

DRAFT
FORT LAWTON LANDMARK DISTRICT

HISTORY

The Fort Lawton Historic District is significant for its association with the history of the City of Seattle and for its planned site and for its expression of military interpretations of American architectural styles of the 1890s and early 1900s. Its period of significance is from 1898 to 1945, based on the post's initial development, additional buildings and site features from the Depression era, and the fort's role in World War II.

Fort Lawton's buildings were constructed by the U.S. Army Quartermaster Corps according to standardized plans used on military bases throughout the country. Most exhibit a military interpretation of the Colonial Revival style. The fort also has the standardized layout typical of military installations in the western United States, with clusters of administrative and service buildings and officers' quarters facing a parade ground.

1898-1908

In 1894 the War Department identified Magnolia Bluff as one of several sites to be fortified for the defense of Puget Sound. Seattleites envisioned a major regimental post that would enhance the city's status and the local economy. Lands were traded or sold by locals through the Chamber of Commerce who then gave the land (703 acres) to the Army. Construction began in 1898, and by the end of 1899 a double barracks, three double officers' quarters, two double non-commissioned officers' quarters, and a quartermaster storehouse were completed. Within the next ten years the post grew to 25 buildings, including an administration building, a hospital, a bake house, a guard house, quartermaster stables, a two-company barracks, a post exchange, a gymnasium, a fire station, band barracks, six double officers' quarters and two non-commissioned officers' quarters, a fire station, civilian employees' quarters and another quartermaster stables. The fort also had city water service with fire hydrants, as well as electrical, telephone and telegraph lines and streetcar service to downtown Seattle. However, the fort was not fortified and remained a minor installation.

The buildings of this early period were arranged around an oval parade ground and connected by curvilinear drives. They are of harmonious design, based on standard U.S. Army Quartermaster plans with Colonial Revival details. They are of wood-frame construction, and most have cedar siding and windows with double-hung wood sash. The foundations are primarily of sandstone supplemented with brick. The gabled roofs were originally clad with slate, which has been replaced with composition shingles or metal roofing.

1909-1940

After the initial development, the fort saw minimal change over the next thirty years. It was occupied by two to four infantry companies at a time and was used for training during World War I. During the 1930s, several new buildings were constructed, including two non-commissioned officers' dwellings on Montana Circle and five detached garages behind Officers' Row. In 1933-1934, laborers with the Washington Emergency Works Administration made improvements including grading, tree pruning, building of pathways, staircases and roads, and clearing the forested areas east of Officers' Row.

The World War II Era

During World War II, Fort Lawton became the second-largest Point of Embarkation for troops on the West Coast, and the fourth-largest in the country in terms of civilian employees and cargo tonnage. It served as an induction and training center for the embarkation and debarkation of troops to the Pacific, Asia, Near East, and Alaska. An estimated 1,100,000 troops were processed at Fort Lawton, and more than 20,000 troops were billeted on the site. In addition, more than 12,520 military and 10,760 civilian personnel worked at the post. A detachment of approximately 200 Women's Army Auxiliary Corps members (WAACs) staffed a medical platoon and ran the motor pool. The fort also housed approximately 6,000 German and Italian prisoners of war.

During the war, more than 450 buildings were constructed, mostly temporary, designed for quick construction and minimal use of materials. The parade ground and the original buildings continued to form the core of the fort, although some of them suffered insensitive alterations. The only World War II-era buildings remaining are a bus shelter and a chapel above the parade ground.

Post-World War II

Activity declined again after the war, although the post was once again an embarkation station for the Korean War. In the mid-1950s activity slowed again, and most of the wartime buildings were removed. However, 66 units of new housing were built on a 23-acre site west of (and out of sight of) the parade ground. At the same time, the fort prepared for a different type of war, with the construction in 1959-60 of an Air Defense Command radar array and support building in the middle of Officers Row above the parade ground as well as a missile master center to the east.

In 1964 the Department of Defense announced its intention to surplus 85 percent of the base. In 1972 the City of Seattle obtained ownership of the majority of the property and subsequently established it as Discovery Park. The historic core area, with 25 buildings and the parade ground, was surplus by the Army following deactivation of the missile system in the 1970s. Much of this core area was added to Discovery Park in 1978. At that time most of the buildings were removed by the City, leaving the eight non-residential buildings now in the historic area. The Fort Lawton Historic District

(including the historic residences used by the military) was listed in the National Register of Historic Places in 1978. The City of Seattle designated the portion of the district that was in its ownership as a local historic district in 1988. In 2006, the Department of Defense conveyed the historic residences to a private corporation and the city incorporated them into the local historic district.

DISTRICT ADMINISTRATION AND PROCEDURES

Jurisdiction over changes and improvements to buildings and other elements in the District is vested in the Seattle Landmarks Preservation Board. However, in order to maintain adequate community involvement and contact, an Application Review Committee reviews and makes recommendations to the Board for issuance or denial of applications for certificates of approval within the District.

