



# Seattle City Council

## Central Staff - Memorandum

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**Date:** August 18, 2015  
**To:** Members of the Seattle Public Utilities and Neighborhoods (SPUN) Committee  
**From:** Lish Whitson, Council Central Staff  
**Subject:** Sand Point Naval Air Station Landmark District

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On August 20, the Seattle Public Utilities and Neighborhoods Committee will meet to discuss and possibly vote on a Council Bill (CB 118438) to create the City of Seattle Sand Point Naval Air Station Landmark District.

The bill designates an area within Magnuson Park (see attachment 1) as the Sand Point Naval Air Station Landmark District, adopts a procedure for preserving physical elements in the district and establishes the Sand Point Naval Air Station Landmark District Application Review Committee. The Committee will provide recommendations to the Seattle Landmarks Board on requests for Certificates of Approval from property owners in the district.

The Sand Point Naval Air Station Landmark District recognizes the importance of the historic Sand Point Naval Air Station to the City and Region. It was designated a National Historic District in 2010 and designated a local historic district by the Landmarks Board in 2011. Adoption of the proposed Council Bill will be the final step in creating the district.

The proposed district identifies specific buildings and features that require a Certificate of Approval from the Landmarks Board. Members of the Friends of Sand Point Magnuson Park Historic District have recommended that one additional structure be included in the Landmarks Board review. They have also asked that there be monthly meetings of the Application Review Committee. This memo proposes two amendments to the CB 118438 to implement those recommendations.

### **Proposed Amendment 1: Building 42**

Building 42, built in 1939, was the main electric substation for the Naval Air Station. It is a small concrete structure located close to Sand Point Way, west of the barracks (Building 9). The structure is considered “contributing” in the National Historic District, and was identified as contributing in the Landmark Nomination and Designation Report. The proposed bill excludes it from review by the Landmarks Board.



Photo of Building 42 by Artifacts Consulting, Inc., 2009.

I recommend amending the legislation to require Landmarks Board review of changes to Building 42. This would require amending proposed Seattle Municipal Code Section 25.30.070 to remove specific references to Building 42 and to renumber the section, as follows:

Proposed code amendments (language to be removed is in ~~strikeout~~, new language is underlined):

**25.30.070 Approval of significant changes to buildings, structures, and other property**

A. Within the District, a Certificate of Approval, issued by the Board must be obtained or the time for denying a Certificate of Approval application must have expired, before the owner may make alterations or significant changes to the site and the exteriors of all of the buildings, structures and objects within the district boundaries as defined in Section 25.30.030 and as illustrated in Map A for Section 25.30.030, excluding the following:

\* \* \*

11. (~~Building 42, Historic name: Main Substation;~~  
~~42.)) Brettler Family Place Apartments Buildings; and~~

~~((13-))~~12. Lowry Family Community Building.

Except when any of the above structures are demolished or altered (which does not require a Certificate of Approval) any site improvements will require review and approval pursuant to Chapter 25.12 and the adopted guidelines in Section 25.30.050 with the exception of those items identified in subsections 25.30.070.B and 25.30.070.C.

B. A Certificate of Approval is not required for the following:

\* \* \*

6. Removal or alterations to the following buildings/structures:

\* \* \*

k. ~~((Building 42, Historic name: Main Substation;~~

l.)) Brettler Family Place Apartments Buildings;

~~((m-))~~l. Lowry Family Community Building;

~~((n-))~~m. Tennis Center Sand Point; and

~~((o-))~~n. Phyllis Gutierrez Kenney Place.

\* \* \*

**Proposed Amendment 2: Meeting times for the Application Review Committee**

The Friends of Sand Point Magnuson Park Historic District have requested monthly meetings of the Application Review Committee. The Department of Neighborhoods' current practice is to schedule meetings of Application Review Committees throughout the year based on a committee's expected workload. Some committees meet more than once a month in order to handle all of the applications that need to be reviewed. I recommend amending the bill to require that the Landmarks Board schedule meetings of the Application Review Committee at the beginning of the year, while providing flexibility to add or cancel meetings as appropriate to the workload of the committee, as follows:

Proposed code amendment (new language is underlined)

**25.30.060 District administration**

A. Jurisdiction over changes and improvements to the District is vested in the Board. However in order to maintain adequate community outreach and engagement, an Application Review Committee is created, which shall consist of five members: two current or former members of the Board, at least one of whom shall be an architect; two members selected from District property owners, residents, or tenants; and one community member that has a demonstrated interest in the history and preservation of the Sand Point Naval Air Station Landmark District.

B. The members of the Application Review Committee shall be appointed to two year terms by the Chair of the Board, except that the first time the committee is formed the initial term of two members shall be one year. The committee shall review and make recommendations to the Board for issuance or denial of applications for certificates of approval within the District.

C. The Board shall establish an annual schedule of meetings for the Application Review Committee. The Board may amend that schedule as appropriate.

Attachment 1: Map of Sand Point Naval Air Station Landmark District

