


RESOLUTION No. 27751

Law Department

A RESOLUTION relating to the Fort Lawton Historic District in Discovery Park; providing for reconsideration of Resolution 27329 and 27399; requesting consultation with the Washington State Historic Preservation Officer; setting a public hearing; and inviting comment.

*Adopt 3/2 1988
PARKS & Public Grounds*

*3-7-88 Held
(Williams)*

Introduced:	FEB 29 1988	By:	<i>Sibonga</i>
Referred:	FEB 29 1988	To:	<i>Parks + Public Grounds</i>
Referred:		To:	
Reported:	MAR 14 1988		
Passed:	MAR 14 1988	Signed:	MAR 14 1988
Filed:	MAR 14 1988	Published:	

1 RESOLUTION 27751

2 A RESOLUTION relating to the Fort Lawton Historic District in
3 Discovery Park; providing for reconsideration of Resolution 27329
4 and 27399; requesting consultation with the Washington State
5 Historic Preservation Officer; setting a public hearing; and
6 inviting comment.

7 WHEREAS, the City Council on December 9, 1985, adopted a plan for the
8 Fort Lawton Historic District and re-affirmed its plan for
9 Resolution 27399, passed June 1986. The plan called for restoring
10 the Administration Building (Building 417) and the Guard House
11 (Building 759) to match the original construction, preserving the
12 parade ground, and removing all other City-owned buildings;

13 WHEREAS, on November 16, 1987, Millegan Jaddi, Inc.,
14 Architects-Engineers, submitted a planning study for implementing
15 the plan. The planning study provides for modifying the interior
16 of the Administration Building for a visitors information center
17 and office use and the Guard House for use for historical
18 interpretation and restroom purposes. It also provides for
19 restoring the Jackson viewpoint, constructing a trail system in
20 the historic district, placing signs and panels to recall the
21 history of Fort Lawton, installing lighting similar to the origi-
22 nal lighting standards and making utility improvements, and pre-
23 serving the bus shelter. The map attached as Exhibit "A" shows
24 the buildings to be restored or removed, and the map attached as
25 Exhibit "B" shows the appearance of the completed project as
26 recommended by the planning study.

27 WHEREAS, on February 18, 1988, the District Court of the United States
28 for the Western District of Washington, the Honorable Judge John
C. Coughenour presiding, announced that the District Court would
issue a preliminary injunction in the case of Washington Trust for
Historic Preservation vs. The City of Seattle, et al., Cause No. C
87-1506 enjoining the removal of a certain seven buildings in the
Fort Lawton Historic District until the City had further con-
sultation with the Washington State Historic Preservation Officer
on the plan contemplated by Resolutions 27329 and 27399, and
adopted an ordinance to provide an orderly process for the preser-
vation and management of the Fort Lawton Historic District.

BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR
CONCURRING, AS FOLLOWS:

1. The City Council shall reconsider its plan for the Fort
Lawton Historic District adopted by Resolution 27329 and affirmed
by Resolution 27399. As part of its reconsideration, the City
shall consider the alternative of retention and adaptive reuse of
these additional buildings:

Building 733, the Exchange and Gym
Building 734, Bank Barracks
Building 755, Civilian Quarters
Building 916, Stables
Building 817, Stables and
World War II Bus Shelter'

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the alternative of removing all City-owned buildings; the alternative of retention and adaptive reuse of Buildings 417 and 759; and any reasonable combination between these alternatives recommended to the City Council. In conjunction with its reconsideration of the earlier plan, the City Council shall also consider Council Bill 106600, entitled:

"AN ORDINANCE establishing the Fort Lawton Landmark District; specifying its boundaries and the criteria for designation of the District; providing an orderly process for the protection and management of the District; and providing for administration and enforcement of this ordinance."

or amendments thereto in order to conform with the City Council's final decision and the implementation plan recommended by the Millegan-Jaddi planning study.

2. The Mayor and the President of the City Council are requested to invite consultation with the Washington State Historic Preservation Officer on the subjects in paragraph 1, especially the plan adopted by Resolution 27329 and affirmed by Resolution 27399; to send him a certified copy of Resolution 27329, Resolution 27399, and this Resolution, a copy of the planning study, and a certified copy of Council Bill 106600, and to invite him to attend and participate in a briefing session by the State Historic Preservation Officer and City Departments at the Parks and Public Grounds Committee meeting on April 27, 1988, and the City Council hearing scheduled below, and to make a brief summation before the Parks and Public Grounds Committee commences its deliberations at its May 18, 1988, meeting, and to provide a similar invitation to the National Park Service.

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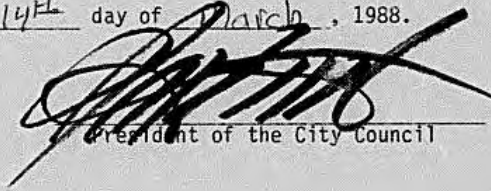
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3. A public hearing is hereby set for consideration of the subjects in paragraph 1 on May 3, 1988, at 6:00 p.m., in the City Council Chambers, 11th Floor, Seattle Municipal Building, before the Parks and Public Grounds Committee. The Mayor and City departments and agencies are invited to submit written comments to:

Seattle City Council
Attention: Chair
Parks and Public Grounds Committee

before the April 27, 1988, briefing session, and to include updated estimates of the cost of interior and exterior work on Buildings 733, 734, 755, 916 and 917.

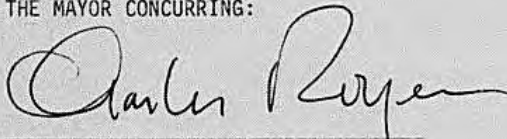
ADOPTED by the City Council of the City of Seattle this 14th day of March, 1988, and signed by me in open session in authentication of its adoption this 14th day of March, 1988.


President of the City Council

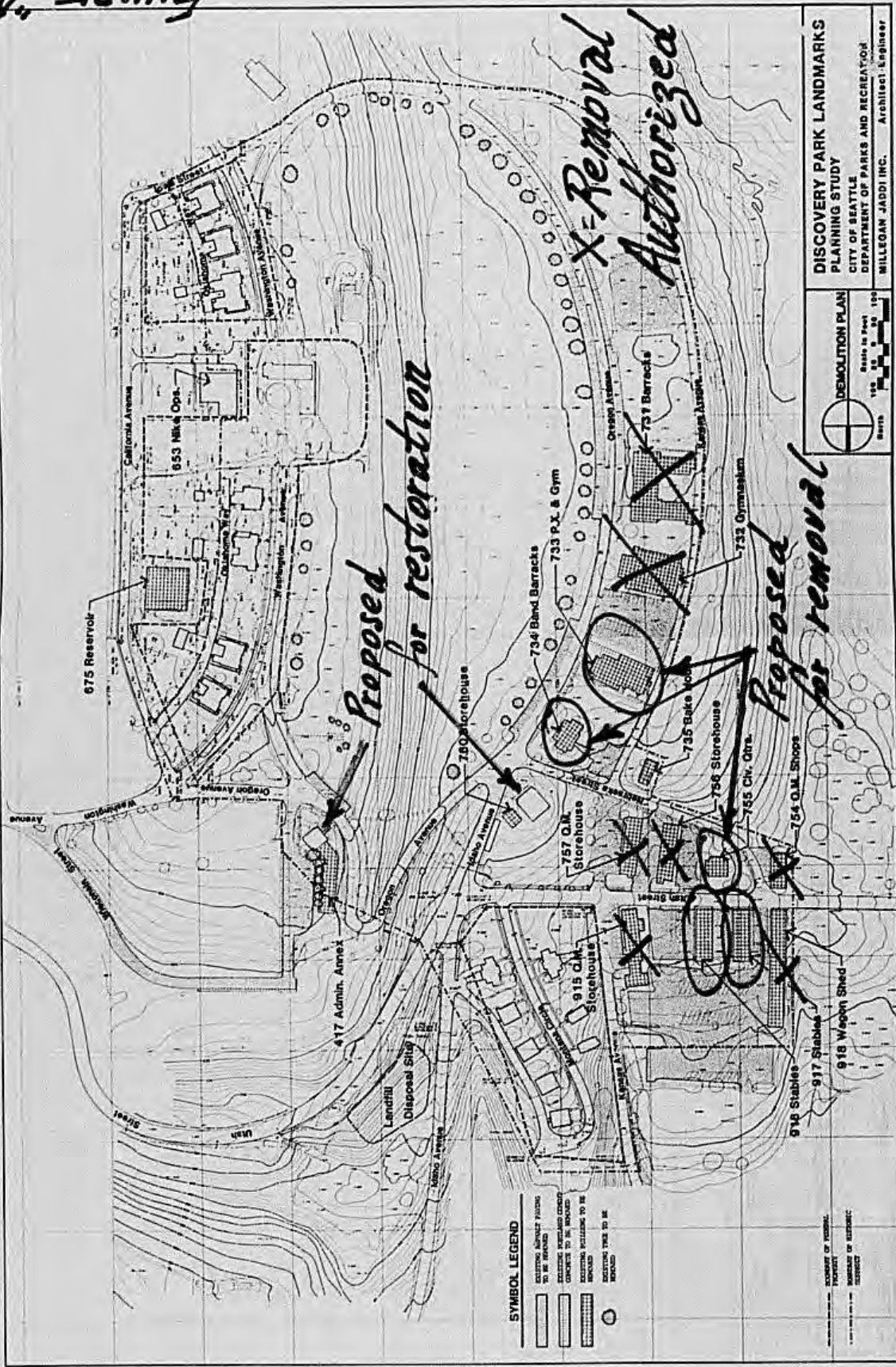
Filed by me this 14th day of March, 1988.

ATTEST: Norman J. Brooks
City Comptroller and City Clerk

BY: Theresa Dunbar
Deputy

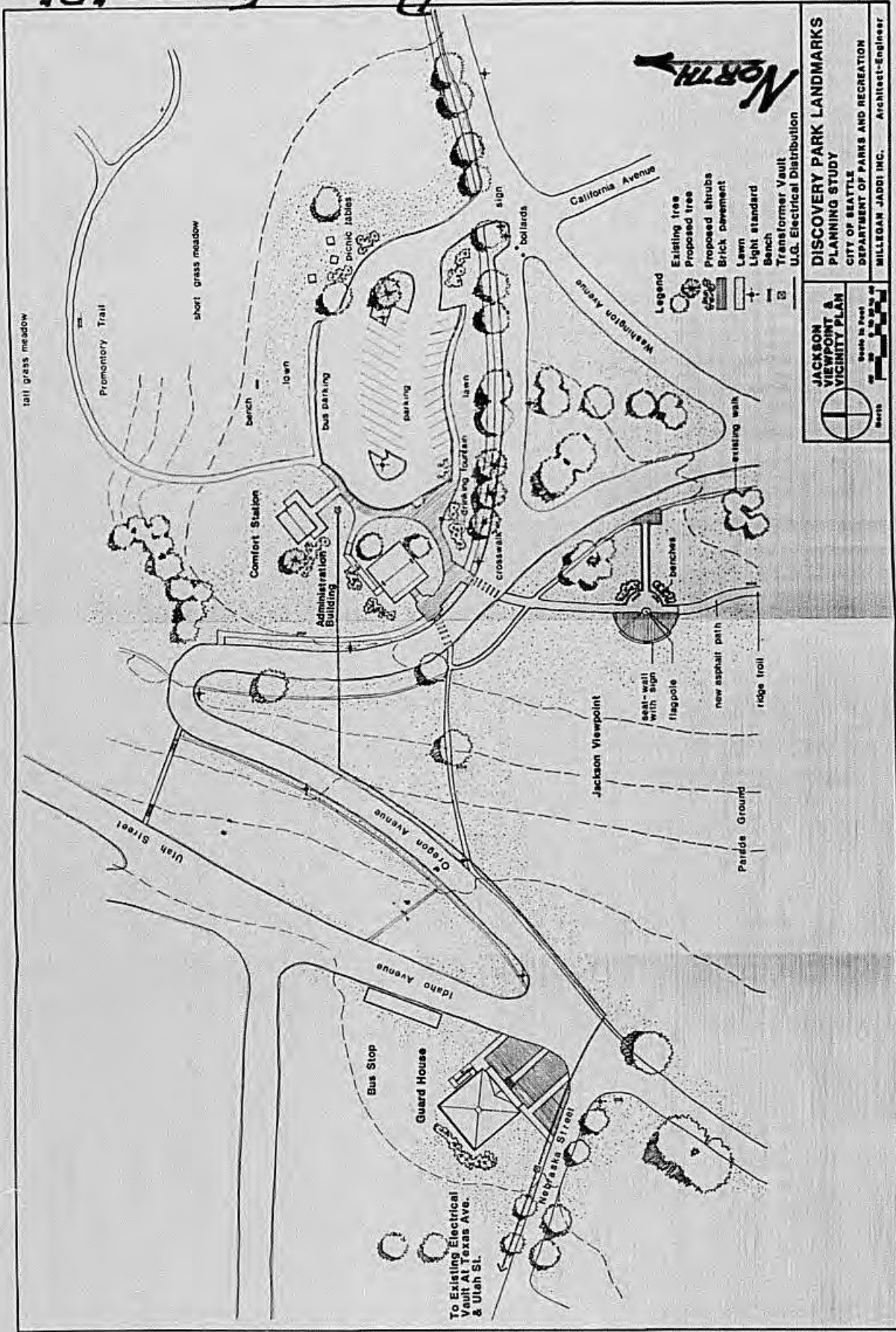
THE MAYOR CONCURRING:

Charles Royer, Mayor 3/15/88

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DETAIL, EXHIBIT 'B'

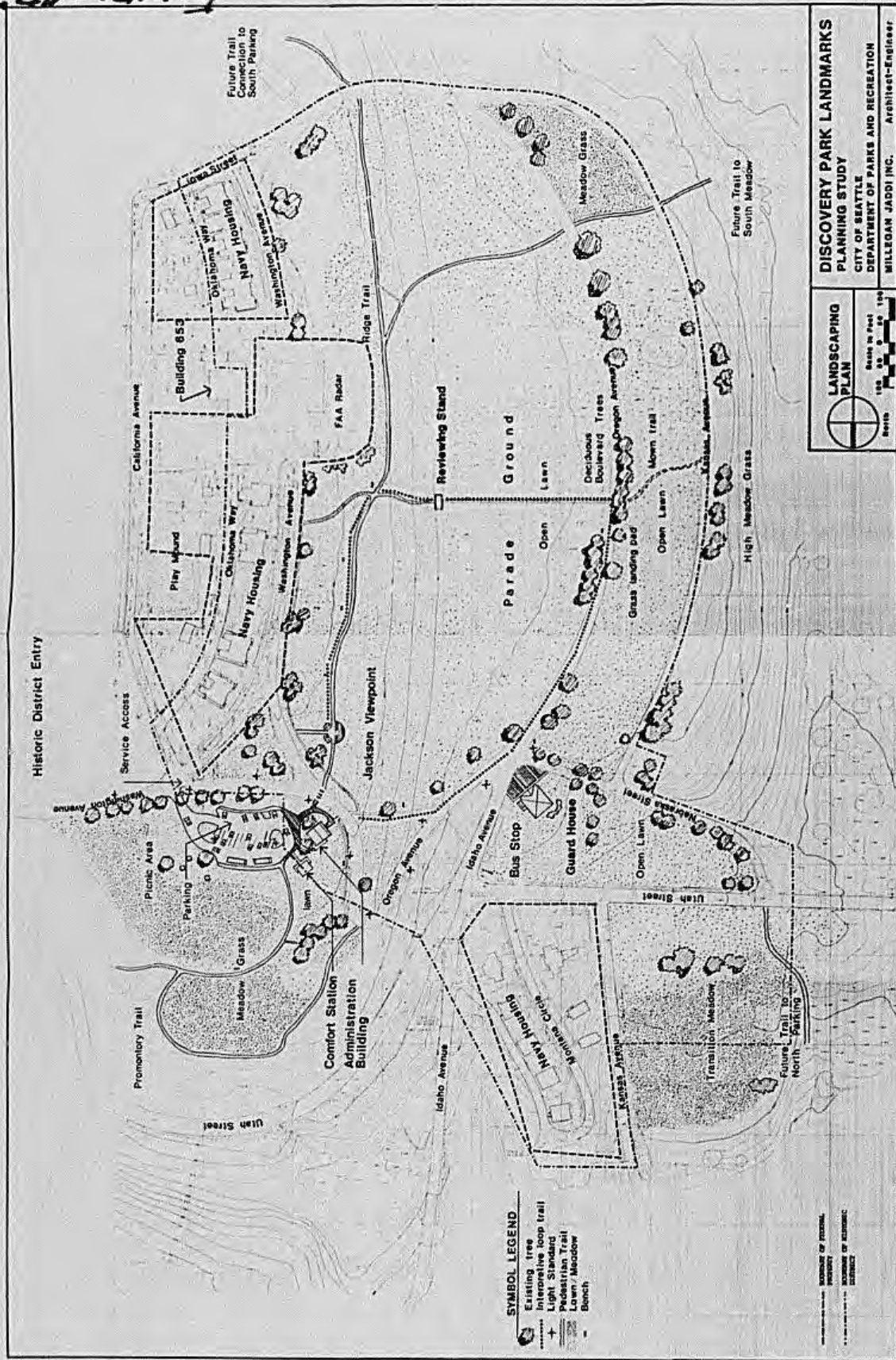


JACKSON VIEWPOINT A VICINITY PLAN

DISCOVERY PARK LANDMARKS PLANNING STUDY

CITY OF SEATTLE
DEPARTMENT OF PARKS AND RECREATION

MILLEGAN-JADDO INC. Architect-Engineer



DISCOVERY PARK LANDMARKS
PLANNING STUDY
 CITY OF SEATTLE
 DEPARTMENT OF PARKS AND RECREATION
 MILLEGAN JUDD INC. Architect-Engineer

LANDSCAPING PLAN

Scale: 1" = 100'
 0 25 50 75 100

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DISCOVERY PARK LANDMARKS

FORT LAWTON HISTORIC DISTRICT IN DISCOVERY PARK

PLANNING STUDY

Discovery Park



Seattle Department of Parks and Recreation

MILLEGAN JADDI INC.

