

**Appendix B**  
**Programmatic Agreement**



# PROGRAMMATIC AGREEMENT

AMONG  
THE DEPARTMENT OF THE NAVY,  
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,  
AND  
THE WASHINGTON STATE HISTORIC PRESERVATION OFFICER  
REGARDING:  
BASE CLOSURE AND DISPOSAL OF  
THE NAVAL STATION PUGET SOUND, SAND POINT

October 1997

**WHEREAS** the United States Navy (Navy) is responsible for implementation of applicable provisions of the Base Closure and Realignment Act of 1990 (P.L. 101-510 Sec.2901 [1990]); and

**WHEREAS** the Navy is proceeding with realignment of functions and units, closure of installations, and disposal of excess and surplus property in a manner consistent with the "Report of the President's Commission on Base Realignment and Closures", dated July 1, 1991(Commission Report); and

**WHEREAS** the Navy has determined that closure, interim leasing, transfer and/or disposal of portions of Naval Station Puget Sound(NSPS), Sand Point located in Seattle, Washington will have an effect upon properties that are either listed or eligible for listing in the National Register of Historic Places (hereinafter referred to as "historic properties"); and

**WHEREAS** the historic properties consist of the Naval Station Puget Sound, Sand Point Historic District and those properties and structures considered as contributing to the District (as shown on Resource Identification, Appendix One); and

**WHEREAS** the Navy has consulted with the Advisory Council on Historic Preservation (Council) and the Washington State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800.13(c) of the regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f) to develop this PA; and,

**WHEREAS** the City of Seattle (the Local Reuse Authority), the University of Washington, the National Park Service, and the Department of Education have participated in the consultation and have been invited to concur in this Programmatic Agreement and interested members of the public have been provided an opportunity to comment on the effects this disposal action may have on the historic properties; and

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**WHEREAS** the appropriate restrictive devices have been prepared to protect these properties in the event of lease (Preservation Clause attached to the Master Lease, Appendix Two) or transfer/sale (Historic Preservation Covenant, Appendix Three ); and

**WHEREAS** there is an agreed upon mechanism for the amendment of this document as future circumstances may require (Amendment Form,Appendix Five); and

**NOW THEREFORE**, the Navy, the SHPO, and the Council agree that the undertaking shall be implemented in accordance with the following stipulations to take into account the effect of the undertaking on the historic properties.

### STIPULATIONS

**The Navy will ensure that the following stipulations are implemented:**

#### **I. Interim Protection**

A. The Navy shall ensure that pending transfer and/or disposal any historic property is properly secured and protected from vandalism, fire, and weather damage following guidelines set forth in *Preservation Brief #31 Mothballing Historic Buildings* (Department of the Interior, National Park Service 1993).

B. The Navy shall submit annual reports to the SHPO identifying those historic buildings which have been vacated and the actions taken to secure, protect, and preserve the properties. The first report shall be submitted within 30 days of execution of this Programmatic Agreement. Subsequent reports shall be submitted annually thereafter, including a list of historic properties transferred out of Navy jurisdiction and the recipient of that property, until all historic properties have been transferred.

C. While an historic property remains under the Navy's jurisdiction, the Navy will ensure that the Washington SHPO has the opportunity to review and comment on any undertaking affecting such property, except those exempted in Stipulation II, before the undertaking is initiated. Provided the SHPO approves the undertaking no further review is required by the Council, except the SHPO or the Council may require such further review, in accordance with 36 CFR Part 800.5, at its discretion. If the undertaking involves demolition of the property, or if the SHPO determines that the undertaking does not meet the Secretary of the Interior's *Standard for Rehabilitation and the Guidelines for Rehabilitating Historic Buildings* (U.S. Department of the Interior, National Park Service, 1992), the Navy will contact the Council and review will proceed pursuant to 36 CFR Part 800.

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D. The Navy will give full consideration to interim protection of properties through the execution of interim leases or management agreements pursuant to Section 111 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 3470 et seq.).

E. Except for those activities described elsewhere within this agreement as "Exempt Activities", prior to any construction, alteration, rehabilitation, demolition, disturbance of the ground surface, or any other action affecting historic properties the Authorized Occupant (lessee or sublessee or licensee or other authorized occupant) shall submit plans and specifications for the proposed action to the Navy for review and, following consultation with the SHPO, approval ( Lease Preservation Clause, Appendix Two). The Navy or lessee shall also provide the Seattle Landmarks Preservation Board (LPB) an opportunity to review and comment within 30 days on any proposed actions submitted for review by the SHPO. Comments from the LPB will be taken into consideration by the SHPO in conjunction with his/her review of any proposed action. If the Authorized Occupant cannot adhere to the conditions provided by the SHPO, they shall so notify the Navy. If the disagreement over the conditions cannot be resolved with the SHPO, the Navy shall request the comments of the Council in accordance with the Stipulation VI "Dispute Resolution" herein.

### II. Exempt Activities

Pending the transfer of historic properties out of Navy ownership, the following activities proposed by the Navy, or any of its lessees or licensees, are specifically exempt from review by the SHPO:

- A. Activities involving non-historic properties which will have no impact upon historic district
- B. In-kind street and parking area resurfacing, where no additional right-of-way is required within the historic district
- C. Routine maintenance within the historic district which consists of the following:
  - 1. Removal of dead or unsalvageable trees.
  - 2. Modifications to interiors of non-contributing buildings.
  - 3. Modifications to the interiors of contributing buildings unless it effects a character defining feature( as identified in Resource Identification, Appendix 1), or when completed will be visible from the exterior.
  - 4. Minor, in-kind repair or replacement of building or site features, element or materials on non-contributing buildings that will be compatible with the character of the district.

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4. Minor, in-kind repair or replacement of building or site features, element or materials on non-contributing buildings that will be compatible with the character of the district.
5. Minor, in-kind replacement of building or site features as part of emergency repair, or routine maintenance not part of a larger project.
6. Those repair and/or maintenance actions carried out in conformance to the standards and procedures contained in *NAVFAC MO-913, Historic Structure Preservation Manual*, and/or the Secretary of Interior's Standards. Modifications to buildings necessary for their re-use are not considered repair and maintenance actions covered by this exemption.
7. Installation of heating, ventilation, and air conditioning (HVAC) equipment, plumbing, and electrical systems, where such activities do not affect the character defining features of contributing elements of the historic properties and are compatible with the character of the district.
8. Environmental restoration and remediation of hazards which pose a threat to human health and the environment, but do not have the potential to affect historic property(ies).

### III. Transfer of Property

A. The Navy directly or through other Federal Agencies shall transfer/or dispose of parcels at NSPS Sand Point which contain historic properties or which are within or in proximity to the historic district as may be necessary or appropriate to meet the goals and objectives of the Base Realignment and Closure legislation. Such transfer/ disposal actions shall include a protective covenant for historic resources. The covenant attached hereto as Appendix Three will be included in the transfer instrument and recorded in the real estate records of King County, State of Washington. The historic preservation covenant will run in perpetuity.

B. Federal agencies who are end recipients of property will be responsible for compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA) with respect to those properties. The Navy shall remind receiving Federal agencies of their NHPA responsibilities in the transfer documentation. The Navy will notify the SHPO and the Council in writing of each entity which requested and had property assigned to it pursuant to this stipulation.

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C. Any non-Federal recipient of NSPS Sand Point historic properties such as the City of Seattle and the University of Washington shall prepare an Historic Properties Re-use and Protection (HPRP) Plan as described in the HPRP Plan Guidelines, Appendix Four. Two or more recipients may cooperate and file a single, joint HPRP plan. The HPRP Plan will be developed in consultation with the Federal agencies executing the property transfer, the Washington SHPO and the Seattle LPB following the process outlined in Appendix Four. A draft HPRP plan containing all the required elements shall be submitted for review by the Navy and any other Federal transferring agency, the SHPO, LPB and the public prior to the completion of any property transfer actions. Comments on the draft HPRP plan shall be submitted to the City of Seattle within 45 days of receipt. The final version of the HPRP shall be completed no later than three months following the close of the comment period on the draft HPRP plan.

### **IV. Recordation of Historic Properties For Mitigation of Adverse Effects**

The Navy will be responsible for the recordation of historic properties, buildings, structures, and districts as described in the following.

A. Prior to the demolition, alteration or rehabilitation which is deemed to be an adverse effect, based on consultation with the SHPO, on any contributing building or structure within the properties of NSPS Sand Point, provided that property is still under the jurisdiction of the Navy, the Navy shall contact the Columbia Cascade Support Office of the National Park Service (NPS) to determine what level of documentation is required to record the property to be affected. The Navy shall ensure that all documentation so prepared is completed and accepted by the NPS prior to demolition or any undertaking determined to be an adverse effect upon the property, and that copies of this documentation are provided to any archive designated by the NPS.

### **V. Environmental Remediation**

A. The Navy may treat and/or demolish historic properties that are an immediate threat to health and safety due to: unsafe conditions of the structure; contamination by hazardous, toxic, and/or radiological (HTR) substances; and natural disasters; and will notify the SHPO and Council prior to treatment or demolition and the SHPO shall provide the response within two (2) working days. The Navy shall consult with the SHPO in the development of plans for the treatment of other historic properties which require remediation due to hazardous circumstances, as they arise.

B. Emergency undertakings shall be handled in accordance with 36 CFR 800.12.

**VI. Dispute Resolution**

Should the SHPO object within thirty (30) days to any proposed action pursuant to this Agreement as it relates to Authorized Occupants, or the Navy as caretaker, the Navy shall consult with the SHPO to resolve the objection. If the Navy determines that the objection cannot be resolved, the Navy shall forward all documentation relevant to the dispute to the Council. Within 30 days after receipt of all pertinent documentation, the Council will either: (1) provide the Navy with recommendations, which the Navy will take into account in reaching a final decision; or (2) comment pursuant to 36 CFR Part 800.6(b). Any Council comments provided shall be taken into account by the Navy in accordance with 36 CFR Part 800.6(c)(2) with reference only to the subject of the dispute. The Navy's responsibility to carry out all actions under this Agreement that are not the subject(s) of the dispute will remain unchanged.

**VII. Anti-Deficiency Act**

A. All requirements set forth in this Agreement requiring the expenditure of Navy funds are expressly subject to the availability of appropriations and the requirements of the Anti-Deficiency Act (31 U.S.C. Section 1341). No obligation undertaken by the Navy under the terms of this Agreement shall require or be interpreted to require a commitment to expend funds not obligated for a particular purpose.

B. If the Navy cannot perform any obligation set forth in this Agreement due to the unavailability of funds, the Navy, the SHPO, and the Council intend the remainder of the Agreement to be executed. Any obligation under the Agreement which cannot be performed due to the availability of funds must be renegotiated between the Navy, the SHPO, and the Council

**VIII. Amendments to the Agreement**

Any party to this Agreement may request that it be amended, whereupon the parties will consult in accordance with 36 CFR Part 800.13 to consider such amendment. Format for recommended amendments is provided as Appendix Five.

**IX. Termination of the Agreement**

This Programmatic Agreement will continue in full force and effect until December 31, 2000 or six months after the last parcel of property is transferred from Navy, whichever occurs first. The Navy will notify the Advisory Council and the Washington SHPO in writing that all property at NSPS Sand Point has been transferred to begin the six month period to termination.

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EXECUTION of the Agreement and implementation of its terms evidence that the Navy has afforded the Council an opportunity to comment on the closure and disposal of the Naval Station Puget Sound Sand Point, Washington and its effects on historic properties, and that the Navy has taken into account the effects of the undertaking on historic properties.

**APPROVED: UNITED STATES NAVY**

By: Charles Navin Date: 10/27/97  
C.J. NAVIN, CAPT, CEC, USN  
Commanding Officer, Engineering Field Activity Northwest

**APPROVED: WASHINGTON STATE HISTORIC PRESERVATION OFFICER:**

By: David Hansen Date: 10.29.97  
DAVID HANSEN, Acting Washington SHPO

**APPROVED: ADVISORY COUNCIL ON HISTORIC PRESERVATION:**

By: John M. Fowler Date: 11/20/97  
JOHN M FOWLER, Executive Director

**CONCUR**

**City of Seattle**

By: Eric A. Friedli Date: 10/27/97  
ERIC A. FRIEDLI, Sand Point Director

**THE BOARD OF REGENTS OF THE UNIVERSITY OF WASHINGTON**

By: Jeanette L. Henderson  
JEANETTE L HENDERSON  
ASSOCIATE REAL ESTATE OFFICER

APPROVED AS TO FORM  
[Signature]  
ASSISTANT ATTORNEY GENERAL  
STATE OF WASHINGTON

**Department of Education**

By: [Signature] Date: 11/4/97  
Dr. David Pring, Acting

**Department of the Interior, National Park Service**

By: Ray Munday Date: 10/30/97  
TEAM LEADER, PLANNING & PARTNERSHIPS  
PACIFIC GREAT BASIN SUPPORT OFFICE





## **Character Defining Features Sand Point National Historic Register District**

### **Significance:**

USNS Sand Point was an activity of the Thirteenth Naval District. The Thirteenth Naval District provided and maintained facilities including the Naval Supply Depot, Seattle, the Naval Receiving Station, and other naval activities located within the region, and furnished major logistic support to vessels of the fleet, sea frontier and district, and to advanced bases. Sand Point also 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.

**Period of Significance:** 1923-1970 (which marked the end of military flying out of the Naval Base. This also was the beginning of the surplus of property from the NSPS, including 347 acres to the National Oceanic and Atmospheric Administration NOAA).

### **Kind of Historic Value:**

Sand Point was the headquarters of the Thirteenth Naval District, Naval Air Base Command, which supervised aviation activities for air stations throughout the northern west coast. Sand Point also provided logistic support for auxiliary air stations, facilities, outlying fields and the fleet units based on them. Logistic support included furnishing material, provisions, aviation equipment, and supplies required for the support of these activities, and maintaining facilities for the testing, overhaul, and repair of naval aircraft engines, accessories and spares. 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 to vessels designed for the support of aircraft.

### **Integrity:**

The base structures are essentially intact with the exception of the original Bachelor Officer's Quarters building which suffered considerable damage from a fire approximately five years ago. Other than this major occurrence, the alterations to other buildings are more moderate, such as changes to windows and doorways and the additions of awnings. Some of the oldest buildings (such as SP-5 and SP-30) had major additions to the original building which reflected a change in use over the years. As a whole, the 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.