The Application Review Committee, as established by SMC 25.21.050, has five members, consisting of two members of the Landmarks Preservation Board (at least one of whom shall be an architect), and three members selected from District property owners and/or residents and from representatives of organizations that have a demonstrated interest in the history and preservation of the Fort Lawton Landmark District. The members of the committee are appointed annually by the Chair of the Board. Notice and conduct of public meetings and hearings shall be in accordance with the rules of the Landmarks Preservation Board and SMC 3.02.

DISTRICT DEVELOPMENT AND DESIGN REVIEW GUIDELINES

The Seattle Landmarks Preservation Board has adopted the following in accordance with the Seattle Landmarks Preservation Ordinance (SMC 25.12), the Fort Lawton Landmark District Ordinance (SMC 25.21) and the Administrative Code of the City of Seattle (SMC 3.02). Also considered in the development of the guidelines were the Discovery Park Development Plan (1986), the revised Discovery Park Master Plan (1974), the Fort Lawton Historic District Landscape Restoration Report (1991), and the Discovery Park Vegetation Management Plan (2002).

In addition, consideration was given to the design review authorities provided for in Amendment 1 to the October, 2004 Programmatic Agreement among the U.S. Navy, Washington State Historic Preservation Officer and Advisory Council on Historic Preservation for the privatization of family Housing in Navy Region, Northwest (Fort Lawton Amendment).

The guidelines shall become effective upon filing with the City Clerk. The Board may, at a public hearing and in accordance with the District ordinance (SMC 25.21), add to, subtract from, or amend these District Guidelines adopted on _____.

The District is divided into four zones, each of which has a similar history and physical characteristics.

- A. Zone 1—The Parade Ground and Surrounding Buildings
- B. Zone 2—The Chapel Area
- C. Zone 3—Washington Avenue Residences and Garages
- D. Zone 4—Montana Circle Residences

Each zone has specific guidelines tailored to its character and buildings characteristics. There are also guidelines that apply to all four zones.

STATEMENT OF INTENT AND PURPOSE

The Development and Design Review Guidelines identify the unique values of the District and are consistent with the purposes of the District and other criteria of SMC 25.21 that created the landmark district. The guidelines identify design characteristics that have either a positive or a negative effect upon the unique values of the district and specify design-related considerations that will be allowed, encouraged, limited or excluded from the district when Certificate of Approval applications are reviewed.

Within the District, a Certificate of Approval, issued by the Landmarks Preservation Board, is required for any work that is within or visible from a public street, alley, way, park or open space and which involves

- A. The demolition of, or exterior alteration or addition to, any building or structure;
- B. Any exterior new construction;
- C. The addition or removal of major landscape and site elements such as trees, sidewalks, pathways, roads, staircases, parking areas or fences and as further defined in these guidelines.

A Certificate of Approval is required prior to the issuance of any City building, demolition, street use or other permit for proposed work as described above.

A Certificate of Approval is also required prior to the initiation of work that does not require another City permit, if it meets the definition above.

No Certificate of Approval is required for interior work not affecting the exterior or for normal in-kind maintenance and repair, including re-painting in the same colors.

No Certificate of Approval is required for park furnishings and signage. Park furnishings, including benches, trash cans and similar items are allowed.

No Certificate of Approval is required for the removal and/or addition of the following landscape elements: trees less than eight inches (8 inches) in diameter four and one half feet (4 1/2 feet) above ground whose removal is anticipated in either the Fort Lawton

Historic District Restoration Report (1991) or the Discovery Park Vegetation Management Plan (2001) or any subsequent landscape or vegetation management plan adopted by the Seattle Department of Parks and Recreation. No Certificate of Approval is required for shrubs, perennials and annuals.

PURPOSE AND GOALS

The purpose and goals of the District are:

- A. To preserve, protect, enhance and perpetuate elements of the District's cultural, social, economic, architectural or historic heritage;
- B. To foster community and civic pride in the significance and accomplishments of the District's past, and to provide a legacy for the future;
- C. To stabilize or improve the historic authenticity of the district;
- D. To encourage continued City and community interest and support of the District and to recognize and promote the local identity of the area;
- E. To encourage public and private stewardship of the District.

CRITERIA AND VALUES

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The Landmarks Board shall consider the following criteria and qualities or values in using its guidelines.

The major qualities of the district are:

- A. Its location within a public park with a mix of public and private uses;
- B. The generally uniform and harmonious design of the buildings;
- C. The fact that all of the buildings contribute to our understanding of the military, architectural and social history of Seattle;
- D. Striking scenic views and the general sense of openness; and,
- E. A clearly-defined plan with numerous mature trees, open spaces, roadways and other landscape features.

In addition to the District's governing ordinance, the following specific guidelines shall be used by the Board and the Committee when making decisions:

1. Park Service Preservation Briefs. The complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for the Committee and the Board when making decisions. In the event of a conflict between the Preservation Briefs and the specific guidelines listed below, the specific guidelines listed below shall prevail.