Architect-Engineer

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DISCOVERY PARK LANDMARKS

Fort Lawton Historic District in Discovery Park

PLANNING STUDY

Prepared for:

SEATTLE DEPARTMENT OF PARKS AND RECREATION

Walter R. Hundley, Superintendent
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Prepared by:

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Architect-Engineer

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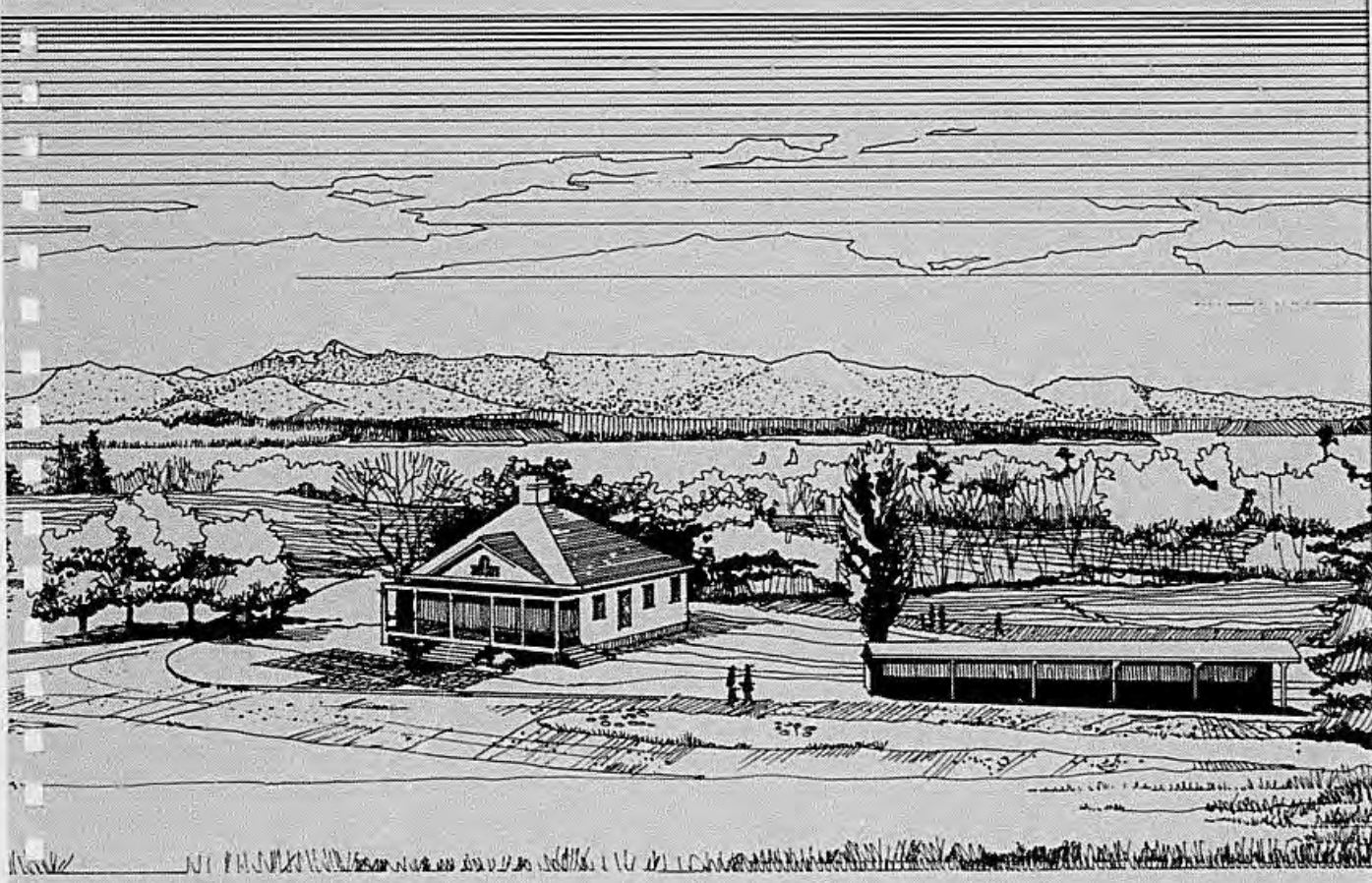
16 November 1987

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FOREWORD

On December 5, 1985, the Seattle City Council passed Resolution 27329 to adopt a plan for the Fort Lawton Historic District in Discovery Park. With the adoption of the plan, there was concluded a decade long debate on the fate of a collection of turn of the century Army buildings that had originally constituted Fort Lawton and had more recently been listed on the National Register of Historic Places.

Millegan Jaddi, Inc. was subsequently selected in 1986 to prepare a planning study for the Fort Lawton Historic District. The approved study will serve as a guide for building preservation, demolition, site restoration, and other improvements that are needed throughout the District.

Implementation of the recommendations set forth in this study will occur as capital monies are available in the future. In the short term, the source of such monies will likely include some combination of Cumulative Reserve Fund allocations as well as proceeds from the Seattle 1-2-3 Bond Issue. The latter fund source is specifically limited to "removal of non-historic buildings, pavings, and other structures" while the former can be used for building rehabilitation, demolition, site restoration, and other improvements. Following appropriation of such monies, design and construction phases will proceed for all or portions of the work outlined in this planning phase.

DISCOVERY PARK LANDMARKS
PLANNING STUDY

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SUMMARY

This Planning Study provides a Conceptual Design Guide for the preservation of buildings, the restoration of historic elements to preserve the character of the Parade Ground as an open space, the demolition of buildings and site features to create open spaces, and the addition of landscaping improvements to meet park visitor needs.

Two historic buildings, Administration Building 417 and Guard House 759, are to be restored to nearly match their original construction.

Ten "historic" and five non-historic buildings (including Reservoir 675) are to be demolished. A number of trees, sidewalks and paved areas are to be removed. Disposal of inert rubble will be in the on-site disposal areas and disposal of building debris and vegetation will be in off-site approved landfills.

Landscaping improvements include automobile access on Washington Avenue, street lighting, parking in the Administration Building area, and a comfort station. Also included is a trail system in the Historic District, restoration of the Jackson Viewpoint, and restoration of the Administration and Guard House building sites.

Various objects and works are to be provided to facilitate the Interpretive Plan for the Fort Lawton Historic District. Included are outdoor signs, interpretive signs at historic building sites, major interpretive panels, informational signs and indoor exhibits.

The total estimated project budget for renovation of buildings, demolition, landscaping, interpretive exhibits and signs, furniture, utility systems, geotechnical and archeological services is \$2,135,800. This figure does not include state sales tax, design fees and department administration costs.

It is recommended that all of the work that is defined in this Planning Study be designed and contracted for construction as soon as possible. To permit the most rapid completion with probable fiscal year funding limitations it is further recommended that the project be designed for the following construction phases:

- Phase I Demolition of Buildings
- Phase II Restoration of Buildings
- Phase III Demolition of Basement Walls,
Pavements and Regrading
- Phase IV Landscaping Improvements

These recommendations are discussed in detail in the Planning Study.

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Fort Lawton c. 1907

Fort Lawton c. 1907



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INTRODUCTION

BACKGROUND

Discovery Park is located on the site of former U. S. Army Fort Lawton on Magnolia Bluff. The fort was originally established in the late 1890's as part of a nationwide plan for coastal defense and in response to local pressures to establish an army post that would bolster the economy and control civil unrest. While the site was never fortified, twenty-four wood frame buildings now remain on the site from those constructed prior to 1908 as part of the original Army post. In ensuing years the post was garrisoned primarily by infantry units and was often used as a trans-shipment center for troops, mules and material bound for Alaska, Hawaii, the Philippines and elsewhere. The fort was greatly expanded during World War II to serve as a point of embarkation for troops bound for various destinations in the Pacific, and was later used in the "Cold War" years as a missile command center. The post was substantially deactivated by the Army in 1972. Surplus areas of the fort were then transferred to the City of Seattle to create Discovery Park. Today the park is the largest in the City and totals 527 acres.

Since 1972 a series of property acquisitions, building removals, site restorations and park improvements have transformed much of the old military post at Fort Lawton into the naturalistic open spaces of Discovery Park. Such work has primarily occurred on the periphery of the old fort. At the center of the site are the structures that still remain from the original establishment of Fort Lawton as well as a collection of various structures that were added in later years. This area (shown on the Park Plan, Page 44), and totalling approximately 50 acres in size, was listed on the National Register of Historic Places in 1978 due to the architectural significance of the buildings and the historic role of the fort itself. While portions of the Fort Lawton Historic District remain in federal ownership as family housing for the Department of the Navy, most of the area is now part of Discovery Park.

The development and use of the Fort Lawton Historic District in Discovery Park is subject to the stipulation of a Memorandum of Agreement (MOA) that was prepared at the time that surplus Federal property in the district was transferred to the City of Seattle. The MOA stipulations provide a framework for decision-making intended to preserve architectural and historic resources within the content of Discovery Park. The major decision on the District occurred in December of 1985 when the Seattle City Council passed Resolution 27329 which called for retention and preservation of two historic structures and for the demolition or removal of all of the other structures.

Other stipulations of the MOA have been, or are currently being, addressed by an Interpretive Plan, the establishment of a Fort Lawton Landmarks District and certain aspects of the development project that will follow from the concept design and budget cost estimate that are in this study.

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GOAL AND OBJECTIVES

The overall goal for the development of the Fort Lawton Historic District within Discovery Park is to preserve the District as a coherent historical artifact within the naturalistic, yet recreational, context of the Park. Specific design objectives within the goal include the following:

- A. To rehabilitate two historic buildings to their original exterior appearance, while adaptively reusing their interiors for visitor information and historical interpretation purposes.
- B. To retain and restore historic elements essential to preserve the character of the former post parade ground as a formal open space. This also includes removal of trees planted subsequent to the original landscaping plan.
- C. To demolish and remove designated and non-designated buildings, paving and other features so as to create open spaces consistent with the overall naturalistic character of Discovery Park.
- D. To provide necessary park improvements to meet visitor needs for access, circulation and information, and for their overall enjoyment for the sense of place conveyed by the former Fort Lawton within the surrounding context of Discovery Park.

GENERAL DESCRIPTION OF PLANNING STUDY

This planning study is intended to provide a conceptual design in graphic and narrative form to meet the goals and objectives enumerated above and to provide a budget estimate of the total cost of the required demolition, restoration work and improvements. It is intended that this study provide the information vital to the City's final determinations regarding the concept of the project, the timing of its implementation and the budgeting of funds for its successful accomplishment.

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RENOVATION OF BUILDINGS

RENOVATION OF HISTORIC BUILDINGS

GENERAL

The two historic structures that are being retained are Building 417, Administration Building, and Building 759, Guard House. The exteriors of both buildings will be restored to match the original construction except for the addition of a handicapped ramp at each building. The interior of the Guard House will be restored in part to its original condition and modified as described. The interior of Building 417 will be modified for a visitor's information center and office use.

The budget estimate includes allowances for displays, display cases, exhibits, office furnishings and equipment, and audio/visual equipment.

BUILDING 417, ADMINISTRATION

This building was completed April 24, 1902 and last occupied in 1976. The building has two floors, partial basement and attic with ground dimensions of 32' X 40' and first and second floor ceiling heights of 10'0".

Originally the building had three rooms in the basement with outside entrance only. The first floor has an entrance hall, four offices, one toilet and one stair up. The second floor has three offices, one office in the hall, one toilet and one stair down. The building has typical structural framing with fir framing lumber, surfaced two sides 50% clear. The floors are stiff and level without detectable deflections. Exterior and interior walls are stiff and plumb. Roof planes are flat and the ridge straight. There are no signs of framing weakness or deterioration. The building has brick foundation walls, slat roofing on principle roof, standing seam metal on front porch roof.

Modifications over the years included the installation of composition floor tile, carpeting and prefinished wood paneling. Two original south facing windows were removed and large fixed glass windows substituted. The addition on the north side obliterated the original window openings and siding. A new doorway was added from the original building to the addition.

The exterior will be restored and painted to match early photographs of the building except for the addition of a ramp and door for handicapped access on the northwestern side. The ramp will be built with brick sides matching the building foundation and a concrete walking surface with metal railings at each side matching the existing railings on the front porch.

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The partial basement will be cleaned and painted for use as storage and mechanical/electrical equipment. The first floor interior will be modified to form a visitor's information center that will include historic interpretation displays. Where feasible, interior finishes will be in the original style. The second floor interior will be refinished for office use by Discovery Park staff. The exterior walls will be insulated and a new forced-air heating system will be installed. The electrical system will be completely replaced.

Other significant repairs and modifications will include replacing plaster with gypsum wallboard, restoring windows on the second floor to match original construction, removing some first floor partitions, adding posts and beams, demolition of the annex and restoration of the northwestern facade, re-building the porch, roof repairs, and hardware replacement. New finish flooring will be provided on the first and second floors.

Preliminary floor plans are shown on Pages 10 & 11.

