

Law Department

A RESOLUTION approving a plan for the Fort Lawton Historic District in Discovery Park.

WJ

12-5-85

Adopt as Amended

Seattle Dillman

Introduced:	AUG 26 1985	By:	EXECUTIVE REQUEST
Referred:	AUG 26 1985	To:	<i>City Operations</i>
Referred:		To:	
Reported:	DEC 9 1985		
Passed:	DEC 9 1985	Signed:	DEC 9 1985
Filed:	DEC 9 1985	Published:	

OK

The Department,

Wp

12-5-85

Adopt as Amended

James D. Williams

RESOLUTION 27329

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A RESOLUTION approving a plan for the Fort Lawton Historic District in Discovery Park.

WHEREAS, the Fort Lawton Historic District was established as part of the National Register of Historic Places in 1978; and

WHEREAS, the Seattle Landmarks Preservation Board has proposed a similar local landmark district; and

WHEREAS, the Mayor signed a Memorandum of Agreement with the Advisory Council on Historic Preservation, the State Historic Preservation Officer and the Department of Interior in 1978 in order to acquire 127 additional acres of property at Fort Lawton for park purposes including a portion of the Fort Lawton Historic District; and

WHEREAS, said agreement establishes stipulations to avoid or satisfactorily mitigate any adverse effects on said property; and

WHEREAS, the City of Seattle has completed a proposal on alternatives to adaptively reuse all designated buildings within the Fort Lawton Historic District and has consulted with the State Historic Preservation Officer and the National Park Service in accordance with the Memorandum of Agreement; and

WHEREAS, the Department of Parks and Recreation has proposed an updated Development Plan for Discovery Park; and

WHEREAS, said Development Plan specifically establishes the primary role of Discovery Park to provide an open space of quiet and tranquility for the citizens of this city; and

WHEREAS, the Department of Parks and Recreation, following consideration of effects on park and recreation values as called for in the Memorandum of Agreement, has concluded that preservation and reuse of all designated buildings would have an unacceptable adverse effect on the park and recreation values of the land transferred for public park and recreation purposes; and

WHEREAS, the Mayor convened a Task Force and invited members of the Seattle Landmarks Preservation Board and the Seattle Board of Park Commissioners to participate with the Mayor's Office, and with representatives of the Department of Community Development and the Department of Parks and Recreation in attendance; and

WHEREAS, said Task Force has developed a compromise plan which recognizes and balances the historic values associated with the Fort Lawton Historic District and park and recreation values associated with Discovery Park; and

WHEREAS, this compromise plan has subsequently been reviewed and recommended for approval by both the Seattle Landmarks Preservation Board and the Seattle Board of Park Commissioners; and

WHEREAS, the City has consulted with the State Historic Preservation Officer and the National Park Service on building preservation and park and recreation values in accordance with the Memorandum of Agreement; and

WHEREAS, the City Council has considered all proposals and alternatives relating to the Fort Lawton Historic District and Discovery Park; and

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WHEREAS, the City Council held a public hearing on October 15, 1985 and considered the testimony on the compromise plan recommended by the Landmarks Preservation Board and the Seattle Board of Park Commissioners and has fully considered such testimony; and

WHEREAS, it is the intent of the City Council that the nature and use of Fort Lawton Historic District shall be compatible with the primary role of Discovery Park to provide an open space of quiet and tranquility; and

WHEREAS, it is the intent of the City Council that the City shall document the history of Fort Lawton through photographs, memorabilia, public records; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY SEATTLE:

That the compromise plan for the Historic District as presented in the attached Task Force letter to Mayor Royer dated May 8, 1985 is hereby adopted except as modified as follows:

The City shall retain and preserve, with no specified use the exteriors of the following buildings:

Administration Building, Building Number 417

Guard House, Building Number 759; and

BE IT FURTHER RESOLVED:

That, subject to City Council approval, the disposition of Officers Quarters, (Buildings Number 640, 642, 644, 670, 672, 676, 678) shall be determined by the same mechanism as established for the NCO Quarters (Buildings Number 903, 905, 907 and 909) upon deacquisition by the Federal Government; and,

BE IT FURTHER RESOLVED:

That by agreeing to retain only the buildings specified in this resolution the City Council disapproves of the use of any of the retained buildings within the Fort Lawton Historic District by the Police Department for the Mounted Patrol; and,

BE IT FURTHER RESOLVED:

That all other City of Seattle responsibilities stipulated in the Memorandum of Agreement be completed in an expeditious and satisfactory manner.

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ADOPTED by the City Council of the City of Seattle this 9th
day of December, 1985, and signed by me in open session in authentication of its adoption this 9th day of December, 1985.


President of the City Council

Filed by me this 9th day of December, 1985.

ATTEST: 
City Comptroller and City Clerk

BY: 
Deputy

Seattle
Department of
Parks and Recreation



Charles Royer, Mayor

Walter R. Hundley, Superintendent

December 2, 1985

MEMORANDUM

TO: Jeanette Williams, Seattle City Council
FROM: Walter R. Hundley, Superintendent
SUBJECT: Fort Lawton Historic District in Discovery Park

You have requested a summary of issues and cost estimates related to the Fort Lawton Historic District in Discovery Park. This memorandum is intended to provide such information to you and your colleagues who will be making decisions concerning the future of the District. If you have any questions concerning the park issues associated with the District, please contact Fritz Hedges, Senior Park Planner, at 625-2979. Questions concerning the history of the Fort, historical or architectural significance, and/or landmark designations should be referred to Karen Gordon in the Department of Community Development at 625-4501.

Issues

Memorandum of Agreement (MOA): This agreement was developed in order to allow the federal government to transfer a portion of the Historic District to the City. This agreement is the basis of our relationship concerning the District with the federal government (Department of Interior, National Park Service [NPS] and Advisory Council on Historic Preservation) and the state government (State Historic Preservation Officer [SHPO]). The agreement establishes nine stipulations or requirements intended to protect the District, require full consideration of alternatives and provide for consultation with NPS and the SHPO. The NPS has acted as the "arbitrator" for disputes centering on the MOA. The City is to plan for the future of the District in consultation with the NPS and the SHPO, but final decision authority for the future of the City owned buildings within the District is with the City. For any buildings the City decides can be removed, there are stipulations establishing a process whereby the City considers moving the structure(s) to another suitable location within the City, offering the structure(s) for sale at no charge if the buyer will remove the structure(s) and finally, demolition. Other stipulations require the NPS to record the buildings and the City to conduct an archeological survey. Recording the buildings and the archeological survey have been completed.

Jeanette Williams
December 2, 1985
Page Two

Park Deed: The City-owned buildings are situated on land deeded to the City by the federal government (NPS) via a Quitclaim recorded by King County on May 7, 1980. The deed incorporates the MOA by reference. The quitclaim document includes the statement "for and in consideration of the perpetual use of the hereinafter described premises exclusively as and for public park and public recreation area purposes."

National Register of Historic Places: A total of 24 buildings and associated land are listed on the National Register. Twelve of the buildings are owned by the City and twelve have been retained by the federal government. These latter twelve include seven Officers Quarters and five Noncommissioned Officers (NCO) Quarters. These quarters are being used by the Navy for dependent housing and are managed from Sand Point. The Navy has no immediate plans to surplus these quarters. The listing of the buildings on the National Register establishes standards for rehabilitation. Whatever buildings the City decides to retain will have to be rehabilitated to the federal standards as interpreted by the NPS. The federal standards used by the NPS are the same ones adopted by the Seattle Landmarks Board, under which all local landmarks are preserved. The NPS has indicated that work on restoration of City owned buildings should begin within one year following a decision on building retention.

Local (Seattle) Landmark District: A local landmark district is proposed that would encompass the buildings to be retained, the Parade Ground and the roads which define the Parade Ground. Certificates of approval would be required from the City's Landmarks Board for any proposed exterior modifications to the retained buildings, Parade Ground or associated roadways. The ordinance establishing the District would satisfy one of the stipulations of the MOA whereby the City is required to enact an ordinance providing "an orderly process for the protection and management" of the district.

Park Board - Landmarks Board Compromise Plan: This plan includes the retention and preservation with no designated use of 14 buildings currently listed on the National Register, including seven of the twelve buildings currently owned by the City and seven Officers Quarters being used by the Navy. The compromise plan would leave the long-term future plans for four of the five NCO Quarters (also currently used by the Navy) unresolved until such time as the buildings are legally transferred to the City (at which time a pre-designated review committee would recommend final disposition to the Mayor and the City Council). It is important to note that the compromise plan requires that only the building exteriors be preserved and includes no recommendations concerning uses of the buildings. Thus, the short-term costs associated with City-owned portion of the District and the compromise plan would include:

Jeanette Williams
December 2, 1985
Page Three

- * Rehabilitation of the exterior of the seven buildings
- * Whatever actions are necessary to prohibit deterioration of the interiors of the seven buildings (possibly limited heating)
- * Whatever actions are necessary for security of the seven buildings
- * Whatever utility modifications are required for such purposes
- * Landscape renovation
- * General restoration of the City Historic District

On-going costs to operate and maintain the district, including maintenance and security are also to be a cost of the compromise plan, but costs for any park-proposed interpretive program are not. However, in order to satisfy one of the stipulations of the MOA, the City must develop and implement (in consultation with the SHPO) an interpretive program for the District. Costs associated with renovating building interiors for authorized building uses should not be considered as part of the compromise plan (but they may be part of the total action for Discovery Park).

Capital cost estimates prepared to date for the compromise plan include the exterior renovation of seven buildings, which totals \$181,200. Annual on-going maintenance for the compromise plan is estimated by the Department at \$69,400 for the buildings and \$27,200 for the grounds (although some grounds maintenance would occur regardless of the historic district designation).

In addition to these costs, it is estimated that \$156,500 will be required for demolition and removal of five federally designated buildings under the compromise plan. An additional \$73,200 is estimated for the demolition and removal of Building 423. This latter building is not a federally designated building, nor is it within the proposed local historic district. Its removal cost is part of the total action for Discovery Park.

Building Uses: The Mayor's proposal for the District includes the reuse of Buildings 755 and 917 for the Mounted Patrol and Building 759 for a picnic shelter/comfort station. The capital cost for renovating the interiors of two buildings for use as the Mounted Patrol Headquarters is estimated at \$371,400, and the capital cost of renovating the interior of the former guardhouse for use as a picnic shelter is estimated at \$64,200. These are the only building uses proposed. A large variety of adaptive reuses has been considered as part of two adaptive reuse studies; the 1980 Mann, Millegan, Morse and Ramsey Study, and the 1983 Locke Study. (Note: The compromise plan states that use of two buildings by the Mounted Patrol is acceptable to both groups and that the Park Board would not oppose other uses of the interiors if such uses coincide with Park Department goals for the Park).

Jeanette Williams
December 2, 1985
Page Four

Cost Estimates: The reliability of current cost estimates has been questioned. However, the estimates were prepared based upon recognized methods for planning studies. While this Department has recommended making decisions on building retention at this time, the cost estimates will likely remain an issue until actual design is underway. Once more detailed planning and design work has been completed, the City may need to reassess funding requirements for the District. A summary of current cost estimates is presented on the attached table.

WRH:fhd

cc: Mayor Charles Royer
Members of the Seattle City Council
Harvey Poll, Chair, Seattle Board of Park Commissioners
Susan Boyle, Chair, Seattle Landmarks Preservation Board

RESOLUTION 27329

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2 A RESOLUTION approving a plan for the Fort Lawton Historic District in
Discovery Park.

3 WHEREAS, the Fort Lawton Historic District was established as part of
4 the National Register of Historic Places in 1978; and

5 WHEREAS, the Seattle Landmarks Preservation Board has proposed a similar
6 local landmark district; and

7 WHEREAS, the Mayor signed a Memorandum of Agreement with the Advisory
8 Council on Historic Preservation, the State Historic Preservation
9 Officer and the Department of Interior in 1978 in order to acquire
10 127 additional acres of property at Fort Lawton for park purposes
11 including a portion of the Fort Lawton Historic District; and

12 WHEREAS, said agreement establishes stipulations to avoid or
13 satisfactorily mitigate any adverse effects on said property; and

14 WHEREAS, the City of Seattle has completed a proposal on alternatives to
15 adaptively reuse all designated buildings within the Fort Lawton
16 Historic District and has consulted with the State Historic
17 Preservation Officer and the National Park Service in accordance
18 with the Memorandum of Agreement; and

19 WHEREAS, the Department of Parks and Recreation has proposed an updated
20 Development Plan for Discovery Park; and

21 WHEREAS, said Development Plan specifically establishes the primary role
22 of Discovery Park to provide an open space of quiet and tranquility
23 for the citizens of this city; and

24 WHEREAS, the Department of Parks and Recreation, following consideration
25 of effects on park and recreation values as called for in the
26 Memorandum of Agreement, has concluded that preservation and reuse
27 of all designated buildings would have an unacceptable adverse
28 effect on the park and recreation values of the land transferred
for public park and recreation purposes; and

WHEREAS, the Mayor convened a Task Force and invited members of the
Seattle Landmarks Preservation Board and the Seattle Board of Park
Commissioners to participate with the Mayor's Office, and with
representatives of the Department of Community Development and the
Department of Parks and Recreation in attendance; and

WHEREAS, said Task Force has developed a compromise plan which
recognizes and balances the historic values associated with the
Fort Lawton Historic District and park and recreation values
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WHEREAS, this compromise plan has subsequently been reviewed and
recommended for approval by both the Seattle Landmarks Preservation
Board and the Seattle Board of Park Commissioners; and

WHEREAS, the City has consulted with the State Historic Preservation
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of Agreement; Now, Therefore,

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE:

That the compromise plan for the Historic District as presented in the attached Task Force letter to Mayor Royer dated May 8, 1985 is hereby adopted in all respects.

BE IT FURTHER RESOLVED:

That all other City of Seattle responsibilities stipulated in the Memorandum of Agreement be completed in an expeditious and satisfactory manner.

PASSED by the City Council the ____ day of _____, 1985,
and signed by me in an open session in authentication of its passage
this ____ day of _____, 1985.

President of the City Council

Filed by me this ____ day of _____, 1985

ATTEST: _____

City Comptroller and City Clerk

BY: _____

Deputy

FH:ad

**FORT LAWTON HISTORIC DISTRICT IN DISCOVERY PARK
COST SUMMARY**

Designated Buildings to Be Retained in Compromise Plan
Costs of Exterior Rehabilitation

(Source: 1983 Locke Adaptive Reuse Study
as modified for inflation/associated costs)

Building 417	Administration	\$ 29,700	
Building 733	Exchange and Gym	\$ 54,500	
Building 734	Band Barracks	\$ 22,200	
Building 755	Civilian Quarters	\$ 22,500	
Building 759	Guard House	\$ 19,200	
Building 916	Stables	\$ 17,300	
Building 917	Stables	\$ 15,800	
	TOTAL	\$181,200	\$181,200

This cost compares to an estimated total of \$105,000 for removal of these seven buildings.

Designated Buildings to Be Removed in Compromise Plan
Costs of Removal

(Source: 1980 Mann, Millegan, Morse and Ramsey Adaptive Reuse Study
as modified for inflation)

Building 731	Enlisted Barracks	\$ 84,300	
Building 735	Bake House	\$ 2,900	
Building 754	Shops	\$ 13,600	
Building 757	Storehouse	\$ 23,700	
Building 915	Storehouse	\$ 32,000	
	TOTAL	\$156,500	\$156,500

This cost compares to an estimated \$197,900 for exterior rehabilitation for these five buildings.

\$337,700*

Note: Building 423 (Hospital) is not federally nor locally designated, nor is it part of the compromise plan. Its demolition cost of \$73,700 is noted here as part of the total action for Discovery Park.

Uses of Designated Buildings Proposed by Mayor
Costs of Interior Renovation

(Source: 1983 Locke Adaptive Reuse Study
as modified for inflation/associated costs)

Building 755	SPD Mounted Patrol	\$163,100	
	Crew Quarters		
Building 917	SPD Mounted Patrol	\$208,300	
	Stables		
Building 759	Picnic Shelter/Comfort	\$ 64,200	
	Station		
	TOTAL	\$435,600	

* If all twelve buildings were demolished and removed, it would cost an estimated \$261,000; if all were rehabilitated (exterior), it would cost an estimated \$379,000. The total estimated cost for the compromise plan for seven retained/preserved buildings and five removed buildings is \$337,700.

FORT LAWTON HISTORIC DISTRICT CITY-OWNED BUILDINGS EXT. REHABILITATION & DEMOLITION COSTS

BLDG 916 STABLES
EXT REHAB \$17,300
DEMO \$18,000



BLDG 915 STOREHOUSE
EXT REHAB \$26,100
DEMO \$32,000



BLDG 417 ADMIN
EXT REHAB \$29,700
DEMO \$7,500



BLDG 917 STABLES
EXT REHAB \$15,800
DEMO \$18,000



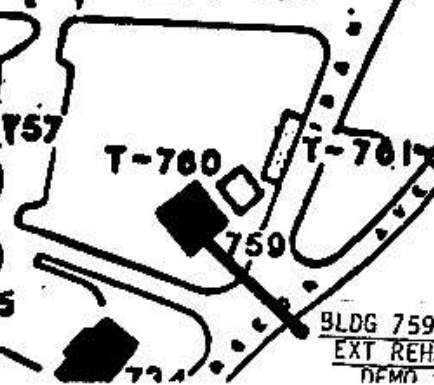
BLDG 754 SHOPS
EXT REHAB \$9,800
DEMO \$13,600



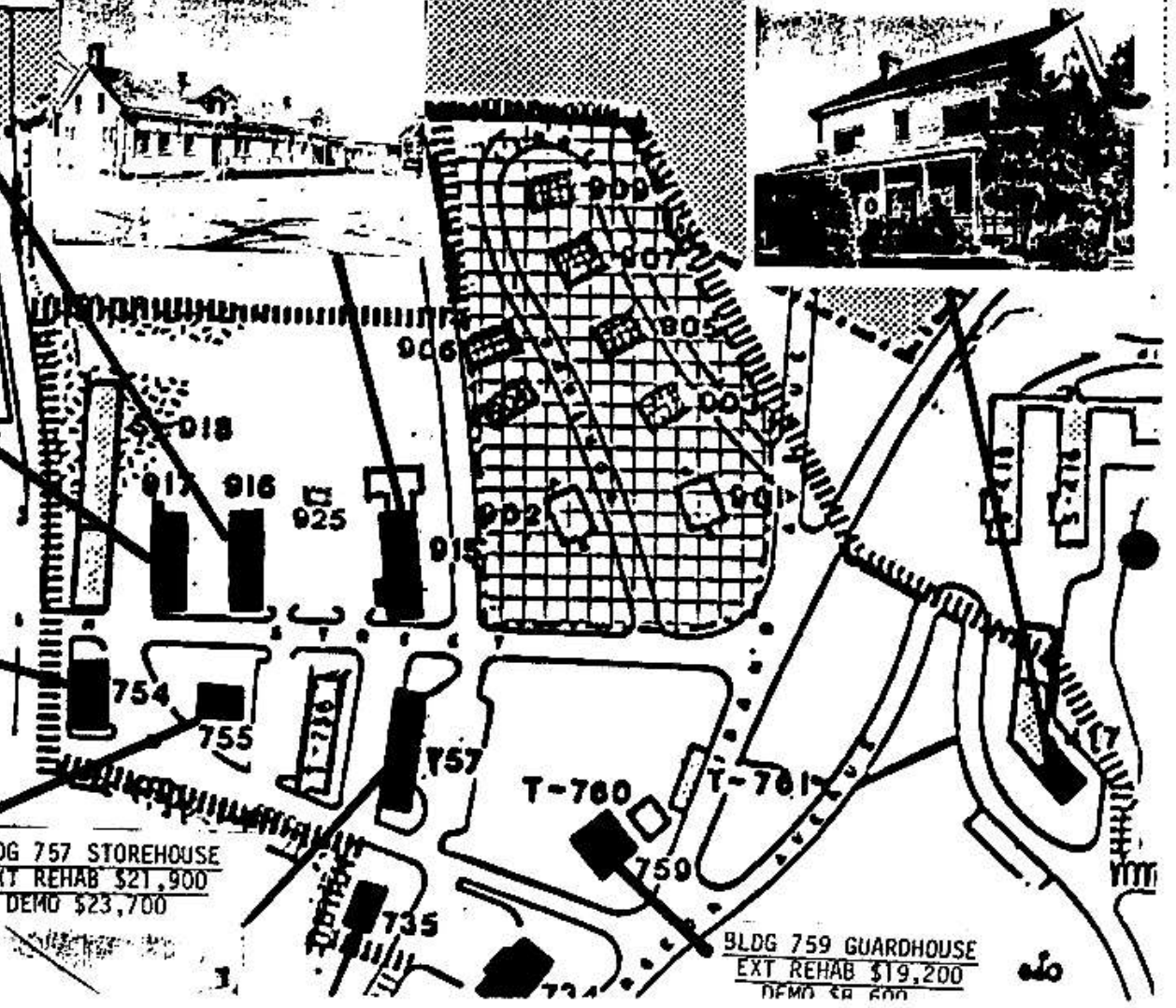
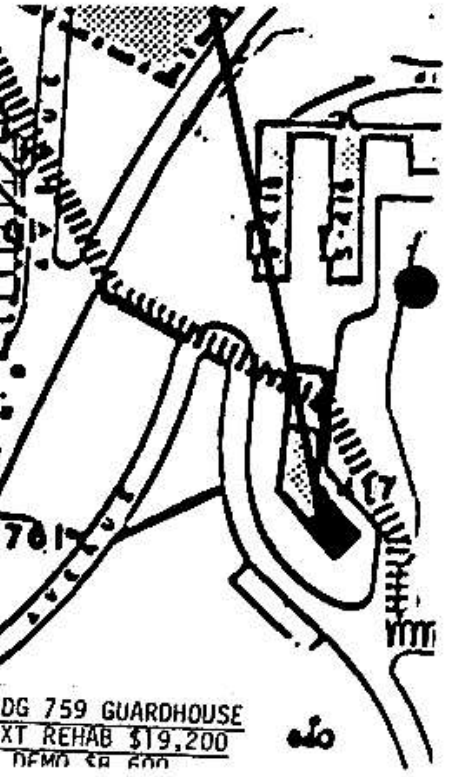
BLDG 755 CIVILIAN QTRS
EXT REHAB \$22,500
DEMO \$11,800



BLDG 757 STOREHOUSE
EXT REHAB \$21,900
DEMO \$23,700



BLDG 759 GUARDHOUSE
EXT REHAB \$19,200
DEMO \$8,800



EXT REHAB \$26,100
DEMO \$32,000

EXT REHAB \$29,700
DEMO \$7,500

BLDG 917 STABLES
EXT REHAB \$15,800
DEMO \$18,000



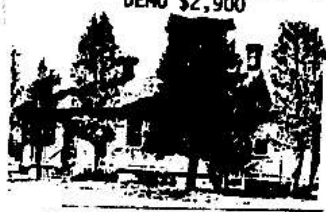
BLDG 754 SHOPS
EXT REHAB \$9,800
DEMO \$13,600



BLDG 755 CIVILIAN QTRS
EXT REHAB \$22,500
DEMO \$11,800



BLDG 735 BAKE HOUSE
EXT REHAB \$9,600
DEMO \$2,900



BLDG 734 BAND BARRACKS
EXT REHAB \$22,200
DEMO \$14,300



BLDG 733 EXCHANGE & GYM
EXT REHAB \$54,500
DEMO \$26,800



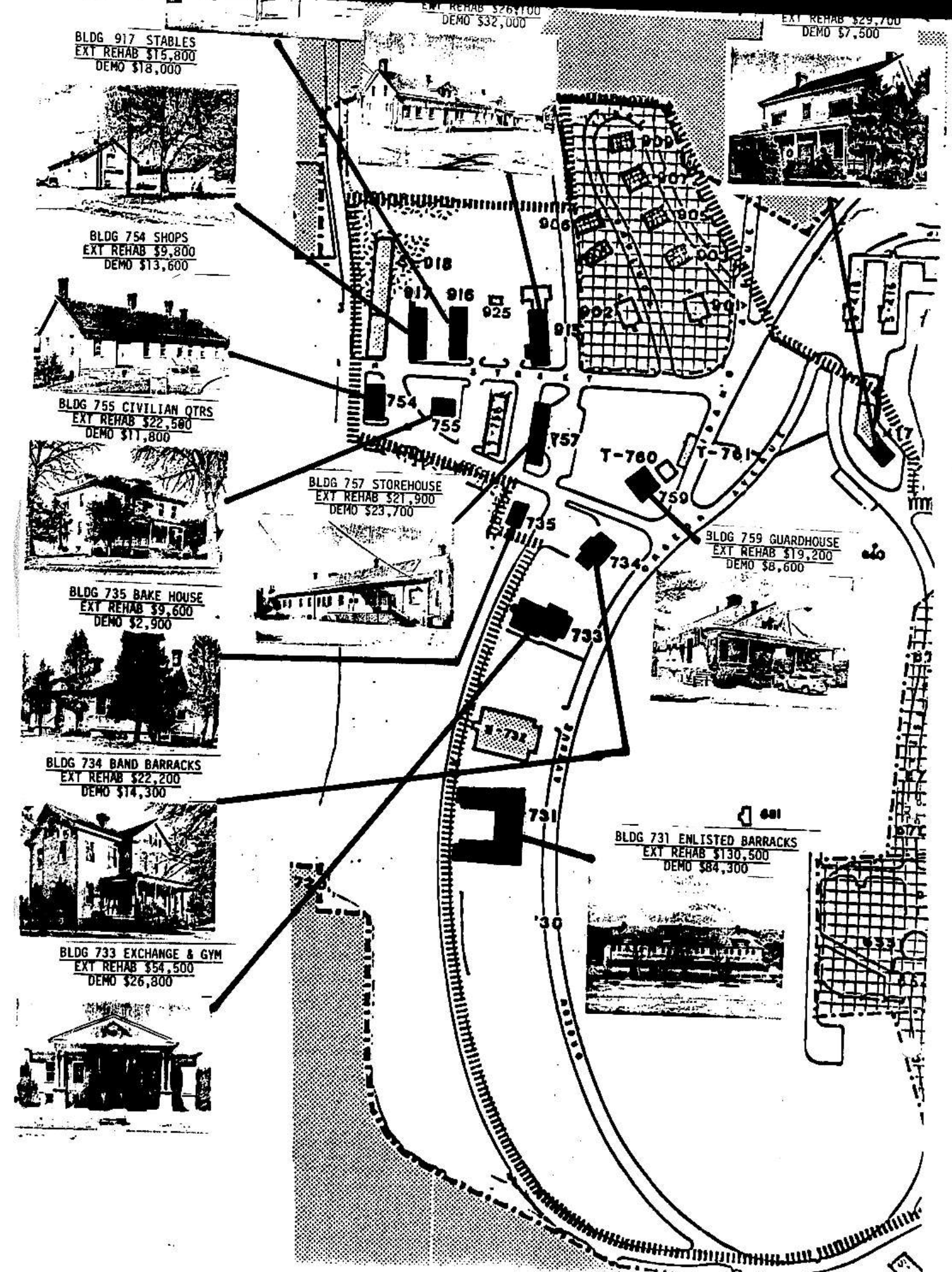
BLDG 757 STOREHOUSE
EXT REHAB \$21,900
DEMO \$23,700



BLDG 759 GUARDHOUSE
EXT REHAB \$19,200
DEMO \$8,600



BLDG 731 ENLISTED BARRACKS
EXT REHAB \$130,500
DEMO \$84,300



REC'D OMB AUG 20 1985

**Seattle
Department of
Parks and Recreation**



Charles Royer, Mayor
Walter R. Hundley, Superintendent

August 9, 1985

029878

The City Council
City of Seattle

Via Mayor Charles Royer

Attention: Gary Zarker, Office of Management and Budget

Dear Council Members:

Attached is a proposed resolution approving a compromise plan for the Fort Lawton Historic District in Discovery Park. This compromise plan was developed by a task force that included members of the Board of Park Commissioners, the Landmarks Preservation Board and representatives from the Mayor's Office. Representatives from this Department and the Department of Community Development also attended the task force meetings. The compromise plan was subsequently reviewed and recommended for approval by both Boards at their respective regular meetings.

