

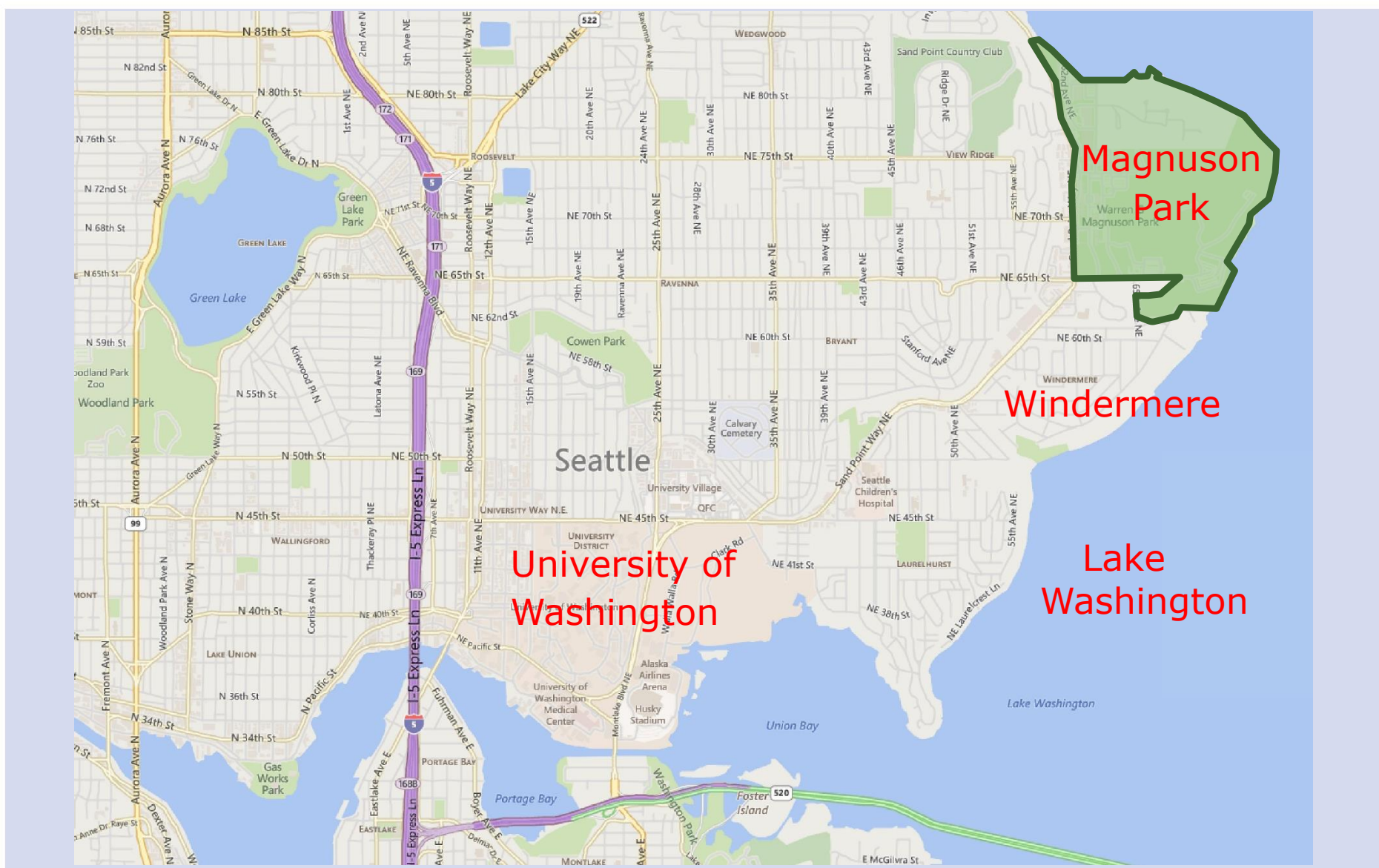
Seattle Department of



Historic District Designation

# Sand Point Naval Air Station Landmark District Briefing

August 11, 2015

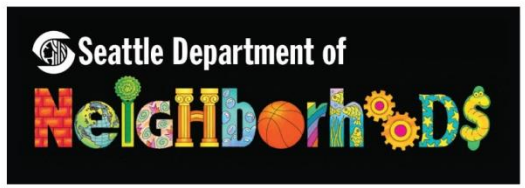


Magnuson  
Park

Windermere

University of  
Washington

Lake  
Washington





Contemporary photo, date unknown  
Photo Credit: Andrew Buchanan/SLP



Historic photo, 1953

# Sand Point Naval Air Station Landmark District

- Federal Conveyance: 1996-1999
- Historic District (SHPO): 1998
- Stakeholder outreach
- Master Planning / Reuse Plan
- National Register Historic District: 2010