ESTIMATED COST: \$ 134,300

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Administration c. 1902

Administration 1975



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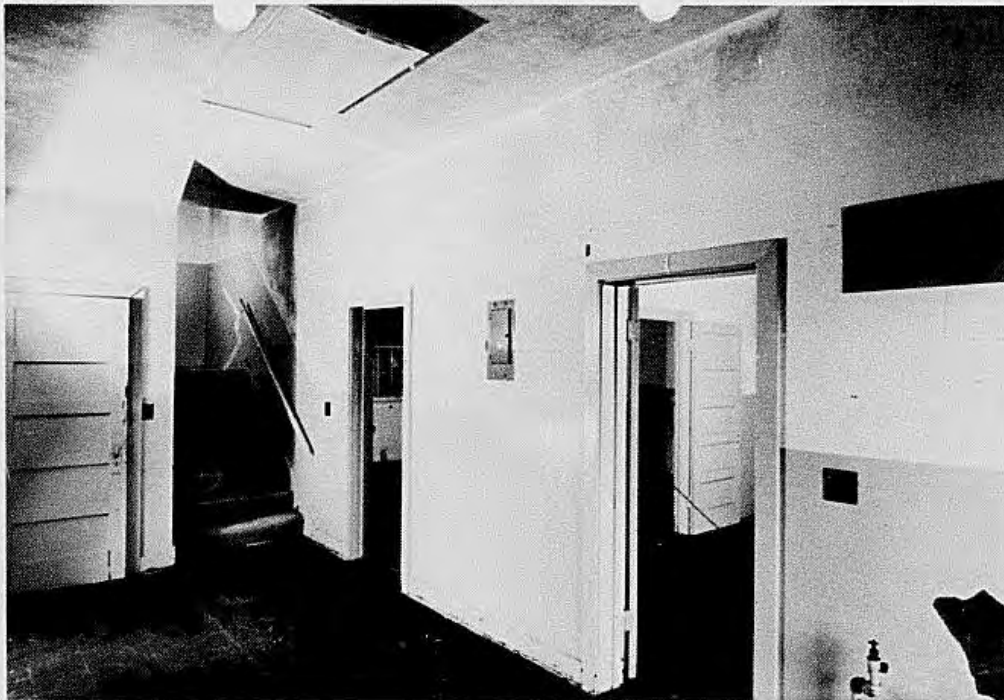


Administration 1987

Administration Fort Columbia, WA
Restoration



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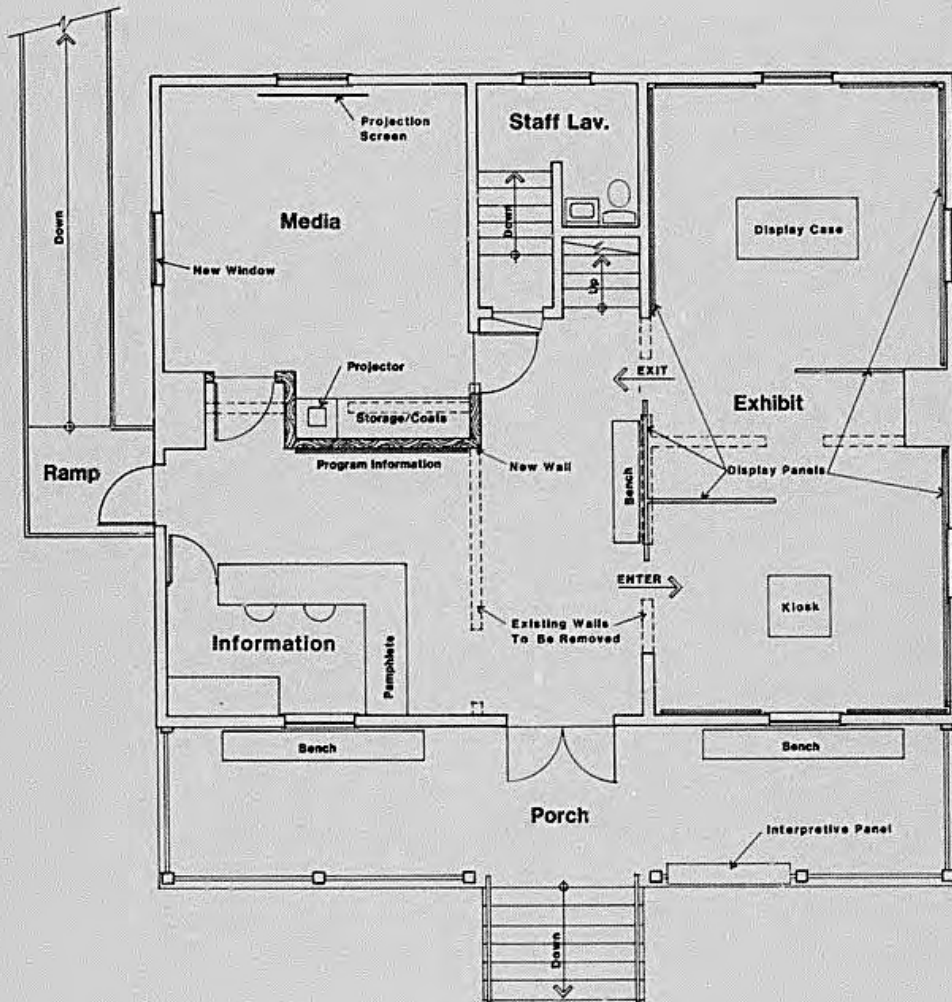
Administration 1987
1st Floor Interior

Administration 1987
2nd Floor Interior



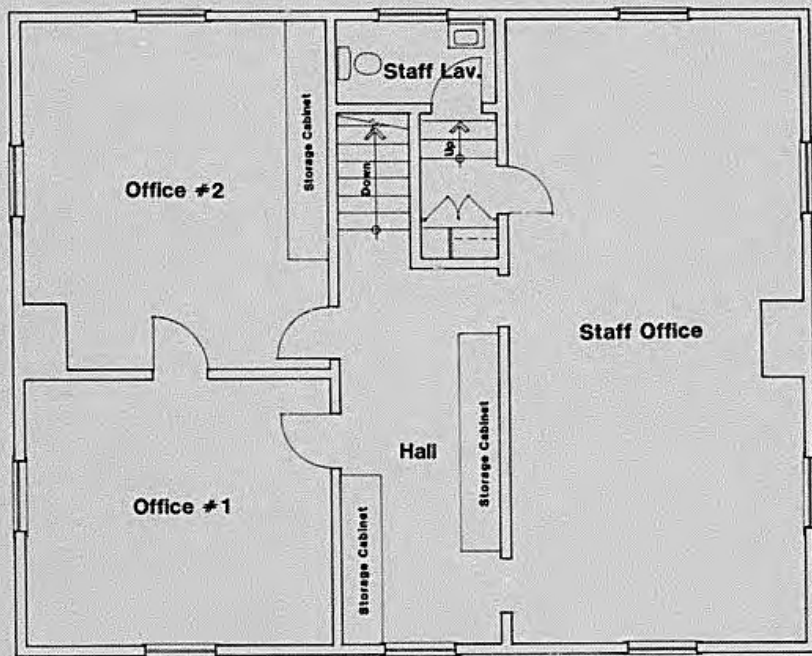
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	BUILDING 417 1st FLOOR PLAN	DISCOVERY PARK LANDMARKS PLANNING STUDY
	Scale in Feet 	CITY OF SEATTLE DEPARTMENT OF PARKS AND RECREATION MILLEGAN JADDI INC. Architect-Engineer

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 North	BUILDING 417 2nd FLOOR PLAN	DISCOVERY PARK LANDMARKS PLANNING STUDY
	Scale in Feet 4 2 0 1 2 3 4	CITY OF SEATTLE DEPARTMENT OF PARKS AND RECREATION

BUILDING 759, GUARD HOUSE

This building was completed April 29, 1902 and last occupied in 1975. The building has one floor and a basement with exterior dimensions of 49' X 47'. The ceiling heights are 8'10" in the basement and 12'0" on the main floor. The basement has three rooms with one exit. The main floor has four rooms, two toilets, two exits, two steel cages and three cells.

The structural framing lumber is fir, surfaced two sides, approximately 50% clear. Floors are stiff and level without detectible deflections. Exterior and original interior walls are straight and plumb. Roof planes are flat; ridges are straight with the exception of one hip ridge which has some deflection. There is some decay in the floor joists and some damage to roof framing which will require repair.

The building has the original slate roof and slate gable facing and is in its original configuration in nearly every respect. It is the only early non-building on the post that was used for its original purpose when last occupied in 1975. The basement is only partially excavated with the westerly 40% unexcavated which supports the concrete floor of the confinement area. Embossed metal ceilings are exposed throughout and the walls of the confinement area are also faced with embossed metal. Other walls and basement ceilings are plastered. Basement walls are stone with interior brick walls and partitions. Front porch columns are square and the original concealed gutter has been abandoned and a new stainless steel hung gutter substituted. The concealed gutters on the enclosed portion of the building remain. Most windows have bars and heavy metal mesh screens.

The building shows the effect of hard use and wear and extensive repair work is required. The exterior has a proliferation of communication wiring, yard lighting fixtures, loud speakers, alarm bells and so forth. Porch rails have corroded in places and will need replacement. Porch decking is in poor condition. Porch columns are sound, but base trim pieces need replacement. Some brick work in the chimney above the roof needs repointing and the roof needs repair. Some restoration work is required to the stone foundation.

The exterior will be restored and repainted to match early photographs of the building except for the addition of a ramp and door for handicapped access on the northeast side. The porch will be re-built and windows repaired. The roof will be repaired.

The partial basement will be cleaned and painted for use as storage and for mechanical/electrical equipment. The first floor interior will be restored to the original condition except that the guards' toilet room and a portion of the original prisoners' toilet and shower room will be modified to provide two handicapped accessible toilet rooms. The remainder of the prisoners' toilet and shower room will become a storage room. The embossed metal ceiling and

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wall paneling (above plaster) will be replaced with new panels (over GWB) similar to the originals. Ironwork in the cell area will be sand blasted and re-painted. The cell locking system will be repaired. The exterior walls will be insulated and a new forced-air heating system will be installed. The existing steam radiators and piping will remain for appearance only. The electrical system will be completely replaced. The existing fire sprinkler system will be repaired and reactivated.

The preliminary plan is shown on Page 17.

ESTIMATED COST: \$ 133,200

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Guard House c. 1902

Guard House 1975



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Guard House 1987

Guard House Interior 1987



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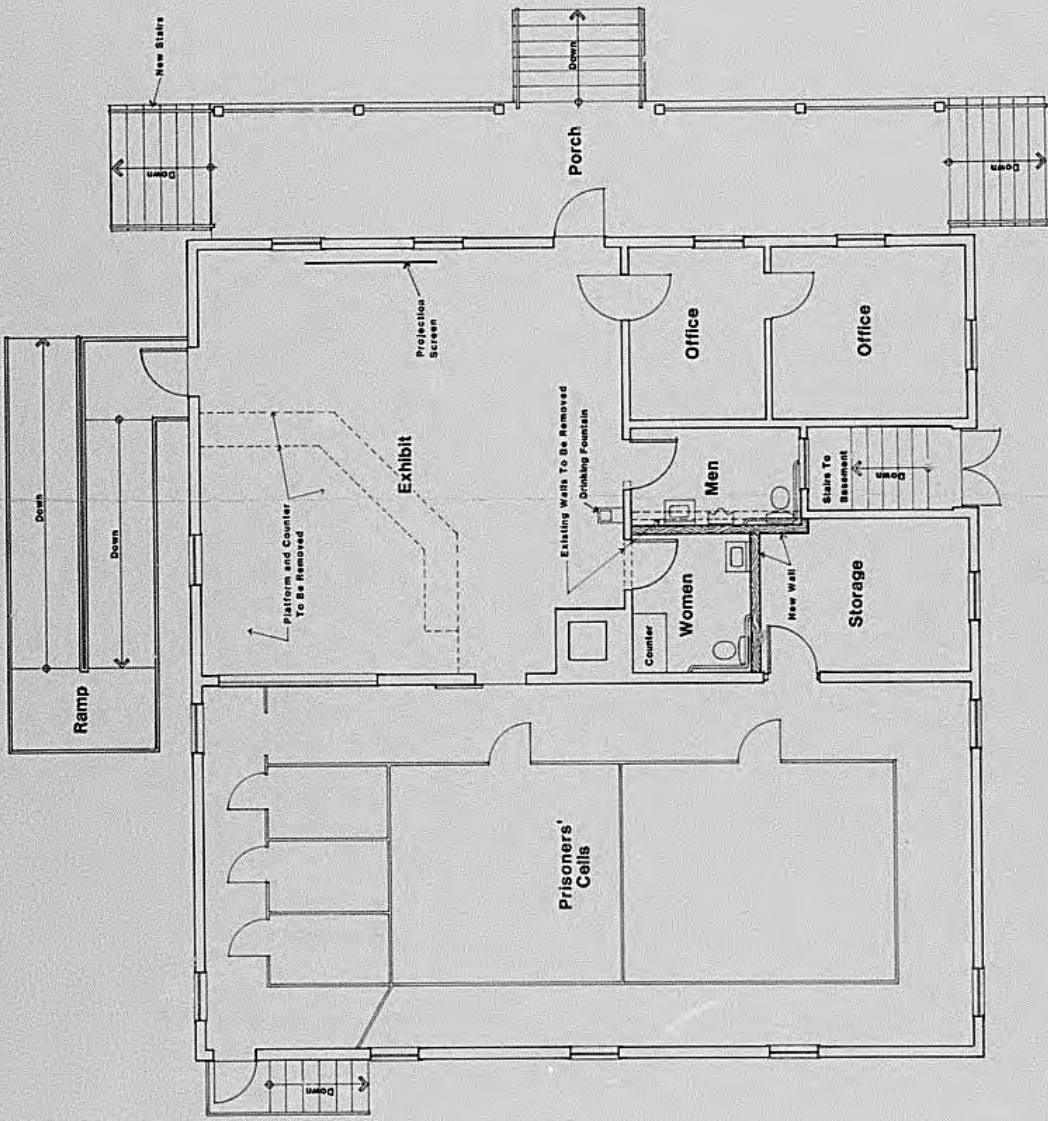


Guard House Interior 1987

Guard House Interior 1987



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DISCOVERY PARK LANDMARKS
PLANNING STUDY
 CITY OF SEATTLE
 DEPARTMENT OF PARKS AND RECREATION
 MILLEGAN JADDI, INC. Architect-Engineer

BUILDING 759 FLOOR PLAN

Scale in Feet
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North

RENOVATION OF NON-HISTORIC BUILDINGS

BUILDING 653

Building 653 is a concrete block building with metal roof framing that was constructed about 30 years ago as a NIKE Operations Building. The building is located away from normal visitor areas and outside of the Historic District. Services to the building have been disconnected and previous removal of old vacuum-tube computers has left large uncovered trenches in the floor of the unlighted interior. Exterior doors are also badly corroded. However, with these exceptions the building is in good condition with 6,000 square feet of available floor space.

It is recommended that this Building be retained due to the high cost of demolishing this structure as well as the potential re-use for storage or shop purposes. Minimal work will be necessary to allow this structure to be retained. This should include removal of unnecessary exterior lighting and air conditioning fixtures, removal of exterior communications channels and radar tower pylons, replacement of exterior doors, closure of the trenches with plywood or metal panels, provisions for minimal interior lighting and ventilation and other minor improvements that are necessary to leave the building and its vicinity in a safe and secure condition.

ESTIMATED COST: \$ 45,800

BUILDING T671 BUS SHELTER

The bus shelter north of the Guard House was constructed in the 1939 to 1945 era and has a gross area of 875 square feet. The shelter is timber framed with the structural framing generally in good condition. Some posts will be replaced and the bench and interior finish will be repaired and repainted and the exterior repainted. The shelter will be used as a group shelter area and gathering point for tour group visitors.

ESTIMATED COST: \$ 4,000

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Building 653 1987

Building T761 1987



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DEMOLITION

GENERAL

Demolition work includes the demolition of 10 historic buildings, 4 other buildings, a large below grade water reservoir, 47 mature trees and approximately 31,000 square yards of sidewalks, curbs and pavements. These items are shown on the Demolition Plan, Page 45, and are described more fully hereinafter.

Under a separate project the Department of Parks and Recreation is arranging for the required removal of all asbestos prior to the start of demolition.

Items that can be re-used in the restoration of Buildings 417 and 759 will be salvaged.

The basements of demolished buildings will be backfilled with inert foundation rubble and earth. All rubble will be covered with at least 2' of earth. The sites of Buildings 731, 733 and 734 will be permanently identified by maintaining the original low earthen terraces at these building locations. The areas at other building sites will be graded to match existing surrounding ground contours.

Basement walls of the buildings will be demolished from top to approximately 2' to 3' below the final finished grade. Basement slabs will be broken into pieces (to permit percolation of ground water) and left in place.

Depressions caused by basements or removed paving will be filled, or covered, with earth. Soil that is needed to fill these depressions will be obtained from the southerly portion of the 900 area which will be regraded to slope from the present elevations of Utah Street to meet existing grades at the northern limits of the Historic District.

The Reservoir, Building 675, will be filled with rubble and earth to the elevation of the existing ground adjacent to the reservoir. Soil needed will be obtained from the area where the new parking lot is to be constructed near Building 417, or from the 900 area.

Portions of existing topographical surveys of the Historic District and the areas surrounding the District are based on different datums and on a composite of ground and aerial topography by the Seattle Department of Parks and Recreation, the Department of the Navy and the U. S. Army. Additional surveying efforts will therefore be required during final design to coordinate existing data and produce a final survey based on a single datum.

