



## Regional Parks and Strategic Outreach Division

Warren G. Magnuson Park

*Cheryl Fraser, Director*

### MEMORANDUM

To: Nicholas Vann, State Historical Architect,  
Department of Archaeology & Historic Preservation  
From: Kevin Bergsrud, Sr. Planning & Development Specialist  
Date: October 25, 2013  
Re: Building 18 Roof Stabilization Project

#### **Introduction**

This memorandum is in regard to a proposal to reconstruct the entire roof and parapet walls, and demolish a shed on Building 18 located within Warren G. Magnuson Park. The building is a contributing resource to the Sand Point Historic District and the Naval Air Station Seattle Historic District (National Register of Historic Places). The memorandum provides a review of the project to reroof and stabilize Building 18 until a future use is determined. This is Level A Review – Initial Screening is required as outlined in the Sand Point Historic Properties Reuse and Protection Plan (HPRPP).

#### **Project History:**

In September 2013, 95% design drawings were provided to Seattle Parks planning and development staff for initial historical review.

#### **Building Description:**

Building 18 is a 14,375 square foot fire station located in the central campus of former Naval Air Station, Seattle. It is located adjacent to two key district buildings: east of Building 9 (enlisted barracks) and southeast of Building 25 (Administration Building). It was initially designed in 1935 and constructed in 1936 as a single story building with a 4-bay garage, workshop and 2 bays for a fire truck and ambulance totaling 5274 square feet. Between 1936-1939 13 buildings were constructed on the air station, including Building 18. In October 1941 additions were designed for the building including a shop space, hose drying tower, first floor bunk room, and a partial second floor totaling 8710 square feet. In 1945 another truck bay and CO2 storage was constructed on the east end of the building. In 1952-53 a second floor addition was constructed and a south shed was enclosed (area proposed for demolition). These improvements increased the square footage to the total which currently exists. In 1972 the entire roof was replaced and in 1974 the original bay doors were replaced. Up until 1995 the building contained the navy base fire station. At that time the site was rented to the City of Seattle for use as master planning processes were underway and fire protection fell to the Seattle Fire Department.