2. Secretary of the Interior's Standards. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings shall serve as guidelines for the Committee and the Board when making decisions. The Standards are as follows:

- a. A property will 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.
- b. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- c. Each property will 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 will not be undertaken.
- d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterizes a property will be preserved.
- f. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- i. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- j. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

DISTRICT-WIDE GUIDELINES

The following guidelines are for the entire district.

Site Characteristics and Infrastructure

Maintain streets, walkways, stairways and other features as they are, or replace in kind except as approved by Landmarks Preservation Board, Certificate of Approval LPB #[317/11-xx/40](#); features may not be removed.

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Undergrounding of utilities would be appropriate.

Utility relocation is allowed.

Landscaping

Minor habitat restoration efforts that have been made over the years on the fringes of the District which are not in complete compliance with the Vegetation Management Plan and Landscape [Plan, Plan](#) will be grand-fathered in for purposes of this document.

Removal of invasive species is appropriate. When necessary, they should be replaced with appropriate groundcover or low-growing shrubs consistent with [the Fortthe Fort](#) Lawton Historic District Landscape Restoration Report (1991), and the Discovery Park Vegetation Management Plan (2002).

Mature trees are a distinctive element of the District's character. Pruning should be done only in a professional manner to maintain the health of the trees and to retain their natural form.

If replacement of a tree is necessary, a species similar in form and size must be used. Trees planted to replace mature trees must be planted in compliance with SMC 25.11, Tree Protection. If replacement trees are to be removed before they reach the size of a mature tree, a Certificate of Approval will be required.

Because openness is an important characteristic of most of the District, fencing should be minimized. Where delineation is necessary, fences or hedges not more than four feet tall may be used, in locations approved by the Board. Hedges or fences screened with vegetation are preferred. Pipe rail may be used when needed for safety. Chain link fences are not allowed.

Signage

Signage should be unobtrusive but sufficient to enable people to locate the District and to identify and appreciate its elements. Signs may also be used to identify private areas.

Signs should be neutral in color and suitable to the site.

Signs that are illuminated, flash, blink, revolve or are otherwise in motion or appear to be in motion are not permitted. Other elements such as inflatable objects, oversized flags and banners or similar items are not permitted.

Each building may have one flush-mounted sign for identification purposes, measuring not more than 10x10 inches.

Interpretive signs, either freestanding or mounted, may be installed at locations approved by the Board. All such signs and any supporting elements must be neutral in color and meet the requirements listed above.

Exterior Lighting

All exterior lighting shall provide an appropriate level of lighting for security, safety and utility, while being as unobtrusive as possible. To the extent possible, lamps should use the lowest wattage for the purpose and be shielded and directed away from adjacent areas.

Exterior light fixtures should be of the minimum size for the purpose and in character with the historic character of the district.

Lights with motion sensors are preferred where appropriate.

Miscellaneous

Park furnishings, including benches, trash cans and similar items are allowed.

Security cameras are allowed.

Construction trailers or other temporary structures necessary for project construction are allowed for the duration of the project.

ZONE 1: PARADE GROUND AND SURROUNDING BUILDINGS

Description of Building and Site Characteristics

This is the heart of the District, containing the Parade Ground and seven buildings built between 1902 and 1908. An additional structure, the Bus Shelter, dates from the World War II era.

Administration Building (1902, Building 417)
Quartermaster Stables (1902, Building 917)
Guard House (1902, Building 759)
Band Barracks (1904, Building 734)
Post Exchange/Gymnasium (1905, Building 733)
Civilian Employees Housing (1908, Building 755)
Quartermaster Stables (1908, Building 916)
Bus Shelter (1941, Building 619)

The most distinctive characteristic of this zone is the openness of the Parade Ground, a large flat oval that is kept mowed (but not irrigated). The buildings are located primarily at the northwest section of the ground, with the administration building toward the northeast, at a higher level. Landscaping is minimal, with grassy open space between the buildings. However, large trees scattered around the buildings and lining the street along the Parade Ground are important elements.

The buildings are of frame construction with sandstone and brick foundations, clad with cedar siding painted yellow with white trim. Although the original color appears to have been barn red, a lighter palette has been used since 1907. Most have gabled or cross-gabled roofs with composition shingles; the administration building has a hipped roof. Porches, some with columns, are found on most of the buildings; the Post Exchange/Gymnasium is the most striking, with a gabled portico with columns. Windows are divided light, double-hung wood sash, with Palladian windows in the gable ends of some buildings. All of the buildings are in City ownership and vacant. All have been appropriately stabilized through exterior finishes. Since 1990, wood or [polycarbonate cover](#) ~~cover~~ [polycarbonate covers](#) the windows.

Guidelines

Site Characteristics

Maintain streets, walkways and other features, or replace in kind.

Parking areas may be converted to grass.