A professional archeologist will be required on-site during all excavations. An allowance of \$15,000. for this service during demolition and regrading operations is included in the Budget Estimate.

HISTORIC BUILDINGS

Based on earlier decisions all of the remaining historic buildings on Park property within the Historic District are to be removed except for Buildings 417 and 759. The following wood frame buildings will therefore be demolished and/or removed:

<u>Building No.</u>	<u>Designation</u>	<u>Gross Sq. Ft. Area</u>
731	BARRACKS	34,234
733	PX & GYMNASIUM	10,899
734	BAND BARRACKS	5,808
735	BAKE HOUSE	1,176
754	QUARTERMASTER SHOPS	5,530
755	CIVILIAN EMPLOYEE QUARTERS	4,776
757	QUARTERMASTER STOREHOUSE	9,610
915	QUARTERMASTER STOREHOUSE	12,980
916	QUARTERMASTER STABLES	7,392
917	QUARTERMASTER STABLES	7,392

ESTIMATED COST: \$ 348,600

NON-HISTORIC STRUCTURES

Non-historic structures are to be demolished and removed. These include the following buildings:

<u>Building No.</u>	<u>Designation</u>	<u>Gross Sq. Ft. Area</u>
417A	ADMINISTRATION BLDG. ANNEX	6,488
732	GYMNASIUM	11,744
756	STOREHOUSE	8,233
760	STOREHOUSE	797
918	WAGON SHED	7,840
675	WATER RESERVOIR	8,100

The timber roof cover over the underground Building 675 (water reservoir) will be demolished. The top 4' of the underground concrete walls of the reservoir will be demolished and the resulting rubble left in the tank. The remaining void will be filled with other rubble and earth cover up to the level of the surrounding ground.

Isolated concrete foundations of previously removed equipment will also be demolished and the resulting voids filled with earth.

ESTIMATED COST: \$ 224,700

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BRUSH CLEARING AND TREE REMOVAL

Scotch broom and other undesirable brush will be cleared and roots grubbed. Forty seven trees will be removed as indicated on the Demolition Plan, Page 45. The reasons are discussed in the landscaping narrative.

ESTIMATED COST: \$ 28,900

PAVEMENTS

All of Wisconsin Street and various paved areas previously used by the Army for vehicle parking and for open paved storage will be demolished as indicated on the Demolition Plan, Page 45.

ESTIMATED COST: \$ 142,000

DISPOSAL

A landfill disposal site has been established on Park Property outside of the Historic District as indicated on the Demolition Plan, Page 45. This site and the underground reservoir will be used for disposal of inert rubble, including stone blocks and portland cement concrete rubble from foundations and pavements. All toxic materials and large metallic objects will be removed from Park Department property and disposed of in accordance with governing regulations. General building debris and asphaltic concrete rubble will be removed from Park Department property to a landfill approved by King County Health Department.

COST INCLUDED UNDER PAVEMENT

GEOTECHNICAL SERVICES

Test wells have been established in the landfill disposal site as part of the geotechnical investigation of this area to determine it's suitability for disposal. The landfill operation and existing test wells in the landfill area will require additional monitoring following the completion of this project. An allowance of \$12,500 for geotechnical services is included in the Budget Estimate.

Existing underground fuel storage tanks will also require geotechnical services for recording of locations, monitoring of tank removal, and analysis of soils in the excavations in accordance with governing regulations.

SALVAGE

Contract documents will require the Contractor to carefully remove the slate roofing from some of the buildings being demolished and to use these materials, as necessary, in repairs to roof of Buildings 417 and 759. Some porch railings and some of the original interior lighting fixtures will also be salvaged.

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Unless otherwise indicated the Contractor will have the option of removing all other salvable materials from the site intact in lieu of demolishing them.

RE-GRADING

Where buildings and pavements have been demolished the resulting depressions occasioned by basements or removed paving will be filled with earth and the surface graded to match previous terrace configurations or adjacent surface elevations as previously discussed. Soil that is needed to fill these depressions will be obtained from the southerly portion of the 900 area which will be regraded to slope from the elevations of Utah Street to meet existing grades at the northern limits of the Historic District.

The Reservoir, Building 675 will be filled with concrete rubble and earth to the elevation of existing ground adjacent to the reservoir. Earth needed will be obtained from the area where the new parking lot is to be constructed near Building 417, or from the 900 area.

ESTIMATED COST:: \$ 77,600

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GENERAL LANDSCAPING IMPROVEMENTS

GENERAL

The proposed landscaping is discussed and identified on the Landscaping Plans, Pages 46, 47, and 48.

AUTOMOBILE ACCESS AND PARKING

These improvements will include: a new asphalt paved parking lot, repair of curbs, gutters, and sidewalks, and the addition of signage, historic street lighting fixtures, and crosswalks to accommodate automobile and pedestrian traffic. The existing brick gutters on Oregon Avenue will be restored to maintain the historic character of the area. Proposed new street lighting along Washington Avenue will mark the entry to the Historic District. Lighting is discussed in the Utility Section, Page 38; and as shown on the Jackson Viewpoint and Vicinity Plan, Page 48.

A paved parking lot is proposed to accommodate visitors to the Historic District. Designed for 35 visitor automobiles, 5 staff automobiles, and 2 buses, it will be located behind the Administration Building, with automobile access from Washington Avenue, east of the building. This entry location keeps automobile traffic out of the immediate area of the Administration Building to avoid potential pedestrian/traffic conflicts and maintains a pedestrian environment within the Historic District. The parking lot is sited to minimize obstruction of views of the original Parade Ground and of the meadow to the north. It is set back approximately 30 feet north of Washington Avenue creating a generous landscaped area at the entry to the Historic District. The existing large street trees lining Washington Avenue will be retained as part of the landscaping plan. Storm drainage, cast-in-place concrete curbs and gutters, and lighting are included as part of the parking lot improvements as shown on the Jackson Viewpoint and Vicinity Plan, Page 48.

ESTIMATED COST: \$ 128,800

TRAIL SYSTEM

The proposed pedestrian trail system combines new 6' to 8' wide asphalt paved trails with existing roads within the Historic District. The function of the pedestrian trail system is twofold. First, to provide a loop trail for the proposed guided interpretive walk outlined in the Interpretive Plan for Fort Lawton Historic District. Second, to integrate the Historic District into the larger context of the park by connecting to the existing park trail system outside of the District.

The interpretive loop trail begins at Jackson Viewpoint at the existing flagpole. Moving south along a proposed 8-foot wide asphalt trail which runs along the brow of the hill, the visitor will have views of Puget Sound to the west and the "Officers Row" housing to the east. As the trail approaches the FAA radar site it splits in two. One segment drops west down the hill to the Reviewing Stand in the center of the parade ground as a continuation of the interpretive loop trail. The other segment of the

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trail continues along the brow of the hill and connects to Oregon Avenue at the southern limit of the Historic District. A new trail is proposed connecting the Reviewing Stand to Oregon Avenue in the vicinity of the former barracks. At the junction with Oregon Avenue some type of simple, grass landing pad and bench should be considered to serve as a stopping point along the interpretive walk trail. From this point a trail extending westerly to Kansas Avenue should be considered. A path mown in the lawn is an alternative to an asphalt trail. Park users will determine the best location for the trail connection, and if warranted, the trail can be paved. Benches will be included along the trail at the brow of the hill above the parade ground and at points along Oregon Avenue.

A small, second loop trail is proposed behind the Administration Building. The trail will begin at the parking lot and meander through the meadow and return to the Administration Building. Picnic tables and benches will be located along the trail. (See the Landscaping Plan, Page 47).

Oregon Avenue is upgraded as part of the pedestrian trail system. Improvements include removal of the existing asphalt parking strip along the easterly edge of the roadway, and removal of the existing concrete walk along the westerly edge of the roadway. Kansas Avenue is retained as part of the trail system and forms the west boundary of the Historic District. Maintaining Kansas Avenue will preserve an important historical aspect of the original design of Fort Lawton and will present the visitor dramatic views to the west.

ESTIMATED COST: \$ 24,300

SITE RESTORATION

700 Area and Parade Ground

The 700 Area Buildings (Buildings 731-734) located between Oregon and Kansas Avenues will be demolished. (See the Demolition Section, Page 20 and Demolition Plan, Page 45). Historic Kansas Avenue will be maintained to define the westerly edge of the Historic District. Proposed landscape modifications to this area once the buildings are removed will consist of regrading and reseeding. Regrading will be done maintaining existing building terraces, and the area reseeded with grass. Most of the area will be maintained as short grass lawn consistent with the existing Parade Ground. The far south end of this area is proposed as long grass meadow to create a transition to the South Meadow. See the Landscaping Plan, Page 47.

The existing deciduous street trees lining Oregon Avenue visually define the sweeping curve of Oregon Avenue and will remain as an important part of the historical landscape treatment of the original landscape plan. They

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will be selectively pruned to restore their shape. The cedar trees lining Oregon Avenue were not part of the original landscape plan and will be removed. Selective removal of cedar trees is proposed along the brow of the hill above the Parade Ground. This will open up views of Puget Sound which are now obscured.

Minor repairs proposed for the concrete Reviewing Stand located in the center of the Parade Ground include replacement of the non-historic metal railings with metal railings salvaged from the Barracks Building. Replacement of unhealthy shrubs with a more drought tolerant shrub is proposed to wrap around the front of the Reviewing Stand.

The Parade Ground soil is very compacted from past use as an athletic field and Parade Ground. Consequently, the lawn is in poor condition and moss has filled in the bare spots. The soil will be aerated and fertilized as a minimum measure to improve the appearance of the lawn.

Removal of the scotch broom shrubbery in the vicinity of the FAA radar installation is proposed in conjunction with removal of the paved asphalt trail and parking lot in this area. The area will be reseeded and shrub planting added to screen the existing chain link fence that surrounds the radar installation. See Grading and Seeding Plan and Landscaping Plan, Pages 46 and 47.

ESTIMATED COST: \$ 112,300

LANDSCAPE AND PARK IMPROVEMENTS

Landscape improvements are proposed in conjunction with the restoration of the Jackson Viewpoint, Administration Building, Guard House and include new walkways, restoration of brick and concrete paving, lawn restoration, new accent planting and foundation planting, site furniture such as benches and drinking fountains, an asphalt paved parking lot, new comfort station, automatic irrigation system, signage, and other improvements compatible with the character of the Historic District and Discovery Park.

Jackson Viewpoint

Jackson Viewpoint marks the starting point for both the guided interpretive walk and for the self-guided interpretive walk. The proposed Jackson Viewpoint plaza centers on the existing flagpole and allows space for small to medium-sized groups to congregate. An 18-inch high wall delineates the west edge of the plaza, providing informal seating and a base for the large porcelain enamel interpretive sign proposed for this location. Appropriate building material to consider for the wall should include reuse of the sandstone foundation blocks from the demolished buildings or new brick masonry. Proposed paving material on the plaza is brick with concrete edging similar to the original existing pavement in front of the guardhouse.

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Two wood benches and low accent evergreen shrubs are proposed. The shrubs provide a backdrop to the plaza and focus the visitors attention to the expansive view to the west. Existing cedar trees planted directly in front of the flagpole and plaza are proposed for removal to regain the dramatic view. An automatic irrigation system is included as part of the design in this area. (See the Jackson Viewpoint and Vicinity Plan, Page 48).

Administration Building

Improvements to the Administration Building area include new brick paving at the entry to the Building in conjunction with the proposed parking lot. Parking is provided to the rear of the Building. New walks and proposed directional signage will direct and orient visitors arriving at the District. The proposed new walks connecting the parking lot and building should be brick or unit pavers to be consistent with the historic character of the building. The existing concrete sidewalk in front of the building and adjacent to Oregon Avenue will be upgraded and repaired as will existing asphalt paths in this vicinity.

Landscape modifications include removal of existing overgrown foundation planting and removal of one overgrown deciduous tree at the rear of the building. Landscape improvements include new shrub planting at the entry and around the building as well as lawn restoration in the vicinity of the building and parking lot. The existing large deciduous street trees lining Washington Avenue will be maintained to provide an elegant sense of entry to the Historic District and to screen the proposed parking lot. Demolition of the Hospital building has extended the existing meadow and opened up views to the north. Consistent with the intent to extend the meadow, the road which previously ran in front of the Hospital is proposed for removal. The area will be reseeded with a grass and meadow seed mixture. A drinking fountain and automatic irrigation system are part of the proposed design of this area. (See the Jackson Viewpoint and Vicinity Plan, Page 48).

Guard House

The Guard House is one of the stops on the self-guided interpretive trail. The existing brick and concrete paving in front of the building will be restored and reused and the area expanded to accommodate visitors arriving for scheduled tours of the facility. Interpretive and directional signage will be located to explain the historical function of the Guard House and to mark the interpretive trail. (See the Interpretive Exhibits and Signs Section, Page 30). Landscape improvements near the Guard House include lawn restoration and the addition of low shrub foundation planting at the rear of the building. Existing overgrown foundation planting at the building entry will be removed. Removal and replacement of the dead fruit trees to the rear (west) of the building is proposed to retain the

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overall character of the vicinity. The existing Bus Shelter removal northeast of the Guard House will be saved and restored to serve as covered shelter. (See the Jackson Viewpoint and Vicinity Plan, Page 48, and Renovation of Buildings Section, Bus Shelter, Page 18).

900 Area

The 900 Area occupied by buildings 915-918 consists of about 2 acres within the Historic District. Most of the area is paved. Once the buildings and adjacent paving are removed, the area will be regraded to remove artificial building terraces and to create a gently sloping landform that blends into the adjacent grass areas to the west and north. (See the Landscaping Plan, Page 47).

Excess earth from the regrading process will be used as fill material in other areas of the site. The disturbed area will be reseeded with a grass and meadow seed mixture. Portions of it will be mowed on a regular basis to create a low grass meadow. Other portions will be mowed less frequently to become a high grass meadow and transition to the forested area to the north.

Building 675 - Water Reservoir Site

The reservoir site consists on a non-functioning below grade water reservoir with timber roof. It is located in an isolated area of the Park, adjacent to the Fort Lawton Officer's Housing playground. The roof will be removed and the tank filled with on site rubble. (See the discussion under Demolition, Page 20). The existing grade around the structure is mounded above the existing, adjacent grade, comprising approximately 10,000 square feet. The existing mound will be maintained and the disturbed area will be reseeded to form a grass mound/open lawn consistent with the adjacent playground. No imported soil will be required to maintain the mound except for the fill inside the reservoir.

COST INCLUDED IN OTHER ITEMS

Building 653 Nike Operations Building

It is recommended that Building 653 be retained as discussed under Renovation of Buildings, Page 18. This building is located in an isolated area in the park. Landscape improvements associated with the building renovation are minimal and consist of removal of the adjacent asphalt parking area, antenna foundations and sidewalks. The disturbed areas will be regraded and reseeded. (See Grading and Seeding Plan, Page 46).

GENERAL IMPROVEMENTS ESTIMATED COST: \$ 55,900

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Irrigation System

As stated above an irrigation system will be installed in the areas around the Administration Building and Jackson Viewpoint.

ESTIMATED COST: \$ 23,300

Landscape Furniture

Benches and tables will be installed as shown on the Jackson Viewpoint and Vicinity Plan, Page 48.

ESTIMATED COST: \$ 16,200

Comfort Station

A new comfort station for park visitors is proposed adjacent to the site of 417 as shown on the Jackson Viewpoint and Vicinity Plan, Page 48. The precise location of the structure will be determined during the design phase in the future. The building will be constructed of concrete masonry units with a glazed interior face and a brick veneer exterior. Brick is selected because the material is already used in the Historic District and it will be considerably more durable than wood siding. The roof will be finished with a standing seam metal roof with a concealed gutter matching the existing metal roofs of the historic buildings. The building will comply in all respects with Seattle Department of Parks and Recreation standards for comfort stations.

ESTIMATED COST: \$100,000

Total landscaping and park improvement costs are estimated at \$460,800 excluding street lighting, outdoor signage, clearing, demolition and general regrading work. See the following Recapitulation.