As you know, in 1978, the City entered into a Memorandum of Agreement (MOA) with the Advisory Council on Historic Preservation, the Department of the Interior, and the State Historic Preservation Office (SHPO). The MOA includes a very specific planning and decision process for the District, plus other stipulations intended to mitigate any adverse impacts on the property. A copy of the MOA is attached, along with a map of the District showing the locations of the various existing buildings, including both designated and non-designated buildings.

Most of the provisions pertaining to the planning and decision process for the District are contained in the first stipulation of the aforementioned MOA. Recent correspondence from the National Park Service (NPS) indicates that the NPS considers all provisions of the first stipulation to have been completed, except for the City's final decision. Your approval of the attached resolution will complete the City's final decision as to the disposition of all 12 designated buildings currently owned by the City. A final decision on the remaining 12 designated buildings currently retained by the federal government can be made in accordance with the process developed by the task force at such time the buildings are transferred to the City.

Seattle Department of Parks and Recreation, 100 Dexter Avenue North, Seattle, Washington 98109-5199 (206) 625-4871
Board of Park Commissioners: Phyllis Leglera, Chairman, Gianna Hall, Bob Ito, Harvey S. Poll, Bill Raleigh

An equal employment opportunity - affirmative action employer.

The City Council
August 9, 1985
Page Two

Therefore, following your approval of the attached resolution, the only action needed to complete the first stipulation of the MOA will be formal transmittal of the City's final decision on the City-owned buildings to the NPS.

Although the NPS has indicated that the consultation called for in the MOA has been satisfactorily completed, and you are aware that there have been several public hearings conducted on this issue over the years, we assume that the Council will want to conduct an additional public hearing or hearings and that you may wish to consult further with the SHPO and/or the NPS. Certainly this Department would endorse the Council conducting a public hearing on the compromise plan and would assist with whatever support the Council requires to have such a hearing conducted in the near future.

Current cost estimates for the building preservation and building removal are based upon estimates from the two adaptive reuse studies conducted during the past five years. A summary of building renovation and demolition costs is attached. Due to planning cost constraints, these estimates were not completed with an in-depth analysis of existing conditions within individual buildings or with a detailed examination of the specific restoration and code requirements for each building. The NPS indicated that the estimated cost of exterior rehabilitation seems extremely conservative. We agree with this conclusion and you will no doubt hear similar comments and questions from the public.

Nevertheless, given the nature of the work, we believe that the current accuracy of the capital estimates is what can reasonably be obtained during a planning study. We strongly believe that a final decision on building disposition can be made based upon the information currently available, including these estimates, but that the actual budget for implementing the plan for the District not be approved until more detailed design estimates can be prepared for each building and for the overall site restoration work involved. Upon your approval of the attached resolution, we would propose to quickly submit an appropriation request for the design and estimating work required to finalize the total budget.

The NPS has directed us to have restoration work underway within one year of the City's final decision. Therefore, we would propose to assign a project manager full time to Discovery Park in order to coordinate this effort and other park projects with all interested parties and to meet the NPS deadline. Given the constraints written into the Discovery Park project description from the Seattle 1-2-3 bond issue and other critical capital needs within the park, we propose that funding for the implementation of the Historic District improvements be appropriated from the City's Cumulative Reserve Fund.

The City Council
August 9, 1985
Page Three

Once the plan for the District has been implemented, there will be significant on-going costs to the City. Based upon our current knowledge of requirements, our Facilities Maintenance and Grounds Maintenance Divisions have attempted to estimate these on-going costs. These estimates are provided along with the capital estimates in the attached summary of costs. We would hope to refine these estimates further in conjunction with the aforementioned design effort and in conjunction with further discussions with the National Park Service and Landmarks Preservation Board. The major point which we wish to make at this time is that it appears to us that these on-going costs will be part of the City's commitment in approving the compromise plan for the District. We would propose to list the Historic District separately in future operating budget submittals such that we can continue to achieve this commitment and such that we are not forced to make any cuts in other areas of our budget in order to support the District. We are prepared to preserve, protect and maintain the District, but not at the expense of other, equally important park maintenance and/or recreation programs.

Speaking of programs, we are still working on an interpretive program for the District as stipulated in the MOA. An initial draft has been circulated for review. We will finalize this program in conjunction with design and cost estimating for the District. This program will involve on-going operating costs that will need to be tabulated along with our grounds and facilities costs in our annual budget submittals.

In a related matter, the Council may be aware that this Department has prepared an updated development plan for Discovery Park. That plan does not contain any specific recommendations for the Historic District but needs to be reviewed in conjunction with the plan for the District in order to understand the full planning context for the park. By separate correspondence, I will soon be forwarding you that draft plan, plus a proposed resolution adopting the plan.

In 1980, the Council approved Resolution 26307, which directed this Department to issue an updated development plan for the park and also established a process whereby the Council would review the plans for the Historic District and the total park. While the time schedule associated with that resolution is obviously no longer relevant, we believe that the general approach is still workable. That approach would be for the Council to review and make decisions on the Historic District first and then begin formal deliberations on the total plan. The approved plan for the District can ultimately be joined with the development plan in a single, consolidated plan for Discovery Park.

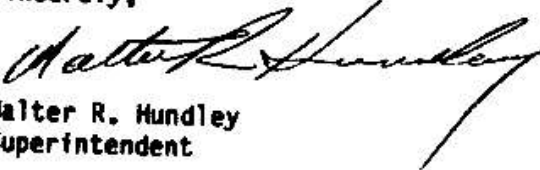
The environmental or SEPA process for the Historic District and updated development plans have previously been completed. We understand that the

The City Council
August 9, 1985
Page Four

Council has received copies of all applicable planning and environmental documents. However, should the Council desire additional copies and/or should the Council have any questions concerning the matters addressed in this letter, please contact Fritz Hedges, our Senior Park Planner, at 625-2979.

In closing, we ask the Council to please expedite their decision process for the Historic District. Granted, there has been considerable delay up to this point, but it now appears that there is an opportunity to resolve this issue. There is a new compromise plan recommended for approval by both the Landmark Preservation Board and the Board of Park Commissioners. There does not now appear to be any significant objections to the compromise by either the SHPO or the NPS. If we cannot achieve a relatively expeditious decision on the disposition of the buildings, we will face another winter season requiring additional measures and expenses to protect all 12 City-owned buildings. Therefore, we would greatly appreciate whatever can be done to proceed with the decision. We are certainly willing to provide whatever assistance we can in this regard.

Sincerely,



Walter R. Hundley
Superintendent

WRH:fhd

**Advisory Council on
Historic Preservation**
1522 K Street, N.W.
Washington, D.C. 20005

MEMORANDUM OF AGREEMENT

WHEREAS, the Department of the Interior, Heritage Conservation and Recreation Service, proposes to transfer some 127 acres of Fort Lawton, Seattle, Washington, to the city of Seattle for park and recreation purposes, and

WHEREAS, the Department of Interior, Heritage Conservation and Recreation Service, in consultation with the Washington State Historic Preservation Officer, has determined that this undertaking as proposed may have an adverse effect upon the Fort Lawton Historic District, a property included in the National Register of Historic Places; and,

WHEREAS, pursuant to Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f, as amended, 90 Stat 1320) and Section 2(b) of Executive Order 11593, the Department of Interior, Heritage Conservation and Recreation Service has requested the comments of the Advisory Council on Historic Preservation; and,

WHEREAS, pursuant to the procedures of the Advisory Council on Historic Preservation (36 C.F.R. Part 800), representatives of the Advisory Council on Historic Preservation, the Heritage Conservation and Recreation Service, and the Washington State Historic Preservation Officer have consulted and reviewed the undertaking to consider feasible and prudent alternative to avoid or satisfactorily mitigate the adverse effect; and,

WHEREAS, the city of Seattle was invited and participated in the consultation process; now

THEREFORE:

It is mutually agreed that implementation of the undertaking in accordance with the following stipulations will avoid or satisfactorily mitigate any adverse effects on the above-mentioned property.

The Council is an independent unit of the Executive Branch of the Federal Government charged by the Act of October 15, 1966 to advise the President and Congress in the field of Historic Preservation.

**MEMORANDUM OF AGREEMENT
Fort Lawton
Heritage Conservation and
Recreation Service**

STIPULATIONS

The Department of the Interior, Heritage Conservation and Recreation Service, will approve the City of Seattle's application for the transfer of approximately 127 acres within Fort Lawton, including a portion of the Fort Lawton Historic District, subject to the following conditions, which also shall be included in the legal documents for the conveyance.

1. The City of Seattle, in consultation with the State Historic Preservation Officer, will prepare a proposal on alternatives to adaptively reuse all designated buildings within the Fort Lawton Historic District. If adaptive reuse of any or all of these buildings is feasible and prudent, the City of Seattle will preserve, rehabilitate, and maintain them in accordance with the Secretary's Standards for Rehabilitation unless the City, in further consultation with the State Historic Preservation Officer, determines that retention of any such building will have an unacceptable adverse effect on the park and recreation values of the land transferred for public park and recreation purposes. Provided, that if the City determines that preservation of any of these buildings would have an unacceptable adverse effect on park and recreation values and proposes demolition of any of these buildings, the City shall document its determination and provide it to the Heritage Conservation and Recreation Service with a request for comments at least 45 days prior to the City's making a final decision. The Heritage Conservation and Recreation Service will request the State Historic Preservation Officer's comments upon receipt of the City's determination.
2. Until such time as the City and the State Historic Preservation Officer have completed the actions required under paragraph 1 above, the City will take any action required to prevent further deterioration of the historic buildings identified in paragraph 1.
3. Should the City decide to demolish any structure pursuant to paragraph 1 above, the City shall first
 - (a) consider moving the structure to another suitable location within the City of Seattle;
 - (b) offer the building for sale at no charge to any party willing to relocate it to a site acceptable to the City and the State Historic Preservation Officer. Such offer shall be made with appropriate

**MEMORANDUM OF AGREEMENT
Fort Lawton
Heritage Conservation and
Recreation Service**

public notice for no less than 90 days and the conveyance documents will include restrictive covenants to insure the preservation of the structure acceptable to the City and the State Historic Preservation Officer.

4. If neither of the actions under paragraph 3 above are successful in preserving the building, prior to demolition the City shall
 - (a) in consultation with the State Historic Preservation Officer, develop and implement a proposal for the preservation of appropriate architectural features, if any, for future use; and
 - (b) develop, in consultation with the State Historic Preservation Officer, an interpretive plan to identify the location and relationship of the demolished building to the Fort Lawton Historic District.
5. Prior to demolition or substantial alteration of any designated building within the Fort Lawton Historic District, the Heritage Conservation and Recreation Service will record the building according to the standards of the Historic American Buildings Survey.
6. The City will revise the Fort Lawton Master Plan to provide for the preservation of any buildings within the Fort Lawton Historic District that will be preserved and, thereafter, the City will file an amended use plan with the Heritage Conservation and Recreation Service.
7. In developing the property, the City will conduct archeological survey and data recovery activities, in accordance with a plan approved by the Heritage Conservation and Recreation Service according to its interim guidelines (36 CFR 66), at the site of all land disturbing activities, including demolition sites within the historic district.
8. The City, in consultation with the State Historic Preservation Officer, shall develop and implement an interpretive program for the Fort Lawton Historic District.
9. The City shall enact an ordinance to provide an orderly process for the protection and management of the Fort Lawton Historic District within Discovery Park.

**MEMORANDUM OF AGREEMENT
Fort Lawton
Heritage Conservation and
Recreation Service**

For Forrest Wall 10/5/78
Robert R. Carvey, Jr.
Executive Director
Advisory Council on Historic Preservation

Murray H. Lundy
Department of the Interior, Heritage
Conservation and Recreation Service

James M. [unclear]
State Historic Preservation Officer










Charles Roper
City of Seattle

John D. [unclear]
Department of the Interior
Office of the Secretary

APPROVED:

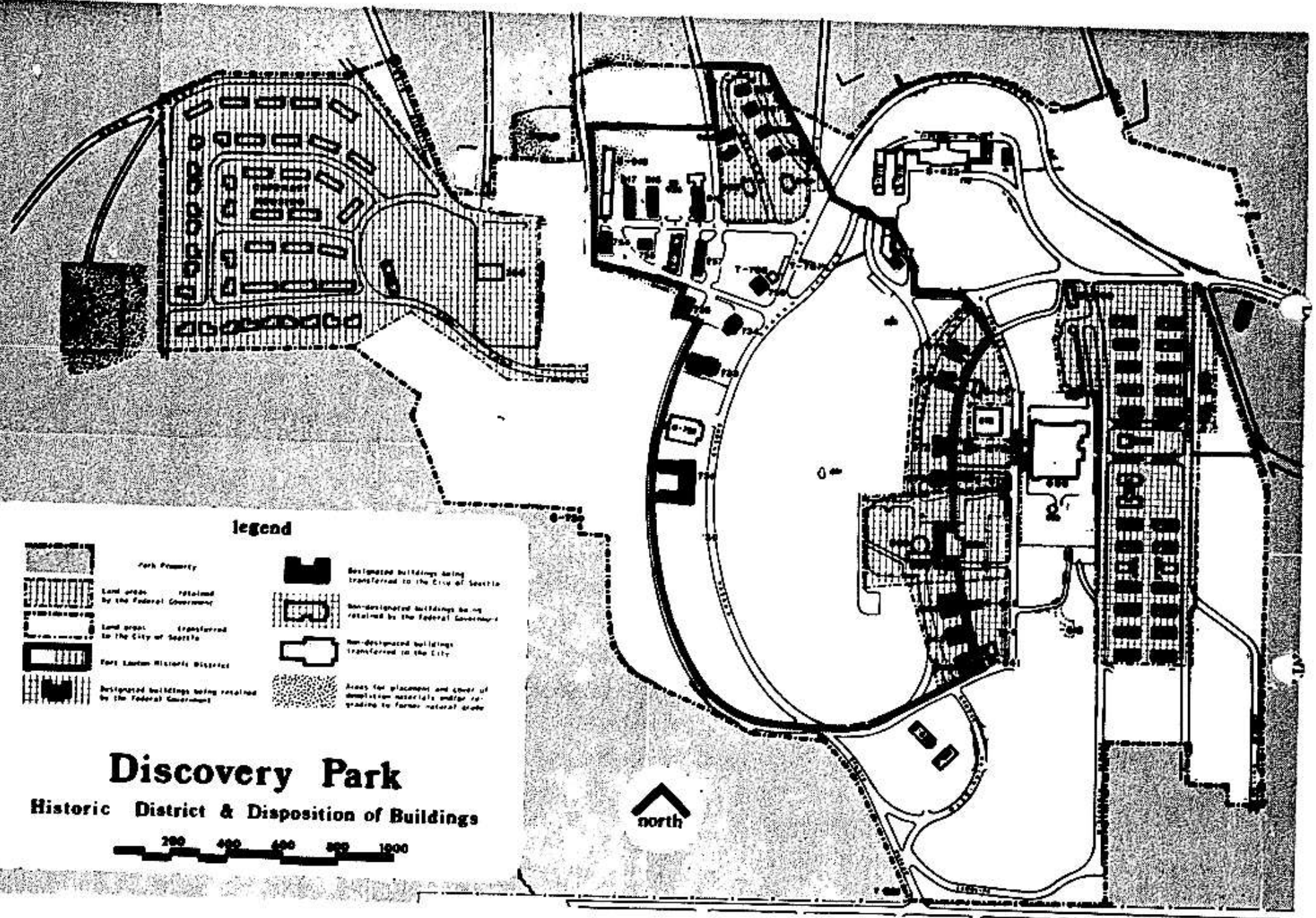
Paul H. [unclear] 10/23/78
Chairman, Advisory Council on
Historic Preservation

legend

- | | | | |
|---|---|---|--|
|  | Park Priority |  | Designated buildings being transferred to the City of Seattle |
|  | Land areas retained by the Federal Government |  | Non-designated buildings being retained by the Federal Government |
|  | Land areas transferred to the City of Seattle |  | Non-designated buildings transferred to the City |
|  | East Linton Historic District |  | Areas for placement and cover of demolition materials and/or grading to former natural grade |
|  | Designated buildings being retained by the Federal Government | | |

Discovery Park

Historic District & Disposition of Buildings



MAY 8 1985

May 8, 1985

The Honorable Charles Royer, Mayor
City of Seattle
12th Floor Municipal Building
Seattle, Washington 98104

Dear Mayor Royer:

A task force composed of members of the Landmarks Preservation Board, the Park Board and the Executive Office have been meeting in the past months to seek a resolution to the disposition of the historic buildings at Fort Lawton/Discovery Park. We believe the proposal that follows will accomplish, in large part, the goals of both Boards and the City of Seattle. The proposal represents the views of the undersigned and is not the official position of either Board; however, we are confident that the proposal would be given thoughtful consideration by our fellow Board Members. We also believe the proposal outlined below to be satisfactory both in preserving the integrity of a local and National Register historic district and in meeting the goals of a regional park facility for the City of Seattle. This issue has been a controversial one over the years and those of us who have engaged in these discussions believe that it would be impossible for either of our respective Boards to make additional concessions.

We propose the following:

- To retain and to preserve, with no specified use, the exteriors of the following buildings:

Administration Building, Building Number 417
Post Exchange and Gymnasium Building Number 733
Band Barracks, Building Number 734
Civil Employee's Quarters, Building Number 755
Guard House, Building, Number 759
Quartermasters Stables, Buildings Number 916 and 917
*Officers Quarters, Buildings Number 640, 642, 644, 670,
672, 676, 678

*These buildings are owned by the Federal Government
at the present time.

Page two

It is our understanding that the Police Department is able to use Building Number 755 and either Building Number 916 or 917 for the Mounted Patrol Unit Headquarters, a use that is acceptable to both groups.

- To preserve the exteriors of the buildings. In those cases where the use of the interiors coincides with the Park Department's goals, adaptive reuse would not be opposed by the Park Board.
- To include the parade ground which will remain as open space and the existing road system that delineates the parade ground within the historic district.
- To include the following NCO Quarters - Buildings Number 903, 905, 907 and 909 and Montana Circle within the historic district boundaries, but to establish a mechanism that would review their final disposition only upon deacquisition by the Federal Government. Briefly, the Task Force proposes a Review Committee composed of one member each of the Landmarks and Park Boards and a third member to be appointed by those two appointees to reach a conclusion about the disposition of the buildings upon the City's receipt of title. If the Landmarks and Park Board Members cannot agree upon the third member, that person will be appointed by the Mayor.
- To attain the support of your office in amending the Fort Lawton Historic District designation ordinance and the Discovery Park Master Plan ordinance that will be considered by the City Council.

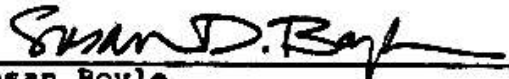
As you are aware, the City is a party to a Memorandum of Agreement (MOA) that requires a study of potential adaptive reuses of all designated buildings within the Fort Lawton Historic District. The MOA also requires the City to undertake a program that would include, under certain circumstances, photographic documentation, an interpretative program, an archaeological survey and data recovery program and the possible sale and relocation of the buildings that would not be preserved on site. We understand that the above proposal does not absolve the City of those responsibilities.


Page three

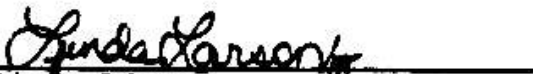
We believe that this proposal will also be cost effective in the long run. In 1984, approximately \$36,500 was spent in maintenance and operation costs, as part of the terms of the Memorandum of Agreement, although the National Park Service had originally requested approximately \$108,290 of work to be performed by the City. To retain and reuse the twelve City-owned buildings would cost approximately \$3,735,300 with an annual maintenance cost of \$99,500. To demolish the twelve buildings would cost approximately \$261,500. Our most recent estimates show that the preservation of the exteriors of City-owned buildings Number 417, 733, 734, 755, 759, 916 and 917 would be approximately \$181,200; the annual maintenance cost would be approximately \$25,000, clearly a cost savings over the long term of any of the first two schemes.

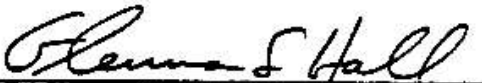
Both groups have made significant concessions without sacrificing either the integrity or intent of our positions. As you are aware, we are all under critical time constraints and would like to present this proposal with your support at the May 15 meeting of the Landmarks Board and the May 16 meeting of the Park Board. We hope that this proposal is one to which you can ultimately lend your support and one that will be acceptable to our respective Boards.

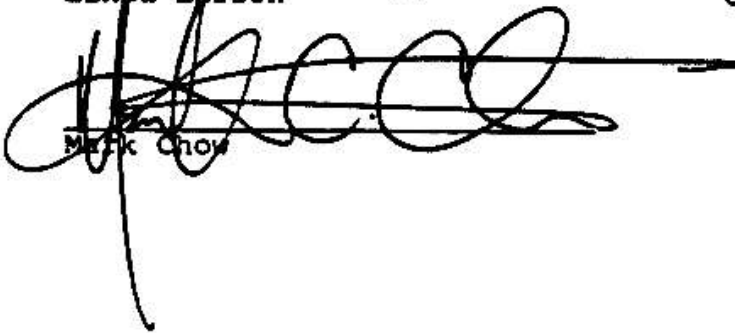
Sincerely,


Susan Boyle


Harvey Boll


Linda Larson


Glenna Hall


Mark Chow

FORT LAWTON HISTORIC DISTRICT IN DISCOVERY PARK
 COMPROMISE PLAN
 COST SUMMARY

I. Capital Costs

The following cost estimates are based upon the two adaptive reuse studies that have been conducted for the Historic District. Exterior renovation estimates are from Fort Lawton Historic District Adaptive Reuse Study by Locke Associates (1983). Building removal estimates are from the first Draft Supplemental EIS on the Historic District by Mann, Millegan, Morse & Ramsey (1980). While that EIS document was superceded by a revised Draft Supplemental EIS (1984), the estimates from that first document remain valid. All estimates from the aforementioned documents have been modified as necessary to reflect "total development costs" in 1985 dollars. The estimates include the removal of Building 423 (Hospital) that is not on the Federal Register but was originally proposed as part of a local landmark district.

