tracking Matrix for reporting in the Annual Historic Resources Report. The HPC will also maintain copies of any correspondence, MOAs, or other proceedings.

Consultation proceeding with the SHPO will vary according to the project proposals and will be reviewed on a case-by-case basis. Actual impact mitigations may include, but are not limited to, the following:

- Recommended design alterations or enhancements to the proposed project that will avoid, reduce, or mitigate the adverse effects, such as the reduction in the height or bulk of an addition, the application of a certain building materials or window arrangement, or the shape of the roof form for purposes of compatibility.
- Historic American Building Survey (HABS) documentation, which includes both written context statements and descriptions of physical appearance, as well as photographic documentation to National Park Service standards, of an historic building proposed for demolition or alteration that would adversely affect the building's historical integrity.
- The design and implementation of an on-site interpretive display or other commemorative work which depicts the historic significance of a building or site lost to demolition.

It should be noted that certain activities are of such significant scale that they will automatically require a full historic preservation review, including consultation with the SHPO. For these types of activities, it is not necessary to follow each individual step of the process. Rather, the project should proceed directly to Level C – Consultation.

Types of major activities within this category include:

- Demolition of a building listed as contributing to the historic district (Table 2-1)
- Removal of a significant landscape feature (listed in Table 2-3)
- New construction within the historic district or its buffer area
- Major addition to an existing historic building (any addition that increased the overall floor area of a building by 25% or more would constitute a major addition)

These actions would go through the City of Seattle's design review and permitting process, initiating public notice procedures and opportunities for public input.

### **4.3 Record Keeping Procedures**

The HPC is responsible for maintaining records of all projects that undergo an historic preservation review. These records will be used for the annual report to SHPO as well as for OSPO's own internal monitoring. See Section 7.2 for more information on these procedures.

#### **4.3.1 Procedures for Maintaining Activity Tracking Matrix**

The HPC will maintain an Activity Tracking Matrix to record and describe any proposed undertakings in the district. Each project that must undergo an historic preservation review will be entered into the matrix. The matrix identifies the location of the action (building number or activity area), the owner or responsible agency, a detailed description of the proposed undertaking, the schedule or status of the project, the appropriate review procedures conducted, any mitigation measures proposed, and any SHPO involvement. The HPC will complete the matrix as new project-specific information becomes available. The HPC will also update the matrix at least semi-annually and include the information in the annual report to SHPO. A preliminary activity tracking matrix has been applied to the various project proposals at Sand Point, as shown in Section 5.0, Impact Analysis of Reuse.

#### **4.3.2 Procedures for Submitting Annual Historic Resources Report to SHPO**

Each January, the HCP will submit a report to SHPO outlining all activities at Sand Point within the proceeding year that required an historic preservation review and the outcome of the review (see Section 7.3 for more specific information on these procedures). In cases where consultation with SHPO occurred, the results of the consultation will be reported, including copies of any MOAs. Even if a project was not completed, any review and/or consultation should be noted to avoid duplication of effort if a future project is proposed for the same building.

In addition to projects reviewed in the previous year, the annual report will list any anticipated project that will require (or are in the process) of historic preservation review. This will give the SHPO the opportunity to address potential concerns early in the process, thus avoiding potential project delays.

#### **4.3.3 Opportunities for Public Comment of Historic Preservation Actions at Sand Point**

As projects in the Sand Point Historic District develop, the general public will have opportunities to comment during the City's design review and permitting process. In the meantime, all comments and concerns can be directed to the Office of Sand Point Operations (206) 684-4946.

## 5.0 Impact Analysis of Reuse

This chapter identifies all currently proposed building or construction activities at Sand Point that have the potential to affect the historic resources. These activities are not necessarily the types of activities that will damage or destroy historic buildings or features. The effect may be beneficial or, at this point, unknown. Any proposed action must be reviewed by all pertinent parties prior to its commencement.

The activities are presented in the following activity tracking matrices (Tables 5-1 through 5-6). The tracking matrices will be updated annually by the City and other property recipients to ensure that review procedures are being followed and that the tenants and managing agencies at Sand Point are adhering to appropriate management and maintenance techniques. These tables will be expanded and amended as more project specific information becomes available and will form the basis of the Annual Historic Resources Report to SHPO (see Section 7.3 for further discussion).