Recapitulation of Landscaping Costs:

Automobile Access and Parking:	\$128,800
Trail System	24,300
Site Restoration	112,300
General & Miscellaneous Improvements	55,900
Irrigation System	23,300
Landscape Furniture	16,200
Comfort Station	100,000
TOTAL:	\$460,800

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INTERPRETIVE EXHIBITS AND SIGNS

INTERPRETIVE PROGRAM

The descriptions provided herein follow very closely the Interpretive Plan for the Fort Lawton Historic District in Discovery Park, Seattle, dated April 1, 1987, prepared by the Seattle Department of Parks and Recreation. The Department's Interpretive Plan is a separate document that should be referred to by those examining this study.

The Department's Interpretive Plan represents an expansion of the natural history and human history programs now in place at Discovery Park and is designed to "encourage an understanding and appreciation of the Fort Lawton Historic District by park visitors".

The plan calls for outdoor programs and displays (signs) and for indoor exhibits and programs in the two retained buildings. (Administration Building No. 417 and Guard House No. 759).

OUTDOOR SIGNS

General

It is proposed that all exterior signs be porcelain enameled steel. In appraising the cost estimates it should be borne in mind that for sign displays that include maps, photographs, drawings and extensive text, the cost of the sign face itself is a relatively minor part of the total. The preparation of the maps, drawings, and photographs, the preparation of the text and finally, the preparation of photo ready copy of each color selected constitute the major cost item. The mounting, protecting, and installation of these signs to high vandal resistant standards is also a cost item that exceeds in most instances the cost of the sign face itself. Signage of this type, whether made in painted wood, painted metal, plastic laminate or porcelain enamel, would be done by a photo silk screen process from photo ready copy. Each requires the same design preparation effort. The cost of design, preparation and installation is included in the cost estimates.

Porcelain enamel having a fired ground glass finish has the highest possible weather resistance. It is fade proof and vandal resistant beyond other materials commercially available. It is only vulnerable to a severe blow from a very hard object particularly along the edges. Consequently, the costs include a stainless steel angle frame protecting the edges. Costs also include 3/4" marine plywood backing fastened to a 1/4" steel plate welded to 4" pipe posts - all steel parts hot dipped galvanized, painted and set in a concrete foundation. All fastenings would be of a tamper proof type requiring a special tool for removal.

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Most of these signs are to be mounted at a low slanted angle at desk height so as to be easily read but not obstruct views. This low angled mounting would also reduce, or prevent possible damage from stone throwing. Also, if the photo ready copy is kept on file by the Parks Department, replacement cost in case of severe damage to a sign face would be no more than 20% of the initial cost.

Major Outdoor Interpretive Panels

a. Flagpole/Jackson Memorial Site

From this remarkable view site visitors can see the location of all of the Historic Buildings west of Oregon Avenue and north of Utah Street. In addition to the text and diagram called for in the Interpretive Plan this would be an ideal location for a panoramic perspective drawing or pen and ink sketch showing location and names of historic buildings, streets and features as seen from this view site. There are also several historic photographs that would be appropriate to include at this location that would demonstrate to the visitor the changes that have taken place over time in both the natural and manmade landscape spread out before him.

This sign would be located on a low wall included in a part of the landscape design for this site. As described above this sign display would be set at a low angle so the visitor only need raise his eyes without changing position to relate the diagram and sketch to the land forms and features actually seen.

ESTIMATED COST: \$ 6,500

b. Reviewing Stand

There are several historical photographs available in the Parks Department files suitable for use on this sign display. They were taken looking west and show troops marching and other activities on the parade ground with the Oregon Avenue buildings in the background. Most of these are of the turn of the century era and would have to be augmented to depict similar events from World Wars I and II. Later photographs taken from this general location looking west toward the buildings could undoubtedly be found and could be arranged on these displays in chronological fashion, with suitable text.

Such a chronological series would also show the gradual removal of the old growth forest background and the growth of the street trees from seedlings to mature trees.

ESTIMATED COST: \$ 4,600

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c. Porch Railing (Administration Building No. 417)

It is probable that to show the Fort as an entity as suggested in the Interpretive Plan that an ink drawing or sketch would have to be made similar to the one suggested above for the Flag Pole site. It is unlikely that historical photographs showing the Fort as a whole from this vantage point could be found. However, there are several historical photographs that would be appropriate to augment this display. The combination of drawing and photograph with suitable interpretive text would very effectively meet the objectives stated for visitors to the Administration Building.

ESTIMATED COST: \$ 4,500

Informational Sign

A large directory sign similar in purpose to the directory boards now located at the Discovery Park entrance and parking areas. This directory would be located in the landscaped area along the south side of the Administration Building No. 417. It would be the first point of contact with the Historic District for visitors who approach from the main (East) entrance to the Park or from the bus stop at Washington Avenue and Illinois Avenue. The primary display on this sign would be a map of Discovery Park with the familiar "you are here" indication. The Historic District would be set forth in separate tone or color to relate the Historic District to the park as a whole. Text for this sign could explain the origin and significance of the National Register of Historic Places and the placement of the Fort Lawton Historic District on the register. It could also indicate Navy and FAA properties within the District and indicate that these properties are "off limits" to visitors.

This sign would be set vertically in contrast to the other outdoor signs. If oriented east-west it would not obstruct views at this location. This would also orient the map to correspond with the orientation of the park. The cost estimate anticipates that this directory would be suspended between two 6" square painted steel tube posts with ornamental caps reminiscent of the period of the district. The post would be anchored in concrete footings.

ESTIMATED COST: \$ 6,000

Small Interpretive Signs

These signs (12) are to mark the location of some of the more important historic buildings that are to be removed from the district. These signs would be small and would be mounted in the low slanted position described in the Interpretive Plan. Each is to contain a photograph of the building and text describing the building and its uses during the U. S. Army's tenure at Fort Lawton.

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There are two possible sources for photographs appropriate for these signs. One would be the small photo prints that were included on Quartermasters forms in the old "Fort Lawton Record Book". One of these forms was completed for each building at the time the building was completed and gives a great deal of information about each building in addition to the small record photographs. Copies of these forms are available in the Parks Department files. If reprints satisfactory for reproduction cannot be made from these copies, the series of photographs taken in 1974-75 of each of the buildings before the Army vacated Fort Lawton could be used. Negatives and prints of these are also available in The Parks Department file.

In either case it is suggested that the sign be located and oriented as close to the original camera position and orientation as possible to make it easier for the visitor to locate and envision the building on the site after viewing the photographs on the sign.

It is suggested that these signs be made in porcelain enamel rather than photo metal to take advantage of its better weather and vandal resistance and to simplify bidding and installation. Costs are no greater and in quantity probably less in porcelain enamel because mounting and installation would be as described above.

ESTIMATED COST: \$ 9,200

Directional Signs

These signs (six) mounted on 6" X 6" painted cedar posts with chamfered edges, are to guide visitors on the self-guided "Historic Walk" explained in the Interpretive Plan. The signs with logo, arrow and text would be in porcelain enamel 5" square fastened to the posts.

ESTIMATED COST: \$ 1,200

TOTAL ESTIMATED COST - OUTDOOR SIGNS: \$ 30,800

INDOOR INTERPRETIVE EXHIBITS

General

The objectives of the interior exhibits in the two retained buildings are well described and illustrated in the Interpretive Plan. The cost estimates summarized hereinafter include all cost associated with the design, preparation and installation of those exhibits.

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Undoubtedly, as the detailed design of exhibits evolves, it will be tempting to broaden the scope to include the larger human history and the natural history of the Puget Sound region (Indian habitation, European exploration, early settlement, mountain building, glacial progression, etc.) Discovery Park is a fine location for such presentations. Most of the principal points of historic interest are clearly seen from the proposed interpretive trail along the top of the hill and from the many view points in the park. While some of this might at some time be included in outdoor displays the exhibit areas in the retained buildings are too small to include this broad a range of subject matter. As indicated in the Interpretive Plan all exhibits will be limited to subjects related to the military history of Fort Lawton.

The Department of Parks and Recreation over the past 15 years has assembled a remarkably complete collection of early day photographs of Fort Lawton. The collection includes photographs of original land clearing, construction of buildings and both military and civilian activities at the Fort. The Department files also contain a number of prepared histories and maps, including original documentation from the National Archives. All of this will provide a rich resource for the preparation of the exhibits. As mentioned earlier most of this material relates to the 1896 to 1908 period and a further search will have to be made to cover the WWI, WWII and later periods. The cost estimate includes a small allowance for time, travel and photographic costs in connection with such additional research.

Obviously the retained buildings themselves form a major component of any presentation of the history of Fort Lawton. It is therefore suggested that the exhibits be designed within the context of the rather plain and spartan character of the building interiors as opposed to a flashy trade show style or a highly sophisticated museum presentation. To this end it is proposed that exhibit supporting structures, panels, screens, casework and framing be made of painted wood. As an example, the flat unadorned door and window trim used in these buildings could be matched and run continuously at door head and chair rail height. These would be painted to match the walls and trim and serve as continuous cleats for easy fastening of wall mounted exhibits.

Regardless of the general simplicity of exhibit design, factors such as circulation through exhibit areas, content of materials to be shown, wording, type size and character for text and labels, lighting, colors, and protection from loss and damage must be carefully and knowingly incorporated.

Even in the design of static exhibits, consideration has to be given to the fact that many levels of interest, age, comprehension and taste will be represented in the visiting public. The selection and placement of materials to be shown and the wording and size of text and labels has to be done with this in mind.

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The audio-visual programs and the talks and guided walks proposed in the Interpretive Plan will greatly broaden public interest in the story of Fort Lawton and can more easily be tailored to the age and interest level of participants. Several such programs are already in place and are regularly being given by Park Staff to groups varying from school age to elderly. The cost estimates do not include the cost of expanding the slide collection and tapes that will be required when the two retained buildings are in use. However, the estimates do include the equipment items listed in the Interpretive Plan.

Administration Building No. 417

The installation of embossed metal ceilings in the first story of this building will add a considerable measure of period interest to its otherwise flat, barren interiors. Also, the removal of the walls on either side of the now narrow entrance hall will provide a much more welcoming entrance to the visitor and signal immediately that there are interesting things to see and information services available. The exhibit area is in effect brought into the entrance by being separated by a display screen that is open above and below. This screen arrangement also signals the circulation pattern by catering to the public's natural inclination to keep to the right.

Removing the wall between the two rooms will increase the apparent space available for exhibits but the actual area is still very limited - barely 500 sq. ft. Considering the amount of material available in department files, particularly if expanded to include WW I and WW II, it may become necessary to present the Fort Lawton story by eras in a series of rotating exhibits. If this develops it should be pointed out that the cost estimates include only one complete set of exhibits for this room. The estimate would also cover compressing the pictorial content to a snap-shot or album theme if that became desirable.

The intent of the kiosk in the center of the first room entered is to present the detailed history of the fort in text. Here it can be studied, scanned or even by-passed by those more interested in just "seeing the pictures". The kiosk further defines the circulation pattern and would remain regardless of the changing theme of the exhibits.

The configuration and area of the exhibit space is such that the only floor mounted displays would be the screens, the kiosk, an artifact display case and perhaps one or two mannequins dressed in the various uniforms issued during the 80 year life of the fort. The balance of the exhibits would be wall hung.

For wall hung exhibits it is suggested that the cleat system described earlier be used. This system assumes that plywood backing panels would be run continuously held back an inch or two from windows and room corners and from chair rail to door head height. These panels

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being held out from the walls by the cleats could be painted a color or colors different than the room wall color and could easily be removed for periodic painting of the walls. This basic scheme is inexpensive, stays within the painted wood context of the building and allows infinite variety and changeability for mounting exhibits. Pre-mounted exhibit and text panels of various sizes, shelving for artifacts, on the artifacts themselves, can be fastened to the panels with common wood screws without need for special hangers and still provide adequate security.

To gain more space for exhibits it is suggested that the two windows in the east room be blanked off on the inside and that the backing panels be run continuously from room corner to room corner. These windows would be completely restored and remain in place, however, they are not needed for light in the exhibit space.

The construction cost estimate includes a track lighting system hung below the ceiling. This type of system offers flexibility in highlighting the various displays and insures good illumination.

ESTIMATED COST: \$ 18,500

Guard House No. 759

The interior of the building has intrinsic character and is usable in its original configuration. Consequently the interior as well as the exterior will be fully restored except for toilet room modifications and handicapped facilities. With removal of the WW II era platform and counter that now occupies over 1/3rd of the floor area in the main room, this room (25' X 26') is adequate to serve the program offerings proposed in the Interpretive Plan. These programs require public seating for slide shows and talks. The space may also be used for rest and shelter during inclement weather. The floor area in this room will be kept open and exhibits, as indicated in the Interpretive Plan, will consist of photo murals placed between windows and doors along the walls.

Considering the interrupted and limited wall surface available in this room it is suggested that instead of being true murals (mounted directly on the wall) that the enlargements, with suitable labeling, be pre-mounted on separate panels that are then fastened to the cleat system previously described. The Parks Department files contain many 4" X 5" photo negatives of good quality that will permit considerable enlargement. These photographs are of early day scenes of activities at Fort Lawton. There are also ample materials available to use in making up an interesting and informative panel to be mounted on the jail cell wall visible through the barred viewing window.

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A track lighting system will be installed for lighting the photo wall displays with a dimmer to be used during slide presentations. Also, estimates include an allowance for outfitting the main jail cell as an informative scene of incarcerated soldier prisoners at the turn of the century.

ESTIMATED COST: \$ 8,200

TOTAL COST OF INDOOR INTERPRETIVE EXHIBITS: \$ 26,700

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UTILITY SYSTEMS

ELECTRICAL SERVICE

The Discovery Park electrical system was installed in 1975 and is an underground single phase primary system that is metered by Seattle City Light at the North parking lot. The system makes a circuit from the North gate on Texas Way to an underground vault at Texas Avenue and Utah Street.

A primary underground line extension will be installed from the vault along the north side of Utah Street to the intersection with Nebraska Street; continuing on the north side of Nebraska to an underground transformer vault located in the vicinity of Building 759 (Guard House). The underground primary line will continue along Oregon Avenue, up the hill to Building 417 (Administration), and to the new Comfort Station as shown on the Jackson Viewpoint and Vicinity Plan, Page 48.

A new service from the existing electrical distribution will also be provided to Building 653.

Seattle City Light will install the cable and transformers; the Seattle Department of Parks and Recreation will be responsible for trenches, vaults and the material cost of the cable.

ESTIMATED COST: \$ 20,400

STREET LIGHTING

Street lighting standards with an appearance similar to the original lighting standards will be installed along the areas of pedestrian travel. Electrical service for the street lighting system will be derived from the transformers located at Buildings 417 and 759.

Approximately 1000 feet of walkway will be illuminated with standards spaced 100 to 150 feet on center in the approximate locations shown on the Jackson Viewpoint and Vicinity Plan, Page 48.

ESTIMATED COST: \$ 46,200

SANITARY SEWER SYSTEM

Sewer connections to the Parks sanitary sewer mains will be rehabilitated for Buildings 417, 759 and 653 by cleaning, testing and repairing of pipe. A new side sewer connection will be provided for the new Comfort Station.

For buildings to be demolished, the side sewer connections will be abandoned and plugged directly at the sewer mains. Sanitary sewer mains no longer in use will be abandoned and connections to manholes plugged directly at the manholes.

ESTIMATED COST: \$ 13,600

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WATER DISTRIBUTION SYSTEM

New water service connections to the Parks distribution system will be provided for Buildings 417, 759 and 753. A new water service will be provided for the new Comfort Station.

The new landscaping irrigation system service will be connected to the existing water distribution system (included in landscaping costs).

For buildings to be demolished, the water services will be abandoned and service connection plugged directly at the water mains. Fire hydrants no longer required will be removed and the hydrant connections plugged directly at the water mains.

It is recommended that a separate study be made to determine the condition of the existing water mains and the need for repair and/or abandonment of various portions of the system and the possible requirement for additional fire protection in the south meadow area.

ESTIMATED COST: \$ 6,800

STORM DRAINAGE SYSTEM

Surface run-off is generally collected by street curbs and gutters, open ditches and a storm sewer system. The flow is generally to the north and northwest with outfalls on the bluffs and in streams.

Revisions to the storm drainage system will be required as demolition and restoration takes place by curb and gutter extensions, grassed swales and regrading. Roof drainage from Buildings 417, 759 and 653 will continue to be discharged by downspouts with splash blocks. New storm drains will be provided by the Jackson Viewpoint vicinity parking with connection to the existing storm drain system at the site.