Trees and vegetation per the Fort Lawton Historic District Landscape Restoration Report (1991), and the Discovery Park Vegetation Management Plan (2002) are allowed.

Undergrounding of utilities would be appropriate.

Building Form

Repair of building materials is preferred. If replacement is necessary, replacement must be in kind.

Building Materials

Replacements in kind only

Paint Colors

The existing color scheme is an important contributor to the harmonious nature of the buildings and shall be maintained as it is.

Landscaping

Preserve existing mature trees; add no trees except where identified in the Fort Lawton Historic District Landscape Restoration Report (1991), and the Discovery Park Vegetation Management Plan (2002).

If replacement of a tree is necessary, a species similar in form and size must be used. Trees planted to replace mature trees must be planted in compliance with SMC 25.11, Tree Protection. If replacement trees are to be removed before they reach the size of a mature tree, a Certificate of Approval will be required.

No foundation plantings or beds.

Mowing of the Parade Grounds and other lawn areas is allowed.

Infill/New Construction

No infill or new construction is allowed in this area, other than to replace a building that is lost through fire or other disaster.

If a building is destroyed, its replacement must be similar in style, size, massing, and materials to the original building. The use of details to identify it as a replacement building is encouraged.

Mechanical Equipment

Any mechanical equipment must not be visible from the front of the building and must not alter the existing roofline. HVAC units must be shrouded in clapboard at the rear of structures.

Parking

Parking is prohibited in this zone.

Parking pads or parking for boats, recreational or other large vehicles are prohibited.

Signage

The addition of interpretive signage for the Parade Ground is encouraged.

Parks standard signage and ADA signage are permitted.

Temporary/Seasonal Decorations and Signs

Temporary signs and decorations are allowed only for special events, for a period not to exceed three days.

Temporary Structures and Other Elements

Temporary structures (such as gazebos) are prohibited in this zone area.

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ZONE 2: CHAPEL AREA

Description of Building and Site Characteristics

Fort Lawton's Post Chapel (Building 632) was constructed in 1942 from standardized U.S. Army Quartermaster Corps plans in a traditional religious vernacular style. It is the only building (other than the bus shelter) within the District that remains from the World War II era. The military used the chapel until 1974, and it was acquired by the City in 1978. It was designated a City of Seattle landmark in 2005 because of its historical association with the fort during World War II.

The Chapel is located south of Officers Row and above the parade ground to the southwest, on an oval site of approximately three acres. It is surrounded by foundation plantings, a lawn and numerous pine and birch trees. East of the building is a small Korean War memorial in the form of a grove of oak trees and a stone marker. To the west is a developed lawn area with a recently constructed stone retaining wall and plantings. The top of the wall has interpretive signs about the natural history of the park.

A chapel itself is a vernacular structure with Georgian Revival details, including a simple, square steeple. Exterior walls are clad with painted clapboard and the windows are tall sixteen-over-sixteen light sash with smaller windows at each end.

Guidelines

Site Characteristics

Maintain roads, walkways, walls and other features as they are, or replace in kind.

Trees and vegetation as described in Fort Lawton Historic District Landscape Restoration Report (1991), and the Discovery Park Vegetation Management Plan (2002).

Undergrounding of utilities would be appropriate.

Building Form

Additions or other changes to the building form are prohibited.

Building Materials

Repair of building materials is preferred. If replacement is necessary, replacement must be in kind.

Paint Colors

Maintain the existing paint color.

Parking

Parking is prohibited in this zone.

Parking pads or parking for boats, recreational or other large vehicles are prohibited.

Landscaping

Preserve existing trees. Add no trees except where identified in [Fort in Fort Lawton Historic District Landscape Restoration Report \(1991\)](#), and the Discovery Park Vegetation Management Plan (2002).

If replacement of a tree is necessary, a species similar in form and size must be used. Trees planted to replace mature trees must be planted in compliance with SMC 25.11, Tree Protection. If replacement trees are to be removed before they reach the size of a mature tree, a Certificate of Approval will be required.

If replacement of plants and/or shrubs is necessary, use plant materials similar in size and form, as far as possible.

Maintain lawns, foundation plantings and planting beds with appropriate, non-invasive plants.

No fencing is allowed in this zone.

Infill/New Construction

No infill or new construction is allowed in this zone.

Mechanical Equipment

Any mechanical equipment must not be visible from the front of the building and must not alter the existing roofline. This includes but is not limited to solar panels, antennas, satellite dishes or other equipment. HVAC units must be shrouded in similar building materials at the rear of the structures.

Signage

The retaining wall contains several interpretive signs. The addition of interpretive signage for the chapel and the historic district is encouraged. Parks standard signage and ADA signage are permitted.

Temporary/Seasonal Decorations and Signs

No temporary or seasonal decorations are allowed, except those used for one-day events.

Temporary Structures and Other Elements

Temporary structures are prohibited in this zone.