In accordance with the historic preservation covenant attached to the PA, SHPO has the legal authority to review various planned activities that might have an impact on the Sand Point Historic District. The last column of this matrix provides a record of consultation proceedings held to date between the City or the University of Washington and the SHPO for various planned activities. This record will assist the SHPO in following the progress of consultation proceedings when reviewing the Annual Resource Summary Report.

**Table 5-1 Activity Tracking Matrix: North Shore Recreation Area:**

Building Number	Owner/Responsible Agency	Proposed Action/ Undertaking	Schedule/ Status	Potential Effects	Review Procedures	Proposed Mitigation	Status of Consultation
<b>Contributing Buildings</b>							
2	City of Seattle,	Conversion of reserve training building to sports and recreation facility and film studio.	Proposed	To be determined.	HPC will conduct Level A Review to determine potential effects and course of further action.	To be determined.	None to date.
11	City of Seattle	Interior remodel to provide classrooms, offices, locker rooms, and storage for small boat center. Renovations will also be required to accommodate other uses. If no appropriate uses can be found, unneeded building portions may be razed.	Proposed	To be determined.	HPC will conduct Level A Review to determine potential effects and course of further action.	To be determined.	None to date.
12	City of Seattle	Convert former boiler plant to arts/cultural use.	Proposed	None anticipated provided that changes are to interior only.	HPC will conduct Level A Review to determine potential effects and course of further action.	To be determined.	None to date.
31	City of Seattle	Repairs to structure and roof replacement.	Proposed	None anticipated.	HPC will conduct Level A Review to determine potential effects and course of further action.	None anticipated to be necessary.	None to date.

Table 5-1 Activity Tracking Matrix: North Shore Recreation Area (continued)

Building Number	Owner/Responsible Agency	Proposed Action/ Undertaking	Schedule/ Status	Potential Effects	Review Procedures	Proposed Mitigation	Status of Consultation
67	City of Seattle	Possible demolition of attached garage and renovation of main building. Possible conversion of main building to arts/cultural uses.	Proposed	Demolition would remove contributing building. Conversion would have no anticipated effects provided changes are to the interior only.	HPC will conduct Level C Review and initiate consultation with SHPO.	Possible mitigation may include: HABS documentation; requiring any new construction to conform with design guidelines, preservation, and reuse of certain architectural elements; and/or interpretive activities.	None to date.
<b>Undeveloped/Parking Areas</b>							
E. and NE of Building 11	City of Seattle	Convert paved parking lot to a fenced in boat storage area with parking.	Proposed	None anticipated.	HPC will conduct Level A Review.	None needed.	None to date.
N. of NE 77th	City of Seattle	Construct new entrance to North Shore Activity Area from Sand Point Way.	Proposed/Fund -ing Available	None anticipated.	HPC will conduct Level A Review.	None needed.	None to date.
<b>Non-Contributing Building</b>							
40	City of Seattle	Demolish/remove building.	Proposed	None anticipated; area would be relandscaped according to design guidelines.	HPC will conduct Level A Review.	None needed.	None to date.
98	City of Seattle	Demolish/remove building.	Proposed	None anticipated; area would be relandscaped according to design guidelines.	HPC will conduct Level A Review.	None needed.	None to date.
115/206	City of Seattle	Demolish/remove building.	Proposed	None anticipated; area would be relandscaped according to design guidelines.	HPC will conduct Level A Review.	None needed.	None to date.

**Table 5-1 Activity Tracking Matrix: North Shore Recreation Area (continued)**

<b>Building Number</b>	<b>Owner/Responsible Agency</b>	<b>Proposed Action/ Undertaking</b>	<b>Schedule/ Status</b>	<b>Potential Effects</b>	<b>Review Procedures</b>	<b>Proposed Mitigation</b>	<b>Status of Consultation</b>
275	City of Seattle	Demolish/remove building.	Proposed	None anticipated; area would be relandscaped according to design guidelines.	HPC will conduct Level A Review.	None needed.	None to date.
299	City of Seattle	Demolish/remove building.	Proposed	None anticipated; area would be relandscaped according to design guidelines.	HPC will conduct Level A Review.	None needed.	None to date.
402	City of Seattle	Demolish/remove building.	Proposed	None anticipated; area would be relandscaped according to design guidelines.	HPC will conduct Level A Review.	None needed.	None to date.
407	City of Seattle	Demolish/remove building.	Proposed	None anticipated; area would be relandscaped according to design guidelines.	HPC will conduct Level A Review.	None needed.	None to date.