### **Contributing Properties by Type: See Table 1 on preceding page**

#### **Site Landscaping and Furnishings:**

Large mature tree plantings both define the limits of the nominated historic district as well as providing significant accents to many of the contributing buildings. The western perimeter of the Naval Station site along Sand Point Way is lined with tall, mature poplars. The major north-south avenue through the southern half of the activity is lined on both sides with mature Deodar cedars, 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 activity are primarily conifer evergreens including spruce, cypress, and Alaska yellow cedar. Vertical in habit, many of these accent trees have reached over 50 feet in height and are in similar scale with the substantial hangar buildings which they flank. The maturity and obvious age of the tree plantings contribute to the perception of age, permanence, and unity of the district.

Identification of building specific exterior and interior features and more specific identification of landscape and other site features considered to be contributing elements to the character of the historic district are provided in following Attachment

## APPENDIX I

### LISTING OF CHARACTER DEFINING FEATURES OF CONTRIBUTING ELEMENTS TO THE SAND POINT HISTORIC DISTRICT

The following features of the various historic district elements were determined to be character defining 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, March, June, July, and August of 1997.

#### BUILDINGS

In general the character defining exterior features of contributing buildings are wall surfaces, rooflines, window openings and divided light windows, specialized doors, art deco architectural ornamentation and lighting fixtures. Most of the buildings retain their original style. There have been additions to many of the buildings but most were completed prior to W.W. II and used similar materials in the same style to mimic the original structure. Original windows and doors have been replaced in several instances with non-original material but the placement and style have been retained. There is sufficient integrity in the floor plans, space volumes, exposed structural elements, and industrial finishes in the hangars and other shop spaces to make these interior features contributing elements. In the case of the other types of buildings most have been substantially modified during numerous renovations and use changes and exhibit a limited amount of details or fabric worthy of retention.

It is important to note that the building specific character defining features listed below are intended to provide a baseline reference point for consideration during development of alteration and maintenance projects. Preservation of the listed features should be the goal during project planning. In addition it should not be assumed that projects, especially large scale interior remodel projects, will not have an adverse effect on historic character even if none of the listed features is affected. Such projects will still require review by a historic preservation specialist.

#### Building Specific Features

**Building 2 (1929)** This building is 144,000 SF and contains two large hangar bays and numerous smaller rooms. The exteriors of the hangar bays have somewhat different styles with brick exterior walls on the north section and corrugated transite on the south section. This building is the oldest surviving structure at Sand and relates directly to the historic aviation mission and exhibits strong art deco influence in its finishes and details.

##### Building 2 Specific Exterior Features

1. Original multi-story rolling metal framed hangar doors on the east facade on north and south hangar bays and also 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
2. Original steel framed divided light doors and windows on end and back walls
3. Emblem above southeast hangar doors
4. Overhead beam for loading and lifting on south end of west side

#### Building 2 Specific Interior Features

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

**Building 5 (1929)** The largest structure on the station containing 633,000 SF used for warehouse, shops and offices. The red brick facade is mostly utilitarian in character with some art deco accents especially over the main entry. Building has four identifiable architectural segments (A, B, C, D) Along with its neighbor, Building 2, this building dominates the former industrial section of the base, creating a massive street wall.

#### Building 5 Specific Exterior Features

1. Main building entrance on east facade
2. Original steel frame divided light windows in the exterior walls (Aluminum replacements on second story of north section)
3. Clearstory and skylights at north end
4. Large divided light doors

#### Building 5 Specific Interior Features

1. Interior space volumes and massive columns in open warehouse areas of 5A,5B,5C
2. Window transoms in office wing of 5B
3. Half wall stair railing in 5B stairwell
4. Fire Equipment on east wall 5A

**Building 9 (1929)** A multi-use building containing 223,000 SF used for enlisted barracks, dining hall, service clubs, training, offices, chapel and other special functions. Architectural style is Colonial Revival and achieves residential scale by articulated notches to provide maximum window area. This is the dominant building in the residential portion of the station.

#### Building 9 Specific Exterior Features

1. 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)
2. Three doorways with identical double shop doors with divided light upper half topped by a fan light that is framed by brick arch inset with concrete for inpost block and keystone. Decorative lanterns set on to the side of each inpost
3. Entrance with ornately formed concrete doorframe extending above the lintel
4. Gabled roofline punctuated by small gable dormers with windows with circular arched tops
5. Deep dentils under the eaves each with an abacus

#### Building 9 Specific Interior Features

None

**Building 11 (1940)** Contains 62,000 SF and was public works office and shop complex. The facade combines brick veneer and corrugated exterior wall material

Building 11 Specific Exterior Features

1. Original steel frame divided light windows.

Building 11 Specific Interior Features

1. Exposed structural system in shop area especially post and beam connections
2. Entry lobby to office portion detailing consisting of ceiling cornice of stars and hefron pilasters flanking interior door

**Building 12 (1930)** Central Steam Plant houses three large boilers and associated equipment

Building 12 Specific Exterior Features

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

Building 12 Specific Interior Features

None

**Building 15 (1938 Recreation Facility )** Originally a green house later converted to a golf club house and last used as arts and crafts center. Does not have specific exterior or interior features

**Building 18 (1936)** Brick building first used as motor vehicle shop and then a fire station. The hose-drying tower is a prominent vertical element in the District, especially looking from north to south

Building 18 Specific Exterior Features

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

Building 18 Specific Interior Features

None

**Building 25 (1937)** Contains 28,000 SF and was headquarters building of the admiral in command of 13th Naval District. Building strongly exhibits Art Deco style executed in brick and stone. It is located in the center of the station at the junction of the offset major avenues serving the north and south sections.

Building 25 Specific Exterior Features

1. Inscribed concrete panels at the entrance and the building ends
2. Side entrances with half circle overhangs clad in stainless steel banding and decorative light fixtures.

3. Metal frame divided light windows arranged symmetrically on the façade and metal frame windows on the third floor penthouse. Even though they are aluminum replacements the original style and configuration of the windows has been retained.

#### Building 25 Specific Interior Features

1. West second floor corridor configuration, especially relights and swinging interior corridor doors.
2. Transom windows above the doors in southwest corridor of first floor

**Building 26 (1937)** Currently two separate wings that was the Bachelor Officer's quarters. The connecting front portion containing the Officer's Club was destroyed in a fire in 1988. New addition to the east end of the south wing was the only post fire reconstruction.

#### Building 26 Specific Exterior Feature

1. Gabled roof with dormers
2. Window penetration patterns

#### Building 26 Specific Interior Features

None

**Building 29 (1937)** Contains 34,000 SF of space used originally as the base hospital and then as medical and dental clinic. It was built in same style as neighboring building 25 and has rich Art Deco detailing and prominent position in the historic district.

#### Building 29 Specific Exterior Features

1. 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
2. Art Deco details and cast stone ornamentation especially the caduceus symbol over the main entrance
3. Original exterior doors

#### Building 29 Specific Interior Features

1. 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

**Building 30 (1938)** Consists of large central hangar space flanked by a three story office wing on the west side and two levels of shop and office spaces on the east side. Another classic hangar area although smaller in area than Building 2, at 80,066 SF. Non-hangar portion has Art Deco detailing similar to Buildings 25 and 29.

#### Building 30 Specific Exterior Features

1. Large rolling hangar doors Door area above 7 feet is divided lights End panel door have standard 3' wide doors built in for access

2. Main entrance to office area on the 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 projects out from the doors forming a weather cover. The cover is wrapped in fluted aluminum with stand up letters in Art Deco style reading Administration.
3. Original windows on two story east wing with dark painted frames on the first floor and pre-cast concrete sills on the second floor Most windows in the three-floor west wing are replacements

#### Building 30 Specific Interior Features

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

**Building 31 (1938)** Built on a pier that originally was used to unload fuel barges. The building was used to provide covered slips for boats, including the Admiral's barge and watch standing space for the barge crew.

#### Building 31 Specific Exterior Features

1. Green patterned asphalt roof shingles (although may not be original)

#### Building 31 Specific Interior Features

None

**Building 47 (1941)** Contains 50,060 SF and was used as multi-use recreation complex consisting of gymnasium including bleacher area on one side, weight and exercise rooms, lockers, swimming pool, library, offices, and theater. Street facade is brick faced but other sides of building are painted cmu.

#### Building 47 Specific Exterior Features

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

#### Building 47 Specific Interior Features

1. 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 67 (1941)** Contains 33,720 SF used as vehicle maintenance and parking garage facility. It was built on a hillside to provide vehicle access to service and garage areas on separate levels.

**Building 67 Specific Exterior Features**

1. Main entrance on upper level with glass block walls on the side and half round cover over the doorway that is edged with stainless steel.
2. Multiple large garage style openings on the ground and second level

**Building 67 Specific Interior Features**

None

**Building 138 (1942)** Built as Pass and ID office and police station. Two story building on either side of main entrance with continuous second floor forming a bridge over the entrance. High visibility location at the main entry point and close to major public thoroughfare

**Building 138 Specific Exterior Features**

1. Original metal frame windows with operable awning center panels
2. Flat roof line with concrete cornice

**Building 138 Specific Interior Features**

1. Stair moldings
2. Interior walk-in safes

**Buildings 330,331 and 332 (1939)** Three very similar single family homes of 4,500 SF each that were married officer's housing. Houses are New England style two story with full daylight basements and two car garages tucked to the side at the basement level.

**Buildings 330,331,332 Specific Exterior Features**

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

**Buildings 330,331,332 Specific Interior Features**

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

## **MONUMENTS**

There is one monument on the base, located in the center island of the main entry road (in front of Building 138). It is a stone column, approximately 13' high, which is capped by a bronze eagle with outstretched wings. A shield shaped plaque indicates that the monument commemorates the first around the world military flight that originated and returned to the Sand Point aerodrome in 1926. The monument was moved from its original location in 1942

## **LANDSCAPE, SITE FEATURES, VIEWS**

The following landscape features such as tree lines, individual specimens garden areas, open areas site features such as streets, curbs walks and walls and miscellaneous items and view corridors are considered to be contributing features to the Sand Point Historic District. Any proposed action that might effect these features or proposed direct alteration of them would require consultation with Washington SHPO.

**South Sector, From main entrance road (4<sup>th</sup> Street) south to 65<sup>th</sup> Ave Location of features is shown on attached map, part A**

1. Tree line along Sand Point Way. Retain healthy trees, consult historic planting plan available at Sand Point Operations Office when replacements are required.
2. Open Space between Buildings 26N 26S. This open space was created by a fire which destroyed the front and middle sections in 1990. During its period of significance there was connecting two-story structure. While a desirable off site view corridor has now been created, infill by a structure meeting the Secretary of the Interior Standards would be in keeping with historic character of the site. The unobstructed view east of the missing front portion of Building 26 historically was the overlook from the Officer's Club to the runways. Any future development that would intrude on this view should be the subject of consultation with SHPO.
3. Rose Garden area on the south side of Building 26S
4. Open Space between Building 26S and Building 15. This open area is within the boundary of the historic district because it is bordered by character defining features. Although this open space has no historic functional use such as a parade ground and original Navy development plans show additional officer housing in this location, it has been a large open area during the entire period of significance. Therefore, any future development in this area would be considered an adverse effect on the District. Mature trees on east edge of this open area are contributing features and should be retained or replaced in kind. Low stone retaining wall on east edge of this open area is also a site feature of note.
5. Large Atlas Cedar (*Cedrus Atlantica*) tree at end of south axis of Avenue B is counter point to the flagpole at north end in front of Building 25 and was also the designated "holiday tree" when base was operational.
6. Mature landscaping in front of the three officers quarters, the brick entry walks and brick walls flanking the driveways.
7. Concrete stairs with two lights north of family quarters just outside district boundary but considered a contributing feature.
8. Original street surface, hand finished rounded curbs, and sidewalk surface that run the full length of Avenue B

9. Line of Deodar Cedars (*Cedrus Deodada*) between street and sidewalk on both sides of Avenue B
10. Edge effect created by uniform front foundation lines of buildings 224, 47 and 222
11. North /South view corridor down full length of B street
12. Site of large signboard on southeast corner of intersection of B Street and 4<sup>th</sup>. Sign itself is not original or significant but continuous use of this site for this function is significant.
13. Line of mature trees that edge open area on the north side of Building 9
14. East /West view corridor down full length of 4<sup>th</sup> Avenue
15. Wrought iron gate at main entrance

**North Sector, from north side of 4<sup>th</sup> Avenue to Lake Washington. Location of features is shown on attached map, Part B**

16. Pair of mature Norway Maple trees flanking the entrance to Building 29
17. Flag Pole in front of Building 25
18. White Spruce tree off the SE corner Building 25 It was a commemorative planting by the AlaskanYukon Pioneers' Society in 1931.
19. Large Atlas Cedar tree with stone marker at its base on north west corner of jog of B Avenue is known as Freedom Tree or Memorial Tree. Relates to Vietnam era, which is within but at very end of period of significance.
20. North/ South view corridor down Avenue B from corner of its jog at 4<sup>th</sup> Street to Lake Washington
21. Seaplane Ramp
22. North/ South view corridor down Avenue A from overpass at 1<sup>st</sup> Street to Lake Washington
23. Stepped aggregate shoreline edging south of Building 31
24. Elevated pedestrian bridge from parking lot to west side of Building 5
24. Railroad bed behind southwest corner of Building 5
26. Remaining example of original street light (to be model for new ones placed on site)

## APPENDIX 2

### LEASE PRESERVATION CLAUSE

Building (s) number (s) XXXXXXXX and associated property at the former Naval Station Sand Point to be leased to XXXXXXXXXXXX (Lessee) (or if large area and multiple buildings are included in one lease the following language will be used: Lessee specifically acknowledges that a portion of the leased property is eligible for inclusion in the National Register of Historic Places and therefore requires protection under the National Historic Preservation Act (16 U.S.C., 470) and its implementing regulations (36 CFR Part 800). Therefore the Lessee will coordinate any proposed aesthetic, structural or landscape alterations to this (these) building (s) with the Navy and the Washington State Historic Preservation Officer (SHPO) prior to undertaking said alterations. In order to be approved any aesthetic, structural or landscape alterations to this (these) building(s) must be done in accordance with the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (U.S. Department of the Interior, National Park Service, 1992) and will be the subject of consultation between the Lessee, the Navy and the Washington SHPO. The Navy will make its best efforts to provide any comments on proposed alterations within twenty-one (21) days after receipt thereof.