Zone 3: WASHINGTON AVENUE (Officers' OFFICERS' ROW)

Description of Building and Site Characteristics

This residential zone is characterized by the views toward the west and toward the buildings themselves, the elegance and harmonious nature of the buildings and the mature trees in the open landscape.

- Double officers' quarters (1899, buildings 672, 676, 678)
- Double officers' quarters (1904, buildings 640, 642, 644)
- Single officers' quarters (1904, building 670)
- Three four (4)-car garages (1930s, buildings 641, 673, 677)
- Two two (2)-car garages (1930s, buildings 645, 671)

Three garages accommodate four cars each ~~and, two one~~ accommodates two cars ~~each and another accommodates one car.~~

Officers' Row is an arrangement of six duplexes and one single-family house located along Washington Avenue, a curved street at the top of the bluff east of and overlooking the parade ground. The siting of officers' quarters above the parade ground was typical of military installations of the period, representative of the hierarchy and command structure of the institution. Located at the highest elevation of the original fort, the houses also have expansive views looking west toward the Olympic Mountains.

The houses were constructed from standard Quartermaster General plans and are military interpretations of the architectural style of the turn of the 20th century, with Colonial Revival influence. Three of the side-by-side duplexes were among the fort's first buildings, constructed in 1899. Two other duplexes and a single-family residence were built in 1904, in a similar style but with different details. Concrete walks and steps lead up to the front entries. In front of the dwellings there are mature American Sycamore trees that line Washington Avenue, and a mature grove of conifers and a single remaining

historic light standard are located southwest of Building No. 676. A mature American Sycamore tree is also located near the center of Officer's Row, within the fenced area currently occupied by NOAA, and in direct line with the other Sycamore trees along the Washington Avenue planting strip. This area of the District incorporates some open spaces, particularly in the northern portion of Officers' Row and also to the east of Oklahoma Avenue, the semi-private access street.

California Avenue is a north-south street that delineates the eastern edge of the open space. A remaining row of mature Lombardy Poplar trees along California Avenue and Iowa Way, which bounds the south end of Officers' Row, further defines the area. Other mature trees are located in the open yard areas between and behind the buildings. The original color scheme for the post building exteriors appears to have been a barn red with red-brown trim, which is shown on several hand-colored post card images. However, as photos dating from 1907 and later indicate, a consistent, two-tone lighter color palette soon replaced it as the customary combination.

All are two-and-a-half stories, of frame construction on a sandstone and brick foundation with lapped cedar siding. The cross-gabled roof, originally slate-shingled, is finished with composition shingles. Three corbelled chimneys serve three fireplaces. The main mass of the house measures 34' by 32', with a rear wing of 24' by 22'. The full-width front porch and a side porch are detailed with Tuscan columns, delicately turned balusters, and dentils above the frieze band. Concrete steps with cast iron railings lead to the front porch and the main entry, which consists of a pair of glazed wood doors. A back porch has been partially enclosed. Fenestration consists of two-over-two, double-hung wood sash windows, with Palladian and arched windows at the attic story. Exterior trim includes wide window trim, corner boards, a frieze band capped by a row of dentils, and cornice returns at the gable ends.

Oklahoma Avenue runs parallel to Washington Avenue, behind (east of) the houses. On the east side of the street are five garage buildings that were built in the 1930s and serve the residents of Officers' Row. Three garages accommodate four cars each, and the other ~~two each~~ accommodates two cars, ~~and another garage accommodates one car.~~ All are vernacular side-gable structures of frame construction on concrete slabs. They have shiplap siding with individual single-panel overhead doors on the west side and ~~fixed, fixed~~ four-light wood windows on the east side.

Guidelines

Site Characteristics

Maintain streets, walkways, walls and other features, or replace in kind except as approved by the Landmarks Preservation Board, Certificate of Approval LPB# ~~317/11xx/10~~

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Undergrounding of utilities would be appropriate.

Additions/Enlargements ~~and~~ New Construction

The area between the two wings of each duplexhouse may be filled in with the structures described as Type A Duplex and Type B Duplex and approved by the Landmarks Preservation Board, Certificate of Approval LPB# 316/11xx/40. Each infill addition must be built for the entire structure at the same time. The additions in Type A Duplexes will have flat roofs and two pairs of painted wood frame single-hung windows, and the additions in Type B Duplexes will have slightly pitched, low profile roofs, slightly pitched to a central valley and two sets of grouped windows of the same type.

Non-original bathrooms have been added at the second floors above the current rear porches of the Type A Duplexes. These rooms presently have small, square-shaped non-original window openings and low-pitched gable roof shapes that are incompatible with the original design. New hip roofs with composition shingle roofing are approved as part of Certificate of Approval LPB#xx/11 for these second floor additions. The window shape and size will match the original windows on the second floor with single-hung operation, and will be detailed with a clear glazed panel above a painted solid surface lower sash. Opaque glazing will be provided in the lower window sash at the bathroom windows. The small, non-original attic window above the new hipped dormer window will be removed. With the exception of the opaque glazing and fixed operation, the new second floor window will be the standard manufactured wood-frame type as noted in the Certificate of Approval.