# Sand Point Naval Air Station Landmark District

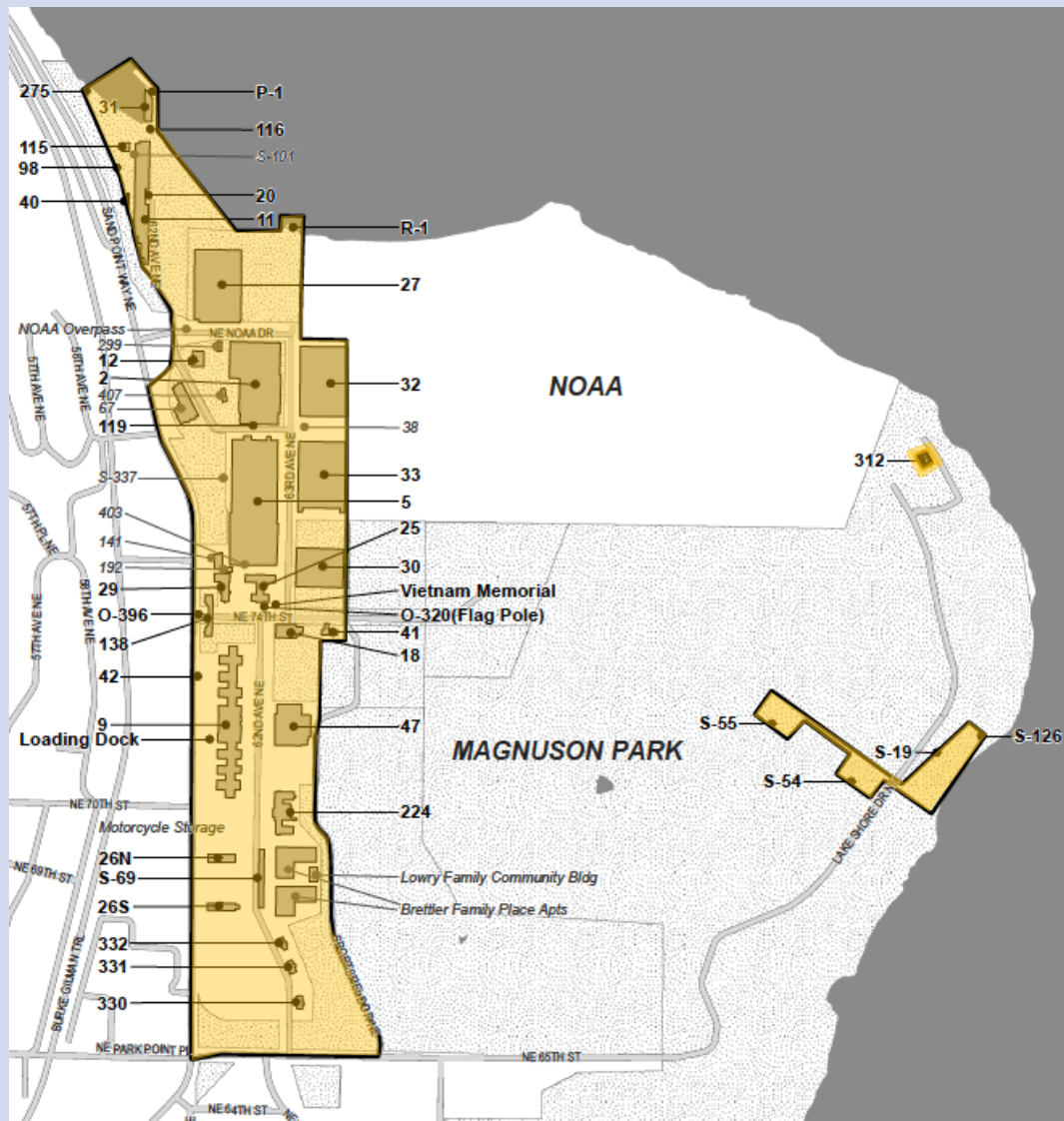


U.S. Navy Scouting Force Patrol Plane, 1939



Steward's Mates trainees, 1944

- Seattle District Designation: 2011
- Design Guidelines developed with community stakeholders; adopted: 2012
- Controls & Incentives Agreement signed and approved by Landmarks Board: 2012