**APPENDIX THREE**  
**HISTORIC PRESERVATION COVENANT**  
**To Be Included as Provisions in the Deed(s) of Conveyance**  
**(Part A Housing and Education Benefit Transfer)**

Most of the property conveyed is within the Naval Station Puget Sound (NSPS) Sand Point Historic District. A location map depicting the parcel in relation to the Historic District and a list of buildings and other site features that are considered contributing elements to the Historic District are provided on Attachment 1 to this Appendix. District attributes of concern include exterior facades, roofs, and fenestration, scale, color, use of materials and mass, mature landscaping, especially the streetscape, and views from, to, and across the property which said real estate is a part. The Grantee hereby covenants on behalf of itself and its successors and assigns to maintain and preserve the NSPS Sand Point Historic District in a manner that preserves those attributes that make these historic properties eligible for inclusion in the National Register of Historic Places as follows.

1. Prior to the initiation of any construction, alteration, remodeling, demolition, disturbance of the ground surface or other action which would materially affect the integrity or appearance, or historic value of structures or setting, the grantee or successors or assigns shall obtain the written approval of the Washington State Historic Preservation Officer (SHPO). Actions considered to materially affect the property would affect the exterior surfaces, or change the height, or alter the exterior facade (including without limitation exterior walls, windows and roofs, design, color and materials), or adversely effect the structural soundness of the property or alter a significant interior feature. Actions that would affect views within the historic district, landscaping, open space, add new structures or paved areas or site elements such as towers, fences, signs would also be considered to materially affect the property. Actions identified in and in full conformance with a SHPO approved Historic Properties Re-use and Protection (HPRP) Plan shall be deemed to have the required written permission. The reconstruction, repair, repainting, or refinishing of presently existing parts or elements of a building subject to the covenant which has resulted from deterioration or wear and tear shall be permitted without the prior approval of the SHPO, provided the action is performed in a manner which will not alter the appearance or material composition of those elements of the building subject to the covenant.
2. The grantee or successors or assigns shall provide the SHPO a copy of the written description and/or proposed plans and specifications as determined necessary to fully evaluate proposed actions. Planned actions submitted in accordance with this section shall be prepared to conform, to the maximum possible extent, with Secretary of the Interior's "*Standards and Guidelines for Historic Preservation Projects*" as supplemented or by such standards as may supersede them.
3. The SHPO will provide written notice of approval of proposed actions or approval with modifications, or request for modification and re-submittal of the proposed action within 30 days of receipt of the action proposed.

4. The SHPO review process described above may be modified by a proposal review process contained in a fully reviewed and SHPO approved HPRP Plan. Any such modified review process may be cancelled by the SHPO 60 days following written notice to Grantee to cure deficiencies in its review process.
5. The Grantee will make every effort to retain and reuse, to the extent practicable, the historic structures.
6. The SHPO shall be permitted at all reasonable times to inspect the property in order to ascertain if the above conditions are being observed. Advance notice of a minimum of 3 days shall normally be provided unless, in the opinion of the SHPO, an unannounced site visit is immediately required to prevent unalterable modification to a contributing element to the historic district that has not been the subject of consultation.
7. The Grantee agrees that the Washington SHPO may at the discretion of the SHPO, convey and assign all or part of its responsibilities contained herein to any governmental agency, with written prior notice but without approval of the grantee, or to a charitable corporation or trust that is dedicated to the preservation of historic buildings, with written notification and the approval of the grantee.
8. In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the U.S. Government, or upon 60 days prior notice to the U.S. Government the Washington SHPO, may, following reasonable notice to the Grantee, institute any action to enjoin said violation or to recover the restoration of the property. The successful party shall be entitled to recover all costs or expenses incurred in connection with such action, including all court costs and attorney's fees.
9. The failure of the Washington SHPO or the United States Government to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time.
10. This historic preservation covenant is a binding servitude on the grantee and its successors, and assigns in perpetuity. Restrictions, stipulations and covenants contained herein shall be inserted by the grantee verbatim or by explicit reference in any deed or other legal instrument by which it divests itself of either fee simple or any lessor estate of all or any part of the real estate that is associated with the NSPS Sand Point Historic District.

**Attachment 1 to Historic Preservation Covenant Deed Stipulations  
(Still under preparation for each parcel will be subset of resource identification in  
Appendix 1 of PA)**

**Figure 1**

**Map showing entire conveyed parcel in relation to the NSPS Sand Point Historic District.  
and contributing buildings and site features**

**and**

**Listing of Buildings, including specific exterior and interior elements and Site Features that  
are contributing elements**



**DRAFT**  
**APPENDIX THREE**  
**HISTORIC PRESERVATION COVENANT**  
**To Be Included as Provisions in the Deed of Conveyance**  
**(Part B, Parks and Recreation Public Benefit Transfer)**

A portion of the property conveyed is within the Naval Station Puget Sound (NSPS) Sand Point Historic District. A location map depicting the parcel in relation to the Historic District and a list of buildings and other site features that are considered contributing elements to the Historic District are provided on Attachment 1 to this Appendix. All structures and site features identified as contributing elements to the NSPS Sand Point Historic District have been determined by the Washington SHPO to be eligible for inclusion in the National Register of Historic Places and shall therefore be preserved, protected, and maintained in accordance with plans approved by the National Park Service (NPS) and prior agreements between the Department of the Navy and the State of Washington Historic Preservation Officer (SHPO), herein incorporated by reference.

1. Prior to the initiation of any construction, alteration, remodeling, demolition, disturbance of the ground surface, irrevocable disturbance of landscape settings, or other action which would materially affect the integrity, appearance, or historic value of structures or settings, the grantee or successors and assigns shall obtain the approval of the National Park Service and/or a designee (Washington (SHPO)). Actions considered to materially affect the property would affect the exterior surfaces, or change the height, or alter the exterior facade (including without limitation exterior walls, windows and roofs, design, color and materials), or adversely effect the structural soundness of the property or alter a significant interior feature. Actions that would affect views within the historic district, landscaping, open space, add new structures or paved areas or site elements such as towers, fences, signs would also be considered to materially affect the property. Plans which are submitted in accordance with this section shall be prepared to conform, to the maximum extent possible, with the Secretary of Interior's "*Standards and Guidelines for Historic Preservation Projects*" as supplemented or by such standards as may supersede them.
2. Projects identified within and in full conformance with a Historic Property Reuse and Protection Plan, approved by the National Park Service and /or a designee shall be considered to be pre-approved and are not subject to the requirements of item 1 of this section.
3. Grantee will make every effort to retain and reuse, to the extent practicable, the historic structures.
4. In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the United States Government may, following reasonable notice to the Grantee, institute any action to enjoin said violation or to recover the restoration of the property. The successful party shall be entitled to recover all costs or expenses incurred in connection with such action, including all court costs and attorney's fees.

5. The failure of the United States Government to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time.

6. This historic preservation covenant is a binding servitude on the grantee and its successors, and assigns in perpetuity. Restrictions, stipulations and covenants contained herein shall be inserted by the grantee verbatim or by explicit reference in any deed or other legal instrument by which it divests itself of either fee simple or any lesser estate of all or any part of the real estate that is associated with the NSPS Sand Point Historic District.

Note : A separate Memorandum of Agreement (MOA) between the NPS and Washington SHPO regarding delegation of project review to the SHPO will be executed prior to property transfer.

**Attachment 1 to Historic Preservation Covenant Deed Stipulations  
(Still under preparation for each parcel, will be a subset of resources listed in  
Appendix 1 of the PA)**

**Figure 1**

**Map showing entire conveyed parcel in relation to the NSPS Sand Point Historic District,  
and contributing buildings and site features**

**and**

**Listing of Buildings, including specific exterior and interior elements and Site Features that  
are contributing elements**

Map and Listing will be the appropriate excerpts from Resource Identification ( Appendix 1) to  
the Programmatic Agreement and will be specific to each parcel conveyed with a covenant.



**APPENDIX THREE**  
**HISTORIC PRESERVATION COVENANT**  
**To Be Included as Provisions in the Deed of Conveyance**  
**(Part C Public Streets and Right of Way Transfer)**

Most of the public streets and associated right of way (ROW) conveyed is within the Naval Station Puget Sound (NSPS) Sand Point Historic District. A location map depicting the streets and ROW in relation to the Historic District is provided on Attachment 1 to this Appendix. Attributes of concern include the original street surface, hand finished rounded curbs mature street trees, and view corridors. The Grantee hereby covenants on behalf of itself and its successors and assigns to maintain and preserve the roads and ROW within the NSPS Sand Point Historic District in a manner that preserves those attributes that make these historic site elements eligible for inclusion in the National Register of Historic Places as follows.

1. Prior to the initiation of any construction, alteration, remodeling, demolition, disturbance of the ground surface or other action which would materially affect the integrity or appearance, or historic value of roads, ROW or landscape, the grantee or successors or assigns shall obtain the written approval of the Washington State Historic Preservation Officer (SHPO). Actions considered to materially affect the property would affect the exterior surfaces, width of street corridor, landscaping, add new site elements such as signage, street lighting, or above ground utilities or be major ground disturbance for utility installation or repair. Actions identified in and in full conformance with a SHPO approved Historic Properties Re-use and Protection (HPRP) Plan shall be deemed to have the required written permission.
2. The grantee or successors or assigns shall provide the SHPO a copy of the written description and/or proposed plans and specifications as determined necessary to fully evaluate proposed actions. Planned actions submitted in accordance with this section shall be prepared to conform to the maximum extent possible with Secretary of the Interior's "*Standards and Guidelines for Historic Preservation Projects*" as supplemented or by such standards as may supersede them.
3. The SHPO will provide written notice of approval of proposed actions or approval with modifications, or request for modification and re-submittal of the proposed action within 30 days of receipt of the action proposed.
4. The SHPO review process described above may be modified by a proposal review process contained in a fully reviewed and approved HPRP Plan. Any such modified review process may be cancelled by the SHPO 60 days following written notice to Grantee to cure deficiencies in its review process.
5. The SHPO shall be permitted at all reasonable times to inspect the property in order to ascertain if the above conditions are being observed. Advance notice of a minimum of 3 days shall normally be provided unless, in the opinion of the SHPO, an unannounced site visit is immediately required to prevent unalterable modification to a contributing element to the historic district that has not been the subject of consultation.

6. The Grantee agrees that the Washington SHPO may at the discretion of the SHPO, convey and assign all or part of its responsibilities contained herein to any governmental agency, with written prior notice but without approval of the grantee, or to a charitable corporation or trust that is dedicated to the preservation of historic buildings, with written notification and the approval of the grantee.

7. In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the U.S. States Government or upon 60 day prior notice to the U.S. Government the Washington SHPO may, following reasonable notice to the Grantee, institute any action to enjoin said violation or to recover the restoration of the property. The successful party shall be entitled to recover all costs or expenses incurred in connection with such action, including all court costs and attorney's fees.

8. The failure of the Washington SHPO or the United States Government to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time.

9. This historic preservation covenant is a binding servitude on the grantee and its successors, and assigns in perpetuity. Restrictions, stipulations and covenants contained herein shall be inserted by the grantee verbatim or by explicit reference in any deed or other legal instrument by which it divests itself of either fee simple or any lessor estate of all or any part of the public streets and right of way that are associated with the NSPS Sand Point Historic District.

**Attachment 1 to Historic Preservation Covenant Deed Stipulations  
(Still under preparation for each parcel, will be a subset of resources listed in  
Appendix 1 of the PA)**

**Figure 1**

**Map showing streets and Right of Way in relation to the NSPS Sand Point Historic District,  
and contributing site features**



## APPENDIX FOUR HISTORIC PROPERTIES RE-USE AND PRESERVATION PLAN GUIDELINES

A Historic Properties Re-use and Protection (HPRP) Plan shall be prepared and implemented for the property within the Historic Landscape District of the former Naval Station Puget Sound (NSPS) Sand Point, Seattle, Washington in accordance with the following guidelines:

### A. PURPOSE

The purpose of the HPRP Plan is to integrate the preservation and use of historic property in accordance with the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Buildings* (U.S. Department of the Interior National Park Service), with the programs of the property recipient(s).

### B. PREPARATION /REVIEW GUIDELINES

1. The HPRP Plan will be prepared by or under the supervision of an individual who meets the professional qualifications for historians, architectural historians or historic architects as set forth in the "Secretary of the Interior's Qualification Standards" (48 CFR, 447389).

2. The HPRP Plan will be prepared by the property recipient (s) in consultation with the Navy, the Washington State Historic Preservation Officer (SHPO), and the Seattle Landmarks Preservation Board (LPB). Draft copies will be submitted for review to the SHPO, LPB, the Navy, the Sand Point Community Liaison Committee, made available in public libraries with notice to interested parties, and the Advisory Council on Historic Preservation. The Draft HPRP will be submitted for review at least 30 days prior to property transfer. The comment period for the draft HPRP plan will be 45 days. A public meeting on the draft HPRP Plan will be held by the City of Seattle within this comment period. Public agencies shall provide written comments within this period or request an extension of the comment period not to exceed fifteen days or will be considered to have no comments. A final HPRP plan will be submitted that includes a listing of the written comments received, including public comments, and how the comment was incorporated or the reason for non-incorporation. The final HPRP plan shall be submitted within three months of receipt of comments on the draft. The final HPRP plan will be submitted by the property recipient(s) to SHPO for formal acceptance with information copies to all draft copy recipients. The SHPO will respond within 30 days by either issuing a letter of acceptance or a comment letter indicating where final HPRP Plan failed to adequately address SHPO, Council, or other review comments on the draft. If necessary Property recipient(s) will submit a revised final HPRP plan in response to SHPO comments. Revisions shall be limited to one iteration. The SHPO will respond within 30 days of receipt of a revised final Plan by issuing a letter of concurrence or a conditional letter of concurrence indicating which elements are approved and the elements that remain unapproved and subject to future consultation per terms of the Historic Preservation Covenant provisions in the deed.

## C. CONTENTS

The HPRP Plan will contain the following elements.

1. **IDENTIFICATION AND EVALUATION:** This section will summarize the historic significance of the property and the character defining features of the contributing elements. Material contained in the Historic and Archeological Resources Protection Plan and Historic Resources Inventory for the NSPS Sand Point of March 1994, the Resource Identification Appendix to the Programmatic Agreement (Appendix 1 with attachment 1) and other relevant documents may be adapted for this information.