A. Building Renovation (Exteriors Only)

Building 417 (Administration)	\$29,700	
Building 733 (Exchange and Gym)	54,500	
Building 734 (Band Barracks)	22,200	
Building 755 (Civilian Quarters)	22,500	
Building 759 (Guard House)	19,200	
Building 916 (Stables)	17,300	
Building 917 (Stables)	<u>15,800</u>	
Subtotal:		\$181,200

B. Building Removal

Building 423 (Hospital)	\$73,700	
Building 731 (Enlisted Barracks)	84,300	
Building 735 (Bake House)	2,900	
Building 754 (Shops)	13,600	
Building 757 (Storehouse)	23,700	
Building 915 (Storehouse)	<u>32,000</u>	
Subtotal:		\$230,200

C. Building Reuse (Total Cost Less Exterior Renovation)

Buildings 755 (Mounted Patrol)	\$163,100	
and 917 (Mounted Patrol)	208,300	
Building 759 (Picnic Shelter/ Comfort Station)	<u>64,200</u>	
Subtotal:		\$435,600
TOTAL:		<u>\$847,000</u>

NOTE: The preceding cost estimates do not include several capital costs for which no specific estimates currently exist. First, an electric alarm system will need to be installed in all buildings requiring both underground electrical and telephone service, and the installation of the sound monitoring devices. An order of magnitude estimate for such a system is \$25,000 - \$30,000. Second, even if the interiors of the buildings are not used, those interiors will need to be protected. NPS has indicated that they will require minimal year-round heating; adequate ventilation; periodic inspection, repair and replacement of any interior structural elements that display deterioration; and fire and vandal detection and alarm systems. Except for the previously mentioned alarm system, these items cannot be estimated without further design and review. Heating, in particular, could be expensive since the Army's former central heating system is no longer functional. Finally, there will be additional costs associated with renovating the historic landscaping and removing unnecessary paving. Such actions will not be requested by NPS, but will no doubt be desirable in terms of providing a useable and attractive park area.

II. Maintenance Costs

A. Facilities Maintenance

The Department's Facilities Maintenance Division has estimated the annual cost of maintaining the seven City-owned buildings that are proposed to be preserved and renovated. Assumptions have been made concerning materials to be used in renovation and levels of vandalism. Some assumptions may prove incorrect, such as in building windows where the NPS may allow lexan in lieu of glass, thus reducing vandalism potential. Additional security can obviously deter vandalism, but regular patrols also involve costs to the City. If normal levels of vandalism are encountered, however, the following estimates are probably still correct in terms of the overall magnitude:

<u>Roofing (Composition)</u>	\$ 6,500
* Clean and replace as needed	
* Clean and repair gutters, downspouts and flashing	
* Vandalism repair	
<u>Doors</u>	\$ 2,400
* Inspect, operate, fit and align	
* Vandalism repair	
<u>Walls (Exterior)</u>	
* This estimate includes work done for one day a week, as a result of vandalism. The optimum control over these vulnerable buildings would be to have a graffiti removal repair person on site daily, at a cost of \$43,430 yearly. (Roy St. Shops work)	\$ 10,000
* As a result of the constant graffiti repair work, the bottom half of the buildings will need to be repainted (building are painted in two colors) once a year. (Contracted Work)	\$ 14,900

<u>Walls (Exterior)</u>	\$ 600
* Waterproofing (per year costs based on a four year waterproofing cycle--Contracted work)	
<u>Windows (Contracted Work)</u>	
* The window glass replacement is expected to exceed even our most abused areas and, because half of the windows are located above the first floor, the costs will be very labor intensive. This is an estimate based on past experience with occupied buildings, and costs could be higher at this location.	\$ 19,400
* The windows' preventive maintenance (inside painting, sash and frame and security protection--plywood and wire mesh repair)	\$ 1,300
<u>Lighting</u>	
* Outside security lighting replacement as a result of natural burnout and repair	\$ 700
* Inside security lighting replacement as a result of natural burnout and vandalism repair	\$ 1,700
<u>Security (Contracted Electrical Monitor)</u>	\$ 9,000
* Cost for yearly monitoring of the system	
<u>Inspections</u>	\$ 2,900
* The necessary job inspections done by management and crew chiefs	
Subtotal:	\$69,400

NOTE: The preceding estimates do not include any utility costs associated with reuse of the building. Likewise, the operational cost of operating a picnic shelter and restroom in Building 759 is not part of these estimates.

B. Grounds Maintenance

The Department's Grounds Maintenance Division has estimated the annual cost of maintaining the City-owned turf and landscaping within the District. Assumptions have been made concerning landscaping renovation. The Parade Ground is to be maintained in a "formal" condition. No provision has been made for the installation of automatic irrigation. The following is a breakdown of Grounds Maintenance estimates.

* Mowing	\$ 2,700
* Trimming	\$ 5,000
* Edging	\$ 900
* Shrub Bed	\$ 3,500
* Brush Clearing	\$ 400

* Leaf Gathering	\$ 1,900
* Irrigation (manual)	\$ 2,800
* Litter	\$ 2,300
* Herbicide	\$ 500
* Turf Care	\$ 500
* Access Route	\$ 1,600
* Trail Maintenance	\$ 500
* Drainage Maintenance	\$ 1,000
* Tree Maintenance	\$ 600
* Trash Removal	\$ 3,000

Subtotal:

\$27,200

C. ANNUAL BUILDING AND GROUNDS MAINTENANCE ESTIMATE TOTAL:

\$96,600

*Amended
12-9-85
full Council*

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WHEREAS, the City Council held a public hearing on October 15, 1985 and considered the testimony on the compromise plan recommended by the Landmarks Preservation Board and the Seattle Board of Park Commissioners and has fully considered such testimony; and

WHEREAS, it is the intent of the City Council that the nature and use of Fort Lawton Historic District shall be compatible with the primary role of Discovery Park to provide an open space of quiet and tranquility; and

WHEREAS, it is the intent of the City Council that the City shall document the history of Fort Lawton through photographs, memorabilia, public records; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY SEATTLE:

That the compromise plan for the Historic District as presented in the attached Task Force letter to Mayor Royer dated May 8, 1985 is hereby adopted except as modified as follows:

The City shall retain and preserve, with no specified use the exteriors of the following buildings:

Administration Building, Building Number 417

Guard House, Building Number 759; and

BE IT FURTHER RESOLVED:

That the disposition of Officers Quarters, (Buildings Number 640, 642, 644, 670, 672, 676, 678) shall be determined by the same mechanism as established for the NCO Quarters (Buildings Number 903, 905, 907 and 909) upon deacquisition by the Federal Government; and,

BE IT FURTHER RESOLVED:

That by agreeing to retain only the buildings specified in this resolution the City Council disapproves of the use of any of the retained buildings within the Fort Lawton Historic District by the Police Department for the Mounted Patrol; and,

BE IT FURTHER RESOLVED:

That all other City of Seattle responsibilities stipulated in the Memorandum of Agreement be completed in an expeditious and satisfactory manner.

Williams

3747 W. Commodore Way
Seattle WA 98199
December 5, 1985

Members of the City Council
Seattle, Washington

**ALL COUNCIL MEMBERS
RECEIVED THIS MATERIAL**

Re: Fort Lawton/Discovery Park

Dear Members:

Mrs. Jeanette Williams and her City Operations Committee should back up and start over. At their meeting yesterday, no mention was made of the numerous environmental impact statements and studies that should be reviewed before going into the decision-making procedure. I have a tape recording of the discussion on December 4.

It is especially alarming that the Committee said nothing at all about a potential use for the PX/Gymnasium on the west side of the Parade Ground. The PX/Gym is a handsome little Colonial building that is residential in scale, 40 feet wide and only 22 feet high. In the photographs of a panoramic view that I presented at the hearing on October 15, the PX/Gym is barely visible. It should not be classed with buildings that protrude, as the City Operations Committee members did classify it. Use of that building would save \$1 million over new construction proposed for a Visitor Center.

In discussing the use of the Fort Lawton stables, the Committee said nothing at all about the Mayor's application on October 21, 1977, for the historic district property. In that application at page 27, the Mayor said, "Use of the historic Fort Lawton stables will add flavor and character to the historic preservation effort for old Fort Lawton buildings." On December 4, Mrs. Williams said that she and her committee "felt" that the current Mayor's recommendation to put the horse patrol in the stables "was more for the convenience of the compromise . . ." The Committee has not read vital documents.

Under the State Environmental Policy Act and SEPA Rules, the City Council is required to consider the impact of proposed demolition on the "historical element of the environment." There was a City Hearing Examiner Decision dated November 30, 1983, that told Parks staff to go back and do a thorough job on the "historical element" in a new Supplemental EIS. Parks omitted a major portion of the Fort Lawton history in its Final SEIS. Citizens have been protesting, but Mrs. Williams and her Committee took no note of this violation of environmental law and the Hearing Examiner's requirement.

The wrecking ball cannot be used for at least 90 days, according to the October 1978 Memorandum of Agreement that accompanied the deed to the Historic District property. The City Council made a big mistake in August 1974 when members voted to adopt a Discovery Park Master Plan without an EIS. We now have a huge collection of EISs and the City Council must read some of them. The purpose of an EIS

12/5/85

is to help you. You would not want Metro to proceed with its sewer proposals without writing and reading EISs.

The 1974 Mayor, Park Superintendent and City Council gave the citizens of Seattle a Discovery Park Master Plan with a campus of big buildings in the Indian Cultural Center. The 1974 City Council approved the United Indians' Master Plan by just not looking at it. A lease agreement with United Indians provided that the City Council must take action within 90 days; if no action was taken within that time period, the Master Plan could be considered approved. That has proved to be a bad procedure in the years since.

To many citizens, procedure is a first priority. If we see our public officials going through a careful deliberative process, the decision is acceptable. When there are laws and rules to guide you, we want them followed. The people that I have been working with in the Lawton Park Fact Finders and its outreach organization, Citizens Studying Fort Lawton History, are keenly aware of the significance of democracy in a Free World that continues to shrink. Many of them fought to preserve and defend this country.

Sincerely yours,

Margaret Coughlin

Margaret Coughlin 282-5108

cc - Mayor Charles Royer

encs - copy of original
drawing of front
elevation of PX/
Gymnasium

Panoramic view
photo of PX/Gym



FRONT ELEVATION

157 A



FRONT ELEVATION.

SCALE. 1/4 IN

A

DEC 2 1985

2511 Broadway East
Seattle, WA 98102
December 2, 1985

THE WILLIAMS
HISTORIC MEMORIAL

TO: Seattle City Council, City Operations Committee Members
FR: Peggy Corley, former member and chair, Seattle Landmarks Board
RE: Fort Lawton Historic District, within Discovery Park

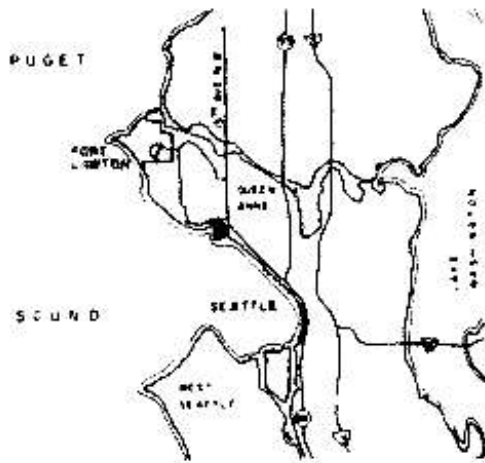
Please accept the compromise on disposition of the historic buildings at Fort Lawton, which was produced by a committee of members of the Seattle Park Board and the Seattle Landmarks Preservation Board.

The compromise takes into consideration all of the testimony of the last ten years, plus the ramifications of the Memorandum of Agreement with the United States Government, and the study of adaptive uses required therein.

The Park Department, under its present administration, seems incapable of imaginative and creative plans for existing buildings. Seattle citizens deserve the economy of reuse instead of the excesses of new construction.

Please use your dynamic authority to direct the reuse of the historic buildings at Fort Lawton. Creative reuse for recreation will benefit many generations to come.

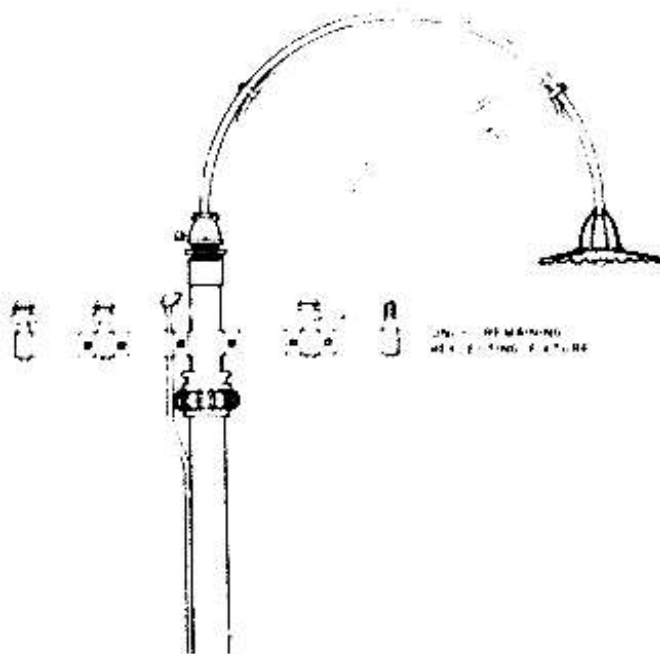
Peggy Corley

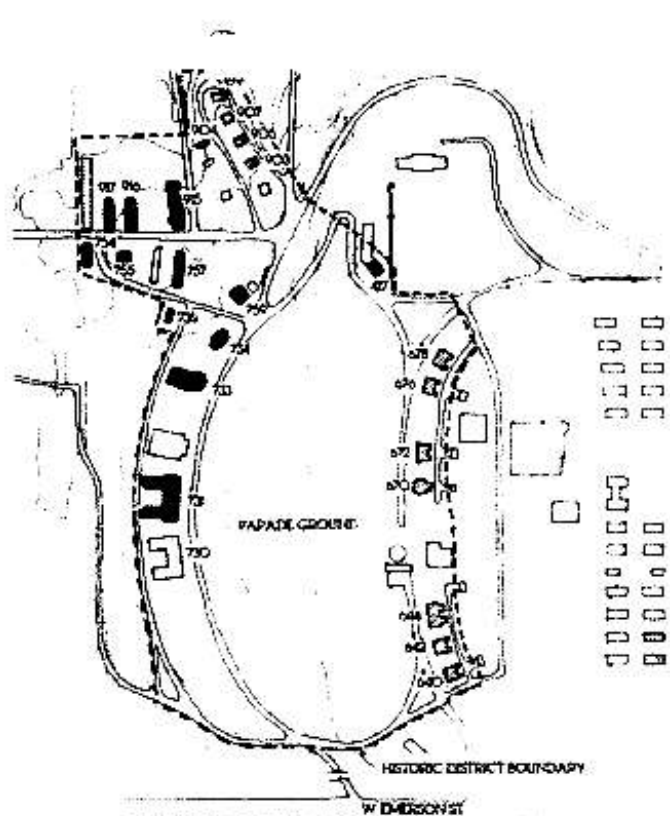


Fort Lawton Historic District

Seattle's Threatened Heritage

Fort Lawton Preservation Coalition



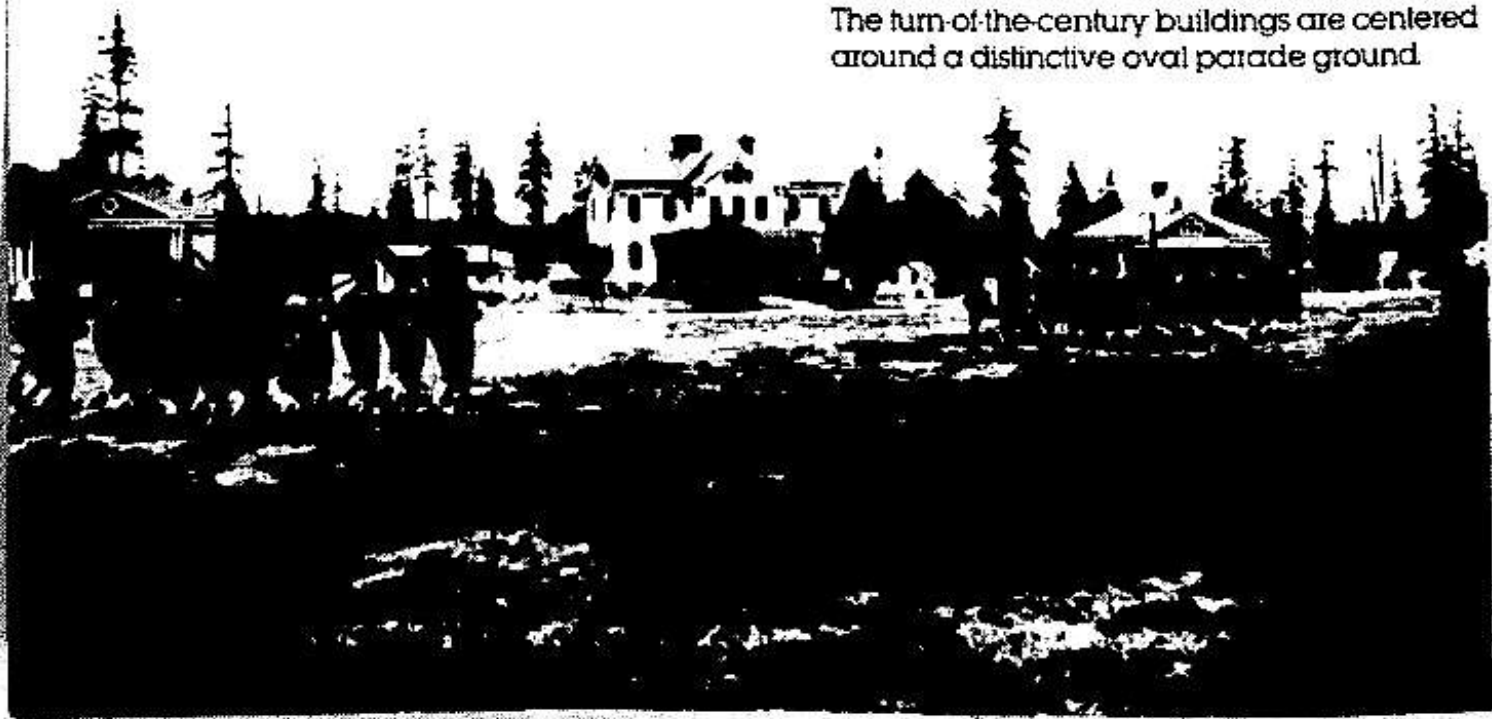


LEGEND

- 417 Administration Building
- 640-678 Officers Quarters
- 730 Double Barracks (destroyed by fire)
- 731 Double Barracks
- 733 Post Exchange & Gymnasium
- 734 Band Barracks
- 735 Bake House
- 754 Quartermaster Shops
- 755 Civilian Employees Quarters
- 757 Quartermaster Storehouse
- 759 Guard House
- 903-909 NCO Quarters
- 915 Quartermaster Storehouse
- 916 Quartermaster Stables
- 917 Quartermaster Stables
- Seattle Parks Department jurisdiction
- ▨ US Navy property

Old Fort Lawton is a part of Seattle's heritage — an important chapter in the city's social, cultural and military past. Fort Lawton is associated with people and events significant in our history. This was Seattle and King County's only permanent U.S. Army garrison post.

The Fort Lawton Historic District is listed on the State and National Registers of Historic Places and is a nominated City Landmark. The turn-of-the-century buildings are centered around a distinctive oval parade ground.





These original post buildings, constructed between 1898 and 1908, represent the historic core of present-day Fort Lawton. Today it is our city's only tangible link to American military history in the Pacific Northwest.

- The people of Seattle and King County actively sought the establishment of a military reservation to boost the local economy.
- Magnolia Bluff property owners donated over 700 acres of prime land to the U.S. Government to create the post.
- The fort was carefully planned to relate to the topography, vegetation and vista of this spectacular site.
- Trolley cars from downtown brought Seattleites to participate in parades, ceremonies and concerts in this park-like environment.
- Fort Lawton has a unique oval parade ground and curvilinear road system unlike other forts in Washington State.

- The buildings at Fort Lawton are handsome examples of simplified Greek Revival architecture. They are constructed with Chuckanut sandstone foundations, lapped cedar siding, Philadelphia slate roofing, hardwood floors and pressed metal ceilings.
- Fort Lawton was in continuous use for more than seventy-five years as:
 - A peace keeping fort
 - The training ground for U.W. ROTC units and National Guard between WWI and WWII
 - The home of the all-black 25th Infantry Regiment
 - The headquarters for monitoring radar and Japanese balloons during WWII
 - The second largest Point of Embarkation for troops on the West Coast during WWII
 - Part of the Nike-Hercules Air Defense system in the 1950's

The Fort Lawton Preservation Coalition is a voluntary association of concerned individuals and organizations dedicated to the preservation of the Fort Lawton Historic District within Discovery Park. The Coalition includes the following organizations:

- American Institute of Architects, Seattle Chapter
- Allied Arts of Seattle
- Washington Trust for Historic Preservation
- Lawton Park Fact Finders
- Association of King County Historic Organizations
- Seattle-King County Military History Society
- Washington Institute for Historic Preservation

We believe that planning for Discovery Park ought to include the Fort Lawton Historic District as a working component. The current Seattle Department of Parks & Recreation proposal includes the demolition of nearly all of the historic buildings within their jurisdiction. The Discovery Park Master Plan has been developed and implemented without serious consideration of the historic significance and cultural values of the historic district.

The Honorable Norm Rice, President
Seattle City Council
Seattle Municipal Building, 11th Floor
Seattle, WA 98104

The attitude of the Parks Department and the pursuit of the demolition proposal are in direct conflict with legal obligations the City of Seattle incurred in order to obtain the property. The Seattle Landmarks Board, the State Historic Preservation Officer, the National Register and the National Advisory Council on Historic Preservation concur in the recognition that old Fort Lawton is an historic place. Additionally, the City of Seattle Hearing Examiner has found two Discovery Park Environmental Impact Statements inadequate due to the omission of serious consideration of this historic district within the park.

Numerous nation-wide examples exist of historic buildings preserved within natural park environments. The reuse and renovation of old Fort Lawton is possible in conjunction with the overall goals of Discovery Park.

We urge all concerned citizens to visit the Fort Lawton Historic District. Then express your support for the preservation of this unique cultural resource and part of our heritage by writing to the City Council President and the Mayor of Seattle.

The Honorable Charles Royer, Mayor
City of Seattle
Seattle Municipal Building, 12th Floor
Seattle, WA 98104



The Fort Lawton Preservation Coalition would appreciate financial contributions to aid us as we educate the general public and the decision makers in our preservation effort. Such tax deductible contributions can be made by sending a check earmarked "FORT LAWTON FUND" to:

Washington Trust for Historic Preservation
111 West 21st Avenue
Olympia, WA 98501



Wallingford Community Council • 4649 Sunnyside Avenue North, Seattle, Washington 98103 • 632-4750

December 2, 1985

Jeanette Williams
Seattle City Council
Seattle Municipal Building
Seattle, Wa. 98104



Dear Ms. Williams:

We urge you to vote in support of saving the Fort Lawton Historic Buildings.

The Wallingford Community Council has taken the lead in supporting local community oriented preservation projects which have included Wallingford Center, Home of the Good Shepherd, and the Wallingford Police and Fire Station, now the 45th Street Community Clinic.

We believe that the preservation and reuse of the Fort Lawton Historic structures will prove to be a valuable asset to Discovery Park and of great value to Seattle Citizens.

Please don't compromise our future or our history.

Sincerely,


Leslie Tonkin
President

LT:vm

Dec 2, 1985

Councilwoman Jeannette Williams,
City Operations Committee
600 4th ave.
Seattle, WA 98104

DEC 5 1985

JEANNETTE WILLIAMS
CITY COUNCIL MEMBER

Dear Councilwoman Williams,

We strongly support an open space concept for Discovery Park. The park is special for its sound vistas, woodland trails, shoreline walks, and bird & animal watching.

Population growth in Seattle & King Co. makes a point for more open spaces such as this Park.

It surely would be more cost effective to maintain this Park as originally intended considering the lack of funding available to the local as well as the national Park services.

Sincerely yours,

Alicia Koep

Rosemary Koep

4523 - 5th Ave NE
Seattle, WA 98105

cc: Virginia Hall
Delores Sibonga

Brandt Morgan
247 Hyde Park Estates
Santa Fe, NM 87501

December 2, 1985

DEC 5 1985

Jeanette Williams
Seattle Municipal Building
600 Fourth Avenue
Seattle, WA 98104

JEANETTE WILLIAMS
SEATTLE CITY COUNCIL

Dear Jeanette,

Now that a final decision is at hand on the Historic District buildings at Discovery Park, I would like to make one final plea for open space.

There is very little I can say to you about logistics, finances, alternative plans, and the like that you will not have heard many times before. In passing I would like to underline the fact that the retention of any but a few of the Officer's Row buildings makes very little financial sense. In the absence of compatible uses, the retention of empty shells is of very dubious value and will cost the City hundreds of thousands of dollars in lost revenues through stopgap maintenance and vandalism.

But important as finances and other related issues are, they are not the heart of the matter. The basic question is philosophical. And it is the same question most of us have been asking since the park's beginnings in 1973: Namely, can a large, unspoiled nature park and the quiet values it represents survive in a major metropolitan area? I believe this decision will tell the tale.

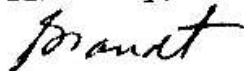
This is not an overstatement. Those of us who have fought for open space at Discovery Park know all too well how many so-called "compatible" projects have been proposed over the last twelve years. We also know what the park would look like and what kind of experience it would have to offer if those projects had been approved.