- Date of Designation: March 16, 2011
- Designation Standards: A, C, D, and F
- 91 Acres
- 53 Contributing Resources

# Designation Standards

In order to be designated, the building, object, or site must be at least 25 years old and must meet at least one of the six standards for designation outlined in the Seattle Landmarks Preservation Ordinance ([SMC 25.12.350](#)):

- a) It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation; or
- b) It is associated in a significant way with the life of a person important in the history of the City, state, or nation; or
- c) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation; or

# Designation Standards

- d) It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction; or
- e) It is an outstanding work of a designer or builder; or
- f) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City.

In addition to meeting at least one of the above standards, the object, site, or improvement must also possess integrity or the ability to convey its significance.

**a) It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation.**

- Departure point for the first around-the-world flight took place here on April 6, 1924. This was the first leg of a 5-1/2 month journey starting with a flight across the Pacific Ocean; never previously crossed by airplane. The commemorative monument sits in front of the gatehouse.
- Instrumental in serving the needs of the U.S. Navy before, during, and after WW II.



**c) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation.**

- Naval Air Center Seattle (later Naval Air Base Seattle) had important logistical role for the nation's air command during WW II, providing coastal defense, aviator training, and equipment repair services.
- During WWII it was the only integrated facility for sea and landplanes in the 13<sup>th</sup> Naval District (WA, OR, ID, MT, WY).
- Employed the highest number of enlisted men, WAVES, officers, and officer WAVES in the 13<sup>th</sup> Naval District.
- Provided 44 years of naval aviation service before being decommissioned in 1970.

## **d) It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction**

- Clearly identifiable architectural styles and methods of construction consistent with the late 1920s to mid 1940s
  - Art Moderne
  - Art Deco
  - Colonial Revival
  - Industrial Vernacular
- Original military base layout is primarily intact, and organizational relationships of buildings and landscape remain visible and identifiable.

**BUILDING 47  
RECREATION  
(1941)**

**ART MODERNE**





**BUILDING 29  
DISPENSARY  
(1937 w/ ADDITIONS  
1938 & 1994)  
ART DECO**

**BUILDING 9 – BARRACKS  
(1929-1930 w/ADDITIONS  
1939-1944)  
COLONIAL REVIVAL**



**BUILDINGS 330 & 332  
MARRIED OFFICERS' QUARTERS 'A' & 'C'  
(1939)  
MINIMALIST COLONIAL**





**BUILDINGS 33 & 32  
LANDPLANE  
HANGAR  
(1939)**

**INDUSTRIAL  
VERNACULAR**

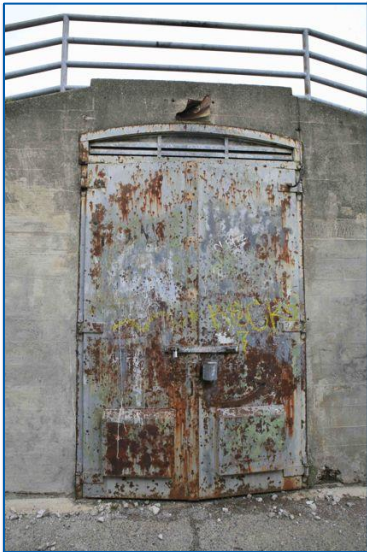
**BUILDING 2  
ASSEMBLY/REPAIR  
SHOP  
(1929 W/ ADDITION  
1939-1944)**



**f) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City.**

- Prominent siting of the former base along the shore of Lake Washington and its relationship to the large open greenspace of Magnuson Park, formerly the air station landing strips.
- Tremendous scale of the base site and buildings as compared to the surrounding single family communities.
- Highly visible presence along Sand Point Way NE and the easily distinguished entry gate of the base; visual landmarks.