2. **IMPACT ANALYSIS OF REUSE:** This section will discuss the nature of the uses(s) of the property that will be promoted by the recipient. This section will discuss (based on planned actions at the time of preparation) primary buildings/facilities planned for use, any planned changes in building entrances, fenestration, cladding or roofing, additions to existing buildings, seismic upgrades, construction of new buildings/structures, and any planned demolition. Information on planned interior modifications that would be visible on the exterior (i.e. dropping a ceiling, window coverings) or that would affect any significant interior spaces or features (as listed in the Resource Identification Appendix) must also be included. Planned site improvements such as additional paved areas for parking or open storage, signage, towers/dishes, fencing, utilities etc. should also be addressed. This section will discuss how these proposed actions will be undertaken to minimize potential adverse effect on the historic properties.

3. **LONG TERM MANAGEMENT:** This section will include goal and objective statements indicating commitment on part of recipient(s) to protect and manage the historic resources at Sand Point using sound and accepted historic preservation practices. It will describe the project review process to be used by the recipient(s) to oversee development and maintenance projects at Sand Point including identification of the various points in the facilities planning, approval and management process that historic preservation will be addressed as well as identification of what staff position(s) will be responsible for monitoring compliance with the Preservation Covenant, the HPRP Plan and the site-wide Design Guidelines Manual for Sand Point/Magnuson Park (Design Guidelines) and the qualifications of this staff to manage historic resources. The procedures planned to provide other agencies and the public an opportunity for informed review of actions deemed to have potential adverse effect on the Historic District shall also be described. A set of design guidelines relating to the preservation and maintenance of the historic character of the district shall be prepared and may be incorporated within the overall Design Guidelines Manual for Sand Point and Magnuson Park. The draft Design Guidelines shall be reviewed by the SHPO and Seattle LPB and the public.

4. **INTERPRETATION AND EDUCATION:** This section will describe plans to inform the public and property users about the historic significance of the property and address public access to the property.

5. OTHER: Other sections as agreed by the SHPO and the recipient(s) during development of the draft HPRP Plan. Issues proposed by one party but not agreeable to another shall not be addressed in the Plan but rather treated as an agency or public comment with a response or reason for non-response to the concern included in the final HPRP plan.

#### **D. UPDATES TO THE HPRP PLAN**

The HPRP Plan shall be updated as necessary should significant variances from the planned site related actions and/or review and approval process described in the Plan emerge from changing plans and conditions. The recipient(s) and the SHPO should establish a mutually agreeable update process and follow the review and approval process described in Section B.2, Preparation and Review Guidelines, above.



**APPENDIX FIVE  
AMENDMENT FORM**

Amendment # \_\_\_\_\_

Date \_\_\_\_\_

PROGRAMMATIC AGREEMENT  
AMONG  
THE DEPARTMENT OF THE NAVY,  
WASHINGTON STATE HISTORIC PRESERVATION OFFICER  
AND  
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION

FOR THE BASE CLOSURE AND DISPOSAL OF  
THE FORMER NAVAL STATION PUGET SOUND, SAND POINT

1. **Need for Amendment:** (Describe briefly)

2. **Proposed Amendment Narrative:** (Specify)

**DEPARTMENT OF THE NAVY:**

By \_\_\_\_\_  
(Typed Name, Rank, Title, Command)

Date: \_\_\_\_\_

**WASHINGTON STATE HISTORIC PRESERVATION OFFICER:**

By \_\_\_\_\_  
(Typed Name)

Date: \_\_\_\_\_

**ADVISORY COUNCIL ON HISTORIC PRESERVATION:**

By \_\_\_\_\_  
(Typed Name and Title)

Date: \_\_\_\_\_



**Appendix C**

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



## AGREEMENT

Between

The City of Seattle

and

Board of Regents of the University of Washington

This Agreement is made this 3<sup>rd</sup> day of September, 1997, by and between The City of Seattle, a municipal corporation of the State of Washington ("City"), acting through its Director of the Office of Management and Planning, and the Board of Regents of the University of Washington, an agency of the State of Washington ("University").

## RECITALS

WHEREAS, the United States Navy identified the Naval Station Puget Sound at Sand Point ("Sand Point") for closure in 1991, and requested that the City sponsor a local reuse planning effort to determine how Sand Point should be reused; and

WHEREAS, the City developed a reuse plan which includes an Education and Community Activities area to develop and promote; and

WHEREAS, the United States Navy approved the City's reuse plan and authorized the City to apply to acquire title to certain of the Sand Point properties, including the Education and Community Activities area, and the City has begun that process; and

WHEREAS, presently pending before the Seattle City Council are the Sand Point Amendments to the City of Seattle Comprehensive Plan (CB 111389), Sand Point Zoning Amendments (CB 111760), and a Physical Development Management Plan (Resolution No. 29429) (referred to collectively hereafter as the "Sand Point Reuse Plan"); and

WHEREAS, the University has actively participated in the planning process since 1992 and is qualified and willing to acquire, rehabilitate and improve the Education and Community Activities portion of Sand Point consistent with the Sand Point Reuse Plan and current applicable zoning; and

WHEREAS, the City is interested in developing a partnership with the University for implementation of the educational components of the Sand Point Reuse Plan; and

WHEREAS, the City has completed an environmental impact statement for the Sand Point Reuse Plan that anticipates a level of development as described in that plan, and the parties recognize that any uses that may have environmental impacts beyond the

scope of that environmental impact statement will require additional environmental review; and

WHEREAS, the City and the University recognize that the utilities and other infrastructure elements serving Sand Point require upgrading and the University agrees to contribute to the costs of such upgrades; and

WHEREAS, the City and the University recognize that any University use of the premises must be coordinated with other uses of Sand Point and must comply with the Sand Point Reuse Plan and current applicable zoning;

NOW, THEREFORE, in consideration of the terms, covenants, and conditions hereinafter set forth, the City and the University hereby agree as follows:

1. Within 45 days of the execution of this Agreement the University shall apply to the United States government for title to the Education and Community Activities Areas described in the Sand Point Reuse Plan and depicted on Exhibit A hereto, specifically, buildings 5, 9, 25, 29 and 192, and the associated land, as determined by City survey (the "Property"). In the event the University fails to apply within the 45-day period, then this Agreement shall be null and void.

2. The University shall have primary responsibility and shall use its best efforts to obtain United States government approval of its application. The City will assist in the preparation of the application and, at the University's request, will assist the University in lobbying and negotiating with the United States government for its approval.

3. In the event the University's application is approved, the University shall be responsible for payment of any and all sums necessary on account of the purchase price of the Property and for all fees and costs for, among other things, surveys, title searches and recordation.

4. The University shall use, or allow to be used, the Property only in compliance with the Sand Point Reuse Plan and current applicable zoning. In the event the University elects to lease the Property or any portion thereof, the University shall include in every lease a provision requiring all lessees to comply with the Sand Point Reuse Plan and current applicable zoning.

5. The University shall utilize its best efforts to implement uses consistent with the Sand Point Reuse Plan. The University shall utilize its best efforts to lease property to those legitimate educational entities which have actively participated in the Sand Point reuse project since 1994, if they so request and if their program of use is approved by the United States government. In the event the University is unable to implement a use or uses consistent with the Sand Point Reuse Plan, the University shall identify and obtain approval of proposed alternative use as follows:

A. The University shall identify potential alternative uses through a public process that includes, at a minimum, the participation of the Sand Point Advisory Committee and the Sand Point Community Liaison Committee, or their successors, or such other committee as the Mayor may appoint for the purpose of reviewing uses at Sand Point.

B. Whenever an alternative use is proposed:

(1) The proposal shall be presented at a minimum of one public community meeting conducted by the University.

(2) The University shall notify the Sand Point Community Liaison Committee and the Sand Point Advisory Committee, or their successors, or such other committee as the Mayor may appoint for the purpose of reviewing uses at Sand Point, of the proposal and shall afford the committees a period of not less than 45 days from the date of notification to comment on the proposed use prior to its formal proposal to the City Council for approval.

(3) The University shall use its best efforts to address issues identified by the Sand Point Community Liaison Committee and the Sand Point Advisory Committee and associated with the proposed use, and shall provide a written report to the City summarizing the concerns and how they have or have not been addressed.

C. The University must secure the approval of the City Council in the form of amendments to the Sand Point Reuse Plan prior to implementing any use which is not consistent with the Sand Point Reuse Plan.

6. The University, at its sole expense, shall secure all permits and undertake all environmental review required for the implementation of any use.

7. At least once a year, the University shall send a written report describing the status of its use of the Property to the Sand Point Advisory Committee and the Sand Point Community Liaison Committee or their successors, or such other committee as the Mayor may appoint for the purpose of reviewing uses at Sand Point. A copy of the report(s) on property usage required by the United States government shall be deemed to satisfy this requirement.

8. The University shall pay the City the sum of \$650,000 per year, or that dollar amount that constitutes the University's proportional share of infrastructure upgrades and site improvement costs based on the University's proportional share of the total building square footage planned to be reused at Sand Point, for 20 years, for infrastructure upgrades and site improvements benefiting the Property. The

improvements shall be performed by the City in accordance with the Schedule of Infrastructure Upgrades and Site Improvements, attached hereto as Exhibit B. The first payment shall be due and payable by the University to the City 30 days after the date the University acquires title to the Property and thereafter on July 1 of each year for which payment is due. All payments shall be by check, money order, or wire transfer, payable to the City, and shall be sent in care of the Director of Sand Point Operations at the address shown in paragraph 13, below, or as otherwise directed by the City's Finance Director. In the event title to the Property is transferred to the City, only, within such 20 year period, then the University's obligation to reimburse the City for infrastructure and site improvements shall cease as of the date on which title is transferred. This provision shall not prevent the University from collecting reimbursement of such costs from its lessees.

9. The City shall establish a site committee, to include representatives of owners, tenants and users of other portions of Sand Point, as well as representatives of the City and neighborhood interests, to coordinate activities at Sand Point and community involvement therein. The University shall designate a representative to serve as a member of the site committee and who shall participate and cooperate in good faith in the processes established by the site committee including, among other things, the development of a Sand Point parking plan. The University shall keep the site committee informed of proposed activities on the Property including, without limitation, any actual or proposed changes in uses, any construction or rehabilitation activities, changes in lessees, changes in landscaping, and any changes in rules, policies or procedures that might reasonably affect or concern the tenants or users of other portions of Sand Point or residents in the area.

10. 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.

11. If, after acquiring title to the Property from the United States government, the University determines that it no longer desires to own all or any part of the Property, the University agrees as follows:

A. If, at the time of the proposed disposition, the Property is subject to any restrictions, conditions or covenants imposed by the United States government the violation of which could cause the Property to revert to federal ownership and the University wishes to default thereon or to voluntarily return title to the Property to the United States government, the University shall first notify the City of its intention to do so. Within 60 days of such notification, at the City's request, the University shall submit to the Secretary of Education or his or her successor, a timely written request that the Secretary abrogate the conditions and restrictions in the conveyance instrument as to any portion of the Property the



600 Fourth Avenue, Suite 300  
Seattle, WA 98104

If to the University: University of Washington  
1326 5th Avenue, Suite 418  
Seattle, WA 98101-2604

or to such other address as may from time to time be designated in writing by the parties.

Signed:

THE CITY OF SEATTLE

By:



*Signature*  
Judith Bunnell  
Director, Office of Management  
and Planning

Date:

9/3/97

UNIVERSITY OF WASHINGTON

By:



*Signature*  
Weldon E. Ihrig  
Executive Vice President

Date:

8-27-97



APPROVED AS TO FORM  
ASSISTANT ATTORNEY GENERAL  
STATE OF WASHINGTON

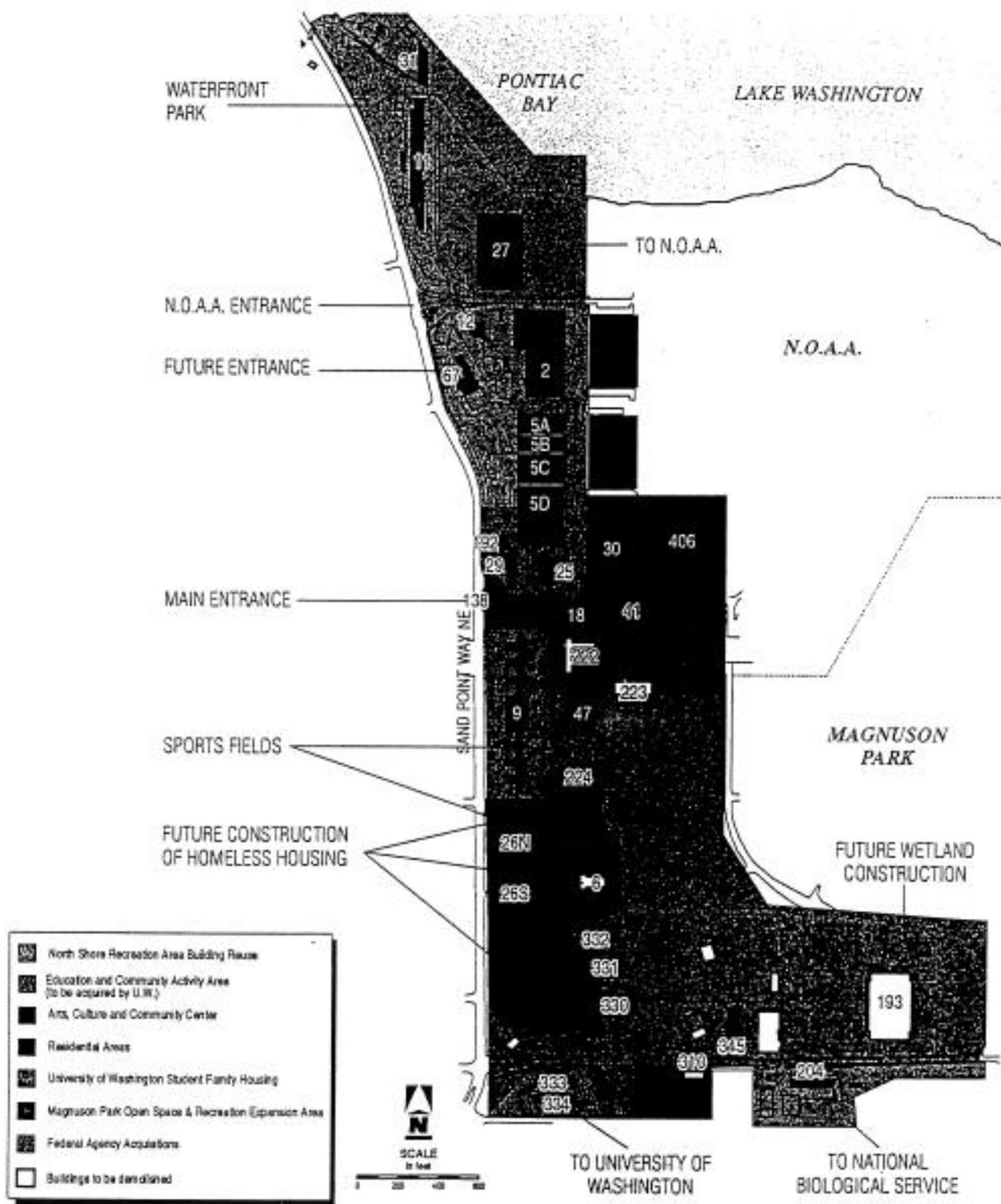




# FINAL SAND POINT REUSE PLAN

## as adopted by City Council

### June 16, 1997



## SITEWIDE IMPROVEMENTS AND INFRASTRUCTURE UPGRADES

**The results of studies of the Sand Point utility systems indicate that the infrastructure systems need to be substantially replaced.**

Most of the former Sand Point Naval Air Station's construction took place during the period from the late 1920s through the early 1940s when Sand Point was still a remote peninsula in undeveloped, un-incorporated King County. To accommodate the 7000 military and civilians who occupied the airfield during World War II, the Navy constructed self-sufficient water, sewer, drainage, telephone, electric, heating, and street systems in and around the property now being surplus.