As always, the danger to Discovery Park (and to its purpose as a sanctuary for all living things) is not the grand, outrageous design that would alter it forever, but the seemingly reasonable compromises that would erode its primary values.

So far, the City Council is to be commended for upholding those values. And it has done so even at times when there might seem to have been little political gain. I like to think it is because the Council has sincerely recognized Discovery Park's importance to the health of the city. I like to think it is because there is a part of every person that knows as surely as a wild animal that we are all tied to the earth and that we need to have a place to honor and reconnect with it in order to find direction and meaning in our lives.

For these reasons, I urge you to re-read the principles upon which Discovery Park was founded, and to commit yourself to the park once again by refusing to compromise them.

Sincerely,



Brandt Morgan

DEC 4 1985

3747 W. Commodore Way
Seattle WA 98199
December 3, 1985

Mrs. Jeanette Williams, Chair
City Operations Committee
Seattle City Council

**ALL COUNCIL MEMBERS
RECEIVED THIS MATERIAL**

Re: Fort Lawton/Discovery Park

Dear Mrs. Williams:

Please pull the decision-making procedure back into the City Council. Give yourselves time to ask plenty of questions, and to make certain that you are getting correct answers. Do not let the Mayor put you under any time pressure. The Department of Parks and Recreation knows that they did wrong in 1974 when they ordered the environmental impact statement converted into a Negative Declaration.

The grandeur of Fort Lawton/Discovery Park is found and is deeply felt when visitors are on the high ground at the flagpole, the original Headquarters, the road in front of Officers Row and the Chapel on the Hill. The historic buildings down below do not interfere with the perception of the immense open space of the Parade Ground. Trees bordering the western edge of the Park screen buildings and shut off views of water and mountains. In the April 20, 1978, Draft EIS, Parks moved the activity center to the Parade Ground, with a scenic loop drive to the flagpole, and a 200-car parking lot east of the historic HQ. Pages 5-46 and 5-48. Those of us who observed Fort Lawton as it was used know that is the way to go. Visualize a bagpipe band marching on the Parade Ground below and you will capture the essence of a good Historic District plan. In early years, the public came out to band concerts on Sundays. Let the public see the best. This should not conflict with Navy housing.

People who have been shut out of participation in the plans for Fort Lawton/Discovery Park are just now getting a chance to contribute. The one hearing on October 15 does not compensate for the discrimination we have all experienced. The Draft EIS which was ready for printing and circulation for comments in February 1974, included the Lawton Park Fact Finders who asked for the EIS on its distribution list. When it was converted to the Negative Declaration, the Fact Finders disappeared from the discussion. When the April 1978 Draft EIS was issued, we were given only one copy for the entire north/northeast 1/2 of the Bluff. With considerable effort, we got two copies for Lawton Elementary School. In more recent years, when the veteran who was chairman of the Fact Finders, asked to be on the mailing list, the Park Board ignored his request. My neighbors and I gave you full support for the Coast Guard site, but our efforts were ignored and Parks repeated the planning procedure with other persons.

12/3/85

The Rhododendron Society was one of the first groups to volunteer contributions to Discovery Park, and the original plan included a Rhododendron Forest. About six large plants became inaccessible because of lack of a pathway. As time went on, the group was quietly eliminated. You should question Parks on this. The Park Board sent a slideshow around the City last spring, with a scotchbroom bush as the principal feature of Discovery Park. That is a nuisance weed on vacant land. There is no program for planting rhododendrons and other beautifying flora, such as the dogwoods and wild currant bushes.

The American Youth Hostels responded with enthusiasm to the 1980 Draft Supplemental EIS for the Historic District. The Draft SEIS was rejected by the Historic Preservation Officer in Olympia because of lack of further studies and failure to hold meetings with him as required by the Memorandum of Agreement. Parks then went to work on its second SEIS, so it was not until 1983 that the American Youth Hostels had a chance to read a response to their 1980 letter. The response just rejected them out of hand. This year on April 20, the AYH president and staff toured Fort Lawton with us and wanted the old barracks building. I sent them some drawings and other information. The AYH president attended the May 15 meeting of the Landmarks Preservation Board and learned of the "compromise" that really cut them off from participation.

The military have been the most neglected. This was true in the early years of Park planning. Col. Michael Citrak is a kindly, courteous person. He gave verbal agreement to use of the Main Road for a new roadway west of the cemetery. He moved his MP sentry uphill and installed new fencing uphill to accommodate the City. Then he was subjected to a media campaign in which the Mayor's representative at Discovery Park accused him of not letting them in the Main Gate. The Main Gate had been relocated, but the City would not apologize, even to Fort Lewis. He lives at Lacey now and is close enough for communication, but no one wants his views. Bruce Chapman did not receive a copy of the Draft and Final EIS in 1978-79, although he was a member of the Advisory Council on Historic Preservation. There is an atmosphere created by Parks that is not at all constructive.

We need more opportunities for face to face communication. The public should be allowed to enjoy Fort Lawton/Discovery Park. It is a beautiful site. It was a well-maintained happy place when the Army was in command. The Government Locks does not have all of these problems because they keep a dignified presence.

Sincerely yours,

Margaret Coughlin
Margaret Coughlin

282-5108

cc - Council members

December 2, 1985

Jeanette Williams, Chair
City Operations Committee
Seattle City Council
SEattle, WA.

DEC 4 1985

Dear Ms. Williams:

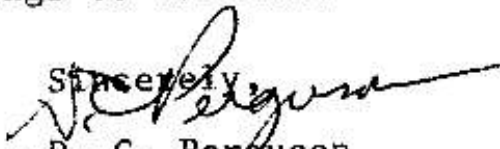
JEANETTE WILLIAMS
SEATTLE CITY COUNCIL MEMBER

As a northeast resident of Seattle who enjoys regular visits to Discovery Park, I am concerned about the forthcoming action of your committee regarding the Park Commissioner/Landmarks Board proposal re the army structures in the historic district. I attended the hearing held by your committee, but did not submit a statement. However, I left the hearing with serious questions about the so-called compromise. Retention "with no specified use" is hardly a sound basis for the city to assume responsibility.

It is unrealistic to suppose that the taxpaying public will long support the expenditure of funds to preserve facades of unused buildings. And if the buildings are used, the future of this natural treasure will no longer be secure. The open space envisioned in the master plan will surely be destroyed by various encroachments.

I urge you to reject the proposal, the so-called compromise. If you cannot support a rejection of the proposal, I believe your committee ought to delay a decision until more information is available to the public about the cost of restoring and maintaining the buildings to National Park specifications.

Sincerely,


D.C. Ferguson

8228 16th Ave. N.E.
Seattle, Wa. 98115

Seattle City Council



Norman B. Rice
President of the City Council
625-2436

George E. Benson
Chair
Transportation Committee
625-2441

Virginia Galle
Chair
Environmental Management
Committee
625-2445

Michael Hildt
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Energy Committee
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Finance Committee
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Sam Smith
Chair
Housing, Recreation &
Human Services Committee
625-2455

Jim Street
Chair
Land Use Committee
625-2438

Jeanette Williams
Chair
City Operations Committee
625-2453

December 2, 1985

Janet Anderson
4560 West Cramer Street
Seattle, Washington 98199

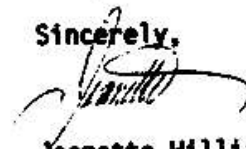
Dear Janet:

Thank you for forwarding the historic perspective of the old buildings at Fort Lawton.

You may already be aware the Council's City Operations Committee will continue its review of the Fort Lawton Historic District compromise proposal on Wednesday, December 4th. I have taken the liberty of attaching your letter to our official file on the subject. A copy will also be in hand during our discussions on Wednesday afternoon.

Thank you again for writing and forwarding the very interesting background on the buildings at Fort Lawton.

Sincerely,



Jeanette Williams
Seattle City Council

JW:lm

JANET ANDERSON
4560 West Cramer Street
Seattle, Washington 98199

November 26, 1985

Dear City Council Member:

One of the frustrations of an activist is knowing that decision makers seldom have the time to read all the background documents related to an issue.

I have been involved with the old buildings in Discovery Park ever since they were first nominated to the National Register. And I have been dismayed at the almost "holy" status building proponents have attributed to their placement on the National Register. It is especially disturbing when I know how close the buildings came to being rejected for the Register (the local Dept. of Interior office recommended rejection) and because I know the intended purpose of the Register and the actual basis for the nomination.

The enclosed paper summarizes that background and I hope will make it easier for you to recommend demolition of most if not all of the oldest buildings.

Sincerely,

Janet

DEC 2 1985

NETTE
THE CITY

A HISTORIC PERSPECTIVE

There is considerable misunderstanding about the purpose of the National Register of Historic Places. As a result, the public sometimes attributes a significance to listed properties far greater than the properties actually merit. In fact, zealous proponents have used the fact of being listed on the Register as proof that buildings should be preserved! Such an assumption is totally unwarranted according to the Keeper of the National Register:

"... the National Register was not conceived by Congress as an exclusive landmark list meant to identify and preserve a finite number of 'best' resources." Instead, it was established ... "as an inclusive list of all cultural property whose values should be considered in land and resource planning." (1)

Thousands of properties are nominated to the Register every year. The guidelines for nomination are so broad that virtually any building over 50 years old can be construed to fit the criteria. Since the judge and jury throughout the nominating process are individuals who have either a strong professional or personal bias in favor of restoring old buildings, it is not surprising that few nominations are ever rejected unless objected to by the owner of the property in question. And since, by definition, a nomination is but one of many values to be considered in land and resource planning, it is understandable and to be expected that hundreds of buildings listed on the National Register are also removed every year.

In the case of Fort Lawton, the National Park Service recognized the possibility that the City might favor other values, such as recreation, open space, and economy, above preservation of the old buildings. In its Preliminary Case Report, the Heritage Conservation and Recreation Service (HCRS) stated:

"Based on the application for the conveyance of a portion of Fort Lawton to the City, it is likely that as the City further develops its plans, some of the structures and landscape within the Historic District may be proposed for demolition.... . When the City of Seattle has further defined plans for the development of Fort Lawton it is theoretically possible that those plans may provide for the complete destruction of the historic buildings ..."

(2)

To prepare for this possible outcome, the City joined HCRS in a Memorandum of Agreement which outlines the steps the City will follow before removing any of the old buildings.

In order to compare the park's recreation potential with its "Historic" assets, it is important to examine the reasons given

by the Keeper of the National Register for placing 25 of the buildings on the Register, since these presumably are the strongest reasons for considering retention of the buildings.

Most National Register nominations are made because of historical or architectural significance of individual buildings. In the case of Fort Lawton, even after many months of research, it was not possible to qualify any of the buildings individually. Instead, all the buildings were lumped together into a "district" which then qualified for consideration as "a significant and distinguishable entity whose components may lack individual distinction." (3)

The Keeper of the Register then went on to say, "Without further research it is not possible to tell which of the buildings included in the District would be individually eligible for the register. It appears that one or more of the officers quarters might qualify for architectural significance, and it is possible that additional research might locate one or more buildings which would qualify for the Register for historical significance." (3)

What were the most significant and distinguishable elements attributed to the buildings as a group? They were discussed in four different categories.

"Fort Lawton ... reflects the economics of the late 19th Century Northwest, the state of late 19th, early 20th century American military architecture and planning, the social attitudes of 20th century America" ... and played "a significant and exceptional role in 20th century America's military history." (4)

To understand the specifics of these broad historic generalizations, it is necessary to examine the supporting examples.

For late 19th Century Northwest economics, the Keeper is referring to the intercity rivalry between Tacoma and Seattle which followed the 1890's depression. "Fort Lawton reflects a city's efforts to improve its economy by attracting Government to locate in that community. Whether that goal ... was achieved ... is immaterial in assessing the historic significance of Fort Lawton as a manifestation of that ambition." (5)

The state of late 19th, early 20th Century military architecture and planning which the Keeper notes are these: "Fort Lawton was ... significant as a support unit to Forts Flagler, Casey and Warden ..." (6) "Architecturally, Fort Lawton reflects the Army's interpretations of American architectural styles of the late 19th and early 20th Century. The frame buildings at Lawton, based on standard Quartermaster General's plans, are similar or identical to those at other Army bases." (7) "This grouping is significant as a well executed example of the traditional Army hierarchical placement of buildings." (8) (By this, he means the commanding officers homes are on the highest land with the best view. The lesser officers

quarters are on a lower level and the enlisted men's barracks are on the lowest land on the opposite side of the parade'ground.)

The social attitudes of 20th Century America which are being commemorated, refers to ... "The stationing of Black troops at Fort Lawton and the resulting incidents (which) reflect the prejudice of early and mid 20th century segregated society."

(9) (The incidents were beatings and lynching of Italian troops by Black soldiers in 1944. The lynched Italian is buried in the Fort Lawton Cemetary.)

The Fort's significant and exceptional role in military history refers to the 1919 General Strike when the stationing of an infantry battalion at Fort Lawton "probably had a subtle restraining effect on the strikers decisions" (10) and to World War II when the Fort was the smallest of six Points of Embarkation for U. S. troops.

These, then, are the strongest reasons historic buffs have been able to conjure for saving the old buildings. The City must ask if these are important enough to commemorate and, if so, is restoring 24 buildings the best way to memorialize incidents which are but a small part of the ongoing history of the site and the City? Wouldn't it be more effective to incorporate the stories into a publication similar to the history recently published by the National Park Service entitled, "Fort Lawton: A Record"?

To spend millions of dollars restoring 24 buildings which represent mere seconds of the site's life time, is to distort history and waste valuable community resources.

Janet Anderson
285-2460

-
- (1) Letter from the Keeper of the Register to HCRS. File #H32-NR 1978.
 - (2) HCRS Preliminary Case Report On the Conveyance of A Portion of Fort Lawton, Seattle, Washington, To The City of Seattle For Public Park and Recreation Purposes, August 1978. Page 5.
 - (3) Ibid
 - (4)(5) Letter from the Keeper of the Register to HCRS File #H32-NR 1978 Page 3.
 - (6)(7) Ibid Page 4.
 - (8) Ibid Page 5.
 - (9)(10) Ibid Page 4.

Seattle City Council



Norman B. Rice
President of the City Council
625-2436

George E. Benson
Chair
Transportation Committee
625-2441

Virginia Galle
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Environmental Management
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Sam Smith
Chair
Housing, Recreation &
Human Services Committee
625-2455

Jim Street
Chair
Land Use Committee
625-2438

Jeanette Williams
Chair
City Operations Committee
625-2453

December 2, 1985

Mary Hartnagel
4334 35th West
Seattle, Washington 98199

Dear Ms. Hartnagel:


Thank you for your recent letter in support of preserving the interior and exterior of all buildings in the Fort Lawton Historic District.

You may already be aware the City Operations Committee will discuss and vote upon the proposed Historic District compromise plan on Wednesday, December 4th. The Committee meeting will begin at 2:00 p.m. in the City Council Chambers, 11th floor of the Seattle Municipal Building. While public testimony will not be taken, you are certainly invited to attend the meeting and listen to the discussion.

Your letter has been attached to our official file on the proposed Fort Lawton Historic District so that it will remain a part of the permanent record. It will also be taken into consideration during our discussions on Wednesday afternoon.

Thank you again for taking the time to write.

Sincerely,


Jeanette Williams
Seattle City Council

JW:Im

DEC
1 NOV 85 11 42

December 1, 1985

DEC 2 1985

City Council Member Jeanette Williams
1100 Municipal Building
Seattle, Washington 98104

Dear Council Member Williams:

The Fort Fort Lawton Buildings are a significant part of Seattle history and deserve preservation and I ask your serious consideration to that end. I have submitted October 15th a petition signed by 30 residents of Seattle gathered over a 2 hour period only - with more time could easily have obtained hundreds of signatures for submission. These individuals asked for the preservation of the interior as well as exterior of all buildings in the District. We all hope at least the significant buildings interiors can be preserved for future use, i.e. museums, etc.

I am a member of the Citizens Studying Fort Lawton History and a resident of Magnolia, have been member of Mountaineers over 20 years, Allied Arts 15 years, and Queen Anne Historical Society Board 7 years. I feel the preservation of these buildings does not threaten the open space concept of Discovery Park. As well, hike regularly on the 3 mile loop trail in the park.

Thank you for your consideration.

Yours truly,

Mary Hartnagel

4334 35th West
Seattle, Wn. 98199

cc: Council Members:
Sam Smith
Delores Sibonga
Virginia Galle
Mayor Charles Royer

Seattle City Council



Norman B. Rice
President of the City Council
625-2436

George E. Benson
Chair
Transportation Committee
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Jim Street
Chair
Land Use Committee
625-2438

Jeanette Williams
Chair
City Operations Committee
625-2453

November 22, 1985

Sara Jayne Wingate
2520 32nd West, #207
Seattle, Washington 98199

Dear Ms. Wingate:

Thank you for your recent letter regarding the future of the historic buildings at Discovery Park.

I appreciate your participating in the October 15th public hearing before the City Operations Committee. You may be aware the Committee was scheduled to discuss and vote upon the proposed Fort Lawton Historic District compromise plan on October 16th. Instead, the Committee members agreed to take a view trip of the site and request additional information from the Parks Department before voting on the proposal. Discussions will continue at the Committee meeting of December 4th, at 2:00 p.m. in the Council Chambers.

I appreciate your taking the time to write and participate in the hearing. Your comments will certainly be taken into consideration during our future discussions.

Sincerely,

Jeanette Williams
Seattle City Council

JM:1m

November 19, 1985

NOV 21 1985

TO MEMBERS OF SEATTLE CITY COUNCIL:

RE: Discovery Park

Of all the people desirous of putting City monies into ugly buildings at Discovery Park, am wondering how many of these people actually use the Park on a regular basis - or, not at all. To the people who use the Park on a daily and weekly basis, what happens to the Park is most important. We realize how important and necessary it is to have a place for quiet contemplation and natural beauty in the midst of our busy, noisy world. For myself, I've solved many of my problems while walking through the Park. I always feel renewed after a visit to the Park. As the saying goes: "Take time to stop and smell the roses". All of us certainly need time for that.

I have never been a member of the Magnolia Community Club or ever attended a meeting, but since I feel so strongly about the Park and what it stands for, I just have to stand up and fight hard for my convictions. I don't want to see this Park turn into another Green Lake. Every City needs a Green Lake, but they also need a nice place like Discovery Park.

As I stated in my comments to the Park Committee on October 15th, Seattle will never again receive a gift of land this size and for this purpose - an open-space, walk through, natural park. I just can't stand the thought of this concept being changed. It makes me very sad. I know a lot of other people will feel the same way, as I found out while taking signatures of approximately 250 people. (copies of which all Council members and Park Board members have a copy of this petition). This should be indicative of how the people feel, without putting it on the ballot. I have found that when you put something on the ballot, most of the people never take time to find out what is really going on and cannot vote intelligently. I've been guilty of this myself. If the interest is not there, there is no desire to learn.

There are so many other good causes within the City that need your attention and monies instead of wasting it on "empty shells" that do not have that much significant historical value. My thoughts are with the homeless and troubled people in our City. To me, this is a greater need to help care for the less fortunate.

It is my sincere hope that you will consider my plea on Discovery Park.


Sara Jayne Wingate
2520 32nd W. #207
Seattle, WA. 98199

TERRENCE E. CROOKS
3637 ARAPAHOE PLACE WEST
SEATTLE, WASHINGTON 98199

October 15, 1985

Ms. Jeanette Williams
Seattle City Council
Seattle Municipal Building
Seattle, WA 98104

Dear Ms. Williams:

For the past 13 years, I have lived with my wife and two children, ages 8 and 10, just three doors from the southern boundary of Fort Lawton/Discovery Park. Throughout this period, a frequent family outing has been the taking of walks with my children through the park grounds.

It has been a very disturbing thing to watch the gradual destruction of a sizeable number of the historic old buildings, first by vandalism, then by bulldozer. I am told, though I have never confirmed it, that some buildings were even burned deliberately as fire fighting practice sites for our city's firemen.

Much of the charm, beauty and historic interest of the old Fort has already been lost. I am here to ask the Council to save those remaining buildings listed in the report submitted by fellow Magnolia resident, Margaret Coughlin.

It is our belief that restoration of these historic structures can have the same effect on Discovery Park as we had in preserving early Seattle history in Pioneer Square. These buildings can be made useful again . . . while serving Seattle's park users.

Preservation has proven its worth in Pioneer Square. Let's give it a chance in Discovery Park.

Sincerely,



T. E. (Terry) Crooks



Friends of Discovery Park, 3801 West Government Way, Seattle, Washington 98199

TO: City Council Appropriations Committee

RE: Discovery Park Historic District

DATE: October 15, 1985

1985 marks the fifteenth anniversary of the creation of the Friends of Discovery Park. Throughout its fifteen year existence, the Friends, and its more than three hundred members, have worked to improve and protect Discovery Park, with the hope that one day the dream envisioned in the Kiley Master Plan would become a reality. That dream and the future of Discovery Park as the jewel of the Seattle parks system is threatened by the Landmarks Board- Park Board Task Force report. Because the Friends of Discovery Park believe that the beauty of the Park lies in its use as an open-space park and that the task force report is ill-advised, the Friends urge the Council to reject Resolution 27329.

The Friends of Discovery Park vigorously support the open space, passive use concept which forms the basis of the Discovery Park Master Plan. Over the years, the Friends have worked closely with the Parks Department, the Parks Board and other groups in a cooperative effort to achieve this goal. It is in this same spirit of cooperation, that the Friends offer the attached comments to the Council for its consideration.

In addition to the attached comments, as President of the Friends of Discovery Park I would like to take this opportunity to make the following comments regarding Resolution 27329:

First, the Parks Board adopted the proposal now before you without benefit of a full public hearing. As a result, the Board's decision is highly suspect. This is demonstrated by the fact that a capital cost estimate of one million dollars for the renovation of buildings is considered by all, including the National Park Service, to be extremely conservative. Yet, at the time the compromise was reached, the cost estimates were one-fourth that figure. Clearly, the Parks Board would have benefited from an open public discussion of the real costs of the current proposal.

Second, and related to the first, the current budget for the entire City Park System is about one-third that requested. In view of the clear under estimate of the cost of restoring the buildings it is incumbent upon the Council to face the question of funding for the restoration. Are the additional funds to be taken from existing programs? Are current maintenance levels to be reduced even further? These questions were left unanswered by the Parks Board decision.

Third, it is unclear whether approval of Resolution 27329 means that the City will have authority to determine the level of restoration of the buildings. It may be that the Park Service will retain authority in this area and dictate the level of restoration required. In this case, by passing this compromise, the City is abdicating any power it might have to control the costs associated with restoration.

Finally, the Friends understand that, in the event the task force report is approved, the fire department will require new water facilities in the meadow area in order to protect the restored buildings. This cost, and others have not been addressed.

As President of the Friends of Discovery Park, I urge you not to adopt Resolution 27329.



Friends of Discovery Park, 3801 West Government Way, Seattle, Washington 98199

The Board of Directors of the Friends of Discovery Park has reviewed the May 8, 1985, joint Landmarks Board- Park Board Task Force report on disposition of the buildings at Discovery Park/ Ft. Lawton. Although the Friends support the task force's recognition that the uses of the buildings will be "park" uses, that such uses will be determined by the Superintendent of Parks and that building exteriors only will be considered historic, the Friends believe that the task force report, taken as a whole, conflicts with both the open space concept of Discovery Park and the prudent use of public funds. The Friends of Discovery Park therefore recommend the Council consider the following before a final decision is made on Resolution 27329:

Estimates for maintaining the remaining buildings do not appear to be realistic (i.e. \$181,000 to restore the buildings plus \$25,000 a year for maintenance.) In addition, costs will increase substantially when additional buildings are transferred from the military to the park.

Funds to maintain these buildings should not come at the expense of other Department of Recreation programs, Discovery park programs or programs conducted by Park Advisory Councils.

Consideration should be given to retaining only one building and using the funds allocated for the historic district to develop a historic museum of Fort Lawton artifacts and momentos.

No buildings should border the meadow area.

The second barracks area should be removed.

The four military quarters on Montana Circle should be removed.

October 15, 1985

Discovery Park vs Historic District
Buildings

My name is Robert Kildall. I live at 3107 W Commodore Way, Seattle.

I have a strong background on the history of Discovery Park and discussions on these old buildings. I was a member of Judge Donald S Voorhees Citizens for Ft Lawton Park Committee, a member of the Mayor's Ft Lawton Committee for park planning, charter president of the Friends of Discovery Park and a Park Board member of the joint Park Board-Landmarks Board committee in 1976. (I was chairman of the Park Board at that time.)

I was a part of the ABM site fight which would have leveled these buildings. I helped on the citizen effort to create the Ft Lawton bill that not only brought this park to the city at no cost but 15% of our park system as well as providing nearly 700 parcels of open space in urban areas throughout our nation.

The citizens defeated an initiative for a golf course which would have removed these buildings.

The agreement signed by myself and the chairperson of Landmarks and ratified by both boards in 1976 was stronger in the protection of this park than this one.

But there are some benefits. A number of buildings will be gone and others, except for the horse patrol buildings, will contain park uses. The "jewel" concept is gone. It proposed to save structures with more floor space than this City hall.

But I think the process was wrong. And today's result has some serious defects that you must answer.

I do not fault the Mayor for pressuring a decision to break the 10 year impasse. Nor do I fault the Landmarks Board who can't clear winners. (They at least allowed the public to come and speak before adopting the proposal by a split vote.)