Table 5-2 Activity Tracking Matrix: Education and Community Activity Area

Building Number	Owner/Responsible Agency	Proposed Action/Undertaking	Schedule/Status	Potential Effects	Review Procedures	Proposed Mitigation	SHPO Involvement
<b>Contributing Buildings</b>							
5A	University of Washington	Conversion to pottery school and studio; construction of fenced-in kiln yard; addition of interior shearwall for seismic bracing.	Proposed	To be determined.	HPC will conduct Level A Review.	To be determined.	None to date.
5B	University of Washington	Technical education & training classrooms; offices.	Proposed	To be determined.	HPC will conduct Level A Review.	None anticipated.	None to date.
5C	University of Washington	Conversion to instruction studios, classrooms. Seismic modifications.	Permit applied to DCLU	To be determined.	HPC will conduct Level A Review.	None anticipated.	None to date.
5D	University of Washington	Conversion to archival research/storage and structural/code modifications.	Permit applied to DCLU	To be determined.	HPC will conduct Level A Review.	None anticipated.	None to date.
9	University of Washington	Conversion to permanent educational classrooms and offices.	Proposed	None anticipated.	HPC will conduct Level A Review.	None anticipated.	None to date.
25	University of Washington	Conversion to Montessori School with classrooms, offices, and courtyard as play area.	Proposed	To be determined.	HPC will conduct Level A Review.	To be determined.	None to date.
29	University of Washington	Conversion to offices and classrooms.	Proposed	To be determined.	HPC will conduct Level A Review.	None anticipated.	None to date.
<b>Undeveloped/Parking Areas</b>							
None proposed							
<b>Non-Contributing Building</b>							
141/192	University of Washington	Conversion to educational offices and research support	Proposed	None anticipated.	HPC will conduct Level A Review.	None anticipated.	None to date.

Table 5-3 Activity Tracking Matrix: Arts, Culture, and Community Center

Building Number	Owner/Responsible Agency	Proposed Action/ Undertaking	Schedule/ Status	Potential Effects	Review Procedures	Proposed Mitigation	SHPO Involvement
<b>Contributing Buildings</b>							
18	City of Seattle	Remodel of fire station to convert to arts/cultural uses.	Proposed	None anticipated	HPC will conduct Level C Review.	None anticipated	None to date.
30	City of Seattle	Interior remodel of administrative building to convert to arts/cultural uses.	Proposed	To be determined.	HPC will conduct Level A Review.	To be determined.	None to date.
138	City of Seattle	Interior remodel of security building to convert to arts/cultural uses.	Proposed	None anticipated.	HPC will conduct Level A Review.	None anticipated.	None to date.
396	City of Seattle	No actions planned.	n/a	n/a	n/a	n/a	n/a
<b>Undeveloped/Parking Areas</b>							
n/a	City of Seattle	Landscape improvements to parking lot.	Proposed	None anticipated if design guidelines followed.	HPC will conduct Level A Review.	None needed.	None to date.
<b>Non-Contributing Building</b>							
41	City of Seattle	Convert decal/identification office to arts/cultural uses.	Proposed	None anticipated	HPC will conduct Level A Review.	None needed.	None to date.
222	City of Seattle	Demolish; build new amphitheater; install landscape improvements.	Proposed	To be determined.	HPC will conduct Level A Review.	Project will conform to design guidelines for buildings and landscape features.	None to date.