Demolition of buildings, parking and roads and replacement with landscaping will reduce the run-off from Discovery Park with improvement to the water quality and discharge quantity. Storm water detention will therefore not be required.

ESTIMATED COST: \$ 5,000

UTILITY SYSTEMS TOTAL ESTIMATED COST: \$ 92,000

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COST ESTIMATE

<u>ITEMS</u>		<u>COSTS</u>
RENOVATION OF BUILDING 417		\$134,300
INTERIOR EXHIBITS AND SIGNS, BUILDING 417		\$ 18,500
RENOVATION OF BUILDING 759		\$133,200
INTERIOR EXHIBITS AND SIGNS, BUILDING 759		\$ 8,200
MODIFY BUILDING 653		\$ 45,800
REPAIR BUS SHELTER T761		\$ 4,000
SUBTOTAL BUILDING RENOVATION		\$ 344,000
DEMOLITION OF HISTORIC BUILDINGS		\$348,600
DEMOLITION OF NON-HISTORIC BUILDINGS		\$224,700
BRUSH CLEARING AND TREE REMOVAL		\$ 28,900
DEMOLISH PAVEMENTS		\$142,000
REGRAVING AND BACKFILL		\$ 77,600
SUBTOTAL DEMOLITION		\$ 821,800
NEW PAVEMENT, CURBS AND WALKS		\$128,800
NEW ASPHALT TRAILS		\$ 24,300
SITE RESTORATION		\$112,300
PLANTINGS AND TREE PRUNING		\$ 25,100
NEW BRICK PAVING		\$ 30,800
IRRIGATION SYSTEMS		\$ 23,300
COMFORT STATION		\$100,000
LANDSCAPE FURNITURE		\$ 16,200
SUBTOTAL LANDSCAPING		\$ 460,800
OUTDOOR SIGNS		\$ 30,800
		\$ 30,800
EXTERIOR ELECTRICAL DISTRIBUTION		\$ 20,400
STREET LIGHTING		\$ 46,200
SANITARY SEWERS		\$ 13,600
WATER DISTRIBUTION		\$ 6,800
STORM DRAINAGE		\$ 5,000
SUBTOTAL UTILITY SYSTEMS		\$ 92,000
<hr/>		
TOTAL CONSTRUCTION COST		\$1,749,400
CONTINGENCY	10.0%	\$ 174,900
TOTAL INCLUDING CONTINGENCY		\$1,924,300
<hr/>		
WASHINGTON STATE SALES TAX	7.9%	\$ 152,000
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TOTAL CONSTRUCTION COST		\$2,076,300
BUILDING 417 FURNITURE AND OFFICE EQUIPMENT		\$ 32,000
GEOTECHNICAL AND ARCHEOLOGICAL SERVICES		\$ 27,500
<hr/>		
TOTAL PROJECT BUDGET CONSTRUCTION COST ESTIMATE		\$2,135,800

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COST ESTIMATE RECAPITULATION BY PHASES

<u>ITEMS</u>	<u>COSTS</u>
PHASE I: DEMOLITION OF BUILDINGS	
HISTORIC BUILDINGS	\$ 348,600
NON-HISTORIC BUILDINGS	\$ 224,700
PHASE II: RESTORATION OF BUILDINGS INCLUDING UTILITY SYSTEMS	\$ 389,800
PHASE III: DEMOLITION OF BASEMENT WALLS AND PAVEMENTS AND REGRADING	\$ 248,500
PHASE IV: LANDSCAPING IMPROVEMENTS & STREET LIGHTING	\$ 537,800
	<hr/>
TOTAL CONSTRUCTION COST	\$1,749,400
CONTINGENCY	\$ 174,900
TOTAL INCLUDING CONTINGENCY	\$1,924,300
WASHINGTON STATE SALES TAX	\$ 152,000
	<hr/>
TOTAL CONSTRUCTION COST	\$2,076,300
BUILDING 417 FURNITURE AND OFFICE EQUIPMENT	\$ 32,000
GEOTECHNICAL AND ARCHEOLOGICAL SERVICES	\$ 27,500
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TOTAL PROJECT BUDGET CONSTRUCTION COST ESTIMATE	\$2,135,800

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RECOMMENDATIONS

It is recommended that all of the work included in this planning study be designed and contracted for construction at the earliest feasible dates.

Since funding limitations may require the work to be done in stages over two or more fiscal years the following phases and priorities are recommended:

Phase I, Demolition of Buildings:

The unoccupied buildings have deteriorated due to lack of heat, vandalism and weather and are hazardous to unauthorized entry and fire. Demolish all buildings above top of foundation walls. Remove building debris to off-site disposal landfill areas. (Subsequent of demolition concrete, brick and stone walls will be accomplished in conjunction with the regrading work of Phase III).

HISTORIC BUILDINGS ESTIMATED COST: \$ 348,600

NON-HISTORIC BUILDINGS ESTIMATED COST: \$ 224,700

Phase II, Restoration of Buildings:

Restore and modify Administration Building 417 and Guard House 759, including interpretive exhibits and signs to prevent further deterioration of exteriors and interiors due to decay and corrosion. Repair Bus Shelter and modify Building 633. Provide utilities. This Phase should be accomplished as soon as possible.

ESTIMATED COST: \$ 389,800

Phase III, Demolition of Basement Walls and Pavements and Re-grading:

Includes demolition of basement walls, tree removal and backfill of Reservoir 675 and basements of buildings in the 700 Area and Building 915. Also includes regrading of 700 and 900 Areas and the Parade Ground along with seeding of all of these locations.

ESTIMATED COST: \$ 248,500

Phase IV, Landscaping Improvements:

Includes Jackson Viewpoint, automobile and bus parking, trails, outdoor signage, comfort station, landscape furniture and improvements in the vicinity of Buildings 714, 759, 653 and 675 and along Washington Avenue.

ESTIMATED COST: \$ 537,800

TOTAL: \$ 1,749,400

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REFERENCES

Draft Interpretive Plan
for the Fort Lawton Historic District
in Discovery Park, Seattle
October 1986
Seattle Department of Parks and Recreation

An Archeological Evaluation of
the Fort Lawton Historic District, Seattle
July 1984
Geo Recon International

Fort Lawton
A Record 1981
United States Department of the Interior
National Park Service, Pacific Northwest Region

Fort Lawton Buildings
August 15, 1975
Mann Millegan Morse & Ramsey

Geotechnical Engineering and
Site Characterization Phase I & II
Debris Disposal Site No. 1
Discovery Park
Rittenhouse-Zeman & Associates
Geotechnical Consultants

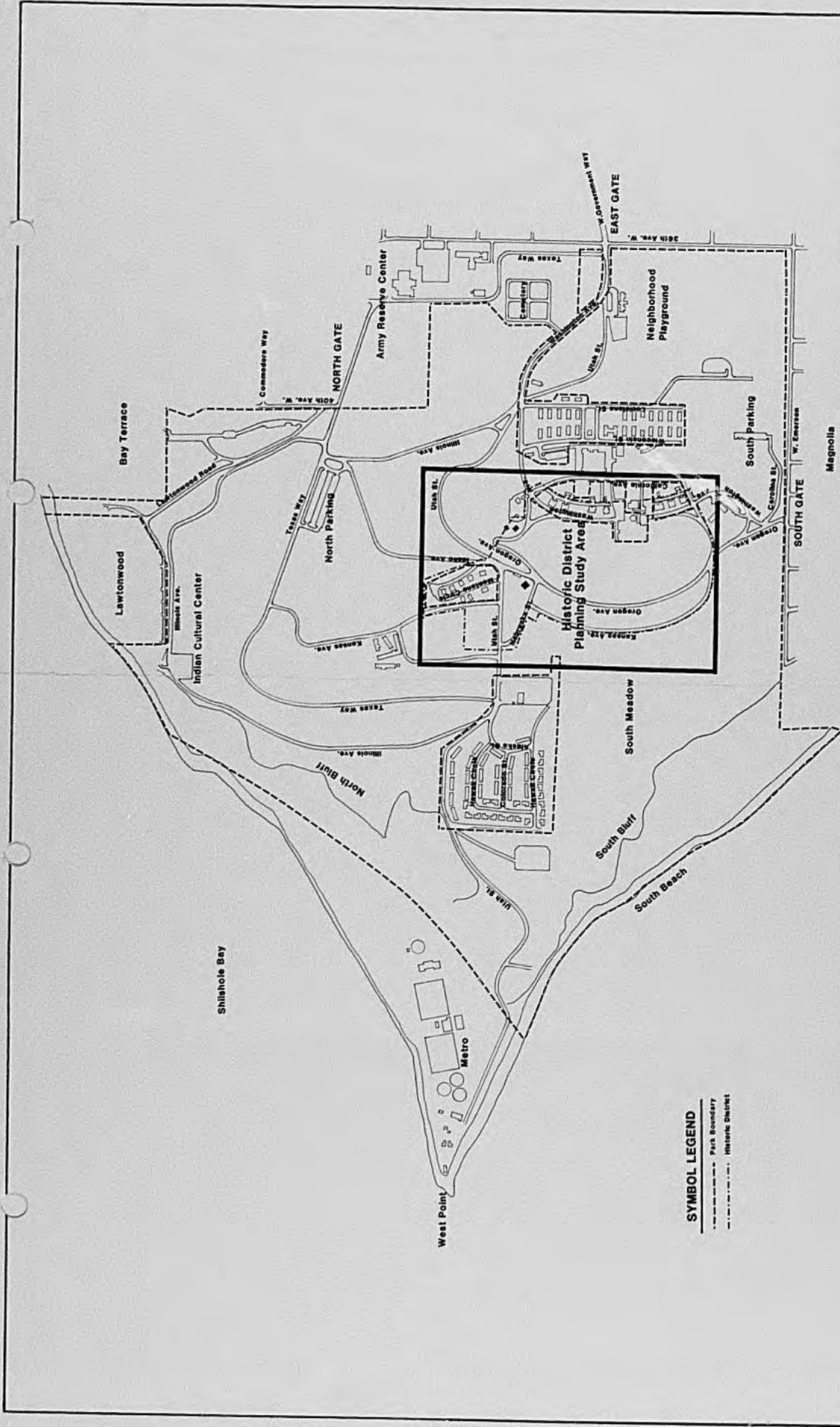
PHOTOGRAPHS

Parade Grounds c. 1907
Asahel Curtis Photos
Courtesy
Special Collections
University of Washington Libraries

Guard House c. 1902
Administration c. 1902
United States Army Photos

Buildings 1975, 1987
Frederick M. Mann, AIAE

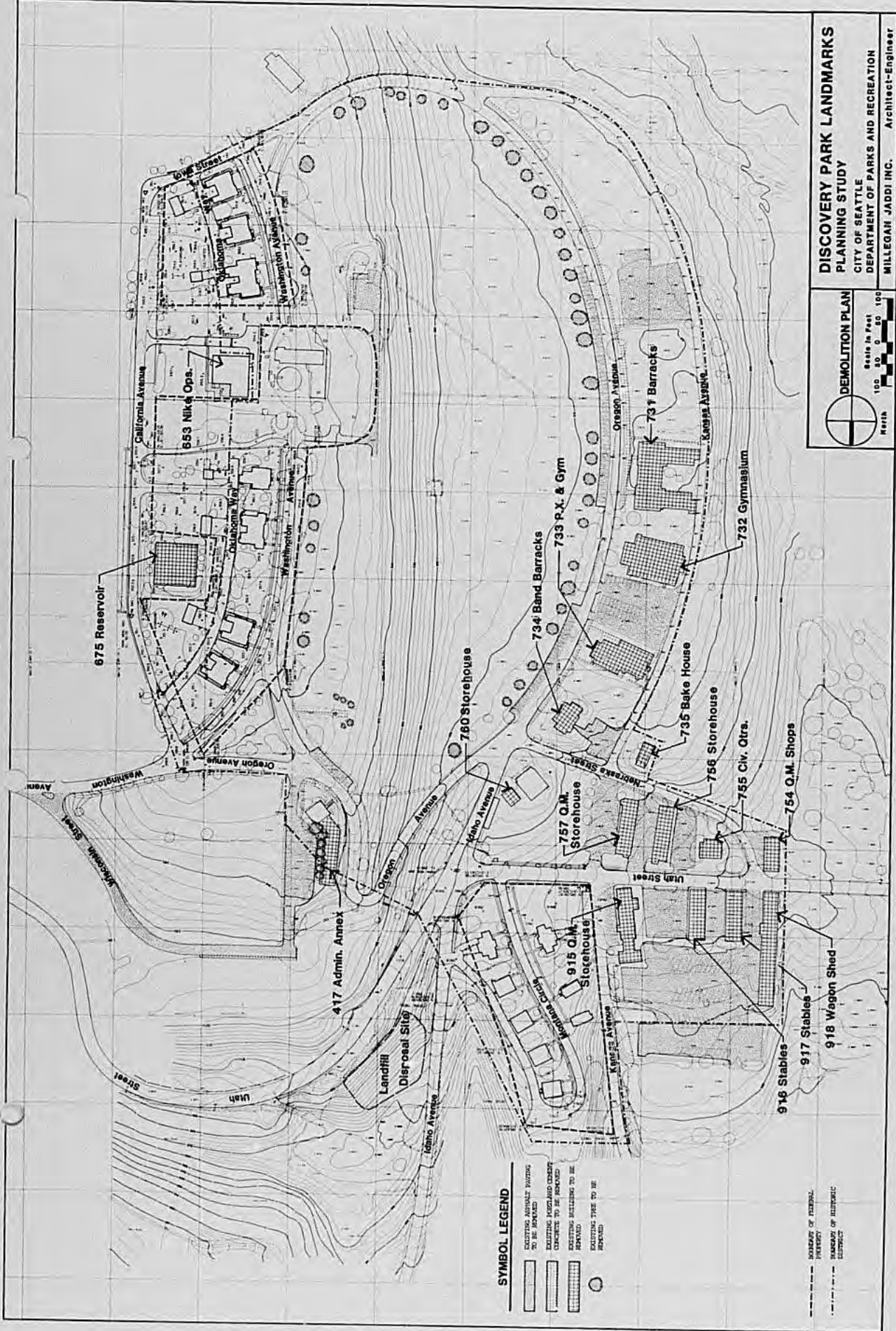
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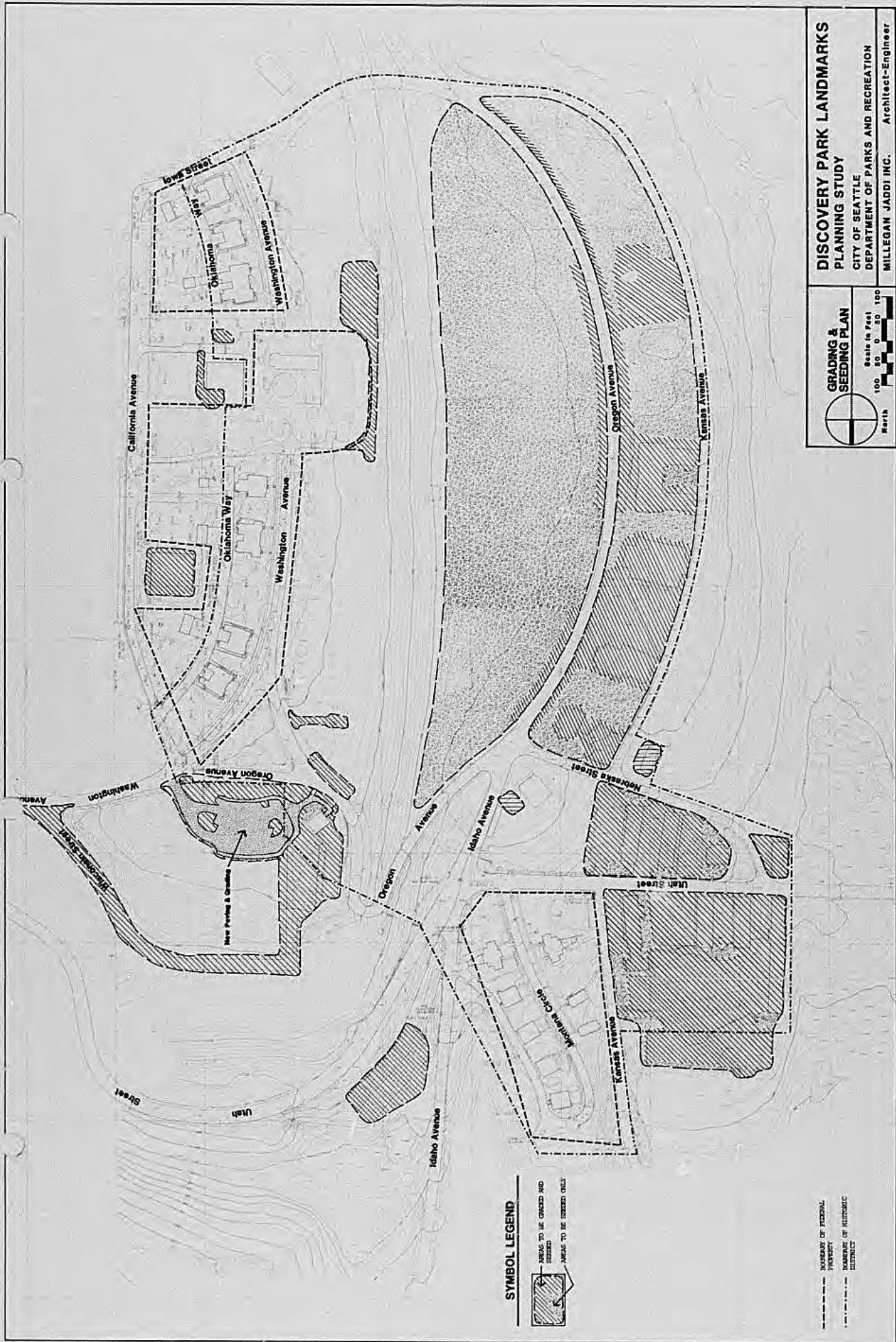