The Park Board was wrong in refusing a public discussion. (They had 2 members on the joint committee and passed it by a slim 2-1 vote/ Far from overwhelming.)

Serious questions were never discussed then that must be answered before this council committee passes a recommendation to the full council. (While a resolution may not be referred to the voters it does not have the strength of the eventual ordinance. But it can lock in erroneous intents that can influence the action taken later. The people must be included in this decision.)

Concerns expressed about understated costs in the agreement have proved to be valid. Even the corrected costs being discussed now will be far less than the final figures. And the greater maintenance costs are bound to impact future park budgets as structures are released.

(Unless you place strict guidelines on the amounts to be spent and offer remedial steps available, it is likely that the tail will wag the dog and the park and its master plan will suffer.)

The park and its plan must come first. The citizens have sought and supported a great park here for decades.

Remember if the goal was to save buildings there would have been no need for the Ft Lawton bill authored by Sen Jackson. They could have been obtained under existing federal law at no cost.

<In the late 60's with historic awareness already prevalent here and nationwide, our City experienced a strong environmental movement. We bred from the citizens our shorelines protection, the Metro story of Lake Washington and this greatest Park in our system. Equally as strong was a preservation movement supported by many of the same citizens including myself that saved Pioneer Square and the Pike Place Market.>

<The zeal for these buildings gained intensity after new Federal Tax incentive laws created new profits of preservation.>

Yet a compromise should be made. Reuse of old structures for park needs is better than building new concrete monuments. It would be best to house the horse patrol on the eastern edge of the park but public support may preclude that. We can leave that determination up to the Police Department. Buildings still in federal hands should be left to decide later. Building 417 might become a temporary administration building until the officers row homes come to the city. The guardhouse can be a comfort station called for in the master plan just two blocks to the West.

The band building and gymnasium should be removed from the meadow area for a number of reasons. They could be moved off the site.

<Eighteen or 14 buildings eventually called for in this agreement are too many, even though 11 or 7 are still in federal hands.> Park and preservation needs can be satisfied with less.

The memorandum of agreement was encouraged by the late Sen Jackson to insure that the decision on the buildings would be left in local hands. Once you make this decision, you are on new grounds where National Park demands might control the level of restoration necessary. You should hear from the Federal agency what that level might be and what the costs might be. You should save only those buildings that you can support with funds now and in the future.

The fire department has asked for new water facilities in the meadow area and that the meadow be mowed. A reason given was to protect the buildings. If you save only buildings that are separated from the meadow by the parade ground or large roadways these costs might be contained. Then the meadow grass could be left to support the insects and other natural life that make up the food chain for much of the animal and birdlife in the park. The meadow is educational to our young and fulfills the intent of the master plan.

If you do not fill the loop holes now and prepare carefully, future city councils will be confronted with fire department needs and federal requirements that they will solve by reducing the money spent on park programs to increase the amount to meet these demands.

<The fewest number of buildings should be considered now and full protection must be given to the goals of the original park master plan including the protection of the natural meadow life.>

(The memorandum of agreement gives the decision to the City. That means you and the Mayor---not the boards, the State or the Feds. Why not accept this responsibility and prevent a situation that might become a burden in the future?)

◁The plan before you for the historic district in Discovery Park gives clear direction that the City of Seattle Charter rights given to the Superintendent of Parks will be upheld. There is no reason for an additional landmark district being formed to bring another layer of control on these rights. Besides ultimate control remains with the council and mayor.

(Remedial action must be provide if it is shown in the future that too many buildings have been saved or they are detrimental to the park or they are too expensive for our citizens.)

The best interest of the park and historic preservation might be served by saving just one building for a historical museum and using the taxpayers precious funds to create a real record of Ft Lawton with displays, artifacts, photos, memorabilia etc that can be readily understood by our citizens.

Ill defined compromises and political decisions have tarnished many of our City parks and other great parks in our nation.

△While the playbarn at Gas Works park has proven to be a great asset, they old skeletons have not lived up to their promise. Because they became an attractive nusiance they were ringed with an ugly fence and stand more as a problem than a thing of beauty. The Heiser memorial at Myrtle Edwards park left a bad taste when granite that was to come from the Skagit for symbolic reasons was never used. Metro's sewer plant plans below Discovery Park point out the dangers of invading our parks in a way that harms these commonly held treasures.>

The Central Park plan was crippled by Tammany Hall. Magnificent Stanley Park was bisected by a highway and filled with too many uses. Golden Gate Park was loaded with statues and buildings and obsolete sports arenas in a plan that never made it.

X(Discovery Park has had more than 100 single interest proposals much like this one, too many of which have compromised the original master plan.)

held The great challenge of Discovery Park is to provide an urban open space away from the trappings of man including buildings, for our citizens particularly the handicapped, the young and the elderly where both the rich and poor meet on common ground.

It is in the greatest tradition of Frederick Law Olmsted's Greenswards plans, which he developed from the great parks of Europe, for relief and solace of the urban citizens of his time.

Great goals are laid out in the Kiley Master Plan. The Park Department must be able to carry them out or this park will also be lost and the efforts of hundreds of citizens will be for nought.

Robert Kildall

LAWTON PARK FACT FINDER S

3747 W. Commodore Way
Seattle WA 98199
October 15, 1985

Mrs. Jeanette Williams, Chair
City Operations Committee
Seattle City Council

Re: Fort Lawton Historic District and Discovery Park
Proposed Revision of 1974 Revised Master Plan
NEPA, SEPA, EISs & Hearing Examiner

Dear Mrs. Williams:

The proposed Resolution 27329, "approving a plan for the Fort Lawton Historic District in Discovery Park" must be viewed with alarm and subjected to strong criticism. There is nothing in the proposed resolution or its attached documents advising you that the Department of Parks and Recreation has a stack of EISs and studies to be reviewed. There is no mention of the October-November 1983 Hearing Examiner proceedings and Decision. This "compromise plan" is an alternative that cannot be considered in a vacuum without asking how much weight should be given to any information coming from Parks, after so many years of mistakes.

The National Environmental Policy Act (NEPA) and the State Environmental Policy Act (SEPA) both state a public policy to:

"preserve important historic, cultural, and natural aspects of our national heritage, and maintain, wherever possible, an environment which supports diversity and variety of individual choice;"

On August 18, 1984, the City of Seattle dedicated a "Flagpole Viewpoint" to Senator Henry M. Jackson. The memorial plaque omits his well-known role in authorship of the NEPA legislation, which is copied in SEPA. In the Spring of 1980, we caught Parks trying to remove the flagpole in a demolition project that had been hidden from the City Council, the federal officials and the Landmarks Preservation Board. The consultant working on demolition drawings had not finished an adaptive reuse study due on September 28, 1979.

The Park Board chairman said on May 16, 1985, that the "critical time constraint" is the saving of \$36,500 on prevention of deterioration. If genuine justice is to be done in Discovery Park, approximately \$365,000 should be tithed by Parks' personnel and consultants who have wasted time and money trying to not do a complete, objective EIS. In July 1979, Parks reported total costs for consultants at \$500,000+ for "planning, design and environmental assessment" in Fort Lawton/Discovery Park. Their total expenses may be \$750,000 if staff salaries are included.

October 15, 1985

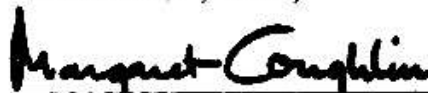
In March 1973, my neighbors and I organized as "Lawton Park Fact Finders" to hold a meeting at Harvey Hall where we convinced City officials that an EIS was needed for the Fort Lawton Park Master Plan with its \$11 million "Grand Entrance". Parks did pay for a Draft EIS ready for printing and circulation, then used the money intended for comments and a Final EIS to convert the DEIS to the Negative Declaration (DNS) that was not circulated. Your 1974 City Council adopted the Revised Master Plan, Discovery Park, with significant major adverse impacts, such as the Arena seating 4,000-5,000 and the amphitheater next door seating "a few thousand" people, each sharing about 10 acres of parking. Take care in 1985.

Our procedural rights under SEPA and SEPA Guidelines (now Rules) are violated by the "railroad" method used to produce a "compromise" recommendation. Without proper notice, a "green" Landmarks Board with a "green" staff, had a "hearing" at 5:30 p.m. on May 15; and a Park Board down to only 3 members, held a no-hearing at 9:00 a.m. on May 16. The costs these two Boards accepted for preservation of exteriors of chosen buildings at \$181,200 demonstrates their lack of knowledge. There are Secretary of the Interior's Standards for Rehabilitation that should have been discussed.

The City Council already has letters from the Fact Finders with our common sense alternatives for "adaptive reuse" that are not in Parks' studies. Our companion group, "Citizens Studying Fort Lawton History" has also filed with the City Council its protest of publication of significant military history of Fort Lawton in separate Geo-Recon studies that should have been in the Final EIS for the Historic District. That is a damaging omission when our senior veterans are celebrating their victory in the gruesome years of World War II.

It is time to work with facts and to seek excellence.

Sincerely yours,



MARGARET COUGHLIN, Coordinator

attachments
and
exhibits

282-5108

Public Law 91-190

AN ACT

January 1, 1970
[H. 1075]

To establish a national policy for the environment, to provide for the establishment of a Council on Environmental Quality, and for other purposes.

National Environmental
Policy Act of
1969.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That this Act may be cited as the "National Environmental Policy Act of 1969".

PURPOSE

Sec. 2. The purposes of this Act are: To declare a national policy which will encourage productive and enjoyable harmony between man and his environment; to promote efforts which will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of man; to enrich the understanding of the ecological systems and natural resources important to the Nation; and to establish a Council on Environmental Quality.

TITLE I

DECLARATION OF NATIONAL ENVIRONMENTAL POLICY

Policies and
goals.

Sec. 101. (a) The Congress, recognizing the profound impact of man's activity on the interrelations of all components of the natural environment, particularly the profound influences of population growth, high-density urbanization, industrial expansion, resource exploitation, and new and expanding technological advances and recognizing further the critical importance of restoring and maintaining environmental quality to the overall welfare and development of man, declares that it is the continuing policy of the Federal Government, in cooperation with State and local governments, and other concerned public and private organizations, to use all practicable means and measures, including financial and technical assistance, in a manner calculated to foster and promote the general welfare, to create and maintain conditions under which man and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of present and future generations of Americans.

(b) In order to carry out the policy set forth in this Act, it is the continuing responsibility of the Federal Government to use all practicable means, consistent with other essential considerations of national policy, to improve and coordinate Federal plans, functions, programs, and resources to the end that the Nation may—

- (1) fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;
- (2) assure for all Americans safe, healthful, productive, and esthetically and culturally pleasing surroundings;
- (3) attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;
- (4) preserve important historic, cultural, and natural aspects of our national heritage, and maintain, wherever possible, an environment which supports diversity and variety of individual choice;
- (5) achieve a balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities; and

Senator
Jackson

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Chapter 43.21C RCW

STATE ENVIRONMENTAL POLICY

Section	
43.21C.010	Purpose.
43.21C.020	Legislative recognitions—Declaration—Responsibility.
43.21C.030	Guidelines for state agencies, local governments—Statements—Reports—Advice—Information.
43.21C.035	Certain irrigation projects decisions exempt from RCW 43.21C.030(2)(c).
43.21C.040	Examination of laws, regulations, policies by state agencies and local authorities—Report of deficiencies and corrective measures.
43.21C.050	Specific statutory obligations not affected.
43.21C.060	Chapter supplementary.
43.21C.070	Establishment of classifications and categories of building permits and acts of governmental agencies concerning family residences—Exemption from "detailed statement" requirement.
43.21C.080	Notice of action by governmental agency—How publicized—Form—Time limitation for commencing challenge to action.
43.21C.085	Limitations on challenges to actions taken—Application to challenge or appeal on adoption of rules.
43.21C.087	List of filings required by RCW 43.21C.080.
43.21C.090	Decision of governmental agency to be accorded substantial weight.
43.21C.100	Council on environmental policy—Established—Composition—Abolishment.
43.21C.105	Council on environmental policy—Personnel.
43.21C.110	Council on environmental policy—Powers, duties and function.
43.21C.120	Rules, ordinances, resolutions and regulations—Adoption—Effective dates.
43.21C.130	Model ordinances.
43.21C.135	Authority of local governmental units to adopt rules, guidelines and model ordinances by reference.
43.21C.140	Review of actions taken to implement chapter—Report to legislature.
43.21C.150	RCW 43.21C.030(2)(c) inapplicable when statement previously prepared pursuant to national environmental policy act.
43.21C.160	Utilization of statement prepared under RCW 43.21C.030 to implement chapter 90.62 RCW—Utilization of chapter 90.62 RCW procedures to satisfy RCW 43.21C.030(2)(c).
43.21C.165	Challenges to consistency of rules adopted pursuant to RCW 43.21C.110 and 43.21C.140—Procedure—Finality.
43.21C.900	Short title.
43.21C.910	Severability—1974 ex.s. c 179.

RCW 43.21C.010 Purposes. The purposes of this chapter are: (1) To declare a state policy which will encourage productive and enjoyable harmony between man and his environment; (2) to promote efforts which will prevent or eliminate damage to the environment and biosphere; (3) and stimulate the health and welfare of man; and (4) to enrich the understanding of the ecological systems and natural resources important to the state and nation. [1971 ex.s. c 109 § 1.]

SEPA
Summer of 1971

RCW 43.21C.020 Legislative recognitions—Declaration—Responsibility. (1) The legislature, recognizing that man depends on his biological and physical surroundings for food, shelter, and other needs, and for cultural enrichment as well; and recognizing further the profound impact of man's activity on the interrelations of all components of the natural environment, particularly the profound influences of population growth, high-density urbanization, industrial expansion, resource utilization and exploitation, and new and expanding technological advances and recognizing further the critical importance of restoring and maintaining environmental quality to the overall welfare and development of man, declares that it is the continuing policy of the state of Washington, in cooperation with federal and local governments, and other concerned public and private organizations, to use all practicable means and measures, including financial and technical assistance, in a manner calculated to: (a) Foster and promote the general welfare; (b) to create and maintain conditions under which man and nature can exist in productive harmony; and (c) fulfill the social, economic, and other requirements of present and future generations of Washington citizens.

(2) In order to carry out the policy set forth in this chapter, it is the continuing responsibility of the state of Washington and all agencies of the state to use all practicable means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may:

- (a) Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;
- (b) Assure for all people of Washington safe, healthful, productive, and esthetically and culturally pleasing surroundings;
- (c) Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;
- (d) Preserve important historic, cultural, and natural aspects of our national heritage;
- (e) Maintain, wherever possible, an environment which supports diversity and variety of individual choice;
- (f) Achieve a balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities; and
- (g) Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.

(3) The legislature recognizes that each person has a fundamental and inalienable right to a healthful environment and that each person has a responsibility to contribute to the preservation and enhancement of the environment. [1971 ex.s. c 109 § 2.]

Gordon Evans

October 15, 1985

To: Chairman, Appropriations Committee

Re: Proposed retention of old Army buildings at Discovery Park

My name is Scott Smith. I live at 2919 26th Ave West. I am a retired Naval Officer.

When I heard of the effort to retain the old Army buildings at Discovery Park, my reaction was "what a dumb idea, it must have been proposed by someone who has never been in the military." Not only will these old buildings require a inordinate amount of money for the limited public benefits received, but their retention would be a slap-in-the-face to every combat veteran from any branch of the military.

The high costs and limited public benefits are easy to understand, but unless you have served in the military it may be difficult to understand how saving these buildings could be construed as an insult.

The military can be divided into two groups: the combat troops and the support personnel. Those of us who served in combat were really fighting two enemies; the one we were shooting at and these support personnel. They were often more of a hinderance than support. In the Navy, we called them the "palace guard" when in polite company.

Between wars, we lived and trained in facilities maintained by the palace guard, similar to Fort Lawton. Naturally, there were differences of opinion. Combat troops question the military necessity of painting rocks, polishing brass, marching in parades, and a thousand other trival tasks that are in direct conflict with what we would do in a combat zone. Yet these are the things that the palace guard insist upon because this is how they compete for promotion.

A building at Fort Lawton is something that brings back unpleasant memories. Mainly I am reminded of the revolting and ridiculous things that are often associated with the military. Like the heat being turned-on in October and turned-off in May regardless of the outside temperature. They are symbols of all the things that we try to forget.

There were a lot of young men whose last view of the United States was the beauty the surrounds Discovery Park. They died fighting for something they seldom understood. Are we now to establish a historic monument to a back-water post that had no combat role and bears no resemblance to the kill-or-be-killed realities of today's Army? Do we really want our grand-children to stand in awe over a group of old buildings and forget what happened to the men who onced lived there? The real history of Fort Lawton is not in its buildings but in its people, what they achieved, and the price they paid.

I want my grand-children to understand the real horrors of war. Where the good-guys don't always win, and where the final impacts are measured by the empty chairs at kitchen tables throughout this land. If someone feels compelled to start the next war, there should be no illusion that it will be anything like what is to be characterized by the Fort Lawton historic district.

I hope that no one here tonight believes that this proposal would create our own version of Valley Forge. It is natural for us to be a little envious of the many historic tourist attractions in the east. However, no tourist can really appreciate the courage it took for a rag-tag group men at Lexington to look down the muzzies of 700 British rifles. Nor can a summer visitor to Valley Forge sense the cold and pain of the men wintering-over. Likewise, the green grass at Gettysburg belies the noise and carnage that took place there. The one common thread of these places is mortal combat. Something that is as far removed from Fort Lawton as the moon.

We spend a lot of time and effort recreating battle fields and studying the history of war. We glorify a battle and make heroes of its survivors, as if that will somehow justify its terrible cost. We must remember that a country's real success is not measured by how many battles it has won, but by how many years of peace it has enjoyed. That is what all that fighting and dying was about. The Bible says something about "beating swords into plowshares." I can think of no more fitting monument to our few brief moments of peace than to replace those old buildings with the serenity of open-space.

October 10, 1985

OCT 14 1985

Ms. Jeanette Williams, Chair
City Operations Committee
1106 Seattle Municipal Building
600 Fourth Avenue
Seattle, WA 98104

Dear Ms. Williams:

In March of 1983, The Washington Tote'ems Chapter of the National Campers and Hikers Association wrote regarding our views on the disposition of the army buildings at Discovery Park. We were against retaining more than one or two buildings for reasons expressed in that letter which are still valid. Subsequently, when the Seattle Park Department staff recommended a compromise of saving only 9 of the buildings, presently occupied for officers' quarters, which are in good repair and not yet owned by the city, our group reluctantly decided to go along with that compromise proposal.

It is with some dismay that we now learn of the current compromise resolution that is to be discussed at a public hearing on Tuesday, October 15th, at 7:30 p.m. This so-called compromise plan appears to be a give-away to the Landmarks Preservation Board. We urge you to strongly reconsider this plan, its possible severe impact on the goal of an open-space park and its wildlife by the retention of 7 of the 12 empty buildings now owned by the city plus possibly 12 others in the future. It seems inevitable that the financial impact on a strained city and park department budget will be severe as well as will the diversion of limited park staff time and attention from the pursuit of activities that conform with the originally stated goal of keeping Discovery Park primarily in open space.

It is not often that there is an opportunity to have a large area of open space, particularly with the unique variety of terrain and wildlife habitat that Discovery Park offers, in the midst of an urban environment. This must be protected for both present and future generations!

Sincerely yours

Russell O. Langstaff
Marion E. Langstaff

Russell O. Langstaff and
Marion E. Langstaff
Conservation Chairpersons
Washington Tote'ems Chapter
National Campers and Hikers
Association
2714 W. Dravus St.
Seattle, WA 98199

6532 Palatine Ave N
Seattle, WA 98103
U. S. A.

Ms. Jeanette Williams
Seattle City Council
1106 Municipal Bldg.
600 Fourth Ave.
Seattle, WA 98104

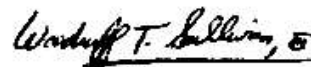
OCT 10 1985

8 October 1985

Dear Ms. Williams,

I wish to make a statement for the public hearing of 15 October on the question of the Fort Lawton Historic District. The "Compromise Plan" is indeed about halfway between the previous positions of the Park Board and of the Landmarks Board, but this is not the wisest decision for the city of Seattle. In particular, the City Council needs to examine closely the true costs associated with maintaining and keeping secure anything more than two or three of the Army buildings. Such costs are going to be a perpetual drain on the City's budget and should be absolutely minimized. Furthermore, whatever the maintenance cost turns out to be, it should in no way be taken out of the Park Dept.'s present budget, but must be a new appropriation. Discovery Park's budget is meager enough now, and it would be a crime to cut into naturalist programs, etc. in order to pay maintenance expenses for these buildings. My other main concern is that the strongest language possible be used to give the Park Dept. control over any adaptive reuses of these buildings. This control would of course be consistent with Discovery Park's Master Plan, with particular attention to any impacts of increased traffic on the serenity and ambience of this marvellous natural park.

Sincerely yours,



Woodruff T. Sullivan, III

WTS3/wts3



P.O. BOX 99164 • SEATTLE, WASHINGTON 98199
October 15, 1985

Councilwoman Jennette Williams, Chair
City Council Appropriations Committee
600 Fourth Avenue
Seattle, Wa. 98104

Re: Discovery Park Historic District

Dear Madam Chairman:

The Magnolia Community Club has vigorously supported Discovery Park's Master Plan since its conception. We are one of many groups that have advocated passive uses and open-space recreation at this site. The Park has matured through the efforts of many individuals and groups working with the Park Board and Park Department. In a just a few years these efforts have developed a Park that has achieved national significance, acquired a large and diverse group of users from all parts of the City and County, and has even attracted wildlife species that have long been absent from the City. In short, Discovery Park is the jewel of the Seattle Park system.

However, it should be noted that our entire park system is currently being maintained on a budget that is about one-third of the funds requested. Our parks and recreation facilities are suffering, despite a herculean effort by the Park Department to stretch the available dollars. We see little chance of improved funding in the near future, nor can we depend upon repeated voter support of bond issues for maintenance.

To compound this deplorable situation, it is now proposed that the Park Department take on the additional burden of renovating and maintaining seven old Army buildings, with a possibility of eleven more some time in the future. In the next ten years, the City could easily spend in excess of \$3 million for renovation, routine maintenance and heating of these empty buildings, but at what cost-benefit ratio? We would ask that the City Council consider carefully what items can be cut from the City's budget to provide these funds.

The Landmarks Board would have you believe that placement of a building on the National Register mandates preservation. Nothing could be further from the truth. Placement on the National Register merely requires that the City explore the historic elements before any action is taken, while the Memorandum of Agreement stipulates that the City examine feasible and prudent adaptive reuse alternatives and their adverse affect on the Park. It has long been the Club's position that no more than two buildings can be retained without adverse impacts on the Park.

The Magnolia Community Club considers this proposal before you to be ill-advised. It was approved by the Park Board without a public hearing or a full understanding of its financial and political implications. For instance, recent capital cost estimates for renovation of seven buildings (and reuse of three) could easily exceed \$1 million, and the National Park Service indicates this seems extremely conservative. Yet the compromise document was negotiated when it was assumed that costs would be a fraction of the realistic estimates.

It is clear that the Landmarks Board will continue in their efforts to find funds and force adaptive uses for all empty buildings. When the full financial impact is acknowledged, the City Council will be strongly tempted to accept reuse proposals that are less park related. Such proposals most certainly would involve automobile parking and traffic in the center of the Park, in direct conflict with the Park's goals. The more buildings saved, the more likely there will be continued conflicts with uses eroding the Park's goals.

We also question the expenditure of \$409,700 for the renovation of buildings 755 and 917 for use by the Police Horse Patrol. We view this action as forcing the Horse Patrol into unsuitable quarters while degrading the center of the Park, all for the sake of saving two buildings that have limited historic value. In addition, 7 acres will be withdrawn from park use for the horses. If renovation money is in the budget, it would be better spent on a new indoor training facility located on the Park's perimeter. We continue to believe that all traffic generators, such as the Horse Patrol and Park Maintenance, should be located on the Park's perimeter.

This proposal ignores the thirteen years of public involvement that has brought Discovery Park to its present state of excellence. We strongly recommend resolution 27329 be amended as follows:

The number of buildings must be reduced. We recommend no more than two officer's quarters be retained.

The second Whereas should be deleted. This statement gives tacit approval to the proposed Local Landmarks Ordinance, and is not necessary because of the protection built-in to the system by the Memorandum of Agreement. This issue will come before Council as a separate item and should not be prejudiced by this resolution.

There must be positive language to indicate that the Park Department will retain management control of the buildings, regardless of any reuse proposals. There is no such language in the existing compromise, although its authors have indicated that this was their intent.

There should be some mechanism to trigger a reconsideration of your decision if the bids come back more than 10% above current estimates. This will protect the public from another WPPS style boondoggle.

The Fort Lawton historic district should be subjected to a public review process every five years. We must be certain that continued expenditures on the retained buildings are really in the public's best interest. This review should include the possibility of demolition.

The Cumulative Reserve Fund is totally inappropriate for this proposal. This fund represents a promise to the voters to set aside funds for proper maintenance of essential facilities. The old Army buildings are merely empty shells, not essential to anyone. Funding for this proposal should go to the voters, even if only as an advisory ballot, which would indicate its shallow support.

It must be understood that this is but Phase One of a proposal that will eventually involve 18 of the 24 buildings. Before you commit the City to this action, you must know what potential costs will be required for all remaining buildings. These figures are not before you, but earlier studies indicate costs ranging from \$3 to \$5 million, which we now know to be underestimated.