Drainage and Wastewater. Upgrade the collection and pressure sewer systems and have the City Drainage and Wastewater Utility assume ownership of new pipes and pumping facilities in the right of way. DWU would own and operate the sanitary sewer system and significant portions of the storm drainage mains at Sand Point.

Water. Install new water distribution system to be owned and operated by the Seattle Water Department. Abandon the current system and design a system within the new public right-of-way to meet current Seattle Water and Seattle Fire Department standards. Property owners would be responsible for the upgrade, maintenance and operation of domestic and fire flow water systems for each parcel beyond the public right-of-way.

Electricity. Replace the existing electric delivery system with new publicly owned electrical plant. This would mean the installation of additional new facilities and a new electrical plant in the public right of way to be owned and operated by SCL.

Telecommunications. Provide conduit systems for replacement of telecommunications system through the site within public right-of-way.

North Entrance. Construct an entrance to provide service to the North Shore Recreation Area and relieve congestion elsewhere on the site.

Other Site Improvements. In addition to utility system upgrades there is a need for additional basic sitewide improvements. These items include pedestrian and bike improvements, fencing, street lighting, signage, street furniture, parking lot improvements and traffic controls. These items will be identified and prioritized through the sitewide review process in conjunction with the Sand Point Advisory Committee.

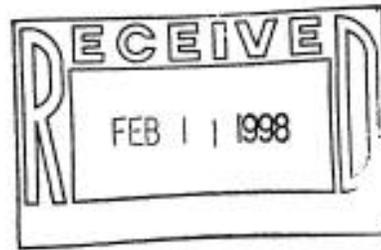
## Appendix D

## List of Comments Filed on the Draft HPRP Plan

Comment Letters Received	Letter Dated	Sections and Pages of the HPRP Plan Which Address Comments
Advisory Council On Historic Preservation 12136 West Bayaud Avenue, #330 Lakewood, CO 80226 (303) 969-5110	2/9/98	Section 1.1.3, page 1-3 Section 3.1.4, page 3-10 Section 4.2.4, page 4-9 Section 4.3.1, page 4-11 Section 5.0, page 5-1
Allied Arts of Seattle 105 South Main, Suite 201 Seattle WA 98104 (205) 624-0432	12/10/97	Section 1.1.4, page 1-5 Section 3.1.1, page 3-4 Section 3.1.3, page 3-9
City of Seattle Department of Neighborhoods Landmarks Preservation Board 700 Third Avenue, 4 <sup>th</sup> floor Seattle, WA 98104 (206) 684-0228	12/10/97	Section 1.1.2, page 1-3 Section 1.1.5, page 1-6 Section 3.1.1, page 3-4 Section 3.1.3, page 3-9 Section 4.1.1, pages 4-1, 4-2
Department of Community Trade and Economic Development Office of Archeology and Historic Preservation 420 Golf Club Road, Suite 210 Lacey, WA 98504 (360) 407-0752	12/11/97	Sections 1.1.1-2, page 1-2, 1-3 Section 1.2.3, page 1-11 Section 2.5, pages 2-7, 2-8, 2-17 Section 3.0, page 3-1 Section 3.1.1, pages 3-1 through 3-4 Section 3.1.3, page 3-9 Section 3.2 page 3-10 Section 3.2.1, pages 3-10, 3-13 Section 4.1.1, page 4-1, 4-2, 4-4 Section 4.2, page 4-5 Section 4.2.3, pages 4-10, 4-11 Section 6.0, page 6-1
Department of the Navy Engineering Field Activity Northwest 19917 7 <sup>th</sup> Avenue NE Poulsbo, WA 98370 (360) 396-0909	11/13/97	Section 1.2.1, pages 1-5, 1-7, 1-10, 1-12 and 1-13 Section 2.3, page 2-5 Section 3.2.1, page 3-11, 3-14, 3-17 Section 3.2.4, page 3-19 Section 4.1.1, page 4-2 Section 4.2.4, page 4-11 Section 4.3.3, page 4-12 Section 5.0, page 5-7 Section 6.3, pages 6-2, 6-3 Section 7.3, page 7-2
Pete Marshall, Planner City of Seattle Parks Department 2911 Second Avenue Seattle, WA 98101 (206) 684-7048	11/13/97	Section 5.0, page 5-3
Geoffrey Spelman 4716 Rainier Avenue South Seattle, WA 98118	11/26/97	Section 1.1.4, page 1-5 Section 1.1.5, page 1-6 Section 3.1.1, page 3-4 Section 4.1.1, page 4-1



**Advisory  
Council On  
Historic  
Preservation**



---

The Old Post Office Building  
1100 Pennsylvania Avenue, NW, #809  
Washington, DC 20004

Reply to: 12136 West Bayaud Avenue, #330  
Lakewood, Colorado 80226

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February 9, 1998

Eric A. Friedli, Director  
Office of Sand Point Operations  
City of Seattle  
7400 Sand Point Way N.E.  
Seattle, WA 98115

REF: *Historic Properties Reuse and Protection Plan  
Naval Station Puget Sound, Sand Point*

Dear Mr. Friedli:

We appreciate the opportunity to review the Internal Review Copy of the Sand Point Historic Properties Reuse and Protection (HPRP) Plan developed pursuant to the Programmatic Agreement (PA) for the Navy's closure action at the former Naval Station Puget Sound, Sand Point, and we offer the following comments:

1. The HPRP Plan states that it was developed by the City of Seattle in cooperation with the University of Washington. While this cooperative effort is contemplated by the PA, the specific role of the University is not clearly articulated. Additionally, the document sets out in Section 3.1.4 that the University's plans will be subject to review and approval procedures under the City's Department of Construction and Land Use and the Seattle Design Commission. In our experience it is unusual for a subdivision of State government to subject itself to local review, and without direct assurances from the University that it has submitted to the City's jurisdiction we are concerned about the effectiveness of these procedures.
2. The role of the historic preservation covenants that will be included in the transfer documents has not been integrated into the HPRP. In particular the Generalized Design Review Process in Figure 4 and the Activity Tracking Matrix in Table 5 and the supporting text should be revised to factor in the State Historic Preservation Officer's (SHPO) review under a covenant.
3. The Sample Activity Tracking Matrix in Table 4-1 does not seem to be necessary based on the detail already included in the matrices in Table 5. The matrix is confusing since it records hypothetical actions by the SHPO that have not occurred.

We are pleased that the City of Seattle is committed to being responsible stewards of the historic properties at Sand Point and look forward to working with you and the SHPO to ensure that the Navy's disposal action will benefit the significant resources. If you have any questions you may call Lee Keatinge of the Western Office of Planning and Review at (303) 969-5110.

Sincerely,

*Lee Keatinge*

for

Don L. Klima

Director

Office of Planning and Review

Allied Arts of Seattle  
105 S. Main, Suite 201  
Seattle WA 98104

December 10, 1997

Layne Cubell  
Office of Sand Point Operations  
7400 Sand Point Way NE  
Seattle WA 98115

Dear Ms. Cubell:

Thank you for the opportunity to comment on the Sand Point Historic Properties Reuse Plan. We are pleased that the U.S. Navy and the City of Seattle are taking the future of this important historic resource so seriously. However, we question the effectiveness of the plan's approach to the review and protection of the Sand Point properties.

The City of Seattle, unlike many local jurisdictions, has a strong historic preservation ordinance, a landmarks board and a process for reviewing changes to designated historic buildings. These are described in the Reuse Plan. The City also has, through the Division of Urban Conservation, more than two decades of experience in successfully administering several historic districts and overseeing numerous individual landmarks. Therefore, why has this office, the City agency with the primary responsibility for historic preservation, not been included in a substantive way in the on-going review and protection of these valuable resources?

The Reuse Plan anticipates, for no clear reason, that the Sand Point facilities will not be designated as City landmarks. It then essentially dismisses the City's existing procedures. However, the resources are clearly eligible for City landmark status. Although they have not yet been nominated, the process could easily be started at any time by any party.

Obviously the Division of Urban Conservation could not take on this responsibility without additional resources. The Reuse Plan proposes that historic preservation staff be added to the Office of Sand Point Operations to conduct the Level A and B reviews internally. We suggest that these new resources be added to the Division of Urban Conservation itself, so that the initial review of proposed changes could be done by that office and be more closely coordinated with the City's overall historic preservation program.

Consultation with and oversight by the Office of Archeology and Historic Preservation and the National Advisory Council for Historic Preservation may still be worthwhile. However, it seems unrealistic and unwise to rely solely on these under-staffed and distant offices when a well-

qualified local staff already has responsibility for Seattle's historic preservation programs. The City of Seattle is a Certified Local Government under the Office of Archeology and Historic Preservation, and substantive inclusion of its historic preservation officer in the Programmatic Agreement would seem to be well within the intent of the National Historic Preservation Act.

Sand Point is certainly unlike any of the City's existing historic districts. This, and the fact that ownership will be shared with a state agency, opens up excellent opportunities for cooperation and new approaches to preservation, such as a conservation district. However, it should be done in close coordination with the existing preservation programs, not on a parallel course that duplicates the existing expertise and mission of an existing City agency. The review and consultation process described in the Reuse Plan makes no sense in the context of Seattle's historic preservation efforts and is actually antithetical and destructive to them.

We urge that the Reuse Plan include the Division of Urban Conservation and the Seattle Landmarks Preservation Board in a substantive way in the ongoing review of these properties, and that the division be provided with the necessary funding for this task. Sand Point is important to Seattle's history as well as nationally; it is too vital to be supervised only from a distance and it should not be separated from the City's existing preservation program.



Mimi Sheridan  
Co-Chair  
Historic Preservation Committee



Al Elliott  
Co-Chair  
Historic Preservation Committee



The City of Seattle

## Landmarks Preservation Board

700 Third Avenue · 4th floor · Seattle, Washington 98104 · (206)684-0228

December 10, 1997

LPB 281/97

Eric Friedli  
Office of Sand Point Operations  
7400 Sand Point Way NE  
Seattle, WA 98115

Re: Draft Historic Properties Reuse and Protection Plan

Dear Mr. Friedli:

The Landmarks Preservation Board has reviewed the Draft Sand Point Historic Properties Reuse and Protection Plan and finds it to be deficient in a number of instances requiring substantial revision and explanation for certain policy choices.

There is insufficient acknowledgment in the Draft Plan that any of the properties identified in the Plan may be eligible for City landmark designation if determined by the Seattle Landmarks Preservation Board. There is no discussion of what a potential designation would mean and what the mitigation measures would be. The designation standards for City landmarks are different from those of the National Register of Historic Places, and the minimum age requirement is 25 years instead of 50. On page 1-3, in the description of City goals and policies, there is also no acknowledgment of Section 25.05, the City's SEPA Policy for projects involving structures or sites which are not yet designated but appear to meet criteria for designation.

On page 1-3, there is reference to the special property tax valuation for historic properties. The special tax valuation is **only** available for City landmarks designated by ordinance. In order for any Sand Point properties to use this program, they would have to be designated as landmarks by the Landmarks Preservation Board, and a designation ordinance would have to be passed by the City Council.

Eric Friedli  
Page Two  
December 10, 1997

On page 3-3, a correction should be made describing the Urban Conservation Division: the Urban Conservation Division is located with the City's Department of Neighborhoods. In the description of the Section 106 funding, it should be made clear that the City agreement with the OAHF refers specifically to HUD-funded projects but that any federal action requires Section 106 review. The explanation in the text suggests that only housing-related projects require oversight but actually any federal action "triggers" Section 106 review and is not limited to housing-related projects as the text suggests.

Also on page 3-3, the report describes the purposes of the Landmarks Preservation Ordinance. This designates the City's Landmarks Preservation Board as having the primary responsibility for historic preservation within the City of Seattle. It would be appropriate for the Landmarks Preservation Board, with staff support from the Urban Conservation Division, to administer the historic preservation responsibilities at Sand Point as it does with the rest of the City, rather than duplicating this process. The report says that "although no buildings at Sand Point are anticipated to be designated landmarks, the property may be reviewed by the Department of Neighborhoods". That statement is especially troubling. If the SEPA policies, SMC 25.05, had been properly included in this document as one of the steps in the decision-making process, it would be clear that each time, the user or owner of any building at Sand Point applies to the Department of Construction and Land Use (DCLU) for a Master Use Permit, the building will be referred to the Landmarks Preservation Board for review. It is incorrect for this document to assert that ". . .no buildings at Sand Point are anticipated to be designated landmarks. . . ."

At Section 3.1.3, Applicable Legislation, the City's SEPA Policy on historic preservation should be included. In the section at page 3-8, titled The City of Seattle Office Of Urban Conservation, Department of Neighborhoods, please correct to Seattle Urban Conservation Division. The last paragraph on that page refers to the unlikely designation of Sand Point as a historic district. While that may not be the intention of the Office of Sand Point Operations staff, it is inappropriate to suggest that the Landmarks Preservation Board or even a private citizen or group would not nominate the area as a historic district. The last sentence in that paragraph referring to the DCLU referral system which is part of the SEPA policies seems to be out of place in this document, and affirms the Board's point that the site is a likely candidate for landmark designation.