Table 5-4 Activity Tracking Matrix: Magnuson Park Open Space and Recreation/Expansion Area

Building Number	Owner/Responsible Agency	Proposed Action/Undertaking	Schedule/Status	Potential Effects	Review Procedures	Proposed Mitigation	SHPO Involvement
<b>Contributing Buildings</b>							
47	City of Seattle	Renovate and reuse recreation facility.	Proposed	None anticipated.	If any physical changes to the building are planned, HPC will conduct Level A Review.	None needed	None to date.
15	City of Seattle	Demolition of hobby shops.	Proposed	Loss of a contributing building to the historic district.	HPC will conduct Level C Review and initiate consultation with SHPO. HPC will investigate reuse opportunities that are compatible with the surrounding public park uses.	Possible mitigation may include: HABS documentation; requiring any new construction to conform with design guidelines, preservation, and reuse of certain architectural elements; and/or interpretive activities.	None to date.
<b>Undeveloped/Parking Areas</b>							
East and South of Bldg 15, near current 65 <sup>th</sup> Street entrance	City of Seattle	Widen and improve the main 65 <sup>th</sup> Street entrance to Sand Point/new pedestrian walkway and bike path	Proposed	None anticipated provided Design Guidelines are followed.	Currently under review.	Any new landscaping or infill construction will conform to Design Guidelines.	Meetings with SHPO held in Aug. and Oct. 1997 - no issues identified.
<b>Non-Contributing Building</b>							
None present							

Table 5-5 Activity Tracking Matrix: Residential Area

Building Number	Owner/Responsible Agency	Proposed Action/Undertaking	Schedule/Status	Potential Effects	Review Procedures	Proposed Mitigation	SHPO Involvement
<b>Contributing Buildings</b>							
26 North	City of Seattle	Conversion of Officer's Quarters/Storage into transitional family housing; interior remodel; alteration of roof dormers.	Permits applied for	none	Completed	Photographic and building plan recordation prior to dormer alterations.	Completed. MOA signed by SHPO and forwarded to Advisory Council for concurrence.
26 South	City of Seattle	Conversion of Officer's Quarters/Storage into transitional family housing; interior remodel; alteration of roof dormers.	Permits applied for	none	Completed	Photographic and building plan recordation prior to dormer alterations.	Completed. MOA signed by SHPO and forwarded to Advisory Council for concurrence.
330	City of Seattle	Conversion of family housing into group home; interior remodel; addition of exterior staircase.	Permits applied for	none	Completed	none	Completed. No adverse effect concurrence by SHPO
331	City of Seattle	Conversion of family housing into group home; interior remodel; addition of exterior staircase.	Permits applied for	none	Completed	none	Completed. No adverse effect concurrence by SHPO
332	City of Seattle	Conversion of family housing into group home; interior remodel; addition of exterior staircase.	Permits applied for	none	Completed	none	Completed. No adverse effect concurrence by SHPO
N/A	City of Seattle	South fence line relocation (behind Buildings 330, 331, and 332).	Proposed	none	Completed	none	Completed. SHPO Determination of No Adverse Effect

Table 5-5 Activity Tracking Matrix: Residential Area (continued)

Building Number	Owner/Responsible Agency	Proposed Action/ Undertaking	Schedule/ Status	Potential Effects	Review Procedures	Proposed Mitigation	Status of Consultation
<b>Undeveloped/Parking Areas</b>							
S. of 9	City of Seattle	Construct new pedestrian walkway	Proposed	To be determined.	HPC will conduct Level A Review.	Compatible design and landscaping according to design guidelines.	None to date.
N of 26 N	City of Seattle	Construction of infill housing.	Proposed	To be determined.	HPC will conduct Level A Review.	Use of compatible design and design guidelines.	None to date.
<b>Non-Contributing Building</b>							
None present							