Trash enclosures, approved as part of Certificate of Approval, LPB# xxx/11 are approved within the courtyard of each duplex and to Building No. 670 to define and enclose trash and recycle containers.

Additional garage/storage buildings are allowed directly behind existing residences, in the same style and proportion as existing garage buildings and of the same materials and as approved by the Landmarks Preservation Board, Certificate of Approval LPB # 317/11xx/40 which allows the demolition of garages No. S-641, S-645, S-671, S-673 and S-677.:

Screen doors are prohibited on the back doors.

Building Materials

Repair of building materials is preferred. If replacement is necessary, replacement must be in kind.

Roof Materials

In the future, when roofing materials are provided for new roofs or replacement in this zone, consistent composition shingle or metal panel types will be used.

New roofing on primary and dormer roofs, and those currently clad with shingles,

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will be premium composition shingle, installed 5.5" exposure to match the existing roofing shingle exposure, as manufactured by CertainTeed "Hatteras," 235#/sq. with minimum 40-year warranty, in "Stormy Night" color that is selected to approximate the color of original slate shingles.

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Windows

All existing historic windows in the east façade of the duplexes are to be retained and repaired as necessary or replaced in-kind in accordance with a Certificate of Approval or review by Board staff.

New windows have been approved by the Landmarks Preservation Board, Certificate of Approval LPB# 316/11 for first floor infill rooms and second floor bathrooms in this zone and are described in the Certificate of Approval.

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Paint Colors

The existing palette of light colors for the base and the trim will remain, as it is important to the character of these houses. The paint color approved for the wood siding (base) is C2 Chamomile Paint No. C2-153P, satin sheen, for the wood trim, window frames, doors, soffits and parking structure ceiling is- C2, "Whiteout:" Paint No. 480-W.

Front and back doors of the buildings only may be repainted using one of the following colors:

C2 "Whiteout" Paint No. C2 480W, semi gloss sheen;
Sherwin Williams "Marooned" Paint No. SW 6020, semi gloss sheen;
Sherwin Williams "Courtyard" Paint No. SW 6440, semi gloss sheen;
C2 "Espionage" Paint No. C2-244, semi gloss sheen; or
Sherwin Williams "Brandywine" Paint No. SW 7710, semi gloss sheen

C2 "Marooned" Paint No. SW 6020, semi gloss sheen, C2 "Courtyard" Paint No. SW 6440, semi gloss sheen; Sherwin Williams "Espionage" Paint No. C2 244, semi gloss sheen or C2 "Brandywine" Paint No. SW 7710, semi gloss sheen.
All of the window sash in this zone must be the same color, either the existing white (at the time of adoption of these guidelines) or the approved Pratt & Lambert, Noir, No.25-17 (cited also as Black.)

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Painting or stuccoing of brick or stone is not allowed.

Parking

Parking ~~is~~ prohibited on Washington Avenue.

Parking pads or parking for boats, recreational or other large vehicles are prohibited.

Landscaping

Preserve existing trees. Add no trees except where identified in the Fort Lawton Historic District Landscape Restoration Report (1991), and the Discovery Park Vegetation Management Plan (2002).

If replacement of a tree is necessary, a species similar in form and size must be used. Trees planted to replace mature trees must be planted in compliance with SMC 25.11, Tree Protection. If replacement trees are to be removed before they reach the size of a mature tree, a Certificate of Approval will be required.

Maintain lawns, foundation plantings and planting beds with appropriate, non-invasive plants.

Foundation plants should be small in scale and spaced so that the porches and the building foundations remain largely visible. If replacement of plants and/or shrubs is necessary, use plant materials similar in size and form, as far as possible.

No fences or other permanent obstructions (other than existing trees) are allowed between residences.

Where delineation of a space is allowed, hedges or fences softened with vegetation should be used. Fences may not exceed four feet in height. Either wood fences or natural hedges maintained at that height are preferred. Chain link fences are prohibited.

Mechanical Equipment

Mechanical equipment must not be visible from the front of the building and must not alter the existing roofline. This includes but is not limited to solar panels, antennas, satellite dishes or other equipment. HVAC units must be located at the rear of the building and enclosed using compatible building materials.

Temporary/Seasonal Decorations and Signs

Temporary/seasonal decorations are allowed for 21 days at a time for no more than four times during a calendar year or for a total 56 days per year. Natural displays in keeping with the park setting and turn-of-the-century buildings are preferred.

Real estate “for sale,” “for rent” and “open house” signs and signs identifying the architect, engineer or contractor for work currently under construction are allowed. No individual sign shall exceed twelve (12) square feet.

Non-commercial signs are also allowed.

Lawn or rooftop displays are prohibited.