Eric Friedli  
Page Three  
December 10, 1997

In Section, 4.1, Staffing and Training Requirements, as the Board has commented about the proposed process, the Board believes that the designation of separate staff from the City's Urban Conservation Division is unneeded and inappropriate. Why duplicate services that already exist in the City? The Board is particularly concerned that the authors of this document believe that staff will be qualified by taking a few courses. Historic preservation is a multi-disciplinary field that entails an extensive academic background and practical experience.

The same comments apply to the Sand Point Design Review Committee that will include only one person with historic preservation expertise (what constitutes that expertise is not defined in the document) yet includes a member of the City's Design Commission. An explanation for the inclusion of DCLU staff and the Design Commission members in the review process is also contained at page 4-5 in Section 4.2. The Board believes that it is more appropriate for this property to be reviewed as a whole by the Seattle Landmarks Preservation Board as a historic district and utilizing the Certificate of Approval process as outlined in SMC 25.12, Subchapter VI, rather than creating the cumbersome review process described in the plan.

Thank you for the opportunity to provide comments on the Draft Sand Point Historic Properties Reuse and Protection Plan.

Sincerely,



Gerald Chihara  
Chair, Landmarks Preservation Board

cc: Landmarks Preservation Boardmembers





STATE OF WASHINGTON

DEPARTMENT OF COMMUNITY, TRADE AND ECONOMIC DEVELOPMENT

OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

111 21st Avenue S.W. • P.O. Box 48343 • Olympia, Washington 98504-8343 • (206) 753-4011 • SCAN 234-4011

December 10, 1997

Ms. Layne Cubell  
Office of Sand Point Operations  
7400 Sand Point Way NE  
Seattle, Washington 98115

In future correspondence please refer to:  
Log: 120997-03-KI  
Re: Draft Historic Properties Reuse and  
Protection Plan

Dear Ms. Cubell:

Thank you for sending a copy of the Draft Historic Properties Reuse and Protection Plan (HPRP Plan) to the Washington State Office of Archaeology and Historic Preservation (OAHP). On behalf of OAHP, Acting State Historic Preservation Officer David Hansen, Stephen Mathison and myself have reviewed the draft. We appreciate the effort you and the staff at EDAW have made in preparing the Plan in accord with the Programmatic Agreement.

A general comment is that the document makes a good start in sorting out important planning and procedural issues. With a sincere commitment by the interested parties to fulfill the spirit as well as the letter of the Plan, it appears that the historic character of the Sand Point Historic District will be protected for the benefit of future generations.

Following are comments, recommendations, or questions on specific elements of the draft:

- On page 1-2 in the second paragraph of section 1.1.1, I recommend the third sentence be changed to read as follows:

In addition, the HPRP Plan also establishes the review process for proposed projects within the historic district...



- In the same paragraph, I recommend the last sentence be changed to read as:

Moreover, the HPRP Plan defines the preservation and rehabilitation policies for reuse of historic properties as being in accord with the ...

- Also on page 1-2 in the first paragraph under section 1.1.2, I recommend the last sentence in that paragraph be changed to read as follows:

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.

- On page 1-3 in the last paragraph in section 1.1.2, the special valuation for historic property program would not apply to buildings at Sand Point in view of its ownership by public entities.
- On page 1-10 in the first paragraph under section 1.2.3, there is reference to the 1997 Sand Point Physical Development Management Plan. Has this plan been reviewed to assess whether it is compatible with the HPRP Plan? What is the relationship between these two plans in terms of process?
- On page 2-7 in section 2.4, it would be appropriate to mention that buildings presently considered to be non-contributing will be re-evaluated on a periodic basis and the HPRP Plan revised accordingly.
- Also on page 2-7 within section 2.5, I recommend a clarifying statement about the intent of the fourth sentence and the use of the list of character-defining features. OAHP maintains that the current list is a good start but not necessarily definitive. Project proponents should be aware that as a part of project planning, a closer look at character defining features should take place in the context of a particular project, changing circumstances, and further research.
- On page 2-8 under the "Interiors in General" section, I recommend the paragraph be changed to read as follows:

In many cases, the interiors of the buildings at Sand Point have been modified during numerous renovations. However, much original historic fabric and significant character defining features remain in some buildings...In other buildings, while interior modifications have taken

place, the general floor plan, staircases, certain office spaces (Buildings 25, 29, and 30 and other significant features remain. The interiors of Buildings 47, 330, 331 and 332 remain virtually intact. The Secretary of the Interior's Standards for Rehabilitation direct that all significant features, including those on the interior, be taken into account during project planning and design development. Completely changing the interiors of most buildings at Sand Point would be inappropriate under the Secretary of the Interior's Standards.

- On page 2-8, I recommend changing the second sentence under the "Exteriors in General" heading to read as follows:

Although most buildings have had additions over the years, newer portions were usually built of similar materials to reference the structure's original style.

- On page 2-17 within the description of Building 9, in the fourth sentence I recommend revising characterization of the Colonial Revival Style as "reminiscent of early American colonial military bases." Also, in the fifth sentence, I recommend clarifying what is meant by "articulated notches." In the sixth sentence, the word "keystone" is probably the intended word (as is used below in the character defining features) rather than "keynotes."
- On page 3-1 in section 3.0, I recommend that the information in the chapter serve as context for, and guidance to, not only OSPO staff but also the Sand Point Advisory Committee and Sand Point Design Review Committee but also for all City staff, departments, and elected officials.
- I note and support the inclusion of City policies on historic preservation at Sand Point on pages 3-1 through 3-3. However, in reviewing these goals and policies I do not see a succinct statement here that specifically identifies Sand Point as a recognized historic district worthy of preservation. Although several of the goals and policies touch upon protection of City owned properties and historic preservation in general, I do not see that these two issues are clearly linked for the purpose of historic preservation at Sand Point. This, coupled with the City's apparent reluctance to support designation of Sand Point as a City Landmark historic district, gives rise to concerns about long range historic preservation efforts at Sand Point. Therefore, I recommend that the HPRP Plan call for a more definitive statement regarding historic preservation at Sand Point in the Cultural

Resources Plan and/or adoption of similar goal and policy statements by the Sand Point Advisory Committee.

- The point of the last paragraph on page 3-3 is unclear and confusing about designation of Sand Point by the Department of Neighborhoods. Similarly, the discussion on pages 3-8 and 3-9 about the Office of Urban Conservation serves to confuse the question about OUC's role at Sand Point and potential for local designation. I recommend modifying these two sections to sort out OUC's role and bring closure to discussion about local designation and the Landmark Preservation Board's review authority at Sand Point. Also, I recommend contacting OUC staff to confirm the accuracy of its role in the Section 106 process of federal funds administered by the City's Department of Housing and Human Services.
- In regard to section 3.2 beginning on page 3-9, a comment is made that the Design Guidelines for the Historic District focus almost exclusively on building exteriors. Therefore, I recommend that design guidelines for interiors of buildings within the Historic District be developed and incorporated within the HPRP Plan.
- In section 3.2.1 on page 3-9, I recommend that the first sentence be changed to read as follows:

The arrangement, materials, and type of windows are often the primary defining features of a building's exterior.
- On page 3-12 under the heading "Exterior Materials" I recommend the last bullet be changed to read as follows:

Brick walls should not be cleaned by abrasive means or painted.
- On page 4-1 under section 4.1.1, I note the description of staffing and training for the Historic Preservation Coordinator (HPC). In regard to appropriate professional qualifications for the HPC, it is important for that person to have demonstrated education and application of accepted historic preservation principles and practices. In defining professional qualifications, OAHP will apply the Secretary of the Interior's Historic Preservation Professional Qualification Standards as identified in the National Historic Preservation Act as amended (16 U.S.C. 470 et seq.). These Professional Qualification Standards are currently

being revised by the National Park Service (NPS) and proscribe proficiency standards in several preservation related fields. Therefore, I recommend the HPC's qualifications meet or exceed the Professional Qualification Standards (as currently proposed for adoption by the NPS) in at least one of the following fields: Architectural History, Historic Architecture, Historic Landscape Architecture, Historic Preservation Planning, Historic Preservation, and History.

- In the third "bullet" on page 4-1 regarding the Design Review Committee, I note and support the idea that at least one member of the Committee be a person with historic preservation expertise. However, I recommend that a threshold of experience and knowledge that will be expected of the historic preservation member. Could this position be designated for a member of the Landmarks Preservation Board? Who appoints members and how are candidates selected? Some expansion on information about this committee would be useful such as its authority and responsibility. Also, I recommend that a member of the Sand Point Advisory Committee be a person with demonstrated historic preservation experience.
- On page 4-4 under section 4.1.4, I recommend that maintenance staff (in addition to the superintendent), members of various Sand Point committees, plus tenants also be participants in training about the HPRP Plan.
- On page 4-5 in section 4.2 regarding discussion on project review by Department of Construction and Land Use (DCLU) and the Seattle Design Commission, in the event there is a conflict or disagreement between any of the reviewing bodies, which person or body will be responsible for reaching a resolution of issues that may affect the historic district?
- On page 4-9 in regard to the fifth and sixth "bullets" under section 4.2.3, I recommend that the Plan clarify that any stipulations or conditions agreed to for design or project modification be identified in a memoranda of agreement (MOA). Also, the HPRP Plan should identify which party drafts, reviews, monitors, and maintains the agreements.
- The paragraph on page 4-10 beginning with "While consultation..." does not make sense.

Ms. Layne Cubell  
December 10, 1997  
Page Six

- In regard to section 6, a comment is that although many good ideas are identified, the discussion is open-ended. I recommend that this section include a discussion on establishing responsibility for implementing an interpretation and education program. This section should also consider funding and maintenance of the education effort plus development of a comprehensive interpretation plan for Sand Point by an established date.

Thank you for the opportunity to review and comment on the Draft HPRP Plan. Please feel free to contact me should you have any questions or need clarification. As of December 15<sup>th</sup>, my new telephone number will be (360) 407-0766.

Sincerely,



Gregory Griffith  
Comprehensive Planning Specialist

GAG

Cc: Karen Gordon  
Bernadette Laquer  
Carol Slade  
Jill Sterret

---

## Planning Specialty Support Team

Department of the Navy  
Engineering Field Activity  
19917 - 7th Avenue NE  
Poulsbo, Washington 98370

To: Layne Cubell  
Company: City of Seattle, Sand Point Operations  
Phone: (206) 233-0063  
Fax: (206) 684-4997

From: Carol Slade  
Phone: (360) 396-0909  
Fax: Ex 0854

Date: 13 November 1997

Pages: 25

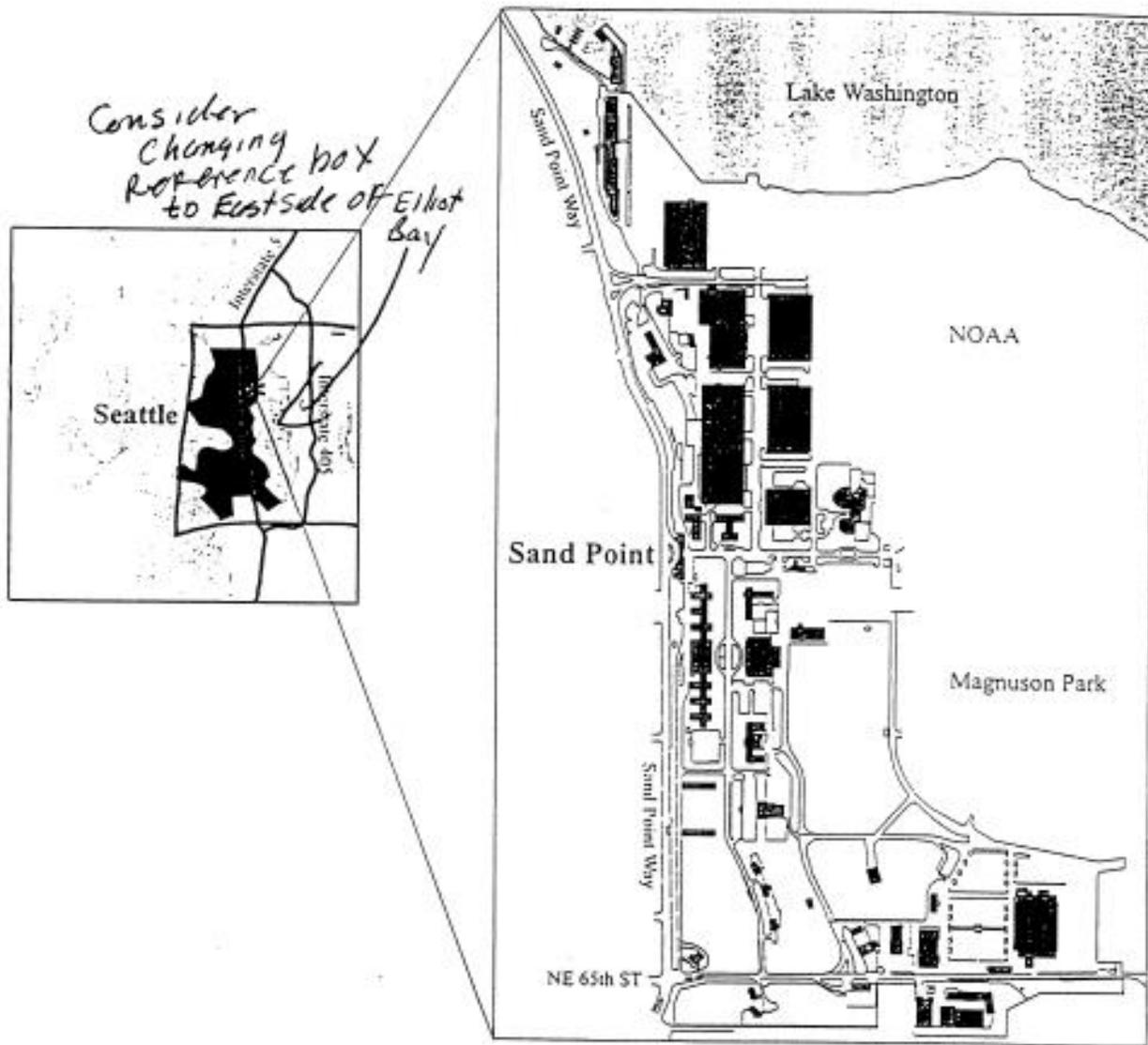
### Comments:

Here are the Navy's comments on the Draft Historic Properties Re-use and Protection Plan for Sand Point. Overall it is a very complete and well done document. I especially liked the resource identification section with the photos that illustrated the contributing elements of the buildings. Also the impact of re-use section was very well done. The one section that needs improvement is the discussion of the project review process in terms of who will participate in Design Review Committees, how historic review interfaces with DCLU review and opportunities for the public to make comment on proposed actions. Opportunity for the public to review the report on historic review process actions to be made annually to the State OAHP also needs to be addressed. These comments will be reviewed with you at the end of the public comment meeting on 13 November 1997.