**Table 5-6 Activity Tracking Matrix: Site-wide Alterations/Improvements**

Owner/Responsible Agency	Proposed Action/ Undertaking	Schedule/ Status	Potential Effects	Review Procedures	Proposed Mitigation	SHPO Involvement
<b>Circulation Improvements/Alterations</b>						
City of Seattle	Burke-Gilman trail connections into site.	Proposed	None anticipated	HPC will conduct Level A Review.	To be determined	None to date.
City of Seattle	Bicycle/ped. paths from N. Shore area to park.	Funding application submitted	None anticipated	HPC will conduct Level A Review.	To be determined	None to date.
City of Seattle	Install pedestrian street lights.	Proposed	None anticipated	HPC will conduct Level A Review.	Replicated remnant fixtures	None to date
<b>Utilities</b>						
City of Seattle	Replace substandard sewer pipes/reline sewer main.	Funded; in final designs; construction anticipated in early 1998	None anticipated	Currently under review.	None identified	Meetings with SHPO held in Aug. and Oct. 1997 - no issues identified
City of Seattle	Replacement of sewer lift stations with one new facility	Funded; in final designs; construction anticipated in early 1998	None anticipated underground structure	Currently under review.	None identified	Meetings with SHPO held in Aug. and Oct. 1997 - no issues identified
City of Seattle	New 12" water distribution system, including fire hydrants and meters	Funded; in final designs; construction anticipated in early 1998	None anticipated	Currently under review.	None identified	Meetings with SHPO held in Aug. and Oct. 1997 - no issues identified
City of Seattle	Install gas fired boilers in each building/decommission steam plant.	Funded; in final designs; construction anticipated in early 1998	To be determined	HPC will conduct Level A Review	To be determined	None to date
City of Seattle/ Washington Energy Services	Install new gas mains and building meters.	Funded; in final designs; construction anticipated in early 1998	None anticipated	Currently under review.	None identified	Meetings with SHPO held in Aug. and Oct. 1997 - no issues identified
City of Seattle	Trenching for new cable TV conduit.	Funded; in final designs; construction anticipated in early 1998	None anticipated	Currently under review.	None identified	Meetings with SHPO held in Aug. and Oct. 1997 - no issues identified

**Table 5-6 Activity Tracking Matrix: Site-wide Alterations/Improvements (continued)**

Owner/Responsible Agency	Proposed Action/Undertaking	Schedule/Status	Potential Effects	Review Procedures	Proposed Mitigation	SHPO Involvement
City of Seattle	Replace electrical and communication systems including pad and underground vault	Funded; in final designs; construction anticipated in early 1998	Removal of above-ground transformers units on southern half of site	Currently under review.	None identified	Meetings with SHPO held in Aug. and Oct. 1997 - no issues identified
City of Seattle	Pavement restoration due to utility work	Funded; in final designs; construction anticipated in early 1998	Improvement of substandard crosswalks, streets, and curbs	Currently under review.	Replicate existing paved surface	Meetings with SHPO held in Aug. and Oct. 1997 - no issues identified



## 6.0 Interpretation and Education

The Sand Point Historic District conveys a distinct sense of time and place, reflecting Naval activities in Seattle and the growth of the Naval presence at Sand Point specifically from 1923 to 1970. Many of the Art Deco, Colonial Revival, industrial/utilitarian, and residential vernacular structures are intact as originally constructed and generally retain their overall historic integrity. The large mature trees and other site landscaping features provide significant accents to the historic district and help convey the identity of Sand Point as a special place. In addition, the district's proximity to the waters of Lake Washington and the remaining large aircraft hangars convey the sense of its former use as a Naval air station, built for seaplane service. The Sand Point Historic District is an asset to Seattle which should be interpreted to the general public and property users for their appreciation and enjoyment. Interpretation of the historic significance of the district will help raise the level of public awareness that Sand Point is a unique place with a distinct identity.

To fulfill this objective, the City and the University should pursue a wide variety of interpretation and educational programs and policies. Building owners and tenant may share the costs, whenever practical. The ideas presented below provide the City with a general description of the interpretive and educational programs to be pursued in the future as funding becomes available. The City may choose to implement some or all of these ideas, with specific locations and designs to be decided upon on a case-by-case basis. The City of Seattle's Percent for Art Program (Seattle Municipal Code 20.32), which is administered through the Seattle Arts Commission, may be a potential funding source for commissioned works of art or interpretive programs described in this section. Further information about the Percent for Arts Program can be obtained through Seattle Arts Commission at (206) 684-7171. Other funding mechanisms for the interpretive and educational programs would likely be shared by the City, the University, and possibly by long-term tenants. Responsibility for the programs would rest with the Sand Point Property Manager and its staff. In addition, OSPO is committed to developing a comprehensive interpretation plan by the end of 1998. This responsibility will likely be assigned to the HPC in collaboration with the Sand Point Property Management staff and their design consultants.