~~Flashing or rotating exterior lights are prohibited.~~

~~Objects that flash or rotate are prohibited. Objects that flash or rotate (or in motion) are prohibited. Flashing or rotating exterior lights are prohibited.~~

Wind chimes, flags, banners and similar items may be used only on porches or gazebos.

Removable fabric awnings are allowed on the front porches.

Temporary Structures and Other Elements

Temporary structures are allowed only behind the houses in the open space between Oklahoma and California streets.

Children's play structures, gazebos or garden sheds are allowed in this area. Structures must have a total footprint of no more than 50 square feet. Gazebos and sheds must be less than 8 feet in ~~height,height~~ and of wood construction and require a Certificate of Approval from the Landmarks Preservation Board.

Other temporary structures such as portable carports, above ground pools, etc., are prohibited.

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ZONE 4: ~~MONTANA~~ontana ~~CIRCLE~~irele

Description of Building and Site Characteristics

Montana Circle is a U-shaped street located at the north end of the District. The area is surrounded by forest on the north and east and is considerably more secluded than Officers' Row on Washington Avenue. The sloping topography, forested surroundings and the mature maples, Lombardy poplars, and flowering trees in front of and between the dwellings give it a distinctive character. Particularly notable is a grove of mature Giant Sequoia at the south end near Utah Street.

The area has six duplexes constructed for non-commissioned officers plus a single-family house moved from elsewhere in the district.

- Double NCO quarters (1899, buildings 905, 907)
- Double NCO quarters (1904, buildings 903, 909)
- Double NCO quarters (1930s, buildings 901, 902)

Hospital Steward's Quarters (1902, building 906)

The four earlier buildings are similar in style. They are two-story side-by-side duplexes with side-gabled roofs, sandstone and brick foundations, lapped cedar siding and six-over-six wood sash windows. Each unit has a full-width front porch with Tuscan columns and an enclosed rear porch. The two buildings at the south end, built in the 1930s, and are distinctly different. Both are two-story Colonial Revival duplexes of brick construction on a sandstone foundation, each have an enclosed entry porch and a brick chimney and a sun porch at each end. They are unique in that each one has two one-car garages at the basement level. Trim includes fanlights at the entry, six-over-six wood sash windows and stone window sills.

A seventh building, at the northwest section, is the original Hospital Stewards Quarters, which was built in 1902 west of the hospital (now demolished) and moved to this site sometime after 1938. It is a simple one-and one-half story gable-front building with a full-width front porch and six-over-six double-hung wood sash.

Guidelines

Site Characteristics

Maintain streets, walkways, staircases and other features, or replace in kind.

Undergrounding of utilities would be appropriate.

Additions/~~Enlargements~~Enlargements and /New Construction

Building additions, enlargements and new construction area allowed for the structures described as Type A Duplex, Type B Duplex, Type C Duplex and Single Family Residence and approved by the Landmarks Preservation Board, Certificate of Approval LPB# ~~317/11xx/40~~. Each infill addition must be built for the entire structure at the same time.

The deteriorated, non-original wood stairs on the west side and the existing sunroom on the small single family house, Building 906 are approved for demolition by the Landmarks Preservation Board, Certificate of Approval LPB #xx/11. Infill is approved by that same Certificate of Approval to enclose the lower, basement level below the existing sun porch, as a new interior space, along with reconstruction of the enclosed first floor sun porch with new windows. Access to the back of the site will be provided by a new door from the basement infill room rather than a new exterior stair. The infill will be clad with siding to match the building. A flat slab and lattice railing is approved for a new trash enclosure northeast of the building. The lattice pattern will match existing lattice in this zone. Also included in the Certificate of Approval are new wood windows on the new sun porch to be composed in groups of two windows, similar to the original windows with one group each on the north and south facades and three groups on the west façade

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Approved changes to the remaining buildings in this zone include enclosed trash and recycle areas to address the safety of existing back porches and exit stairs. The existing exterior exit steps from the east to the north and south sides of Buildings 903A/B and Buildings 905A/B will be relocated, the metal clad shed roofs with hip roof ends will be extended to shelter the new stairs and landings and the back doors will be relocated from the east end to the north and south sides of the duplexes. Exterior wall infill will include the addition of new painted wood frame windows.:

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Building Materials

Repair of building materials is preferred. If replacement is necessary, replacement must be in kind.

Roof Materials

In the future, when roofing materials are provided for new roofs or replacement in this zone, consistent composition shingle or metal panel types will be used.

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New roofing material on existing and new porches of this zone will be metal standing seam panels with battens at 1'-4' and concealed fasteners, 24 gauge, "Select Seam Narrow Batten, Zinalume" in "Cool Metallic Silver" color with factory-applied sealant, as manufactured by AES Span, Tacoma. The material is selected to match the metal roofing material on the existing porch roofs of the wood-clad duplexes in this zone.

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Windows

All existing historic windows in the residences are to be retained and repaired as necessary or replaced in-kind in accordance with a Certificate of Approval or review by Board staff.