SYMBOL LEGEND
 - - - - - Park Boundary
 - - - - - Historic District

PARK PLAN
 Scale in Feet
 100 50 0 50 100
 North

**DISCOVERY PARK LANDMARKS
 PLANNING STUDY**
 CITY OF SEATTLE
 DEPARTMENT OF PARKS AND RECREATION
 MILLEGAN JADDI INC. Architect-Engineer





SYMBOL LEGEND

-  AREAS TO BE GRADED AND SEEDING
-  AREAS TO BE SEEDING ONLY

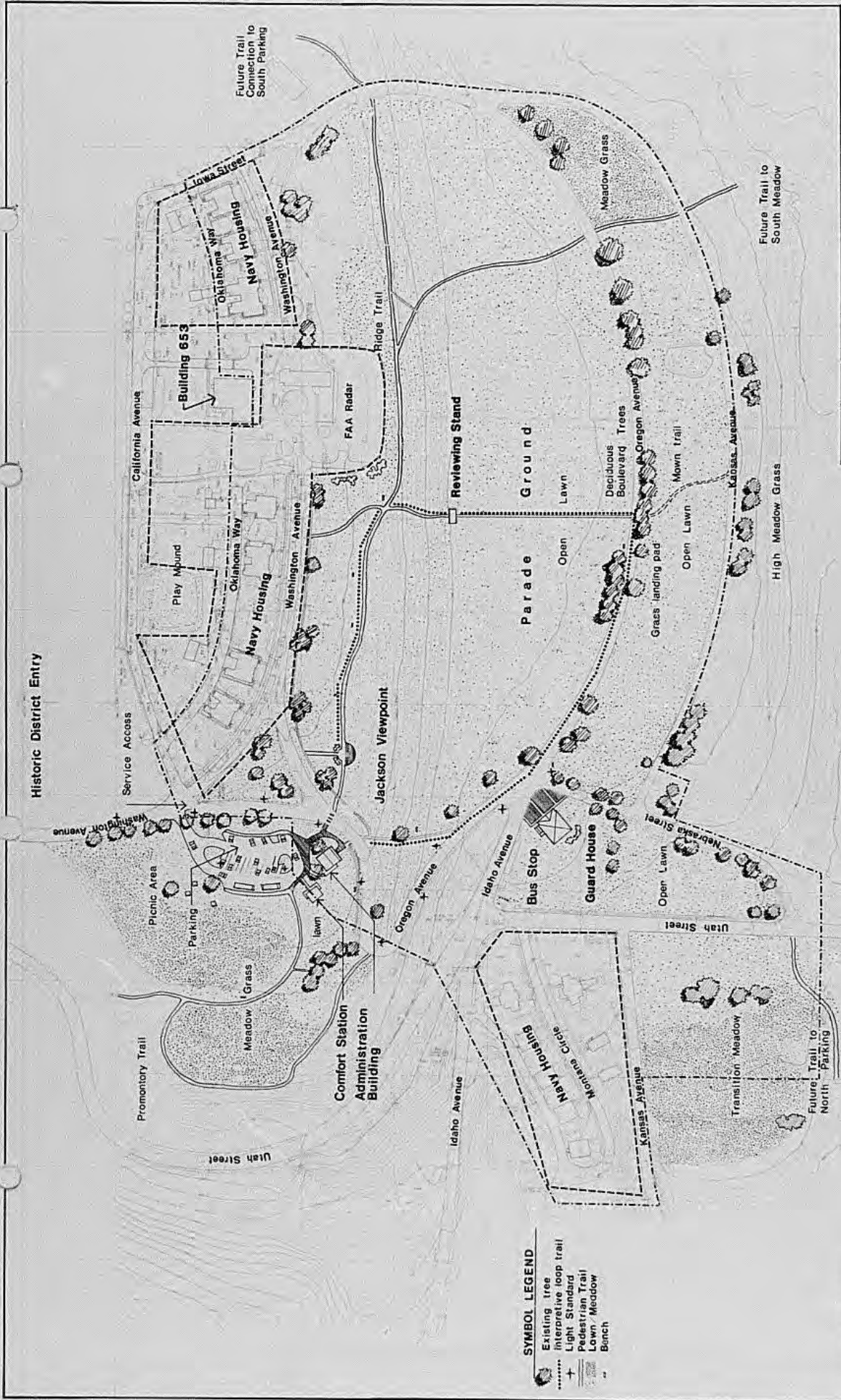
-  BOUNDARY OF FEDERAL PROPERTY
-  BOUNDARY OF HISTORIC DISTRICT

GRADING & SEEDING PLAN

Scale in Feet
 100 50 0 50 100

North 

**DISCOVERY PARK LANDMARKS
 PLANNING STUDY**
 CITY OF SEATTLE
 DEPARTMENT OF PARKS AND RECREATION
 MILLEGAN JADDI INC. Architect-Engineer



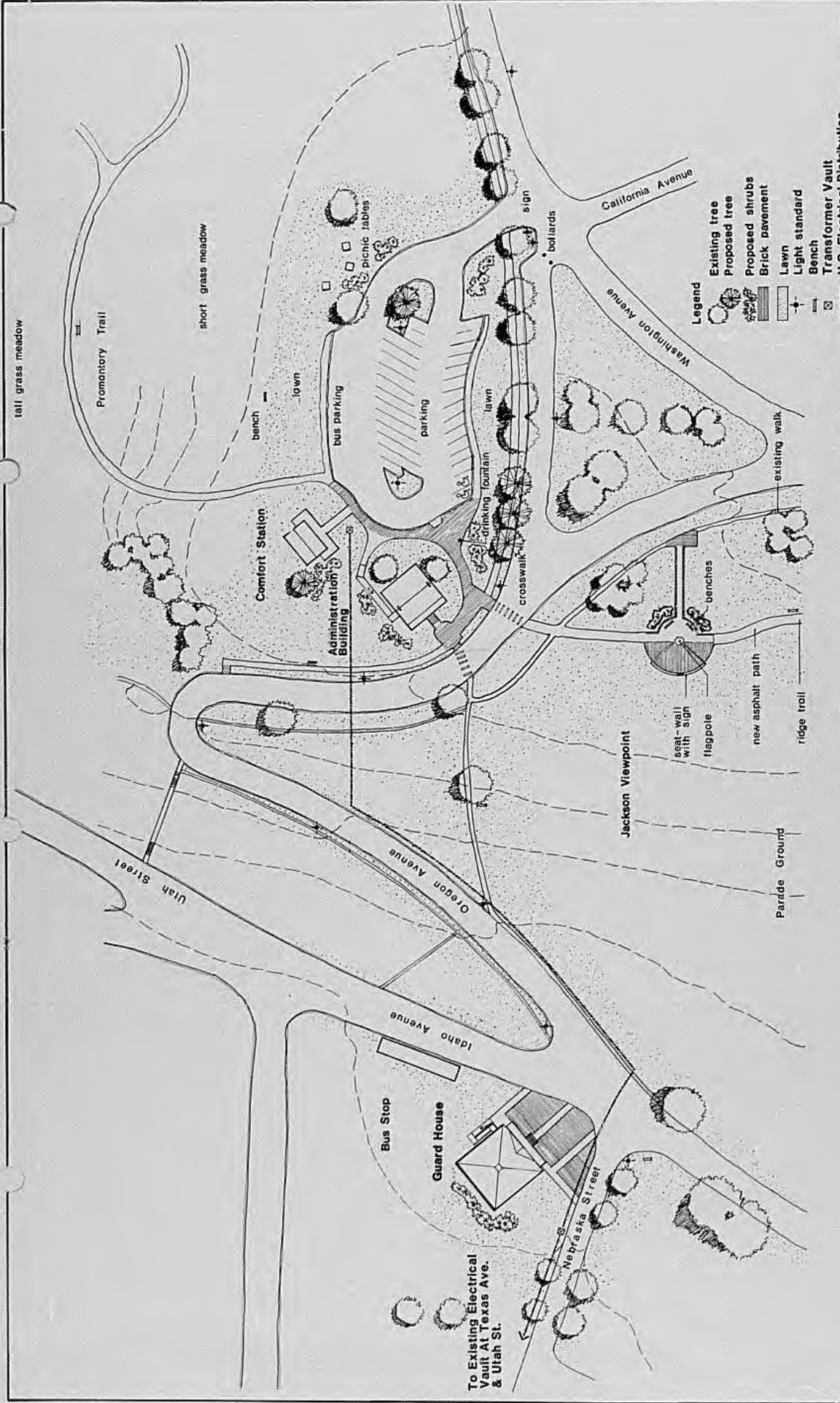
LANDSCAPING PLAN

Scale in Feet
 0 50 100
 North

DISCOVERY PARK LANDMARKS PLANNING STUDY
 CITY OF SEATTLE
 DEPARTMENT OF PARKS AND RECREATION
 MILLEGAN JADDI, INC. Architect-Engineer

- SYMBOL LEGEND**
- Existing tree
 - Interpretive loop trail
 - Light Standard
 - Pedestrian Trail
 - Lawn Meadow
 - Bunch

- BOUNDARY OF SPECIAL INTEREST
- BOUNDARY OF HISTORIC DISTRICT



JACKSON VIEWPOINT & VICINITY PLAN

Scale: 1" = 40' 0" 20' 0" 10' 0" 0' 0"

North

DISCOVERY PARK LANDMARKS

PLANNING STUDY

CITY OF SEATTLE

DEPARTMENT OF PARKS AND RECREATION

MILLEGAN JADDI INC. Architect-Engineer

JGB:jrs
02/24/88
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RESOLUTION 27751

A RESOLUTION relating to the Fort Lawton Historic District in Discovery Park; providing for reconsideration of Resolution 27329 and 27399; requesting consultation with the Washington State Historic Preservation Officer; setting a public hearing; and inviting comment.

WHEREAS, the City Council on December 9, 1985 adopted a plan for the Fort Lawton Historic District and re-affirmed its plan by Resolution 27399, passed June 1986. The plan called for restoring the Administration Building (Bldg. 417) and the Guard House (Bldg. 759) to match the original construction, preserving the parade ground, and removing all other City-owned buildings;

WHEREAS, on November 16, 1987, Millegan Jaddi, Inc., Architects-Engineers, submitted a planning study for implementing the plan. The planning study provides for modifying the interior of the Administration Building for a visitors information center and office use and the Guard House for use for historical interpretation and restroom purposes. It also provides for restoring the Jackson viewpoint, constructing a trail system in the historic district, placing signs and panels to recall the history of Fort Lawton, installing lighting similar to the original lighting standards and making utility improvements, and preserving the bus shelter. The map attached as Exhibit "A" shows the buildings to be restored or removed, and the map attached as Exhibit "B" shows the appearance of the completed project as recommended by the planning study.

WHEREAS, on February 18, 1988, the District Court of the United States for the Western District of Washington, the Honorable Judge John C. Coughenour presiding, announced that the District Court would issue a preliminary injunction in the case of Washington Trust for Historic Preservation vs. The City of Seattle, et al., Cause No. C 87-1506 enjoining the removal of a certain seven buildings in the Fort Lawton Historic District until the City had further consultation with the Washington State Historic Preservation Officer on the plan contemplated by Resolutions 27329 and 27399, and adopted an ordinance to provide an orderly process for the preservation and management of the Fort Lawton Historic District.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, AS FOLLOWS:

1. The City Council shall reconsider its plan for the Fort Lawton Historic District adopted by Resolution 27329 and

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1 affirmed by Resolution 27399. As part of its reconsideration,
2 the City shall consider the alternative of retention and adap-
3 tive reuse of these additional buildings:

4 Building 733, the Exchange and Gym
5 Building 734, Band Barracks
6 Building 755, Civilian Quarters
7 Building 916, Stables
8 Building 917, Stables and
9 World War II Bus Shelter;

10 the alternative of removing all City-owned buildings; the
11 alternative of retention and adoptive reuse of Buildings 417
12 and 759; and any reasonable combination between these alterna-
13 tives recommended to the City Council. In conjunction with
14 its reconsideration of the earlier plan, the City Council
15 shall also consider Council Bill 106600, entitled:

16 "AN ORDINANCE establishing the Fort Lawton
17 Landmark District; specifying its boundaries and
18 the criteria for designation of the District; pro-
19 viding an orderly process for the protection and
20 management of the District; and providing for admi-
21 nistration and enforcement of this ordinance."

22 and the implementation plan recommended by the Millegan-Jaddi
23 planning study.

24 2. The Mayor and the President of the City Council
25 are requested to invite consultation with the Washington State
26 Historic Preservation Officer on the subjects in paragraph 1,
27 especially the plan adopted by Resolution 27329 and affirmed
28 by Resolution 27399; to send to him a certified copy of
Resolution 27329, Resolution 27399, and this Resolution, a
copy of the planning study, and a certified copy of Council
Bill 106600, and to invite him to attend and participate in
the City Council hearing scheduled below, and to provide a
similar invitation to the National Park Service.

3. A public hearing is hereby set for consideration of
the subjects in paragraph 1 on May 3, 1988 at 6:00
p.m. in the City Council Chambers, 11th Floor, Seattle

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Municipal Building, before the Parks and Public Grounds
Committee. The Mayor and City departments and agencies are
invited to submit written comments to the City Council,
Attention Chair, Parks and Public Grounds Committee, before
the hearing, including updated estimates of the cost of inter-
ior and exterior work on Buildings 733, 734, 755, 916 and
917.

PASSED this _____ day of February, 1988.

President of the City Council

I Concur:

Mayor

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the alternative of removing all City-owned buildings; the alternative of retention and adaptive reuse of Buildings 417 and 759; and any reasonable combination between these alternatives recommended to the City Council. In conjunction with its reconsideration of the earlier plan, the City Council shall also consider Council Bill 106600, entitled:

"AN ORDINANCE establishing the Fort Lawton Landmark District; specifying its boundaries and the criteria for designation of the District; providing an orderly process for the protection and management of the District; and providing for administration and enforcement of this ordinance."

or amendments thereto in order to conform with the City Council's final decision and the implementation plan recommended by the Millegan-Jaddi planning study.

2. The Mayor and the President of the City Council are requested to invite consultation with the Washington State Historic Preservation Officer on the subjects in paragraph 1, especially the plan adopted by Resolution 27329 and affirmed by Resolution 27399; to send him a certified copy of Resolution 27329, Resolution 27399, and this Resolution, a copy of the planning study, and a certified copy of Council Bill 106600, and to invite him to attend and participate in a briefing session by the State Historic Preservation Officer and City Departments and the Parks and Public Grounds Committee meeting on April 27, 1988, and the City Council hearing scheduled below, and to make a brief summation before the Parks and Public Grounds Committee commences its deliberations at its May 18, 1988, meeting, and to provide a similar invitation to the National Park Service.