### 6.1 Interpretive Signage

The Sand Point/Magnuson Park Design Guidelines Manual, City of Seattle, 1997, provide technical guidelines on general signage standards for Sand Point/Magnuson Park. Interpretive signage in the historic district, however, should be kept to a minimum to maintain the integrity of the historic landscape. Simple building identification numbers or names should be maintained where necessary and missing ones replaced to create a uniform sense of the Navy's codified building identification system, used historically at Sand Point. Such building numbers or names (e.g. "Crows Nest Inn" on Building 9, or the Art Deco style "Administration" sign on Building 30, etc.) will remind visitors and residents of the buildings' former use as a Naval facility. The U.S. Post Office should be consulted and may provide advise on the placement of building numbers.

## 6.2 Interpretive Displays

Interpretive displays in the historic district should also be kept to a minimum; however, the use of discrete, high quality displays could be maintained in appropriate areas.

Interpretive displays could include:

- Bronze commemorative plaques that evoke memories or describe significant events;
- Mounted or free-standing metallic/ceramic photo display boards that inform and educate;
- Artist-created displays that depict the historic significance of an area or specific building.

For example, the more architecturally significant buildings in the district could have a removable mounted display near the entrance which depicts the building's former use when Sand Point was an operable Naval Air Station, using historic photos, quotations from military retirees, old newspaper articles, and other historic information.

Other interpretive displays could be located in areas such as the water's edge in the North Shore Activity Area. An interpretive display in this area could depict seaplanes coming in for a landing or taxiing up to the former hangars. Another display could commemorate the site of where the first around-the-world military flight originated from and the route flown. Additionally, a display could include a map of the Sand Point area depicting the change over time, from wetlands in the early 1920s, to buildings and runways during the war years, to the conversion of the airfield into Magnuson Park in the 1970s, and the return of Mud Lake in the future.

The location, content, and design of artist-created interpretive displays in the Historic district should follow the guidelines for the Public Arts Program as described in the Sand Point Design Guidelines (see Section 4.3 of that document, Public Art Guidelines). Approval of displays would also require SHPO review prior to implementation.

## 6.3 Interpretive Museums

Although not programmed specifically as part of the Reuse Plan for Sand Point, the City could set aside an un-leased portion of building space to become a museum. A museum, open to the general public, could be a small yet high-quality venue depicting the historic significance of Sand Point Naval Air Station and its contribution to Seattle. For example, a museum might contain large, hanging photomurals of historic Sand Point events, historic furnishings and other artifacts, historic aviation equipment or aircraft parts, and audio or video tapes containing interviews with military retirees who were stationed at Sand Point during its period of significance. As a first step, the City and the University of Washington should screen potentially historic objects now in Sand Point buildings for their interpretive value, determine which objects might be included in the Museum, and

establish a temporary repository. A similar museum exists at Naval Air Station Whidbey Island at Ault Field which could provide a model for the Sand Point museum.

The OSPO could also encourage the formation of an historic society to raise funds, staff, and provide exhibit material for the museum. Members of the public have expressed interest in, and have volunteered support for, establishment of a museum at Sand Point.

As noted in the Construction Management Plan, any artifacts discovered or unearthed during construction activities are the property of underlying property owners. The construction manager and the HPC shall be notified regarding any discovery of historic artifacts including, but not limited to, furniture, fixtures, architectural details, building and sitework materials, cutlery, tools, bottles, china, medals, coins, armaments, signs, equipment, arrowheads, bones, etc.

#### **6.4 Public Information Brochures and Booklets**

A brochure could be prepared to educate the public on the historic significance of Sand Point and its importance in the Seattle community. The brochure would include color and black and white photographs, descriptive historical narrative about Sand Point, a map of the district, and a self-guided walking tour highlighting significant sites and interpretive elements around the district. The brochure could be made available to the public at the OSPO administrative office, the Seattle Department of Parks and Recreation offices, as well as at the museum, if implemented. Although currently out of print, Naval Station Puget Sound, U.S. Navy, 1992, provides an historical overview of the development of NAS Sand Point. This Publication could be reissued and also made available to the public.