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New windows have been approved by the Landmarks Preservation Board, Certificate of Approval LPB# 316/11 for new windows for Buildings 903 A/B, 905 A/B and 906 and are described in the Certificate of Approval.

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Paint Colors

The existing palette of light colors for the base and the trim of wood frame buildings will remain- as it is important to the character of these houses. The paint color approved for repainting the wood siding (base) is "Chamomile" C2 Paint No. C2-153P, satin sheen. The paint color approved for repainting the wood trim, window frames, doors, screens, soffits and the parking structure frame and ceiling is "Whiteout" C2 Paint No. 480-W in semi-gloss sheen.

-Front and back doors only of the buildings may be repainted using one of the following colors: Marooned” Paint No. SW 6020, semi gloss sheen; “Courtyard” Paint No. SW 6440, semi gloss sheen; “Espionage” Paint No. C2-244, semi gloss sheen or “Brandywine” Paint No. SW 7710, semi gloss sheen.

C2 “Whiteout” Paint No. C2 480-W, semi-gloss sheen;
Sherwin Williams Marooned” Paint No. SW 6020, semi gloss sheen;
Sherwin Williams “Courtyard” Paint No. SW 6440, semi gloss sheen;
C2 “Espionage” Paint No. C2-244, semi gloss sheen; or
Sherwin Williams “Brandywine” Paint No. SW 7710, semi gloss sheen.

Painting or stuccoing of brick or stone is not allowed.

The trim on brick buildings may be repainted to match the existing with the following color: C2”Whiteout” Paint No C2 480-W semi gloss. The front doors of each duplex may be repainted in any of the following colors:

C2 “Whiteout” Paint No. C2 480-W, semi-gloss sheen;
Sherwin Williams Marooned” Paint No. SW 6020, semi gloss sheen;
Sherwin Williams “Courtyard” Paint No. SW 6440, semi gloss sheen;
C2 “Espionage” Paint No. C2-244, semi gloss sheen; or
Sherwin Williams “Brandywine” Paint No. SW 7710, semi gloss sheen.

In all cases, the same color is to be used on both the front and back doors of an individual building. The trim on brick buildings may be painted in any of the following colors and must be the same color as the front door of the house: C2 Marooned” Paint No. SW 6020, semi gloss sheen, C2 “Courtyard” Paint No. SW 6440, semi gloss sheen; Sherwin Williams “Espionage” Paint No. C2-244, semi gloss sheen or C2 “Brandywine” Paint No. SW 7710, semi gloss sheen.

Parking and other structures

Covered parking, group recycling area and group mailboxes are allowed as approved by the Landmarks Preservation Board, Certificate of Approval, LPB # 317/11xx/40.

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Parking pads or parking for boats, recreational or other large vehicles are prohibited.

Landscaping

Preserve existing trees. Add no trees except where identified ~~in the~~ Fort Lawton Historic District Landscape Restoration Report (1991), and the Discovery Park Vegetation Management Plan (2002).

If replacement of a tree is necessary, a species similar in form and size must be used. Trees planted to replace mature trees must be planted in compliance with SMC 25.11, Tree Protection. If replacement trees are to be removed before they reach the size of a mature tree, a Certificate of Approval will be required.

Foundation plants should be small in scale and spaced so that the porches and the building foundations remain largely visible. If replacement of plants and/or shrubs is necessary, use plant materials similar in size and form, as far as possible.

Fences or temporary structures are not allowed in front of buildings where they would obscure the view of the building from the street.

Fences may not exceed four feet in height. Either wood fences or natural hedges maintained at that height are preferred. Chain link fences are prohibited.

Mechanical Equipment

Any mechanical equipment must not be visible from the front of the building and must not alter the existing roofline. This includes but is not limited to solar panels, antennas or satellite dishes. HVAC units must be located at the rear of the building and enclosed using compatible building materials.

Temporary/Seasonal Decorations and Signs

Temporary/seasonal decorations are allowed for 21 days at a time for no more than four times during a calendar year or for a total 56 days per year. Natural displays in keeping with the park setting and turn-of-the century buildings are preferred.

Real estate “for sale,” “for rent” and “open house” signs and signs identifying the architect, engineer or contractor for work currently under construction are allowed. No individual sign shall exceed twelve (12) square feet.

Non-commercial signs are also allowed.

Lawn or rooftop displays are prohibited.

Objects that flash or rotate (or in motion) Flashing or rotating exterior lights or objects are prohibited. Flashing or rotating exterior lights are prohibited.

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Wind chimes, flags, banners and similar items may be used only on porches or in gazebos.

Temporary Structures and Other Elements

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Children's play structures and gazebos or garden sheds are allowed.

Structures must have a total footprint of no more than 50 square feet.

Gazebos and sheds must be less than 8 feet in ~~height, height~~ and of wood construction and require a Certificate of Approval from the Landmarks Preservation Board.

Other temporary structures such as portable carports, above ground pools, etc., are prohibited.

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