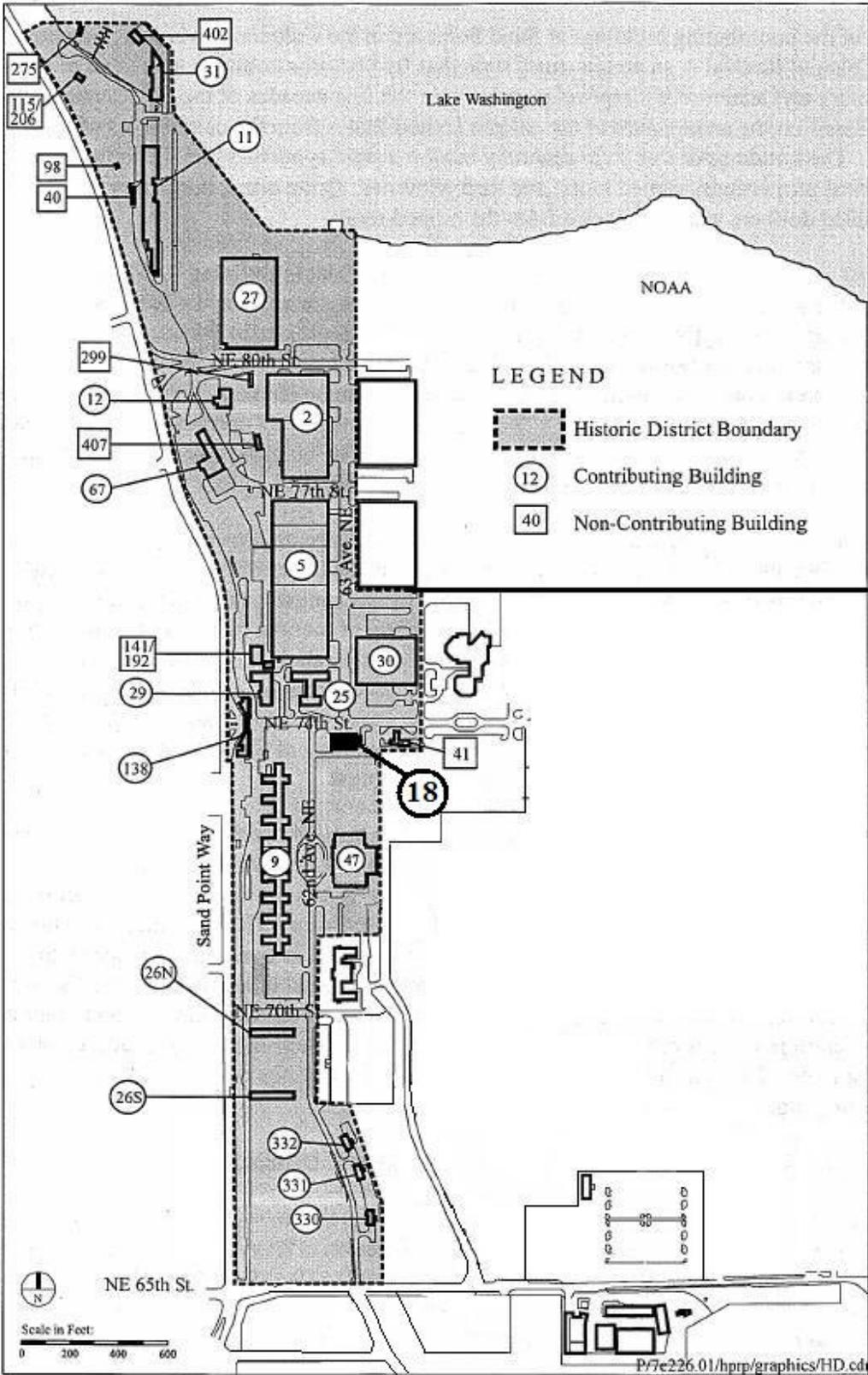


Figure 1: Site Plan, Proposed Project Area



**Figure 2: Building 18, Late 1930s**

During the late 1990s to early 2000s Seattle Parks coordinated with the Sand Point Arts and Cultural Exchange (SPACE) to hold arts-based events in the building, and to find funding for renovations. The goal was to create artist studios, workshops and a gallery in the building. Unfortunately fundraising efforts by the group fell short. Between 2002-2004 two arson fires were set in the building, one on the second floor and the other in a first floor storage space. The Seattle Fire Department extinguished the fires before significant damage was done. However the fire department cut access holes into the second floor roof. While the hole was repaired, this penetration along with the 30 year age of the roof likely accelerated roof deterioration and consequent water damage. From the late 2000s to date Seattle Parks has constructed spot roof repairs and alternative roof drainage in an effort to minimize building damage.

In 2006, Seattle Parks issued requests for proposals for reuse and operation of Building 18. One proposal was submitted by a non-profit community bicycling organization, but did not include funding details. Due to community interest and support the Mayor allocated \$1 million in the 2013-2014 budget to re-roof and make other improvements for stabilizing Building 18. The goal is stop further building deterioration until a permanent user with funding is identified for full building renovation.

As identified in the HPRPP, Building 18 is located within the Arts, Culture and Community Center Area. The HPRPP identifies the following as exterior character defining features:

- Cast concrete parapet (coping)
- Divided light industrial windows with cast concrete sills
- Large garage type doors on the north façade
- Hose drying tower

No site specific landscape features for Building 18 are identified in the HPRPP, however the west wall of the building contributes to defining an edge of axis which runs north-south on 62<sup>nd</sup> Avenue NE. Also along both sides of 62<sup>nd</sup> Avenue NE a line of Deodar cedars is to be maintained.

The re-roof and stabilization project includes the following elements:

- Demolish one-story addition (shed enclosure) on the south side (1952 – 650 SF) as it is detaching from main building and the entire roof area has failed. A raised slab will remain and asphalt will be feathered-in to reduce trip hazards. Existing windows will be covered with plywood and painted black. Note that removal of this addition will expose an original 1930s south wall, windows and brickwork;
- Remove and number cast stone coping for storage and re-installation;
- Remove plaster and lath ceiling assembly, roof joists, roof;
- Remove roof-mounted radio antenna and loudspeaker on hose drying tower for repainting, reinstall although neither piece will function;
- Remove rooftop mechanical equipment, no other equipment installed at this time;
- Remove concrete-asbestos board (CAB) panels, install concrete board panels on second story south wall, CAB removed to reduce future asbestos exposure;
- Install plywood protection over 2<sup>nd</sup> floor windows, existing plywood protection over 1<sup>st</sup> floor windows to remain as-is. Plywood to be painted black. No windows will be replaced at this time;
- Remove and store light fixtures mounted on north wall over bay doors for future use;
- Install ceiling fans inside the building on both floors to circulate air and control humidity levels;
- Construct temporary second floor wall stabilization consisting of an interior wood frame system against the exterior walls, bolted to angled 2 x 10 joists connected to the floor. 2 x 12 joists will be mounted on the exterior wall with a 3/8" threaded rod connecting the joists and the interior frame system. This will result in a visible 2 x 12 band around the top of the second floor wall during initial demolition and construction. This will be removed follow construction completion.