Copies to  
EDAW  
OAHP





Not to Scale

Figure 1-1 Site Location Map

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 NOAA, the City of Seattle, the University of Washington, the National Biological Service, and the Federal General Services Administration (this parcel may be transferred to one of the previous agencies). *City of Seattle or additional federal agency* City departments participating in the reuse planning for Sand Point include the Department of Transportation, Department of Parks and Recreation, the Department of Housing and Human Services, the Office of Urban Conservation (Department of Neighborhoods), and the Office of Sand Point Operations (a branch 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) *land view corridor on its east side* is a contributing resource 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.

## 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

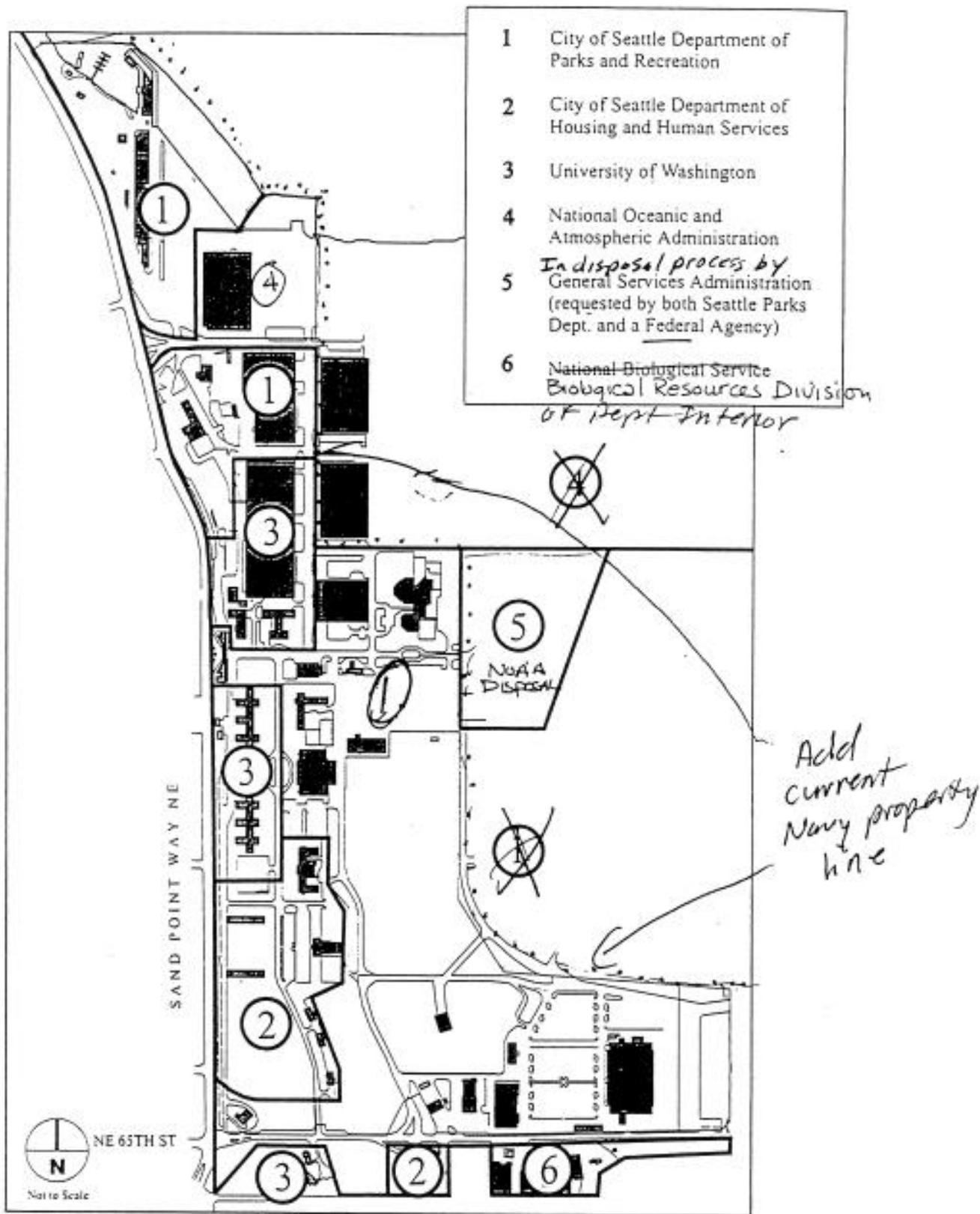


Figure 1-2 Map of Anticipated Land Ownership

P/7e226 01/hprp/graphics/ownership.cdr

*..... Current Navy Property line*

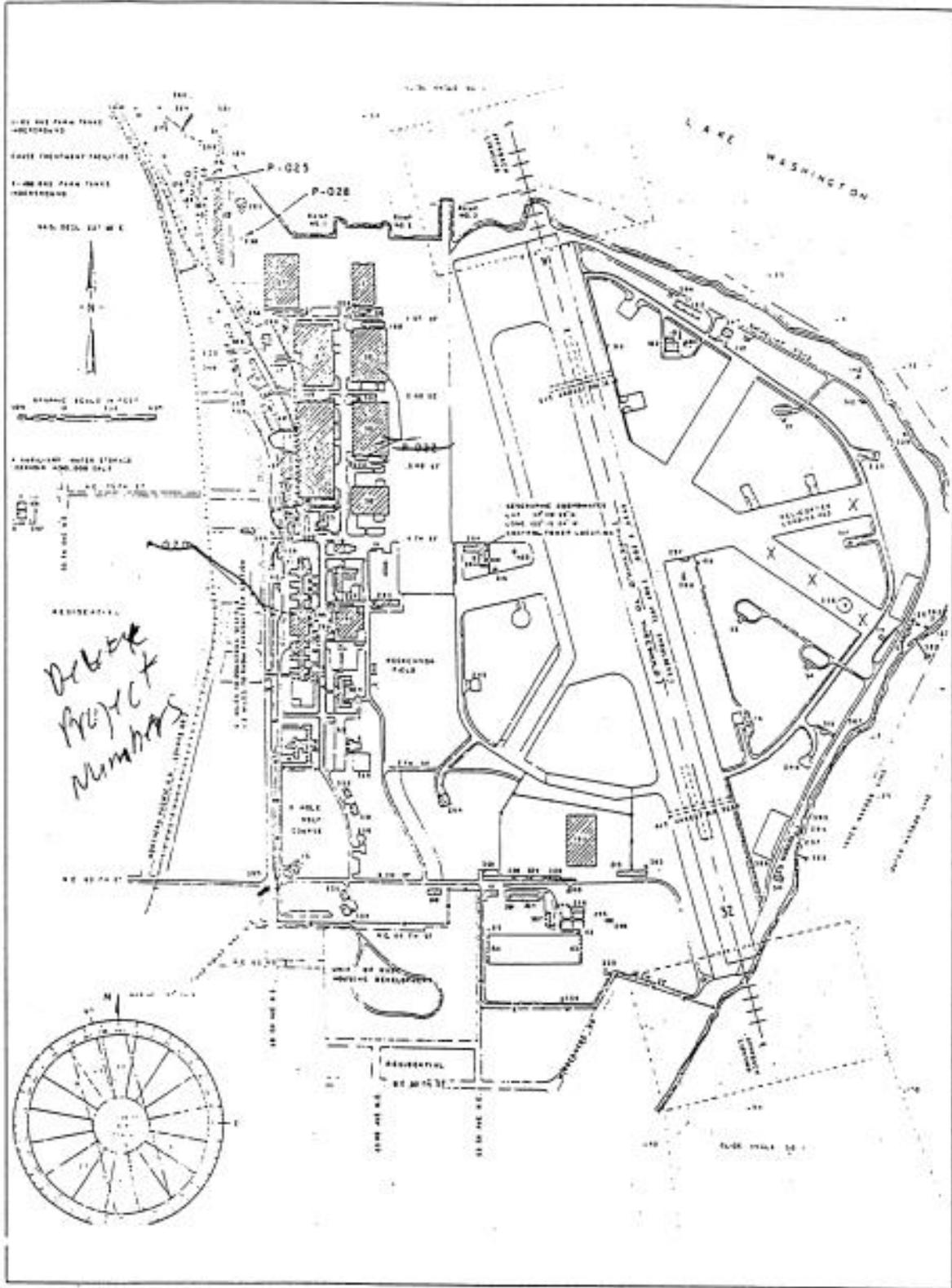


Figure 1-3 Former Plan of Sand Point

source: General Development Map, Naval Air Station Seattle, 3/6/69

## *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 divide the property into 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 Institutional 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.

#### *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 as part of an expanded Magnuson Park.

#### *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

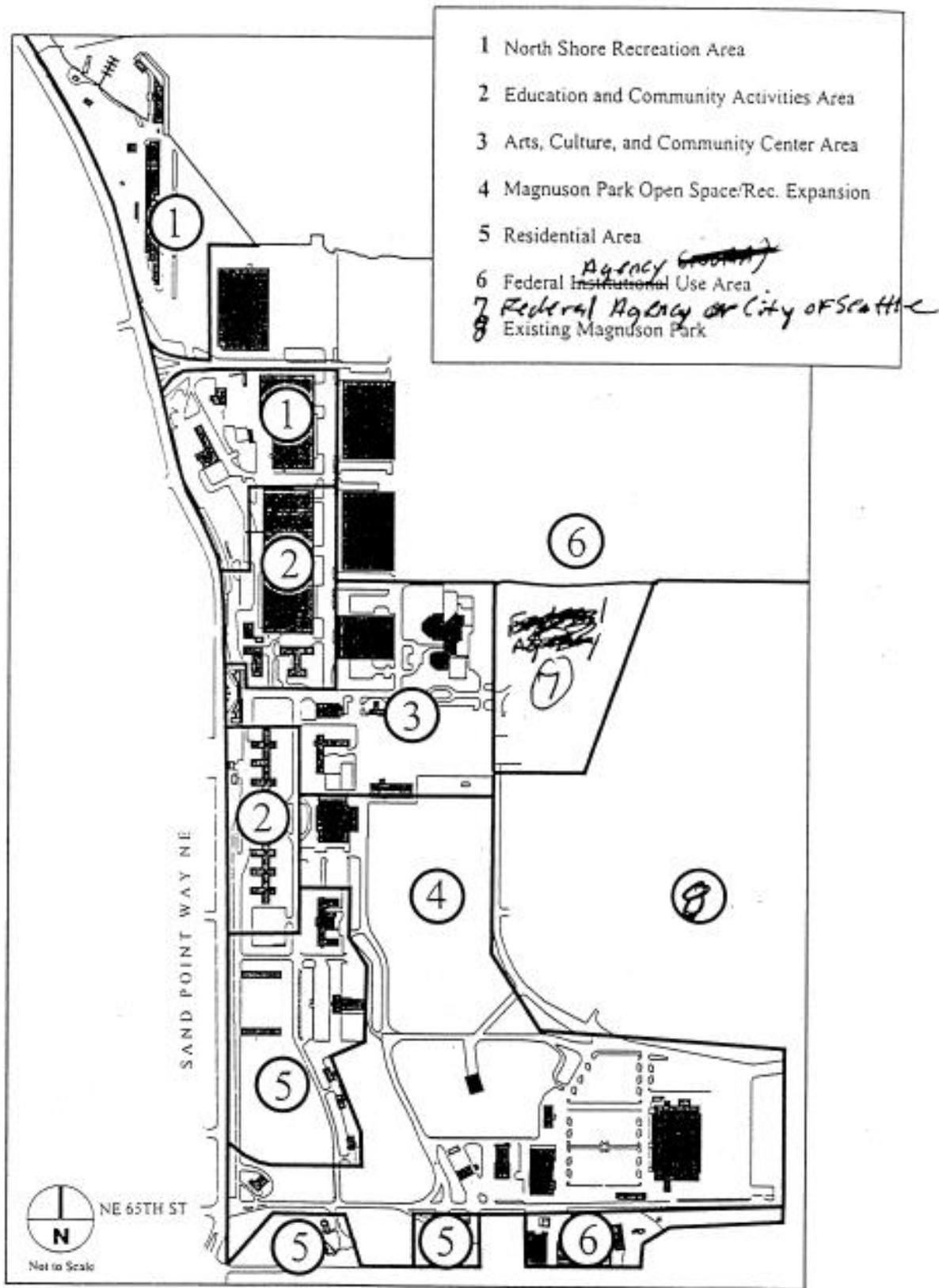


Figure 1-4 Designation of Activity Areas

*Agency*  
~~Federal Institutional~~ Use Area (Area 6)

Two federal agencies have jurisdiction over properties on the Sand Point peninsula: NOAA and the National Biological Service. 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.

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

Bldg. Number	Building Name	Description	Size (sf)	Date Built	Construction Type	Former Uses <i>Most Recent Use</i>	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 repair; 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	TBD (to be determined by OSPO and incorporated into final Plan)
12	Central Steam plant	Single story brick utility structure	5,653	1930 1942	Steel & concrete frame/ Un-reinforced masonry (LRM) bearing wall	Steam Plant	TBD
31	Covered Boat House	wooden boat house, covered pier	3,141	1938	Wood	Boat storage; repairs; office	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	TBD
<b>Education and Community Activities Area</b>							
5	Warehouse and Office Complex	Multi-bay brick warehouse and office space	417,467	1929	Steel frame/LRM bearing wall	aircraft equipment repair; shops; office; classroom; and warehouse use	TBD
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; theater	TBD
25	Base Administration Building	3 1/2 story art deco office building	27,892	1937	Wood frame/Brick wall	offices; computer center; telecommunications	TBD
29	Hospital	4-story Art Deco clinic with exam rooms and offices	33,744	1937	Concrete frame/brick wall	medical/dental clinic	Hospital
<b>Arts, Culture, and Community Center</b>							
18	Fire Station	two story fire station	14,137	1936	Steel frame/Brick wall	Fire Station; motor pool; barracks	TBD

How can historic use be determined?  
 be determined?  
 be determined?