#### **6.5 Educational and Public Access Programs**

Educational programs could be in the form of lectures or seminar series administered through the University of Washington, the HPC, a local historical society, or the museum staff (if implemented). The educational programs could include lectures on various historic preservation topics or discussions about Sand Point history lead by former Naval officers stationed at Sand Point. Other educational programs could include public workshops or design contests that would allow the public to participate in the design and selection of interpretive displays for the district.

Access programs could include a yearly open house at Sand Point which would allow Sand Point's property owners and tenants to display their crafts or programs for public viewing. Guided site walks including building interior could be conducted, to be arranged through the building owners or their tenants. Special events could be programmed either during the open house or at other times around the year to encourage public access. Special events could include craft fairs, farmer's markets, outrigger or wind surfing races, kite-flying contests, or other events. Historic preservation-related activities could be planned for "Preservation Week," a national event sponsored by the National Trust for Historic Preservation and held the second week in May. Activities

packets to assist OSPO in implementing Preservation Week can be obtained by calling (202) 588-6141. Additional interpretive materials, brochures, and temporary displays should be made available at these events.

## **7.0 Future Planning**

For the City to fulfill its stewardship responsibilities and long-term management goals for historic resources at Sand Point, the OSPO staff will conduct four future monitoring activities: 1) re-surveying and updates to the HPRP Plan, (2) continuous record keeping of all historic resource management activities, (3) yearly reporting of all activities that could have impacted historic resources and any avoidance or mitigation measures used over the past year, and (4) amendments to this HPRP Plan.

### **7.1 Historic Resource Surveys**

Every ten years starting in 2008, OSPO staff will update the historic resources survey of Sand Point. The survey will include reassessment of resources that have attained sufficient age to meet the criteria for the NRHP (50 years old or older) or relate to newly developed historic contexts. The following procedures should help organize and complete these surveys:

- The OSPO staff shall discuss the scope of the planned survey with the Washington SHPO in the early stages of the planning process.
- The OSPO staff shall provide staff or consultants that meet or exceed the minimum professional qualifications for historic resource surveys as established by the Department of the Interior. The Washington SHPO can provide lists of qualified professionals.
- The OSPO staff shall include an update of the literature search as part of the scope of the survey.
- Upon completion of the survey, OSPO shall submit the findings and recommendations to the Washington SHPO. The OSPO staff in consultation with SHPO will determine the best methods of proceeding on the recommendations of the survey.
- The OSPO staff shall update the HPRP Plan to reflect any necessary additions to the inventory of historic resources in the area.
- The OSPO staff shall provide non-confidential material from the survey to the public for educational and interpretive purposes. This can be accomplished by placing copies of the material in local libraries and museums and using the information in interpretive material such as brochures, tours, guidebooks, etc.

### **7.2 Record Keeping**

Keeping accurate and thorough records of cultural resource management activities is important to track the progress of implementing the HPRP Plan and ensuring that adequate protection measures are being employed. These records serve as evidence of the

fulfillment of cultural resource stewardship responsibilities. The HPC shall maintain, update, and make accessible these files to be held at OPSO. These records will form the basis of the Annual Resource Summary Report, described below.

### **7.3 Annual Historic Resources Report**

Each year, the HPC will prepare an Annual Historic Resources Report to present to the Sand Point Design Review Committee (SPDRC) and the Washington SHPO information regarding all activities that had or may have an effect on cultural resources and any avoidance or mitigation measures used or proposed over the past year (all Level A, B, and C Review activities). The Annual Cultural Summary Report will also discuss planned activities for the upcoming year. Procedures for completing the Annual Cultural Summary are as follows:

- Summarize activities undertaken in the past year;
- Summarize all mitigation measures taken in the past year;
- Report any specific resource or action of special concern;
- Summarize any consultation with the Washington SHPO that has occurred during the year or is ongoing;
- Summarize planned activities for the coming year and determine if any will require further consultation; and
- Include any recommendations regarding amendments to the HPRP.
- Make report available to the general public - requests for the report can be arranged by contacting the HPC.