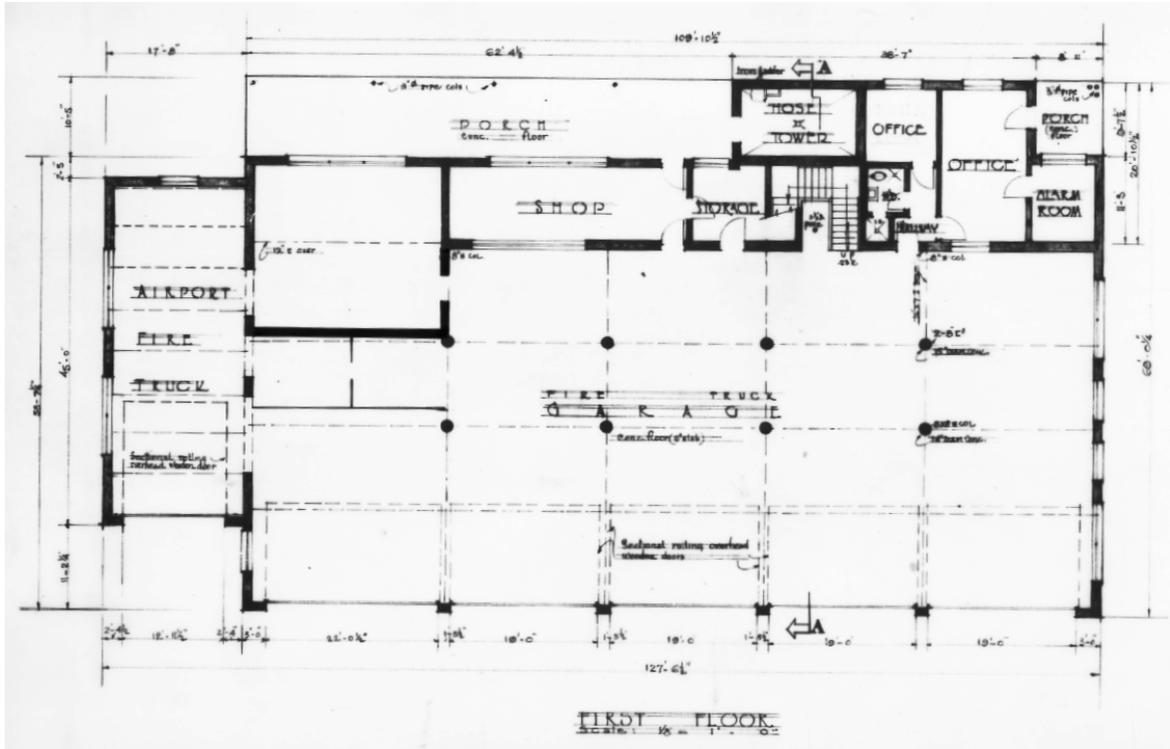


Figure3: Floor Plan & Porch Location, Approximately 1952

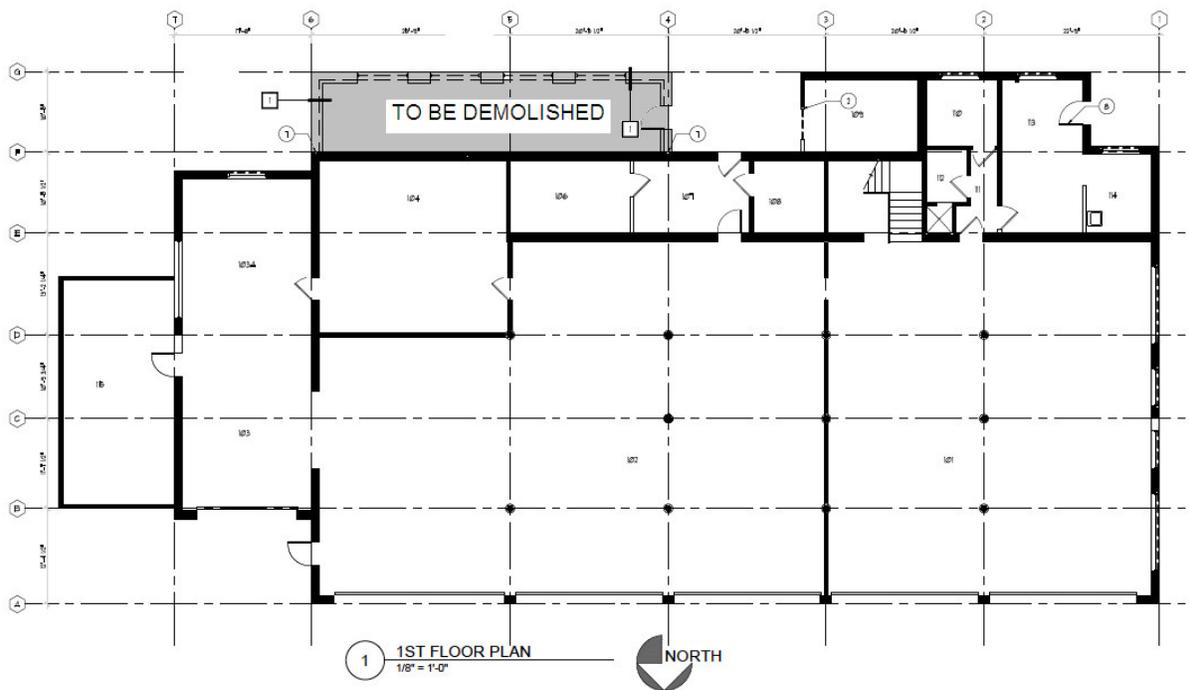
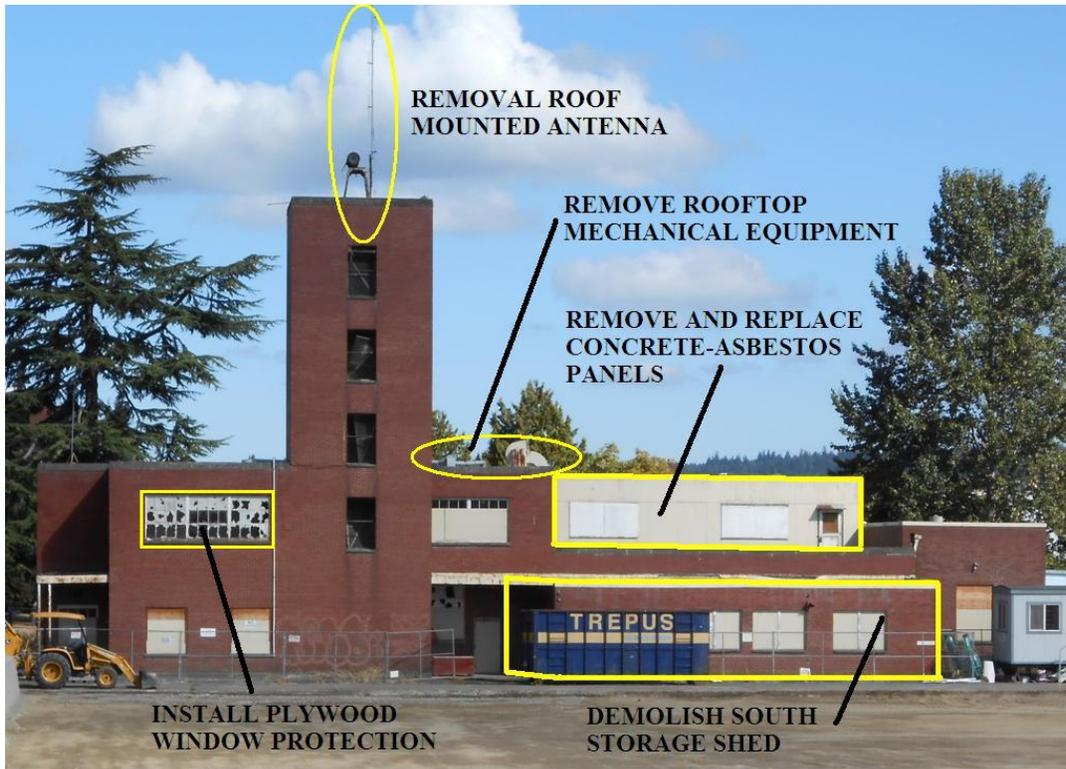
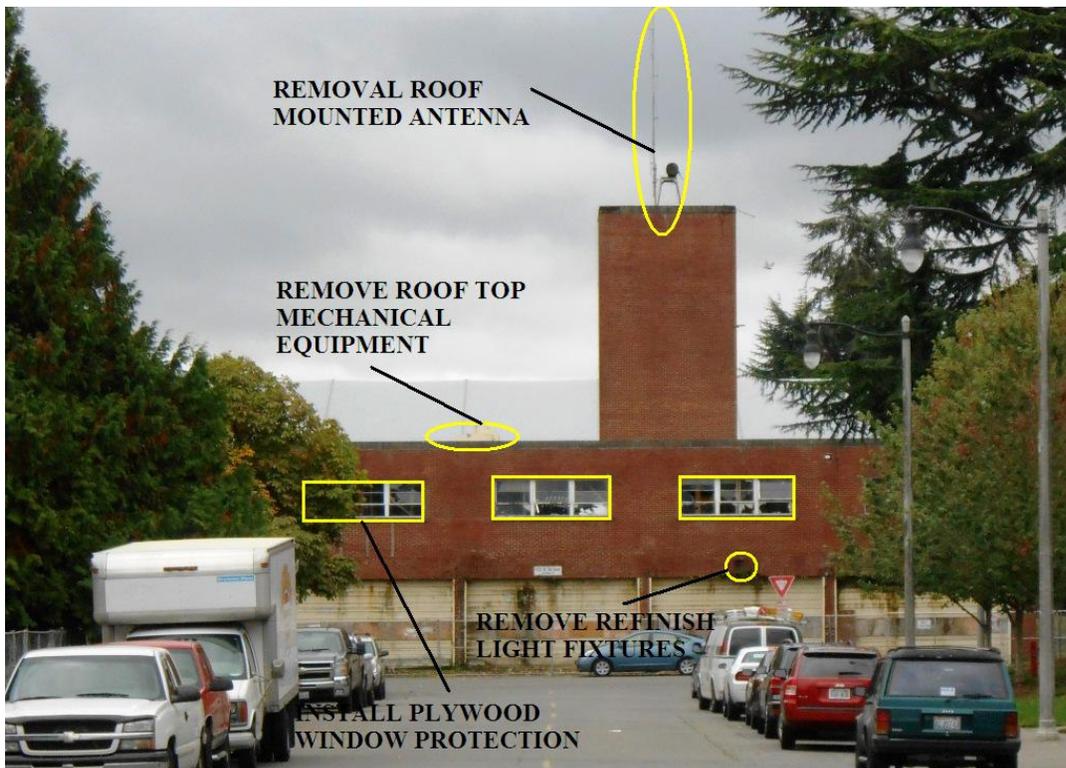


Figure 4: Floor Plan & South Shed Location, 2013



**Figure 5: Proposed Work Elements – South Elevation**



**Figure 6: Proposed Work Elements – North Elements**



SOUTH SHED TILTING  
& SEPARATING FROM  
MAIN STRUCTURE

**Figure 7: South Storage Shed – East Elevation**



**Figure 8: South Shed Interior**



**Figure 9: Light Fixtures – North Elevation**

**Findings:**

The proposed roof improvements and building stabilization work elements do not affect the character defining features of the building as identified in the HPRPP. Demolition of the south storage shed is an effect to Building 18. As this demolition removes a minority portion of the building which exposes the original 1930s south wall, windows and brickwork; it is determined that this is minor effect. Additional work will be completed in the future when a user and funding is determined. At that time this space may be reconstructed as a shed or repairs made to the existing windows and brickwork. Further coordination and/or consultation may be required depending upon input from DAHP/SHPO.