# Items That Require a Certificate of Approval

- Alterations or significant changes to the site and the exteriors of all of the buildings, structures, and objects within the District boundaries, excluding the following:
  - NOAA Guardhouse
  - NOAA Overpass
  - Building 67: Motor Pool Garage (Mountaineers)
  - Building 229: Inflammable Stores Building
  - Building 407: Hazardous Waste Storage
  - Structure S-101: Tank Truck Loading Rack

- Structure 337: Overhead Walkway
- Building 141: Respiratory Training Building
- Building 192: Low-Pressure Training Building
- Building 403: Generator Building
- Building 42: Main Substation
- Brettler Family Place Apartment Buildings
- Lowry Family Community Building

Demolition of these buildings do not require review, but new construction on these sites will require a Certificate of Approval.

# Items That Do Not Require a Certificate of Approval

- In-kind maintenance/repairs to designated areas of control
- Installation, removal and/or addition of the following landscape elements: trees 8" or less in diameter measured 4-1/2' above grade; shrubs; perennials; and annuals
- Removal of non-native plants of any size
- Removal of trees of any size identified as a hazard by an International Society of Arboriculture Certified Arborist
- Installation, removal, or alterations of temporary site furnishings, including benches, chairs, tables, and trash receptacles not permanently attached to designated buildings/structures or landscape features

- Removal or alterations to the following buildings/structures:
  - NOAA Guardhouse
  - NOAA Overpass
  - Building 67: Motor Pool Garage (Mountaineers)
  - Building 229: Inflammable Stores Building
  - Building 407: Hazardous Waste Storage
  - Structure S-101: Tank Truck Loading Rack
  - Structure 337: Overhead Walkway
  - Building 141: Respiratory Training Building
  - Building 192: Low-Pressure Training Building

- Removal or alterations to the following buildings/structures:
  - Building 403: Generator Building
  - Building 42: Main Substation
  - Brettler Family Place Apartment Buildings
  - Lowry Family Community Building
  - Tennis Center Sand Point
  - Phyllis Gutierrez Kenney Place
- In-kind street, sidewalk, or curb replacement on SDOT streets and/or rights-of-way, or parking area resurfacing



- Installation or removal of identification/name signs, and wayfinding signage that follows design concepts in the Sand Point/Magnuson Park Wayfinding and Signage Master Plan, and ADA signage
- Installation or removal of drinking fountains, umbrellas, vendor carts, tents for temporary events, bicycle racks, and bike storage shelters, which are not permanently affixed to buildings or structures, or landscape features identified in the SPNAS District Design Guidelines
- Paint colors per the SPNAS District Design Guidelines

- Removal and replacement of non-original light fixtures
- Installation, removal, or replacement of recreational structures including but not limited to playground equipment and rock climbing areas
- Installation or removal of temporary structures associated with special events held by on-site organizations or by organizations issued a Special Event Permit from the Parks & Recreation Department

- All work that is temporary in nature and does not damage character defining features; including art installations, event signage, and temporary signage per SMC 23.55.012
- Alterations or removal of in-ground or above grade Navy-era utility infrastructure elements, such as electric substation structures, electric or steam system vaults, gasoline system valve vaults or enclosures, and below or above grade concrete encased conduit or piping

# Items for Administrative Review

- The addition or elimination of ducts, conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building; and changes that encourage energy efficiency and renewable energy efforts including but not limited to solar panels and skylights
- Site/landscape grading that does not directly affect designated landscape features contributing to the District
- Removal or addition of sidewalks, curbs, pathways and/or crosswalks on non-SDOT streets and/or rights-of-way, Parks & Recreation Department roads, private roads or driveways, and utility easements. Additions shall be per SMC 23.72.010

- Installation or removal of on-premise signs as described in SMC 23.55.032.F
- Installation or removal of off-premise signs as described in SMC 23.55.032.G and the Magnuson Park Wayfinding and Signage Master Plan
- Installation of new light poles or pedestrian light poles similar to those installed in the 1999-2000 utility upgrade
- Installation of traffic control structures, signage or similar elements in the public right-of-way and on private roads

- Installation or removal of safety and security lighting, cameras, and security system equipment
- Paint colors that are not per the SPNAS District Design Guidelines
- Installation of community gardens
- Installation, alteration or removal of boundary fencing and gates
- Installation, alteration or removal of fencing for storage areas, or utility or mechanical equipment screening consisting of uncoated chain link fencing or black vinyl coated chain link fencing

- Replacement of existing awnings, if not in-kind
- Installation or removal of Public Art administered by the City of Seattle
- Installation or removal of exterior storage containers when located on paved areas
- Mothballing of buildings
- Installation or removal of seasonal food and beverage concession structures/trailers when located on paved areas
- ADA improvements