### **7.4 Amendments to the HPRP Plan**

If for any reason, amendments to the final version of this Plan should become necessary, a Plan Amendment may be requested by the City, the University, or SHPO. Any amendment proposals should be included in the Annual Historic Resources Report, and reviewed and discussed at an annual meeting between the City, the University, and SHPO.

## References

- City of Seattle. 1993. Community Preferred Reuse Plan for Sand Point. Prepared by the City of Seattle Planning Department (City Council Resolution 28832)
- City of Seattle. 1993. Seattle Parks and Recreation Comprehensive Plan. Prepared by the Seattle Department of Parks and Recreation.
- City of Seattle. 1996. Sand Point Reuse Project, Final Environmental Impact Statement. Prepared by the City of Seattle Office of Management and Planning.
- City of Seattle. 1997. Cultural Resources in Seattle, Comprehensive Plan Element and Action Plan, Executive Recommendation. Prepared by the Seattle Office of Management and Planning (City Council Ordinance 118821).
- City of Seattle. 1997. Sand Point Amendments to the City's Comprehensive Plan. Prepared by the Office of Sand Point Operations (City Council Ordinance 118622).
- City of Seattle. 1997. Sand Point Physical Development Management Plan, Section 3. Prepared by the Office of Sand Point Operations (City Council Resolution 29429).
- City of Seattle. 1997. Sand Point/Magnuson Park Design Guidelines Manual. Prepared by EDAW, Inc. for the Seattle Department of Parks and Recreation (City Council Resolution 29624).
- Dept. of the Navy. 1991. Historic Structures Preservation Manual. Prepared by the Naval Facilities Engineering Command.
- Dept. of the Navy. 1992. Naval Air Station Puget Sound at Sand Point. Prepared by the Department of Morale, Welfare and Recreation of NAVSTA Puget Sound, Sand Point.
- Dept. of the Navy. 1994. Historic Architectural Resources Protection (HARP) Plan. Prepared by EDAW, Inc. for EFA Northwest.
- University of Washington. 1997. Application for Public Benefit Transfer of Surplus Federal Real Property for Educational Uses.
- U.S. Department of the Interior. No date. Preservation Briefs. Prepared by the Technical Preservation Services, National Park Service.
- U.S. Department of the Interior. 1990. Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Buildings. Prepared by the Preservation Assistance Division, National Park Service.



## Appendix A

### Contributing Sand Point Historic District Resources by Building Number

Building Number	Building Name (Navy)	Owner (future)	Activity Area	Date Built
2	Reserve Armory and Aircraft Maintenance	City of Seattle	North Shore Recreation Area	1929
5	Warehouse and Offices	University of Washington	Education and Community Activity Area	1929
9	Barracks and Administration Offices	University of Washington	Education and Community Activity Area	1929
11	Public Works/Shops	City of Seattle	North Shore Recreation Area	1940
12	Central Steam Plant	City of Seattle	North Shore Recreation Area	1930
15	Hobby Shop	City of Seattle	Magnuson Open Space and Recreation/Expansion Area	1938
18	Fire Station	City of Seattle	Arts, Culture and Community Center Area	1936
25	Base Administration Building	University of Washington	Education and Community Activity Area	1937
26 North	Bachelor Officer's Quarters	City of Seattle	Residential Area	1937
26 South	Bachelor Officer's Quarters	City of Seattle	Residential Area	1937
27	Training and Storage Hangar	NOAA	Federal Institutional Use Area	1937
29	Dispensary	University of Washington	Education and Community Activity Area	1937
30	Personnel Support	City of Seattle	Arts, Culture and Community Center Area	1938
31	Covered Boat House	City of Seattle	North Shore Recreation Area	1938
47	Theater/Gym/Pool	City of Seattle	Magnuson Open Space and Recreation/Expansion Area	1941
67	Motor Pool Shop	City of Seattle	North Shore Recreation Area	1941
138	Main Gate	City of Seattle	Arts, Culture and Community Center Area	1942
330	Quarters A	City of Seattle	Residential Area	1939
331	Quarters B	City of Seattle	Residential Area	1939
332	Quarters C	City of Seattle	Residential Area	1939
<b>Total: 20</b>				