The buildings in this proposal represent the least desirable of the 24 buildings in the historic district. If our limited City budget is to be extended to preserve any of these buildings, we should concentrate on the better and more cost effective, which are yet to be turned over to the City.

In conclusion, we would remind you of the words of Dan Kiley, "... This park should not be asked to serve too many functions. It will best serve this city if it is permitted to serve one primary function and to serve that function well."

Sincerely,

A handwritten signature in black ink, appearing to read "John Mahlum", written in a cursive style.

John Mahlum
President

2311 Broadway East
Seattle, WA 98102
October 15, 1985

Members of the Council:

I have been involved in the history of Fort Lawton and its preservation since 1969 when I sent the preliminary nomination of the Fort to the National Register.

I was a member of the Landmarks Preservation Board when Fort Lawton was voted a City landmark.

Jim Daly and I, of the Landmarks Board, worked with Bob Kildall and Virginia Van Ness of the Park Board, on a process for operation of the historic district.

I worked with Tom Wimmer of the Park Board on the Memorandum of Agreement between the Federal Government and the City of Seattle, as to the transfer and protection of the historic district within the greater Discovery Park.

I worked as a member of the Fort Lawton Coalition, through an appeal to the Hearing Examiner, to make certain that the Park Department recognized the history of Fort Lawton.

I can attest to how hard all of these people have worked on the problems of Fort Lawton and Discovery Park.

The Landmarks Board and the Park Board, and the Mayor's office have reached a compromise. These reasonable people have taken into account the years of information gathering, rhetoric, and actions, and have come to an agreement. They should be applauded.

A compromise is just that: a blending of qualities by mutual concessions. We should now suppress our rank emotions and accept this compromise, as written, and move on.

I urge you to approve the compromise.

Peggy Corley



King County Council
Lois North, District Four

OCT 14 1985

October 15, 1985

The Honorable Jeanette Williams
Chair, City Operations Committee
Seattle City Council
1106 Municipal Building
Seattle, WA 98104

Dear Ms. Williams:

The City of Seattle is considering a compromise plan for the Fort Lawton Historic District, recommended by the Seattle Board of Park Commissioners and the Seattle Landmarks Preservation Board.

Over the years, I have been a strong supporter of historic preservation efforts in the State Legislature and at the local level. Both individual historic buildings and historic collective entities (such as a fort) need to be protected and saved. However, it is not necessary to preserve at every single available opportunity.

Fort Lawton does have significance beyond the sum of its individual buildings. This type of historic merit has already been recognized in past preservation efforts at Fort Flagler, Fort Worden, and Fort Casey. For this reason, I believe that a compromise is appropriate at Fort Lawton.

I would like to urge your consideration of a more limited preservation plan of concentrating on two of the officer's quarters. This would be in keeping with the walk-through open space concept of the Park's master plan. Refurbishing seven to nineteen old buildings would be expensive and I can see continual battles in the future to start using the interiors for a multiplicity of purposes because this village of shells is there.

Sincerely,

Lois North
Councilwoman

LN/rn

cc: Members, Seattle City Council

Oct. 14, 1985

For your information - in
working toward a compromise.

Peggy Corley
former chair,
Seattle Landmarks Board

OCT 14 1985

October 15, 1985

Statement regarding the disposition of the old Army buildings at Discovery Park before the City Council's Appropriation Committee.

I am Heidi Carpine residing at 4663 36th Ave West. I'm the chairman of the Discovery Park Committee of the Magnolia Community Club. So my remarks will elaborate on several points brought out in the Club statement.

I too have personally been involved for 14 years in the fight for this piece of land to be developed as an open space park. Each year has brought new demands to capture a piece of this "free land"

SO I CAN'T STATE THIS STRONGLY ENOUGH----

We must ^{FOREVER} vigilantly protect the Park from proposals that would change it from a walk-thru to a drive-in or drive-through Park. Retaining a village of exterior shells clearly puts the Park's goals in jeopardy. The noble words in the resolution seems to be safeguarding the open space concept by allowing only uses that are park related.

However the fact is, any building that is retained will always have the potential of uses that may or may not be park-related. Although the resolution only deals with seven buildings, there is still the possibility of saving 18 out of 24 buildings, and this is a lot of potential usage! So, rather than solving a problem, you are starting a long-term battle to fill these buildings.

This danger is immediately apparent! On its very first test to protect the Park, the City fails! Already, two of the seven buildings have a use proposed that is not park-related and would bring traffic and parking into its center. The Police Horse Patrol facilities does NOT require a location in the center of the Park and is proposed solely to justify spending nearly one-half million dollars to save two buildings that have only marginal historic value.

The Council must truly understand that if the Horse Patrol is allowed into the center of the Park it will be the first step in allowing traffic generating uses into the heart of the Park. This will be followed by demands for road maintenance and parking lots, all in direct conflict with the Park's goals. Therefore, it is imperative that the Council reaffirm the Park's Master Plan to retain an open space walking experience throughout the Park by keeping buildings and parking lots on its perimeter.

A better alternative for the Horse Patrol would be to support the Police Department's choice, as stated in the EIS, for a new indoor training facility on the perimeter of the Park.

Moreover,

The most recent letters from Dan Kiley, the park planner, reaffirms his strong conviction regarding the walk-through concept:

To Robert Kildall:

"It is wise, therefore, to relook at our (original) plan to see if some of these buildings are indeed worth saving and how. However, I would definitely not want to see building uses that required the automobile, roads and parking. Our report is very clear on that."

To John Morse:

"I now realize that, in an impulsive moment, I overstated my views on the buildings.

I am unalterably opposed to any intrusion in the Park by cars and roads. I abhor the road necessary to serve Capehart and Metro. I am totally against uses the Locke report recommends. I would like to save the buildings of architectural merit and as historic examples but not if access by car and roads is involved."

Now,

There is no question that we all want to save the history of this land. But, the resolution talks about the Fort's military history as if it were the only history to preserve. Since the dawn of life, the history of Fort Lawton represents only a brief instant. What did the land look like during the ice age? How did this land look to Captain Vancouver, when he anchored off Restoration Point? What did this land mean to Indian Charlie and his people? How was the land used prior to Fort Lawton?

The walk-through experience provides a feeling for all the history of this land in the most meaningful way. Nor is it necessary to save the Fort buildings to save this short period of time. I support saving two of the officer's houses for a museum of early day life and a caretaker's residence. The rest of the district's historical significance can be recorded in many inovative ways. A first-rate Interpretive Center could make this total history come alive in a manner that would be impossible by saving shells of buildings.

The living history is important, but lets remember that this land is not waiting for uses. It already has a purpose and is even today being well used for this purpose. Last year, 5,600 persons enrolled in park programs and another 200,000 persons used the Park.

In a plea to retain open space as the symbol for the longest historical useage of this land, we should recall the words of one of this City's first residents:

There is no quiet place in the white man's city. No place to hear the leaves of spring, or the rustle of insect wings. But perhaps because I am a savage and do not understand. The clutter only seems to insult the ears. And what is there to life if man can not hear the lovely cry of a wipperwhill, or the arguments of the frogs around a pond at night. The indian prefers the soft sound of the wind darting over the face of the pond, and the smell of the wind itself cleansed by the mid-day rain or sented with pine. The air is precious to the red-man. For all things share the same breath, beasts, trees, man. The white-man does not seem to notice the air he breaths. Like a man dying for many days he is numb to the stench. What is man without the beasts? If all the beasts were gone, men would die from great loneliness of spirit.

These words are from Chief Seattle, and they reflect what Discovery Park is all about. The City Council should reaffirm and strengthen the goals for this great Park.

3928 32nd Avenue West
Seattle, Washington 98199
October 14, 1985

Mrs. Jeanette Williams, Chair
City Operations Committee
Seattle City Council

Re: Fort Lawton Historic District

Dear Mrs. Williams:

Let me introduce myself. My name is Dean W. Tout. I am a World War II veteran of the 24th Inf. Div. and served in the South West Pacific area in 1944, just one of millions of men and women who served in that area during the global conflict of World War II.

Fort Lawton/Discovery Park covers one square mile. Surely it is large enough for both interests (1) to keep and repair the historic military buildings, and (2) for those who want open spaces for a park. It isn't right that one interest should have it all. Military buildings can be repaired and used for many other purposes, for instance the Guard House, a military artifact building.

Fort Lawton is part of our military heritage, one of many posts in the United States that saw our men and women go off to foreign shores to serve our country. Many gave the ultimate supreme sacrifice, their lives, to safeguard our freedom that we now enjoy.

This is a wonderful country. We need to live in the present but not to forget the past which Fort Lawton represents, and the men and women who went through there, and those who did come back and are still with us. If we don't safeguard our freedom we can have World War III to contend with.

Thank you.

Dean W. Tout

DEAN W. TOUT

Veterans of Foreign Wars
Lt. James M. Eagleson Post 1416

3816 28th Avenue West
Seattle, Washington 98199
October 14, 1985

Mrs. Jeanette Williams, Chair
City Operations Committee
Seattle City Council

Re: Fort Lawton Historic District in Discovery Park

Dear Mrs. Williams:

Please do not rush the City Council's consideration of the Park Department's plans for the Fort Lawton Historic District after so many years of delay. You will find that Parks' sketch maps lack basic measurements of distances and elevations that you need to do park planning. Attached hereto are two topographic maps of Fort Lawton, Sections 10 and 15, TWP. 25N., Rge. 3E., W.M. These maps scale at 1 inch = 200 feet, with contour intervals of 5 feet.

Many people were worried in March 1970, when the Vermont consultant Dan Kiley said that he planned a new entrance along Texas Way, to take advantage of the view of the Olympic Mountains from the rifle range. The topographic map tells you that the elevation on Texas Way is 125 feet for about 1/2 mile. Texas Way then curves around to the west and south, up through an area identified as "trees" to an elevation of 200 feet. There is a visible HILL at the west end of the rifle range. With basic maps, errors can be avoided.

I am one of the homeowners who worked with city planners and landscape planners to develop vacant land that residents bought for our Lawton Elementary School's Playground-Park. Most of the land was ravines, difficult to develop, but great for natural parks. The Navy and Army families in the Neighborhood helped by donating the bulldozing job and joining our work parties to clear trails.

Our Fort Lawton Study Group recommends using the historic Main Road from 36th Avenue West, for visitors to go up the hill to the Flagpole Viewpoint and historic Headquarters No. 417, where there is plenty of parking space already in place. Walking distance from HQ No. 417 to the historic Guard House, No. 759, is about 450 feet or 9 residential 50-foot lots. From No. 759 to the historic PX/Gymnasium, No. 733, is about 325 feet or 6 1/2 50-foot lots.

The above distances may be compared with the location of the Indians' Visitor Center at Daybreak Star building. Walking distance from the bus stop to Daybreak Star is given as ".4 mile" on Parks' directional sign. On the topographic map, walking distance appears to be about 2200 feet, or 3-1/3 city blocks including the street crossings. The view is on the edge of the Bluff at the Coast Guard site. There is a shortage of views for the public in the Discovery Park planning.

Very truly yours,


DONALD R. WESTLIN, Architect

attachments

TERRENCE E. CROOKS
3637 ARAPAHOE PLACE WEST
SEATTLE, WASHINGTON 98199

October 15, 1985

Ms. Jeanette Williams
Seattle City Council
Seattle Municipal Building
Seattle, WA 98104

Dear Ms. Williams:

For the past 13 years, I have lived with my wife and two children, ages 8 and 10, just three doors from the southern boundary of Fort Lawton/Discovery Park. Throughout this period, a frequent family outing has been the taking of walks with my children through the park grounds.

It has been a very disturbing thing to watch the gradual destruction of a sizeable number of the historic old buildings, first by vandalism, then by bulldozer. I am told, though I have never confirmed it, that some buildings were even burned deliberately as fire fighting practice sites for our city's firemen.

Much of the charm, beauty and historic interest of the old Fort has already been lost. I am here to ask the Council to save those remaining buildings listed in the report submitted by fellow Magnolia resident, Margaret Coughlin.

It is our belief that restoration of these historic structures can have the same effect on Discovery Park as we had in preserving early Seattle history in Pioneer Square. These buildings can be made useful again . . . while serving Seattle's park users.

Preservation has proven its worth in Pioneer Square. Let's give it a chance in Discovery Park.

Sincerely,



T. E. (Terry) Crooks

4000 31st Avenue W.
Seattle WA 98199
October 15, 1985

Mrs. Jeanette Williams, Chair
City Operations Committee
Seattle City Council

Re: Fort Lawton Buildings Are Needed

Dear Mrs. Williams:

My family background goes back to the historic Fort Lawton years, the early 1900's when we cut the tall grass on the Parade Ground and brought it home for hay for the cow. I remember the trolley car to Fort Lawton and the Army band concerts. My home has been near Lawton School since I was six years old. My husband Otto and I were among the neighbors who petitioned the City of Seattle to let us pay assessments to buy the land for our Lawton Park at the school. We continued working on development of the playground-park for several more years. The ordinary residents of our Neighborhood did a tremendous job on local improvements. We had a hearing before the City Council in 1952. We learned enough about parks to want to contribute to the planning.

Residents of our Neighborhood could never forget what good neighbors the military have been to us. The memories of Fort Lawton are always pleasant; the Army maintained it as if it were a park. Having seen the Fort while the Army was in charge, we old-timers know that you need some people in there to keep it in good shape and safe for everyone. The historic buildings are really needed. The original PX/Gymnasium is a beautiful building. The original Guard House has no bars on the front windows and is also nice looking. Everyone will enjoy having a small Fort Lawton Museum along with a guard in the Guard House. The interior of the PX/Gymnasium is just right for a Visitor Center.

I am leaving you this little home-made history of the Lawton Park Neighborhood so that you can understand our interest in the preservation of our own unique culture. The City Council named us "Lawton Park" in 1956.

Sincerely yours,

attachment

Louise Johnson 282-7891

Louise Johnson

League of Women Voters of Seattle

1402 Eighteenth Avenue
Seattle, Washington 98122
Telephone: (206) 329-4848

STATEMENT AT CITY COUNCIL HEARING ON FORT LAWTON HISTORIC DISTRICT OCTOBER 15, 1985

The League of Women Voters of Seattle welcomes the opportunity to comment again on Fort Lawton and Discovery Park. We have testified on numerous occasions in past years about our concerns regarding the impact of historic preservation of fort structures on the open space of Discovery Park. We believe that compromise and a resolution of this thorny issue are possible, and we are relieved that a final decision is imminent.

While the League of Women Voters has long urged the City Council to make a decision on the disposition of fort structures, we regret that we cannot come before you this evening urging a decision tomorrow on the compromise plan before you. We have reviewed the plan and found too many unanswered questions and insufficient information on which to base a decision. Too much time and energy has been devoted to this topic over the years by everyone involved to dispense with it with only the cursory review which the timing of this hearing and proposed City Council action would allow.

Our chief concern is with the costs of the compromise. The May 8 compromise proposal contains inadequate financial documentation. We take issue with the figures cited for renovation and for annual maintenance and with the contention that the preservation of the exteriors of city-owned buildings is the most cost effective alternative. Clearly, demolition would be more cost effective in the long run. In addition, in order to weigh adequately the costs of adaptive reuse versus preservation of the exteriors, cost estimates of the former should include offsetting revenue which the city would receive from use of the buildings. More recent Park Department estimates of annual maintenance costs are significantly higher--by a factor of four--than the figure in the compromise plan.

Additional costs which have not been included in the compromise proposal are outlined in an August 9 letter from Walter Hundley noting National Park Service concerns that renovation cost estimates are too conservative and including Park Service requirements such as new heating systems for the buildings, utility costs, and alarm systems. Another cost will be installation of adequate water systems for fire protection.

We remind you that every dollar spent on rehabilitation and maintenance of the fort structures is a dollar that cannot be spent elsewhere in the city. What projects and services will have to be cut or reduced in order to implement the compromise plan? Are these expenditures included in the 1986 budget? The Cumulative Reserve Fund has been suggested as a source of funding for implementation of the plan. What other projects will be seeking those funds as well in the near future?

The League believes that decisions on the disposition of buildings which will be acquired from the federal government in future years must be made at the time of acquisition--not now. Our understanding of the compromise proposal is that it calls for retention and preservation of the seven officers' quarters buildings when they are turned over to city ownership. We strongly suggest that they be subject to the same task force process as that set forth in the compromise for the NCO quarters and, further, that the process include a requirement for a public hearing.

We urge that a set of criteria be included in a final ordinance to guide the task force in its decision-making similar to that established in 1976 by the Landmarks and Parks Boards. The compromise before you contains no mention of criteria used in selection of the seven buildings to be retained. We expect that the City Council will find such information very useful in making final decisions, and we urge the authors of the compromise to make the information available to council members as soon as possible.

Clarification is needed of the "goals of the Park Department" mentioned in the compromise. As these goals are to be used in deciding on appropriate uses of the interiors of retained buildings, a clear definition is necessary. Are those goals to be found in the Master Plan for Discovery Park? In any event, a public process must be followed in reaching decisions on future uses of the buildings within the historic district.

Another concern is that approval of a compromise which commits the city to large expenditures for renovation and maintenance of fort structures may set a precedent that could prove extremely costly to the city in years ahead. Are there other structures to which the city will fall heir that may be considered worthy of preservation? Are there structures already publicly owned that the city may be forced to preserve as museums even though they have no other productive use?

The League supports the Master Plan for Discovery Park. In our view the current compromise before you this evening is inconsistent with that plan, particularly since we believe, based on our extensive research, that the very basis on which the Fort Lawton historic district was nominated to the National Register is questionable, as we have previously testified. Nevertheless, the League could support a well thought out and well documented compromise. Our preference would be to preserve fewer buildings and to locate the horse patrol and any other traffic-generating services on the park's periphery, and not in the old buildings.

It is unfortunate that public discussions and hearings were not held last spring when the compromise before you was being developed. The concerns you are hearing tonight need more time for further review and consideration than can be given them before the committee's scheduled vote tomorrow afternoon. Much as we want to see a prompt resolution of this issue and hope that a compromise can be reached, we urge that the Council postpone a decision on a compromise plan until more information is available. It is our experience that important Council decisions are based on thorough information and thoughtful deliberation. We expect that the Council will adhere to its usual high standards when making a final decision on this difficult issue.

Thank you.

Presented By Lucy Steers
President



Seattle City Council

Memorandum

DEC 2 1985

Date: November 21, 1985
To: All Persons Interested in The Fort Lawton Historic District Plan
From: Jeanette Williams
Subject: Discussion and Vote on Compromise Fort Lawton Historic District Plan

Please be advised that the City Operations Committee will discuss and vote on the proposed Fort Lawton Historic District Compromise Plan. The Compromise Plan was the subject of a public hearing on October 15.

The Plan is a compromise that has been reviewed and recommended for approval by the Seattle Board of Park Commissioners and the Seattle Landmarks Preservation Board. It has been submitted by the Mayor and the Superintendent of Parks and Recreation for consideration and approval by the City Council.

The plan includes the retention, with no specified use, of seven of the twelve designated buildings currently owned by the City. The future of twelve designated buildings retained by the federal government will be determined if and when such buildings and the associated land are transferred to the City. In the Plan the Park Board has agreed to not oppose the adaptive reuse of the retained buildings where the use of the interiors coincides with the Park Department's goals. The Plan proposes to include within the historic district the parade ground and the existing road system which delineates it

The City Operations Committee meeting will be held on Wednesday, December 4 at 2:00 p.m. It will be held in the City Council Chambers located on the 11th floor of the Municipal Building, 600 - 4th Avenue.

For further information please contact Tom Rasmussen at 625-2453.



Seattle City Council
Memorandum

27. Queen Anne N.

Date: November 21, 1985
To: All Persons Interested in The Fort Lawton Historic District Plan
From: Jeanette Williams
Subject: Discussion and Vote on Compromise Fort Lawton Historic District Plan

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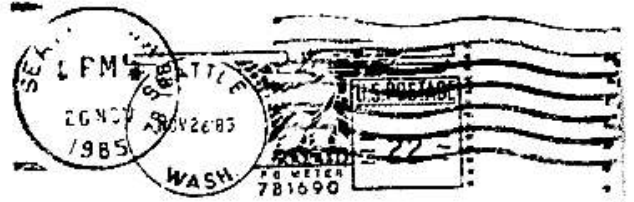
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For further information please contact Tom Rasmussen at 625-2453.

I oppose the retention of even as many as 10 buildings. However, I have always found the position of Friends of Discovery Park to be the most forward-looking in terms of future generations' enjoyment of this great urban open space, and will urge you to pay particular heed to their recommendations. Thanks! - Florence Ekstrand

SEATTLE CITY COUNCIL
1106 MUNICIPAL BUILDING
SEATTLE, WA 98104



Florence Ekstrand
2701 Queen Anne North
Seattle, Washington 98109

53



DEC 2 1985

J. J. WILLIAMS
SEATTLE CITY COUNCIL MEMBER

*Councilwoman Jannette Williams
Seattle City Council
1106 Municipal Bldg.
Seattle 98104*

November 30, 1985

Jeanette Williams, Member Seattle City Council
Seattle City Council
Seattle Municipal Building
Seattle, WA 98104

DEC 2 1985

Dear Jeanette:

It appears that because of some personal "repair" work scheduled, I will not be able to attend your committee's hearing on the old Ft. Lawton buildings in Discovery Park.

This park means very much to me, and to other thousands of Seattle citizens who helped bring it into being.

The Seattle Park Department should try to use an old building before building a new facility. This is only fairness to those who place value on these structures. But I would hope that you and your committee come down clearly in support of the goals of the master plan and save only those that are needed for the park.

It is of the utmost importance to me, that the buildings on the meadow area, (those on the lower level of the parade ground) not be kept. There are several reasons: views, traffic, meadow life, fire protection, service vehicles, loss of the Olmsted classic "Greensward" park setting and others.

Personally I believe the horse patrol should be at Woodland Park because they have veterinarian, it has better access to Aurora and the Freeways and it is closer to park and city areas that require the horse patrol such as Green Lake.

But I believe this decision will be made by the Seattle Police Department subject to your approval.

The memorandum of agreement requires that the City attempt to sell buildings they select to take down so that they can be moved off the site. The agreement acknowledges the option of moving.

If the police decide to stay, I would suggest you consider moving one of the two intrusive buildings on the meadow, the gym or band building. The police present administration building could be demolished and one of these placed on that site. For those citizens who seek compromise, this might be a worthwhile solution.

I favor the guardhouse as a rest station called for in the original master plan just a block or two away. It is a reasonable compromise.

I urge you to save no more buildings than the City is able to maintain and use for this park's needs.

Sincerely yours,


Robert Kildall

3107 West Commodore Way #403
Seattle, WA 98199
522 0033 (o) 285 6862 (h)

3747 W. Commodore Way
Seattle WA 98199
December 1, 1985

Mrs. Jeanette Williams, Chair
City Operations Committee
Seattle City Council

Re: Fort Lawton/Discovery Park
Transportation, Circulation, Parking

DEC 2 1985

Dear Mrs. Williams:

On Saturday, November 30, I received a response from Parks' Director of Operations, Bud Girtch, on the issue of an emergency route through the Army Reserve area on the level Texas Way road. He attached a copy of Mayor Charles Royer's letter of 9/14/81 to me. This may be the letter that I believed was granting emergency access; I have not yet located all of the correspondence on this matter. Lacking access to copy machines in this weather, I am quoting verbatim, as follows:

"Thank you for your advice on the city's plan for its new road through Discovery Park and the retention of Texas Way.

"According to the present agreement with the Army, Texas Way must be returned to the Army when our road is completed. Following your advice, we will ask the Army to agree in writing that the residents and park users can use Texas Way in emergencies."

Mr. Girtch's letter of November 26, 1985, says that "we pursued such an agreement but were never successful." His letter also says that on 11/25/85, the Real Property Agent at Fort Lewis confirmed "that the Reserve Commander was not willing to grant such an emergency access agreement."

From other documents that I have here, it appears that the problem was Parks' failure to keep its original agreement for use of Texas Way, under the provisions of License No. DACA67-3-74-478. "A condition of this use specifically identified the city as being responsible for 'full maintenance and repair' of the surface of this street." (from Fort Lewis 8 May 1981) In an affidavit of this period of time, Parks' Ernie Ferrero testified that patching the existing route along Texas Way would cost \$6,000-\$8,000. In a letter of August 19, 1981, which I sent to Mayor Royer, I commented that a Metro bus driver had said "that he could fill the chuckholes himself in one day's time." The City had obtained the easement to use Texas Way in the summer of 1973, pending the revised Master Plan and the EIS which was in preparation. A very detailed, expensive engineering study determined that the proposed roadway west of the cemetery (which was on the Fort Lawton Park Master Plan) would be the best solution for access.

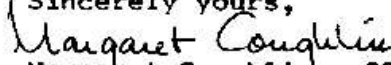
The source of most of the problems in planning Fort Lawton/Discovery Park is the lack of an honest, professional study of transportation, circulation and parking. The consultant Dan Kiley was designing a park plan in far away Vermont without a topographic map. When he made major mistakes, no one in Seattle corrected him. The traffic counts in Mann, Millegan, Morse & Ramsey's study in 1973-74 were way off; they showed a total of 31,000 vehicles at the 3 bridges to Magnolia Bluff when the Traffic Engineering Department had a total of 47,000. That is unprofessional.