Table 2-1 continued

Bldg. Number	Building Name	Description	Size (Sq. Feet)	Date Built	Construction Type	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; club; band rehearsal; photography studio; machine shops; storage; tennis courts; assembly; etc.	Flight squadron and 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	TBD
<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	TBD
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	TBD
26S	Bachelor Officer's Quarters	three story colonial revival officer's barracks	17,282	1937	Wood frame/Brick veneer	Bachelor officer's quarters;	TBD
330	Quarters A	Single-family home	6,390	1939	Wood frame/Brick veneer (1 <sup>st</sup> floor)	Senior Officer's house	TBD
331	Quarters B	Single-family home	6,233	1939	Wood frame/Brick veneer (1 <sup>st</sup> floor)	Senior Officer's house	TBD
332	Quarters C	Single-family home	6,233	1939	Wood frame/Brick veneer (1 <sup>st</sup> floor)	Senior Officer's house	TBD
<b>Federal Institutional 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 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.

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 East view corridor across from across open field area to Lake Washington*

*Former visual linkage between officers Club in destroyed portion of Building 24 and runways*

*M*

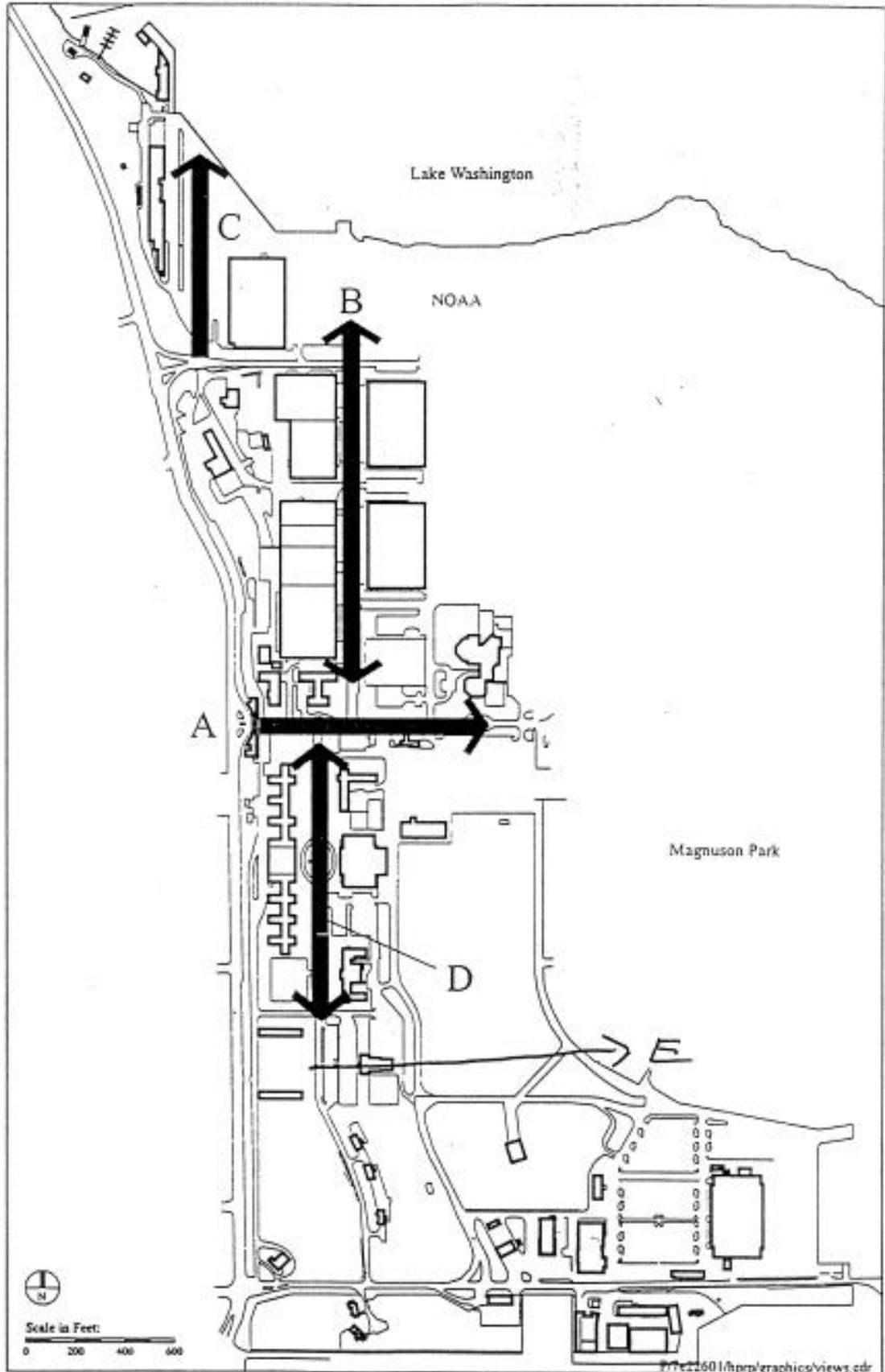


Figure 2-8 Historic View Corridors

- 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.

In addition, the City of Seattle's Department of Neighborhoods within the Office of Urban Conservation (OUC) conducts 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. Most often in the City's case, this procedure occurs when Housing and Urban Development (HUD) funding is to be used for housing programs. Plans for the Residential Area include use of HUD funding, and therefore require oversight of Section 106 compliance by OAHP and the City's Department of Neighborhoods.

*Isn't it currently only for HUD funded projects based on current charter status and funding*

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 anticipated to be designated landmarks, the property may be reviewed by the Department of Neighborhoods. As such, design review at Sand Point may become incorporated into the Landmarks design review program. Additional information on the City's role in historic review at Sand Point can be found in Section 3.1.3 Applicable Legislation.

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 historic buildings, 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. 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

*Recommend starting  
this section  
on new  
page*

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 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 feature of a building. 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 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.

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 <sup>or adding new ones</sup> 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.

*Either add new section that address site lighting - signage  
Permitting or  
Cover in above  
section*

### 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

Exterior materials on new construction should be:

- Durable and maintainable, yet compatible with the surrounding materials on existing buildings.
- Typical to 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 the Sand Point community, 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, natural features, 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

#### 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

*Line alignments out of historic street surfaces  
curbs - sidewalks. ~~surface~~ Hand digging  
ground ~~tree roots~~ ~~not~~ historic trees, surfaces etc  
such as pumps - substations unobtrusive as possible*

*Underground new electrical lines*

such as that associated with new construction or utility trenching. The following guidelines should be followed to protect archeological resources:

- *Require qualified on-site monitor during ground disturbing activity*
- 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.
- 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
- A list of local building material recyclers
- Technical guidelines
- 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
- A ventilation guidance chart
- Maintenance principles and technical guidelines
- 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 keep 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 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, training for an Historic Preservation Coordinator, and training for other key OSPO staff.

#### 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) on staff 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 and subcontractors, and (5) coordinate interpretive efforts (see Section 4.3.2). The HPC will be an OSPO staff member with additional training in historic preservation. Appropriate professional qualifications will be defined by the OAHP.
- 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 Sand Point/Magnuson Park Design Guidelines Manual, 1997). The Committee shall be composed of five to seven members and include at least one person with historic preservation expertise and two members of the Seattle Design Commission to help streamline project review. *-members of Sand Point Magnuson Committee?*
- 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.

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. 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 Resource Summary Report (for further discussion see section 4.3.2). The HPC will also maintain copies of any correspondence, Memoranda of Agreement (MOAs), or other proceedings.
- **If the SPDRC 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. The goal of Level C Review is to attempt to first identify, and then avoid, reduce, or mitigate the adverse effects. The HPC should conduct Level C Review according to the following procedures:

or proposed  
action is new  
construction major  
addition or demolition  
of contributing building

- The HPC contacts the Washington SHPO to initiate consultation. The project proponent shall 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.
- The HPC consults with the Washington SHPO who 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, reduce, or mitigate the adverse effects. This consultation may result in the development of a Memorandum of Agreement (MOA) between the SHPO and OSPO.
- 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 Resource Summary Report. The HPC will also maintain copies of any correspondence, MOAs, or other proceedings.

While 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 ~~beyond recognition~~ *that causes lack of 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)

*Tie these major actions in with DCU review process indicating public notice – public input opportunities*

#### 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. A Sample Activity Tracking Matrix is shown in Table 4-1. 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. This sample 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 Cultural Reports 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.

*– Public notice  
Public review?*

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.

4.4. Public Comment on Historic Preservation Actions

Add section on where at City (HPO) and OAHHP public can send concerns comments on level and/or outcome of project review process

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	Reuse recreation facility.	Proposed	None anticipated.	If any physical changes to the building are planned, HCP 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. <i>HPC will conduct Level C Review and initiate consultation with SHPO. HPC will look for re-use for opportunities compatible with park use</i>	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 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.	HPC will conduct Level A Review.	Any new landscaping or infill construction will conform to design guidelines.	None to date.
<b>Non-Contributing Building</b>							
None present							

- 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 rate of man's change on the landscape over time, from initial marshland 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, OSPO 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 <sup>PERSONNEL</sup> who were stationed at Sand Point during <sup>THE PERIOD OF SIGNIFICANCE</sup> World War II. As a first step, OSPO 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.

→ *Move community involvement here*

As noted in the Construction Management Plan, any artifacts discovered or unearthed during construction activities are the property of underlying property owners. The OSPO 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, etc.

Move to previous page

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 volunteered

#### 6.4 Public Information Brochures and Booklets

support for establishment of

a military museum at Sand Point

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 museum, if implemented, as well as OSPO administrative offices and the Seattle Department of Parks and Recreation offices. 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 at the museum.

#### 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, HPC or the museum staff and/or local (historical society) (if implemented). The educational programs could include lectures on various historic preservation topics or discussions about Sand Point history lead by former Naval personnel 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.

Will there be gate guard after it is City/Unw property? 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. 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. The Department of Parks and Recreation could administer and staff such special events. Additional interpretive materials, brochures, and temporary displays should be made available at these events.

Even with guard will there be any restrictions on general site access

Guided site walks including building interiors could be conducted. Historic Focused activities could be planned for Historic Preservation Week in May

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 Resource Summary Report

Each year, the HPC will prepare an Annual Resource Summary Report to present to the SPDRS 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.

### 7.4 Amendments to the HPRP Plan

*Release of Report to the public by \_\_\_\_\_*

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

### COMMENTS SHEET

## Public Workshop of 11/13/97 on the DRAFT Historic Properties Reuse and Protection (HPRP) Plan

We are interested in getting feedback from you on this document before refining it and preparing the final version early in the new year. Please use the space below to write down your comment(s) and return them to us tonight or by the close of public comments on Thursday, December 11. It is helpful for us if you can put the comment in the form of a suggested revision or addition, citing the specific page(s) or chapter(s) in the Draft HPRP Plan whenever possible. Thank you!

Name: Pete Marshall Representing: Parks Dep't.

My comment concerns the topic of Building 67 Garage Demolition as addressed on p 5-3 of Chapter 5 in the DRAFT HPRP Plan.

Comment/Revision/Addition: Table 5-1  
Layne - I noticed this because we have  
proposal from Establin - American Foundation  
to renovate and use this building. Does "garage"  
mean the whole structure or just a part of it is  
intended for demolition?

I sent Eric and Mike an e-mail about  
this building and our proposal. Might want to  
take some allowance for options in final  
HPRP.

My comment concerns the topic of \_\_\_\_\_ as addressed on p \_\_\_\_\_ of Chapter \_\_\_\_\_ in the DRAFT HPRP Plan.

Comment/Revision/Addition:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Return this and/or other comments by 12/11 to:

Office of Sand Point Operations  
City of Seattle  
7400 Sand Point Way NE  
Seattle, WA 98115  
Fax: (206) 684-4997



Geoffrey Spelman  
4716 Rainier Avenue South  
Seattle, Washington, 98118  
206-725-4152



November 26, 1997

Mr. Eric Friedli  
Office of Sand Point Operations  
7400 Sand Point Way NE  
Seattle, WA 98115

Dear Mr. Friedli:

I would like to comment on the Draft Sand Point Historic Properties Reuse and Protection Plan. Overall, it appears that the consultant did a good job of reviewing and analyzing the historic resources at Sand Point. However, as a member of the Seattle Landmarks Preservation Board, I was surprised to read (on page 1-3 and 3-3) the author's conclusion that "no buildings at Sand Point are anticipated to be designated landmarks." The use of passive voice raises the question: *who* anticipates that no buildings are to be designated landmarks? Is this the professional judgement of the author or a position held by Sand Point administrators? The report says that design review at Sand Point may become incorporated into the Landmarks design review program. Why would the report suggest that the Landmarks Board would comment on design issues but would not exercise its authority granted to it by ordinance? *analyze*

The report accurately quotes the Landmark Preservation ordinance: "to designate, preserve, protect, enhance and perpetuate those sites, improvements, and objects that reflect significant elements of the City's cultural, aesthetic, social, economic, political, architectural, engineering, historic or other heritage, consistent with the long term goals of the City." That sounds to me that the intent of the Mayor and City Council was to vest the primary responsibility for historic preservation in the Landmarks Board, with support from staff in the Office of Urban Conservation. Why would Sand Point hire its own staff to duplicate functions that now exist in the Office of Urban Conservation?

Over the years, the city has developed a variety of tools for administering landmarks preservation including establishing historic districts with individual boards to districts, such as Columbia City, that have local as well as landmark board representation. If, as the report indicates, there are resources worth preserving, than certainly there are administrative models available that would allow the resources of Sand Point to be administered by the Landmarks Board with substantive local involvement.

The report states that "the City and the University are committed to being responsible stewards of

Mr. Eric Friedli  
Office of Sand Point Operations  
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historic resources at Sand Point." (Section 1-2.) I'm sure that is true. But it appears that they don't want the city designated board or staff directly involved. If the city isn't willing to have its own projects come under the purview of its own designated agency, why would the city require that any private entity be required to do so? Indeed, why would such an entity exist?

I thank you for the opportunity to comment. I hope that the city will reconsider the direction Sand Point is taking as reflected in this document.

By the way, may I suggest that future reports contain the name, address and phone number of the responsible official? It would help facilitate comment.

Sincerely,



Geoffrey Spelman

c: Mayor-elect Paul Schell  
Jan Drago, President, Seattle City Council