When the Arena in the Indian Cultural Center was discovered by its next door neighbors in Lawton Wood and others in Seattle who had not read the 1974 Negative Declaration, Parks and United Indians asked Transportation Development Associates for a Proposal. TDA did a great amount of work preparing a Proposal for studies for the Indian Cultural Center, the whole of Discovery Park, and routes through the community district. TDA was never employed and never paid. Nevertheless, Parks presented the TDA representative as a person doing a study. Parks presented the Proposal as a study filed with the Court accompanied by an affidavit that said this was "first phase" and further studies were contemplated. Parks did fool a lot of people at the time, but they did not fool the federal officials who denied an application for funds for the Arena because there were no studies.

You know now that Parks has been misrepresenting the vote of the City Council in August 1974. The sketch map showed roadways through the Park. It is my recollection that you wanted the road described as a "scenic loop" to the flagpole and/or beyond, to give the elderly a chance to get inside and enjoy the views. On June 9, 1980, I toured the Park with Hope Moore from Washington DC and officials from Heritage Conservation and Recreation Service. I had asked for the tour so someone from Washington DC could see the damage being done to historic buildings. Along the way, Sid Malbom of the local federal office commented that there is a lack of good circulation in the Park plan. Hope Moore commented that the federal government should have turned the Park over to the Army Reserve, after viewing the good condition of the Reserve area.

The above are just examples. My neighbors and I are not alone in criticizing the planning. Parks has hidden the sketch maps; the only way I could get a copy of the Indian Cultural Center plan published in the community newspaper was to pay \$98 for an ad. At the Board of Public Works meeting when the uphill-downhill route was out for bids, I asked Superintendent Walter Hundley to point out to me on his sketch map where the roadway changes were being made. Hundley replied, "I can't read maps." The Board laughed.

The City Council must maintain jurisdiction over the planning.

Sincerely yours,

 Margaret Coughlin 282-5108

encls

I did write to Mayor Royer with advice that the bus service has always been discontinued when we have snow and ice on the roads.

3747 W. Commodore Way
Seattle WA 98199
August 19, 1981

Mayor Charles Royer
Seattle Municipal Bldg.
Seattle WA 98104

Re: Metro Transit No. 33 Reroute

Dear Mayor Royer:

Will you please order the chuckholes in the No. 33 route through the Army Reserve area to the bus stop at the North Gate repaired? It will be a minor expense.

On July 22, 1981, as we approached Discovery Park, the driver told me to notice the sign at the bus shelter that announced discontinuance of Discovery Park service. The following day, there were Rider Alert handbills available at the shelter advising that Discovery Park service was discontinued.

I visited the Metro offices in the Exchange Building on July 24 to question Metro's action. On the way home, the No. 33 public address system announced that a message from the Mayor said that the Discovery Park service would be restored and the road would be repaired.

During the following week, while the bus service was reactivated, the drivers said that Metro would discontinue it again if the Mayor did not make the repairs. On Sunday evening, August 2, the driver told me the bus service would be discontinued again because the City did not make repairs. One driver said that he could fill the chuckholes himself in one day's time.

There are a number of residents who have depended on that bus service. Some of them live at the end of 36th Avenue W. and walk through the gate at Leisy Army Reserve Center to and from the bus route. School will be starting soon, which means additional riders on the No. 33 Discovery Park route. The Grayline and other sightseeing buses that come down W. Commodore Way, turn up 40th Avenue W. to Discovery Park and then turn east to use the roadway with chuckholes.

I have walked the route several times and counted the chuckholes. They begin north of the gate to Harvey Hall Army Reserve area. The worst stretch is about one block long. The necessary repairs will be a very small expense.

Very truly yours,

/s/

Margaret Coughlin

COPY

November 29, 1985

Jeanette Williams,
Seattle City Council

DEC 2 1985

Dear Ms. Williams,

Hope you had a nice Thanksgiving - despite of the snow...
Oh and congratulations for your re-election, you've always had my vote.

Now to this business of old and ugly military barracks in our beautiful Discovery Park. Well, in my opinion, we should have as much open parkland as is possible. I just cant see much historical value in those ugly barracks - oh, if the old Roman Legions had stayed there - or perhaps the first settlers stayed there to defend themselves against indian attack. But there is nothing of such historical value up there ... if anything should be preserved, its the officers quarters up there on the ridge and that group of houses on the side road leading down to the parks maintenance station, those are the only house that have a certain "style" worth saving,- but those houses are still in use anyways. Now when I go up to Fort Casey and its fortifications, that is always something of historical interest, but those ugly barracks of Fort Lawton are just old fire traps and it does make no sense to spend a fortune of money to preserve them.

Since Discovery Park has been "discovered" by the people of Seattle, it actually has become difficult to find a quiet corner on a nice weekend, so my point is, Discovery Park can use only MORE natural open park land, not less. Its one of the few places where one can almost completely escape the noxious stink of the auto exhaust. If those ugly old barracks are refurbished, next will be cars and their stink to provide "service" to them!

(MAIL)
E. Ted Wolfrum
507 - Third Avenue, #172
Seattle, Washington, 98104

Sincerely,
E. Ted Wolfrum

E. T. WOLFRUM
6701 - 32nd AVE. NW
SEATTLE, WA 98117 (Res.)

SEATTLE CITY COUNCIL
1106 MUNICIPAL BUILDING
SEATTLE, WA 98104





Seattle City Council

Memorandum

Date: November 21, 1985
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The Plan is a compromise that has been reviewed and recommended for approval by the Seattle Board of Park Commissioners and the Seattle Landmarks Preservation Board. It has been submitted by the Mayor and the Superintendent of Parks and Recreation for consideration and approval by the City Council.

The plan includes the retention, with no specified use, of seven of the twelve designated buildings currently owned by the City. The future of twelve designated buildings retained by the federal government will be determined if and when such buildings and the associated land are transferred to the City. In the Plan the Park Board has agreed to not oppose the adaptive reuse of the retained buildings where the use of the interiors coincides with the Park Department's goals. The Plan proposes to include within the historic district the parade ground and the existing road system which delineates it.

The City Operations Committee meeting will be held on Wednesday, December 4 at 2:00 p.m. It will be held in the City Council Chambers located on the 11th floor of the Municipal Building, 600 - 4th Avenue.

For further information please contact Tom Rasmussen at 625-2453.

Over, please →

Port Flagler Environmental Learning Center
Port Townsend, Washington

DEC 2 1985

JANNETTE WILLIAMS
CITY COUNCIL MEMBER

Need one and one-half to 2 million to bring the buildings up to standard.
Need to remove some and repair others. Are 40 years old. Have 27 buildings.
Some built in 1890's. They are on Historic Register.

18. barracks sleep 60-100. Can sleep 20 in all a night.

20. Not make enough to pay for car round costs. Only make enough to pay wages.
Only make 50% of the costs. Make no money to cover maintenance.

Learning Center in 1982 turned in \$25,000 to State. But this did not keep up
maintenance of that building.

Examples of costs:
\$6000 to fix floor of one building.
\$500 to renovate each furnace
Spend \$500 a month on fuel.

2919-26th W
Seattle 98199

My Testimony for Hearing
on Old Army Buildings at
Discovery Park
at Jannette Williams Hearing
Rose Alesold
Please make copy for all Council
Members

Fort Worden Conference Center (State Park)
Port Townsend, Washington

100 buildings. Nat. Reg. of Historic Places. Historic district. National Landmark.

Only expected to provide reasonable ratio of income to operating cost. Not expected to make a profit. State estimates the user fees should cover between 55% and 60% of the costs. Maintenance costs of the buildings is the responsibility of State Parks.

7. About one million and 200 people use the park in one year.

Jazz Festival

Antique Car Race

Blue Grass Festival

Centrum Foundation is 25% of program.

ect.

Sailing Foundation

All Concess
Multicase

It costs \$150,000 more a year to maintain the buildings to meet historic designation than it would cost just to keep up the buildings.

Every weekend of the year is always full. Are 66% full year round. Same as private resorts. *Advertise Nation wide users*

Cispus Environmental Learning Center
Randle, Washington

Cispus was built as a Civilian Conservation Corps Camp by the Federal government during the Depression. It was brought up to standards in recent years with Federal funds. It is cooperatively operated by the Asso of Washington School Principals and ESD- 113. They do not have to pay any rent for the facilities. They just have to maintain the buildings and pay for all maintenance required by the government.

It consists of 45 acres of indoor facilities for groups up to 252. Thousands of acres for outdoor study. About 9000 students a year since 1970 have used it. However, the past few years schools have lost their funding, so fewer come and more private groups are making reservations. Groups which just rent the buildings for conferences that are not even related to the environment.

It is funded by user fees and private contributions. (Private companies contribute because it is an income tax credit. - (Asso of Washington School Principals). Income produced by user fees in 1982 was \$180,000. However, the cost of providing these activities was \$250,000. They compete with no other public or private facilities.

Examples of some expenses:

February 1983 - \$4500 for electric bill for month.

1982 - \$10,000 grant from Pemco for 1000

1983 - Weyerhaeuser gave \$12,000 for 252 new beds.

Every year they get free surplus food from the Federal government because they are connected with the public schools.

**Your
City,
Seattle**

Memorandum



CS 25.1

To _____ From Jeanette Williams
Date December 2, 1985 Subject Letter From Margaret Coughlin

Attached is a letter from Margaret Coughlin which she requested be forwarded to the other City Operations Committee members.

If you are interested in reading the many attachments she included with her letter, please see Tom Rasmussen.

JW:lm
Att.

3747 W. Commodore Way
Seattle WA 98199
November 25, 1985

Mrs. Jeanette Williams, Chair
City Operations Committee
Seattle City Council

NOV 27 1985

Re: Fort Lawton/Discovery Park Transportation

Dear Mrs. Williams:

We have no bus service through Fort Lawton/Discovery Park in icy weather. In 1980-81, Metro discontinued the use of the level Texas Way route through the Army Reserve area at the NE corner that is still Fort Lawton property. Since that time, public traffic has been going uphill, from the Main Gate at 36th West and W. Government Way, to the intersection with Utah Street, then downhill on Illinois (no lighting after dark), to the bus shelter and turnaround at the east end of the North Parking Lot.

Without the use of the level Texas Way road through the Army Reserve area, residents north of Fort Lawton/Discovery Park are isolated whenever we have ice and snow in Seattle. I pointed this problem out to Mayor Charles Royer 4-5 years ago, saying that we had experienced the problem of discontinued bus service in winter weather during all of the years that I have lived here since 1940. I asked the Mayor to be certain that he gets an easement agreement for emergencies from the property manager at Fort Lewis, to allow use of Texas Way in case of ice and snow. I received a letter from the Mayor saying that the agreement had been accomplished.

On Friday afternoon, November 22, I tried to find out why the bus service was not available. I talked with Bruce Stotler in the Mayor's office, and with Bud Girtsch and Paul Frandsen in Parks. Mr. Girtsch said that the emergency easement agreement with the Army had been rescinded about two years ago, and that he would send me a document in Monday's mail. The City apparently had not paid its share of repairs to the Texas Way roadway.

I believe that you should come in on the transportation issues in Fort Lawton/Discovery Park before any more decisions are made. Please refer to the Long Range Development Plan March 1983, which is the pullout page H-8 in the Appendices to Revised Final Supplemental E.I.S. Fort Lawton Historic District in Discovery Park, October 1984. Note revisions to the Main Road, with right angle intersections at Washington Avenue and at Utah Street. This is a very significant and expensive proposal. Over the years, Parks has been hiding the Kiley sketch maps, and making false statements including dishonest affidavits filed in the Courts. I watch very carefully what they are doing with roads and parking. Parks is doing a great wrong to the public if they do not bring visitors up the Main Road straight to the parking lot (with its substantial paving in place) where everyone can have access to the beautiful panoramic view.

Sincerely yours,
Margaret Coughlin
Margaret Coughlin 282-5108

encls



Discovery Park



Seattle Department of Parks and Recreation

LONG RANGE DEVELOPMENT PLAN

MARCH 1983

48

LETTERS

**One Solution:
Reduce Flow
and Cut 'Crud'**

EDITOR:

May I make a few corrections to your article? Diggers in Interbay Queen Anne-Magnolia News March 27, 1985?

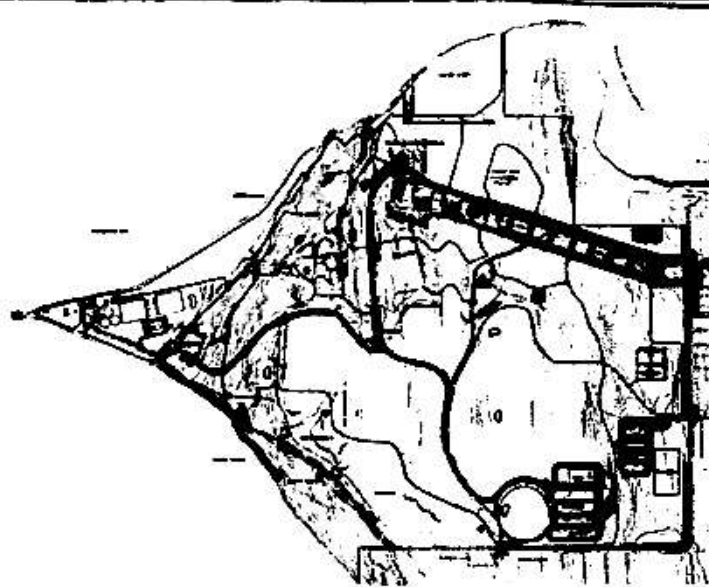
I always refer to "crud" rather than the quoted "crap." Crud is not as vulgar and better describes the mixture of industrial and household pollutants as well as the human wastes found in the Metro system.

I do not want expansion of the Metro plant on the West Point beach. And while I originally suggested an underground site at Interbay with public use on top, I now believe, for a number of reasons, this cannot be done. But I still think there are other alternatives to the West Point beach that can be discussed.

It is entirely possible that some secondary expansion at West Point is necessary or, at least, the present plant be used for a wet weather plant, if no other reasonable site can be identified.

Reduction of flow from the present Metro collection system and diversion of flow from the accelerating expansion of Metro's service area is the best long-term answer for our communities.

But if flow is reduced then I would dispute the need for two additional primary digester at West Point asked for in your article to "accommodate growing sewage needs." A reduction of nearly 50 percent flow coupled with the removal of the Benson plant sludge — a program already under way — would dramatically reduce the solids load on the West Point system and the pollutants being discharged. Metro had a 1978-79 preferred alternative that is more than just feasible; if refined, it would accomplish great reductions in the flow coming to our beaches.



This 1972 version of the Kiley Plan for Fort Lawton shows a drive-through route and a parking and entrance "mall" at the east end of the park.

It is possible that new technology, new pre-treatment standards for industries discharging into Metro, a public education program of water conservation and on what not to put into our sewers could limit pollution of Puget Sound and our Magnolia beaches. Secondary at West Point might be placed at the end, rather than the beginning of a capital program and give us time to seek alternative sites in industrial areas.

Queen Anne, Magnolia, Ballard and Discovery Park representatives should sit down and seek those common goals on which we can agree.

Robert Kildall
Magnolia

**Do We Need A
Drive-Through
Discovery Park?**

Editor:
Please publish some Fort

Lawton/Discovery Park planning maps is the News, so people will speak with facts at the Parks Department's April 4 meeting in Magnolia Community Center.

The first "Kiley Plan" is a large colored sketch map 13 1/2 x 13 1/2 inches, dated August 1972. The sketch map was published in a booklet that was not distributed until February 1973.

The 1972-73 "Kiley Plan" has a "Grand Entrance" at 36th West and West Lawton Street, entering the park at the Northeast corner of Fort Lawton. There has never been any illustration showing the origin of the traffic route, along the railroad cut and bridging the Kinross Ravine. Residents whose homes

would be condemned for the \$11 million "Grand Entrance" organized as "Lawton Park Fact Finders". On March 14, 1973, they held an important neighborhood meeting to ask city officials for an environmental impact statement (EIS).

The Fact Finders are still at work, and have recently refined their adaptive reuse proposals for the Fort Lawton Historic District. Fact Finders still oppose Kiley's "drive-through" park, with "vehicle access" from the north, around the west (target) end of the former rifle range, over to the road on the west side of the parade Ground (Oregon Avenue) and out the South Gate.

The above "vehicle ac-

What's a Parent To Do?

Summer is on the horizon, and so is day camp at the Queen Anne Community Center. "But we are trying to determine what hours our day camp should operate, in order to meet childcare needs of local parents," says Center Director Paul Brown. In particular, the staff wants to hear from working parents who might want to have children enrolled at the camp from early morning until late afternoon.

Day Camp will run weekdays from June 24 through August 16 in one- and two-week sessions. Fees are assessed according to the number of hours children are at the center. Regularly-scheduled weekday sessions are planned from 10 a.m. to 3 p.m. at a cost of \$32, Brown says. However, "if you want to drop off your child earlier and have him stay later, time and cost can be discussed over the phone."

Parents are asked to participate in a mini-survey so the Center can set up schedules. Call 625-4040 or 4041 between 10 a.m. and 10 p.m., and ask for Paul or Erin. Calls can also be taken on Saturdays from 9 a.m. to 3 p.m.; after April 28, the Center will be closed Saturdays for the summer.

"We really want to hear from you so that we can best suit your lifestyles," says Brown.

can" was open on a "week-day" basis. That is a "drive-through" park five days/week x 52 weeks/year equals a total of 260 days out of 365 days/year. There is no view of water and mountains on Kiley's route until visitors are close to the South exit.

Fact Finders support use of the Historic Main Road, up to the top for the panoramic view, and back down again on the same route.

Margaret Coughlin

is rare that I make a partisan criticism." Since she doesn't define "rare," the statement is patently meaningless. She continues by blaming Republicans for her disappointment over some campaign "reforms" she championed, but admits that the legislation lost because she didn't have complete support from Democrats.

Sommers' partnership is obvious if we review recent sessions of the legislature where Republicans had a majority but constructive legislation "died on the vine" because of the partisan votes of Sommers and Armstrong.

I am disappointed that the News offered Sommers a forum for her political bias and since the News is non-partisan, I think it should run this or a similar rebuttal in an early issue.

John G. Miller
Magnolia

**Politics
Are Showing
in Columns**

EDITORS:

I object to the demagoguery which unnecessarily characterizes the column authored by Helen Sommers, state representative of this area.

She says, and I quote, "It

Nancy's

SEWING BASKET

1285 Queen Anne Ave. N. • 252-9112

Nice Selection of
SUMMER FABRICS
• Seersuckers • 100% Cotton Gauze
• Cotton Pant Weight • Cotton & Linen Blouse

HAPPY EASTER!

Everyday low prices on
FILM
(at cost plus 10%)



Cotton Knitting

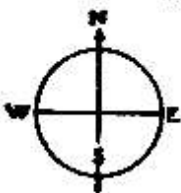
J 3

JNT

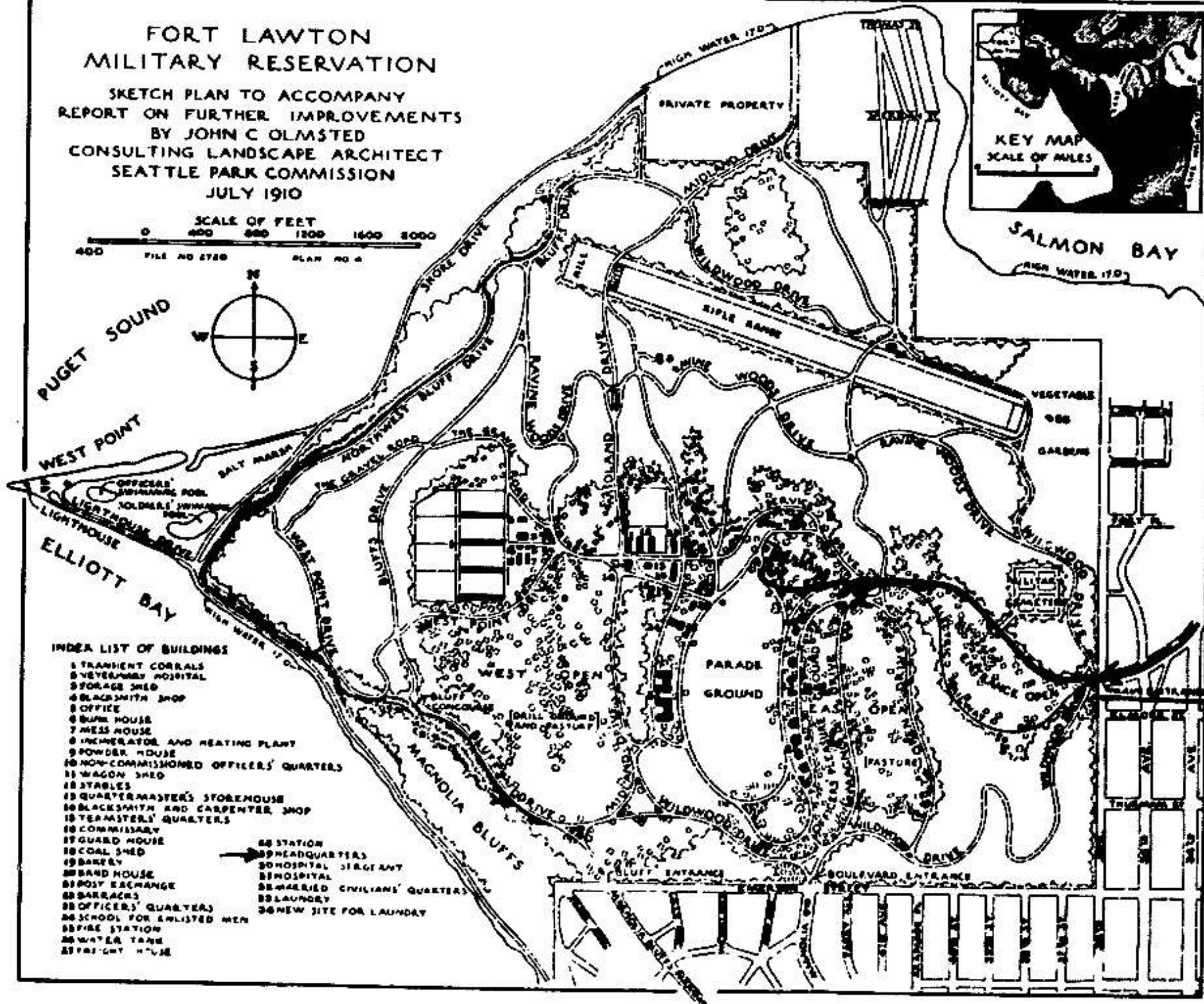
FORT LAWTON MILITARY RESERVATION

SKETCH PLAN TO ACCOMPANY
REPORT ON FURTHER IMPROVEMENTS
BY JOHN C. OLMSTED
CONSULTING LANDSCAPE ARCHITECT
SEATTLE PARK COMMISSION
JULY 1910

SCALE OF FEET
0 400 800 1200 1600 2000
400 FILE NO 2780 PLAN NO 4



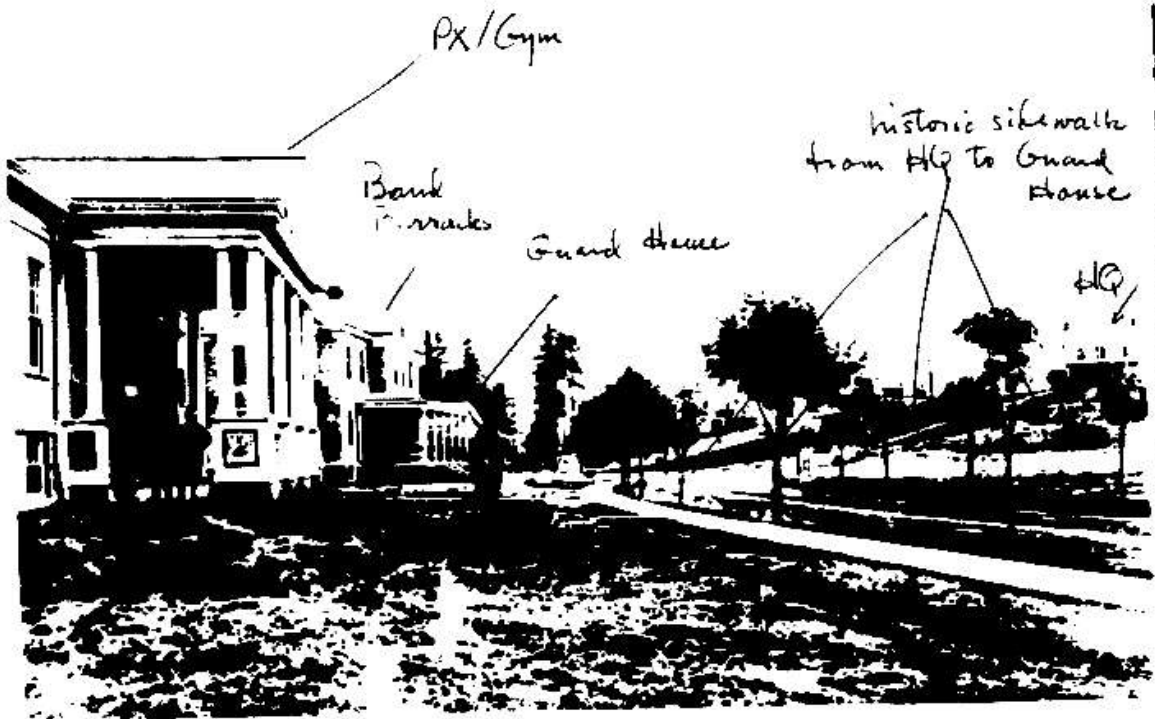
SALMON BAY
HIGH WATER (70)



INDEX LIST OF BUILDINGS

- 1 TRANSHENT CORRALS
- 2 VETERINARY HOSPITAL
- 3 STORAGE SHED
- 4 BLACKSMITH SHOP
- 5 OFFICE
- 6 BURN HOUSE
- 7 MESS HOUSE
- 8 INCUBATOR AND HEATING PLANT
- 9 POWDER HOUSE
- 10 NON-COMMISSIONED OFFICERS' QUARTERS
- 11 WAGON SHED
- 12 STABLES
- 13 QUARTERMASTER'S STOREHOUSE
- 14 BLACKSMITH AND CARPENTER SHOP
- 15 TERNMASTER'S QUARTERS
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- 33 LAUNDRY
- 34 NEW SITE FOR LAUNDRY

FORT LAWTON HISTORIC DISTRICT ADAPTIVE REUSE STUDY



OREGON AVENUE, c.1907

OREGON AVENUE, 1974



LEGEND

--- DISCOVERY PARK BOUNDARIES

--- INDIAN CULTURAL CENTER

MAINTENANCE AREA

PARKING AREA

COMFORT STATION

--- METRO ACCESS ROAD

VEHICLE ACCESS
WEEK END

VEHICLE ACCESS
WEEK END

EXISTING CONTOURS
AT 10 M. VERTICAL INTERVALS

VEHICLE ENTRY

BICYCLE ENTRY

PEDESTRIAN ENTRY

PODS

ONE-WAY ROUTE
AND STOP

OVERLOOK

WATER ACCESS

ARMY RETAINED AREA

ORIENTATION AND HISTORY
INTERPRETIVE CENTER

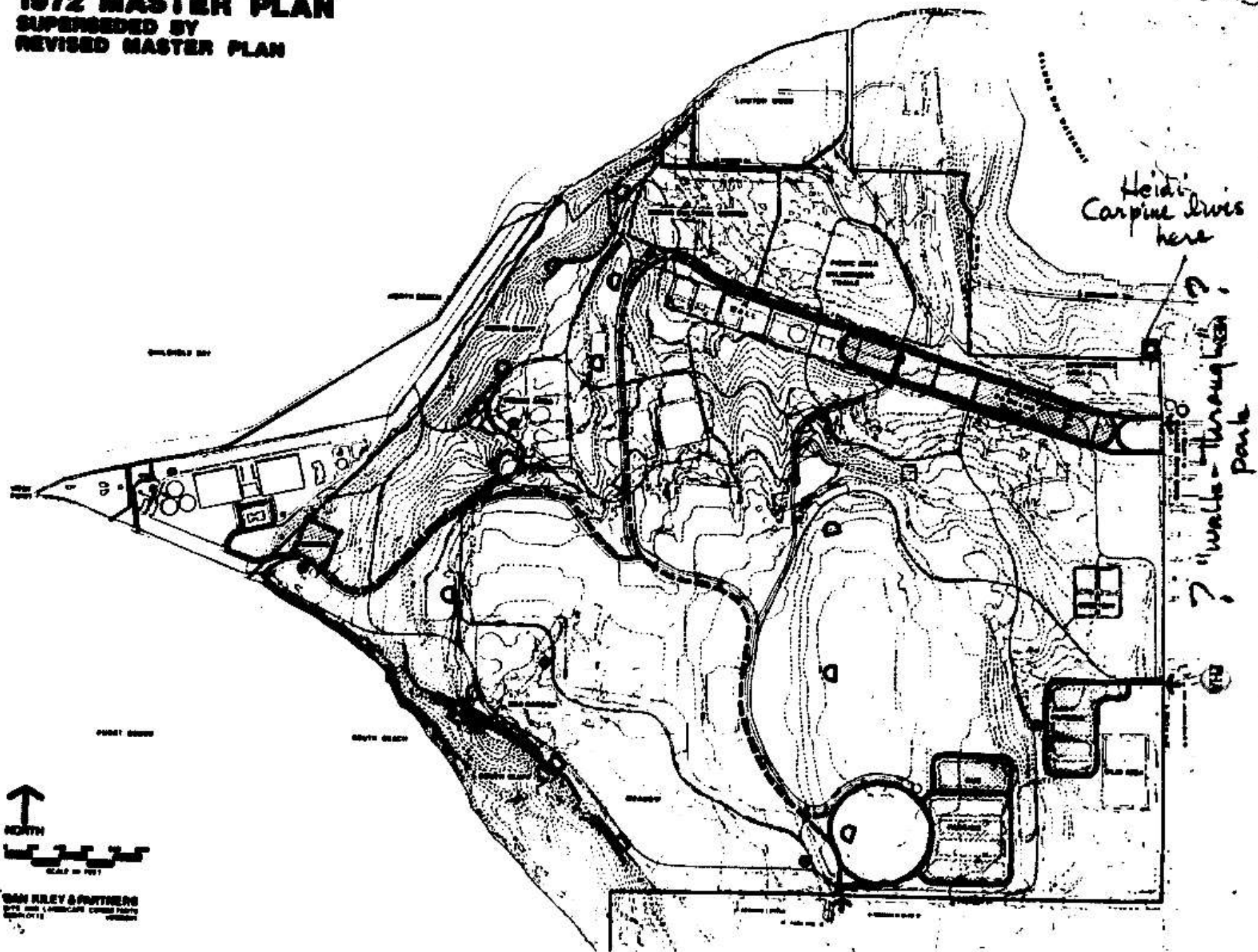
WEATHER OBSERVATORY

EXISTING TREE COVER

NEW PLANTING

SCENIC LOOPS

**1972 MASTER PLAN
SUPERSEDED BY
REVISED MASTER PLAN**



3747 W. Commodore Way
Seattle WA 98199
- November 29, 1985

Mrs. Jeanette Williams, Chair
Seattle City Council Operations
Committee

DEC 2 1985

Re: Fort Lawton/Discovery Park

JEANETTE WILLIAMS
SEATTLE CITY COUNCIL OPERATIONS COMMITTEE

Dear Mrs. Williams:

We have had no response from the Mayor on the subject of the interior of the Guard House in our letter of November 7. It seems obvious from his correspondence that the Mayor did not know about the interior. His Landmarks Board and Park Board do not follow-up with details. My neighbors and I are close by and can walk up to the area to take photographs.

We have had no response from the Mayor or the Department of Parks and Recreation to my request for opening of the route through the Army Reserve area, so we can have bus service. It is going to be necessary for the City Council to help on this. Parks recommended the steep uphill/downhill route to you in 1974 although their consultant Dan Kiley had said (May, 1973) that it was "a tortuous kind of way to go". A lot of Forward Thrust money was spent in the summer of 1973 on a very detailed study by professional engineers, that ended in a recommendation for the route below west of the cemetery. We are isolated out here and really suffering from the neglect.

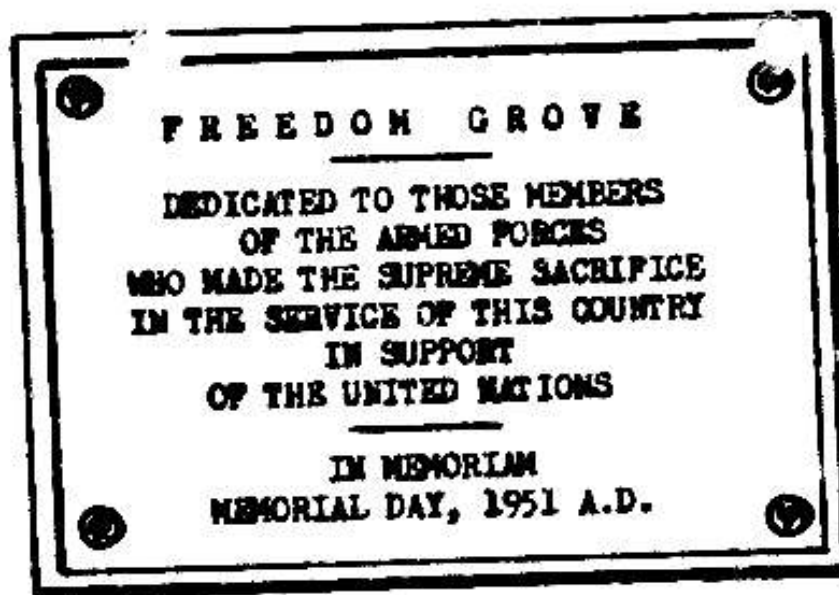
There was an article in the Thanksgiving Day issue of the Seattle Times by Senator Bill Armstrong of Colorado, asking for a Korean War Memorial. Veterans feel deeply the lack of public appreciation after they have spent several years in great danger in the belief that they are serving the country and rescuing democracy. The World War II veterans are senior citizens, and most live on modest incomes. My WWII veteran neighbors have been through serious illnesses and are somewhat frail. It is hurting them that they have been ignored in plans for the Park.

You have always been identified with senior citizens and we really need the City Council's help.

Very truly yours,
Margaret Coughlin
Margaret Coughlin 282-5108

encl

*This is at
the Chapel
on the hill.*



We knew the
difference from WWII
I bought a United
Nations flag for
Lawton School in
September 1950.

(fig. 60c)

November 7, 1985

Mayor Charles Royer
City of Seattle

Re: Petition for a Guard in the Guard House
Fort Lawton/Discovery Park

Dear Mayor Royer:

As a follow-up to our letter of November 4, here are some photographs of the pressed metal interior of the Guard House in the Fort Lawton Historic District.

Historic preservation professionals always consider pressed metal a very important feature of the old-time buildings. In themselves, the walls and ceilings are museum pieces. The very fancy wide lacy border is on the ceiling of the guard room and the other two photographs are of the lavatory wall and ceiling.

Someone has to be in the building to protect it. If you include the Museum use, the opportunity for volunteer help will be available. It takes a lot of work and expense to get useful information through to City of Seattle officials. We do have a good idea.

Very truly yours,
Margaret Coughlin
Margaret Coughlin, Coordinator

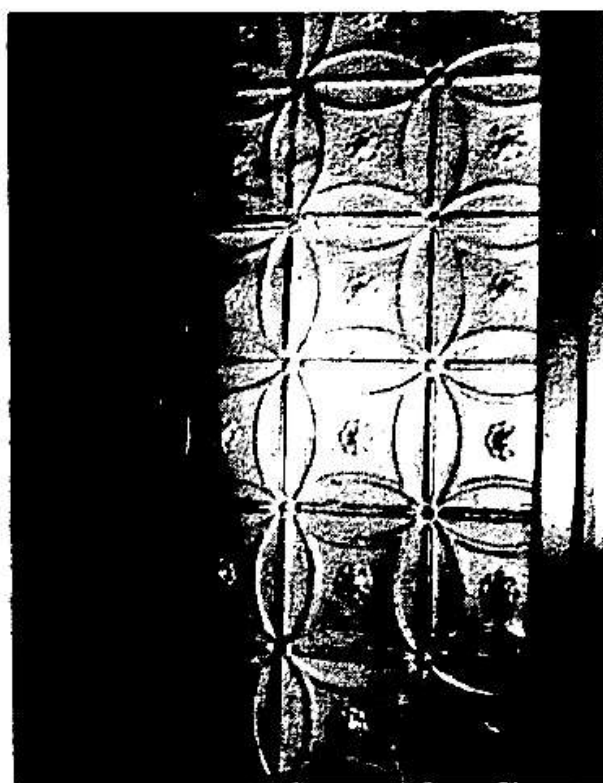
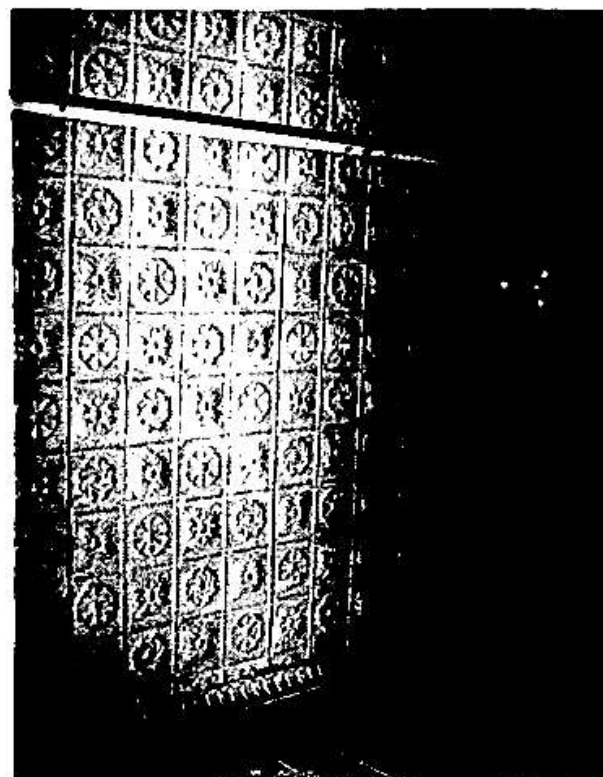
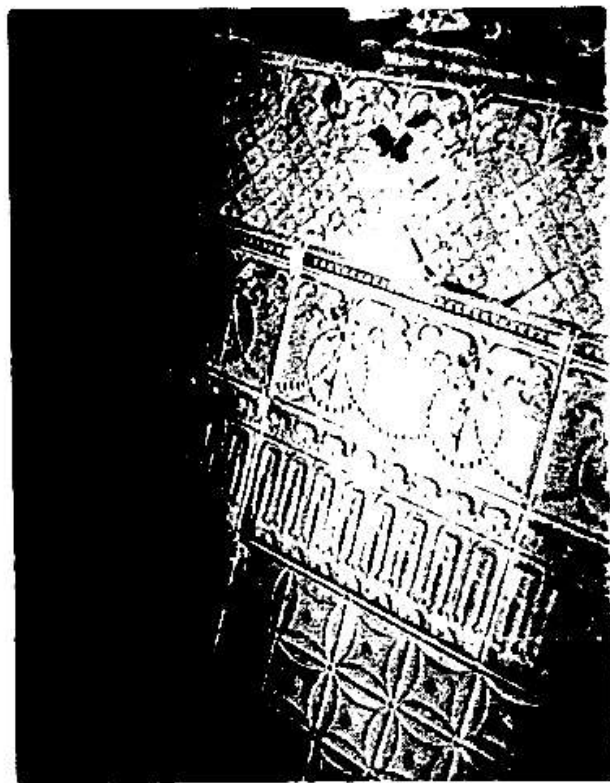
3747 W. Commodore Way
Seattle WA 98199 292-5109

encs



NOV 7 1985

To: Major Charles Pover - Fort Lawton Guard House Interior



JANET ANDERSON
4560 West Cramer Street
Seattle, Washington 98199

November 26, 1985

Dear City Council Member:

One of the frustrations of an activist is knowing that decision makers seldom have the time to read all the background documents related to an issue.

I have been involved with the old buildings in Discovery Park ever since they were first nominated to the National Register. And I have been dismayed at the almost "holy" status building proponents have attributed to their placement on the National Register. It is especially disturbing when I know how close the buildings came to being rejected for the Register (the local Dept. of Interior office recommended rejection) and because I know the intended purpose of the Register and the actual basis for the nomination.

The enclosed paper summarizes that background and I hope will make it easier for you to recommend demolition of most if not all of the oldest buildings.

Sincerely,

Janet

DEC 2 1985

NETTE
THE CITY OF

A HISTORIC PERSPECTIVE

There is considerable misunderstanding about the purpose of the National Register of Historic Places. As a result, the public sometimes attributes a significance to listed properties far greater than the properties actually merit. In fact, zealous proponents have used the fact of being listed on the Register as proof that buildings should be preserved! Such an assumption is totally unwarranted according to the Keeper of the National Register:

"... the National Register was not conceived by Congress as an exclusive landmark list meant to identify and preserve a finite number of 'best' resources." Instead, it was established ... "as an inclusive list of all cultural property whose values should be considered in land and resource planning." (1)

Thousands of properties are nominated to the Register every year. The guidelines for nomination are so broad that virtually any building over 50 years old can be construed to fit the criteria. Since the judge and jury throughout the nominating process are individuals who have either a strong professional or personal bias in favor of restoring old buildings, it is not surprising that few nominations are ever rejected unless objected to by the owner of the property in question. And since, by definition, a nomination is but one of many values to be considered in land and resource planning, it is understandable and to be expected that hundreds of buildings listed on the National Register are also removed every year.

In the case of Fort Lawton, the National Park Service recognized the possibility that the City might favor other values, such as recreation, open space, and economy, above preservation of the old buildings. In its Preliminary Case Report, the Heritage Conservation and Recreation Service (HCRS) stated:

"Based on the application for the conveyance of a portion of Fort Lawton to the City, it is likely that as the City further develops its plans, some of the structures and landscape within the Historic District may be proposed for demolition.... . When the City of Seattle has further defined plans for the development of Fort Lawton it is theoretically possible that those plans may provide for the complete destruction of the historic buildings ..."
(2)

To prepare for this possible outcome, the City joined HCRS in a Memorandum of Agreement which outlines the steps the City will follow before removing any of the old buildings.

In order to compare the park's recreation potential with its "Historic" assets, it is important to examine the reasons given

by the Keeper of the National Register for placing 25 of the buildings on the Register, since these presumably are the strongest reasons for considering retention of the buildings.

Most National Register nominations are made because of historical or architectural significance of individual buildings. In the case of Fort Lawton, even after many months of research, it was not possible to qualify any of the buildings individually. Instead, all the buildings were lumped together into a "district" which then qualified for consideration as "a significant and distinguishable entity whose components may lack individual distinction." (3)

The Keeper of the Register then went on to say, "Without further research it is not possible to tell which of the buildings included in the District would be individually eligible for the register. It appears that one or more of the officers quarters might qualify for architectural significance, and it is possible that additional research might locate one or more buildings which would qualify for the Register for historical significance." (3)

What were the most significant and distinguishable elements attributed to the buildings as a group? They were discussed in four different categories.

"Fort Lawton ... reflects the economics of the late 19th Century Northwest, the state of late 19th, early 20th century American military architecture and planning, the social attitudes of 20th century America" ... and played "a significant and exceptional role in 20th century America's military history." (4)

To understand the specifics of these broad historic generalizations, it is necessary to examine the supporting examples.

For late 19th Century Northwest economics, the Keeper is referring to the intercity rivalry between Tacoma and Seattle which followed the 1890's depression. "Fort Lawton reflects a city's efforts to improve its economy by attracting Government to locate in that community. Whether that goal ... was achieved ... is immaterial in assessing the historic significance of Fort Lawton as a manifestation of that ambition." (5)

The state of late 19th, early 20th Century military architecture and planning which the Keeper notes are these: "Fort Lawton was ... significant as a support unit to Forts Flagler, Casey and Warden ..." (6) "Architecturally, Fort Lawton reflects the Army's interpretations of American architectural styles of the late 19th and early 20th Century. The frame buildings at Lawton, based on standard Quartermaster General's plans, are similar or identical to those at other Army bases." (7) "This grouping is significant as a well executed example of the traditional Army hierarchical placement of buildings." (8) (By this, he means the commanding officers homes are on the highest land with the best view. The lesser officers

quarters are on a lower level and the enlisted men's barracks are on the lowest land on the opposite side of the parade ground.)

The social attitudes of 20th Century America which are being commemorated, refers to ... "The stationing of Black troops at Fort Lawton and the resulting incidents (which) reflect the prejudice of early and mid 20th century segregated society."

(9) (The incidents were beatings and lynching of Italian troops by Black soldiers in 1944. The lynched Italian is buried in the Fort Lawton Cemetary.)

The Fort's significant and exceptional role in military history refers to the 1919 General Strike when the stationing of an infantry battalion at Fort Lawton "probably had a subtle restraining effect on the strikers decisions" (10) and to World War II when the Fort was the smallest of six Points of Embarkation for U. S. troops.

These, then, are the strongest reasons historic buffs have been able to conjure for saving the old buildings. The City must ask if these are important enough to commemorate and, if so, is restoring 24 buildings the best way to memorialize incidents which are but a small part of the ongoing history of the site and the City? Wouldn't it be more effective to incorporate the stories into a publication similar to the history recently published by the National Park Service entitled, "Fort Lawton: A Record"?

To spend millions of dollars restoring 24 buildings which represent mere seconds of the site's life time, is to distort history and waste valuable community resources.

Janet Anderson
285-2460

-
- (1) Letter from the Keeper of the Register to HCRS. File #H32-NR 1978.
 - (2) HCRS Preliminary Case Report On the Conveyance of A Portion of Fort Lawton, Seattle, Washington, To The City of Seattle For Public Park and Recreation Purposes, August 1978. Page 5.
 - (3) Ibid
 - (4)(5) Letter from the Keeper of the Register to HCRS
File #H32-NR 1978 Page 3.
 - (6)(7) Ibid Page 4.
 - (8) Ibid Page 5.
 - (9)(10) Ibid Page 4.

DEC 4 1985

JEANETTE WILLIAMS
CITY COUNCIL MEMBER

Discovery Park Advisory Council
3801 W. Government Way
Seattle, WA 98199
U. S. A.

20 November 1985
with enclosed 1-12-85

Ms. Jeanette Williams
City Council
Seattle Municipal Building
600 Fourth Avenue
Seattle, WA 98104

Dear Ms. Williams,

This letter is to correct the record with regard to the stance of the Discovery Park Advisory Council with regard to the proposed Historic District. Testimony was given by one of us (PS) at the Council hearing in October, but its main thrust (in favor of the Mayor's compromise plan) resulted from an unfortunate misunderstanding as to the Council's actual position.

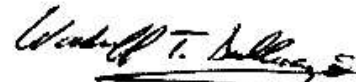
The Council's position then and now is that an absolute minimum number of buildings should be kept in any Historic District, perhaps two at the most, and then only for Park uses. The Park's strength is its open space concept and keeping buildings in its interior is directly opposed to this concept. Furthermore, the increased traffic that these buildings would generate also very much violates the Park's Master Plan. Finally, the annual and perpetual costs to maintain, protect, refurbish, and heat these monstrous buildings would be astronomical and simply a waste of the taxpayer's dollar, especially when City funds are so desperately needed for Parks and Recreation programs.

Thank you for this opportunity to set the record straight and we apologize for any confusion this may have caused. Please distribute a copy of this letter to each of the other City Council members.

Sincerely yours,



Paul Sorenson
Chair



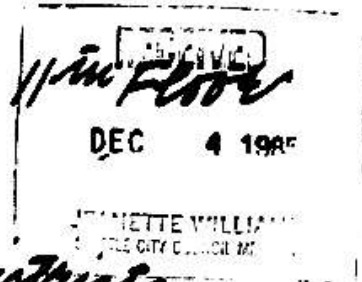
Woodruff T. Sullivan, III
Vice Chair

2 December 1985

Attn: Jeanette Williams

ALL COUNCIL MEMBERS
RECEIVED THIS MATERIAL

The Honorable Norm Rice, President
Seattle City Council
Seattle Municipal Building - 11th Floor
Seattle, WA. 98104



Re: Fort Lawton Historic District

Dear Sir,

I am writing to express my concerns and support for the preservation of the Fort Lawton Historic District. I am a resident of the Magnolia neighborhood as well as a member of the Pioneer Square Preservation Board and an individual who has worked directly on a number of rehabilitation/restoration projects throughout the state of Washington.

I urge you to help preserve a part of this unique cultural resource by approving the compromise proposal developed by members of the Landmarks Board and Park Board for the following reasons.

1. Fort Lawton is a National Register Historic District which clearly reflects a significant chapter in

2.

- our city's social, cultural and military history.
2. The Fort buildings are centered around a unique and carefully planned parade ground which was designed to compliment the topography, vegetation and the spectacular vistas of the site.
 3. Fort Lawton is our city's only tangible link to American military history.
 4. Fort Lawton is composed of the only historic buildings in Magnolia which can serve to link this neighborhood with the phenomenal social and political development which occurred in our city between 1890 and 1910.
 5. The very existence of the historic core of Fort Lawton has served to preserve the wilderness which originally surrounded it and has made "Discovery Park" possible.
 6. The Fort Lawton Historic District is an appropriate part of Discovery Park.

3.

I urge you to continue this city's record as a national leader in the preservation of our heritage. Please seriously consider my comments and with your fellow City Council members approve the proposed compromise.

Thank you sincerely,

Katheryn H. Krafft

KATHERYN HILLS KRAFFT
2422-29th Ave. West
Seattle, Washington 98199

cc: Seattle City Council members

City of Seattle

Executive Department-Office of Management and Budget

Gary Zarker, Director
Charles Royer, Mayor



August 20, 1985

Feare
OK as is.
GB #7639

The Honorable Douglas Jewett
City Attorney
City of Seattle

Dear Mr. Jewett:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING
DEPARTMENT: Parks and Recreation

SUBJECT: A resolution approving a plan for the Fort Lawton Historic District in Discovery Park.

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation directly to your office for review and drafting.

After reviewing this request and drafting appropriate legislation:

- (X) File the legislation with the City Clerk for formal introduction to the City Council as an Executive Request.
- () Do not file with City Council but return the proposed legislation to OMB for our review. Return to _____.

Sincerely,

Charles Royer
Mayor

By

GARY ZARKER
Budget Director

GZ/lb/ba

Enclosure

cc: Superintendent, Parks and Recreation