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PARKS AND PUBLIC GROUNDS COMMITTEE REPORT

RES. 27751 RELATING TO THE FORT LAWTON HISTORIC DISTRICT IN DISCOVERY PARK; PROVIDING FOR RECONSIDERATION OF RESOLUTION 27329 AND 27399; REQUESTING CONSULTATION WITH THE WASHINGTON STATE HISTORIC PRESERVATION; SETTING A PUBLIC HEARING; AND INVITING COMMENT.

SUMMARY: BECAUSE OF A LAWSUIT BROUGHT AGAINST THE CITY BY THE WASHINGTON TRUST FOR HISTORIC PRESERVATION, A FEDERAL JUDGE HAS ISSUED A PRELIMINARY INJUNCTION AGAINST THE CITY TO HALT THE DEMOLITION OF 7 BUILDINGS AT DISCOVERY PARK. THE JUDGE RULED THAT THE CITY DID NOT COMPLY WITH ALL OF THE REQUIREMENTS FOR DEMOLITION IN A 1978 MEMORANDUM OF AGREEMENT TURNING FORT LAWTON INTO A PARK.

SPECIFICALLY, THE JUDGE RULED THAT THE CITY FAILED TO ADEQUATELY CONSULT WITH THE STATE HISTORIC PRESERVATION OFFICE PRIOR TO ITS DECISION TO ADOPT THE TWO BUILDING PLAN.

THE PRELIMINARY INJUNCTION WILL BE REMOVED AND THE CITY MAY MOVE TO DISSOLVE THE SUIT IF SEVERAL REMAINING REQUIREMENTS OF THE MOA ARE COMPLETED. OTHERWISE, THE CASE MOVES TO TRIAL ON JUNE 13 AND A PERMANENT INJUNCTION MAY BE IMPOSED.

ESSENTIALLY, THESE REQUIREMENTS ARE:

1. THE CITY MUST RECONSIDER THE PREVIOUSLY ADOPTED PLAN (1985) FOR THE FORT LAWTON HISTORIC DISTRICT IN DISCOVERY PARK AND ALLOW FOR CONSULTATION WITH THE STATE HISTORIC PRESERVATION OFFICER.

* THE PLAN PASSED BY THE COUNCIL IN DECEMBER, 1985 APPROVED SAVING TWO BUILDINGS.

* THE RECONSIDERATION MAY REAFFIRM THE EARLIER TWO BUILDING PLAN OR SELECT SOME ALTERNATIVE THAT COULD INVOLVE AS MANY AS SEVEN BUILDINGS.

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2. FORMALLY REQUESTS CONSULTATION WITH THE WASHINGTON STATE HISTORIC PRESERVATION OFFICER.

THE MOA STIPULATES THAT " 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."

THE MOA FURTHER STIPULATES THAT THE CITY ALLOW THE NATIONAL PARK SERVICE AT LEAST 45 DAYS NOTICE BEFORE THE CITY'S MAKING A FINAL DECISION AND THAT THE NATIONAL PARK SERVICE REQUEST COMMENT'S FROM THE STATE HISTORIC PRESERVATION OFFICER.

3. SETS A PUBLIC HEARING DATE ON TUESDAY, MAY 3, 1988 AT 6:00 PM.
4. INVITES WRITTEN COMMENTS TO THE CITY COUNCIL, BEFORE THE PUBLIC HEARING.

RECOMMENDATION: ADOPT

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THE CITY OF SEATTLE

LAW DEPARTMENT

MUNICIPAL BUILDING SEATTLE, WASHINGTON 98104

AREA CODE 206 TELEPHONE 684-8200

DOUGLAS N. JEWETT, CITY ATTORNEY

February 24, 1988

Honorable Charles Royer
Mayor
The City of Seattle

Honorable Sam Smith
President
Seattle City Council
The City of Seattle

Honorable Dolores Sibonga
Chair
Parks and Public Grounds Committee
The City of Seattle

Dear Mayor Royer and Councilmembers Smith and Sibonga:

We are forwarding a resolution relating to the Fort Lawton Historic District in Discovery Park, which was drafted to conform with the oral opinion of the Honorable Judge John C. Coughenour in Washington Trust for Historic Preservation vs. The City of Seattle, Cause No. C87-1506. A transcript of the judge's decision is enclosed. A hearing for presentation of an order to implement the judge's decision is scheduled for February 25, 1988 and a copy of the order will be supplied to you after its entry. The Third Whereas clause in the Resolution explains the essence of the court's decision.

The Memorandum of Agreement with the United States attached to the Quiet Claim Deed for conveyance of 127 acres of Discovery Park, provides for consultation with the State Historic Preservation Officer. Stipulation 1 provides as follows:

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

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Honorable Charles Royer
Honorable Sam Smith
Honorable Dolores Sibonga
February 24, 1988
Page Two

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.

It requires that the City allow the National Park Service 45 days notice before the City's making a final decision and that the National Park Service request comment's from the State Historic Preservation Officer. To provide for forwarding the documents, we would recommend that the hearing date be at least fifty (50) days after passage of this resolution.

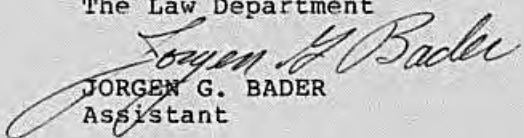
The District Court stated that the City could move to dissolve the preliminary injunction upon completion of the consultation and reconsideration of its decision and the enactment of an ordinance for the protection and management of the district. The District Court has set the trial on the merits for June 13, 1988.

We stand ready to discuss this matter more fully with you and, since this involves an issue in litigation, an executive session would be appropriate.

A copy of the Mulligan-Jaddi, Inc. planning study is attached.

Yours very truly,

The Law Department


JORGEN G. BADER
Assistant

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THE CITY OF SEATTLE

LAW DEPARTMENT

MUNICIPAL BUILDING, SEATTLE, WASHINGTON 98104

AREA CODE 206 TELEPHONE 684-8200

DOUGLAS N. JEWETT, CITY ATTORNEY

March 1, 1988

Honorable Charles Royer
Mayor
The City of Seattle

Honorable Sam Smith
President
Seattle City Council
The City of Seattle

Honorable Delores Sibonga, Chair
Parks and Public Grounds Committee
The City of Seattle

Re: Resolution 27751

Dear Mayor Royer and Councilmembers Smith and Sibonga:

We are forwarding to you a copy of the Preliminary Injunction and Order on Intervention, signed and entered by the Honorable Judge John C. Coughenour of the United States District Court for the Western District of Washington, on February 25, 1988. The interlineations were made by the judge upon a form of order prepared by Peter J. Eglick, Esq., counsel for Washington Trust for Historic Preservation.

The preliminary injunction in its penultimate paragraph at page 8 allows the City to move for an order modifying or dissolving the injunction as may be appropriate based upon actions by the defendants to cure the alleged violations of the Memorandum of Agreement ("MOA"). The 13th paragraph of the Findings of Fact at page 5 states that, "After consultation with the State Historic Preservation Officer, the City may reaffirm, reverse, or modify its earlier decision, subject to the requirements of the MOA." In the interim, the City is enjoined from demolishing the following

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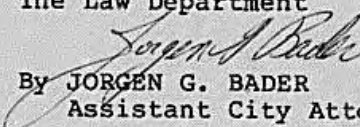
Honorable Charles Royer
Honorable Sam Smith
Honorable Delores Sibonga
March 1, 1988
Page 2

seven buildings listed on the National Register of Historic Places: Buildings 417, 733, 734, 755, 759, 916 and 917.

This letter and a copy of the Preliminary Injunction should be included in the file of Resolution 27751.

Very truly yours,

The Law Department


By JORGEN G. BADER
Assistant City Attorney

JGB:bjw
encl.

cc: Superintendent of Parks and Recreation

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IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF WASHINGTON
AT SEATTLE

WASHINGTON TRUST FOR HISTORIC)
PRESERVATION,)
)
Plaintiff,)
)
vs.)
)
CITY OF SEATTLE, et al.,)
)
Defendants.)

NO. C87-1506C

VERBATIM TRANSCRIPT OF PROCEEDINGS, before the
Honorable JOHN C. COUGHENOUR, United States District Judge,
occurring on February 18, 1988, 3:00 p.m., at the United States
Courthouse, Seattle, Washington.

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1 THE COURT: I am going to grant a preliminary
2 injunction and I am going to set an early trial date which will
3 permit me to determine whether the problems that I perceive as
4 of now have been solved by the trial date. If they are solved
5 at an earlier date, the motion to dissolve the preliminary
6 injunction would be in order and I'll consider it.

7 Without making formal findings and conclusions on
8 this and for your guidance, Mr. Eglick, I can't agree with you
9 about the substantive compliance with the standards of the
10 memorandum of agreement, that is feasible and prudent, et
11 cetera. But I do believe that it would be prudent for the city
12 to, or the National Park Service, to complete the recordation
13 with the Historic American Building survey to formally consult
14 with the State Historic Preservation officer.

15 And you may even want to consider a new
16 reconsideration of the original ordinance after that
17 consultation, if you hear what I am saying. That is, to make
18 the consultation meaningful, it may be necessary to reconsider
19 that ordinance and have it go through the city council again and
20 to enact the ordinance contemplated by the memorandum of
21 agreement. When those things occur it may then be appropriate
22 for the city to move to dissolve the preliminary injunction, and
23 that may then result in a resolution of all of the outstanding
24 disputes between the parties. It seems to me, although nobody
25 probably likes what I have said, it's likely to get the parties

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1 an answer at an earlier date than anything else I can do.

2 Now, I have in mind a trial date like in June. Is
3 that doable will for everybody? Say June 13?

4 Okay. Now, I don't want, in the event that there
5 is actually going to be a trial, I don't want to put the parties
6 to a lot of expense on a pretrial order and I don't contemplate
7 a lot of discovery between now and then. If everybody was
8 willing to go forward on the merits today, then there ought not
9 to be a lot of wheel spinning between now and this June 13 trial
10 date.

11 What I really, all I want from you in the way of
12 pretrial is a list of proposed exhibits, witnesses, if
13 necessary, and a statement of the issues of facts and law, which
14 ought to be no more than two or three pages of material. I
15 don't want a lot of contentions and I don't want a lot of
16 paperwork in a pretrial order. I just don't see any sense
17 spending taxpayers' money or anybody else's money on that.

18 Mr. Eglick, if you will prepare proposed findings
19 of facts and conclusions of law and a proposed form of
20 preliminary injunction, I'll see all of you on Tuesday at 3:30

21 MR. EGLICK: Your Honor, I am set for a hearing in
22 the San Juans Monday, Tuesday, Wednesday.

23 THE COURT: Is there something about the San Juans
24 more attractive than this courtroom?

25 MR. EGLICK: Can I take the Fifth on that?

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1 THE COURT: I could probably do it on Thursday. Is
2 that doable for you.

3 MR. EGLICK: Yes.

4 THE COURT: 3:30. If you can agree on a form of
5 findings and conclusions and the preliminary injunction, then it
6 won't be necessary to come, if everybody signs off.

7 MR. BADER: May I have some further guidance? Are
8 you enjoining us from destroying any buildings out there?

9 THE COURT: How about that, Mr. Eglick, why
10 shouldn't the injunction be limited to the seven buildings truly
11 in convlict here? No issue has been raised here about the
12 others so far.

13 MR. EGLICK: Well, if I am going to do my job as
14 an advocate, Your Honor, and I believe this, if we are going to
15 go back, have the resolution done over and have a consultation,
16 it may be that a different mix would come out, if they are
17 really going to be sincere about it. Maybe it wouldn't be the
18 same seven, or maybe it would be a different decision in terms
19 of how they structure what gets demolished and what not. And I
20 hate to kind of preclude anything.

21 Mr. Jones is right, at one time there was a thought
22 that two buildings had been used as stables would be saved
23 because the police department would use it. Then the police
24 department said they wouldn't, so maybe those would go now, but
25 others would be put in their place, and I'd hate --

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1 THE COURT: I am going to limit it to the seven
2 buildings everybody has been talking about up until now.

3 And don't spend a lot of effort on the findings and
4 conclusions, Mr. Eglick. I just want enough to make sure that
5 everybody understands what I have said. Okay.

6 MR. EGLICK: Would the bond be continued the same
7 level, Your Honor?

8 THE COURT: Any problem with that.

9 MR. BADER: Yes, Your Honor. I think the costs
10 would be rather substantial three months, I think.

11 THE COURT: It will be continued at \$1,000.

12 We will be in recess.

13 (Court recessed.)
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144
COPY RECEIVED
FEB 29 1988
Douglas N. Jewett
CITY ATTORNEY

JUDGE COUGHENOUR

FILED _____ ENTERED _____
LODGED _____ RECEIVED _____

FEB 25 1988

AT SEATTLE
CLERK U.S. DISTRICT COURT
WESTERN DISTRICT OF WASHINGTON
BY _____

IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF WASHINGTON
AT SEATTLE

WASHINGTON TRUST FOR HISTORIC
PRESERVATION, a Washington
nonprofit corporation,

Plaintiff,

vs.

THE CITY OF SEATTLE, a
Washington municipal
corporation, CHARLES ROYER,
MAYOR; DONALD P. HODEL,
SECRETARY OF THE INTERIOR,
UNITED STATES OF AMERICA,

Defendants.

CASE NO. C87-1506C

PRELIMINARY
INJUNCTION AND
ORDER ON INTERVENTION

THIS MATTER came before the Court on Washington Trust for Historic Preservation's ("WTHP") Motion for a Preliminary Injunction to restrain the City of Seattle from demolishing or causing harm to those buildings within the Fort Lawton Historic District in the City of Seattle listed on the National Register of Historic Places, and to further enjoin the City of Seattle from violations of its

PRELIMINARY INJUNCTION
AND ORDER ON INTERVENTION - 1

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Peter J. Eglick
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(206) 464-1435 91

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1 obligations under a Memorandum of Agreement pursuant to the
2 National Historic Preservation Act, 16 U.S.C. §470, et seq.,
3 as amended, Executive Order 11593, and the coordinate
4 regulations of the Advisory Council on Historic
5 Preservation. The City of Seattle was represented by
6 Douglas N. Jewett, City Attorney and Jorgen Bader, Assistant
7 City Attorney; WTHP by Peter J. Eglick; the federal
8 defendants by Richard Cohen, Assistant U.S. Attorney and
9 Celia Moen, U.S. Department of Justice. Friends of
10 Discovery Park, Magnolia Community Club, et al., moved to
11 shorten time and intervene as defendants through their
12 attorney, Robert Johns. The National Trust for Historic
13 Preservation ("NTHP") moved to intervene as plaintiff
14 through its attorneys, George Purdy and Elizabeth Merritt
15 (Assistant General Counsel for National Trust for Historic
16 Preservation).

17 Having reviewed the motion, together with all
18 documents filed in support and in opposition, having heard
19 argument by the parties, including intervenors, and being
20 fully advised, the Court enters the following:

21 FINDINGS OF FACT

22 1. The Fort Lawton historic site and buildings
23 were placed on the National Register of Historic Places in
24 1978. In 1980, 127 acres of the historic site at Fort
25 Lawton and twelve of its National Register historic
26 buildings were transferred to the City of Seattle for
27

28 PRELIMINARY INJUNCTION
AND ORDER ON INTERVENTION - 2

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1 inclusion in Seattle's Discovery Park by quit claim deed
2 from the Federal Government as surplus property.

3 2. Prior to the transfer, a Memorandum of
4 Agreement ("MOA") was entered into by the City of Seattle,
5 the Advisory Council on Historic Preservation, the
6 Department of the Interior, and the State Historic
7 Preservation Officer pursuant to 36 CFR 800.6 and the
8 National Historic Preservation Act ("NHPA"), 16 U.S.C. 470.

9 3. The purpose of the MOA was to provide a
10 procedure and criteria for balancing the historical value of
11 the buildings against the park and recreation values of the
12 park as a whole. The MOA allowed the transfer of the
13 historic property to the City with a written plan for
14 mitigation of any potential adverse effects.

15 4. Section 1 of the MOA requires consultation by
16 the City with the State Historic Preservation Officer
17 ("SHPO") at several different phases of the process leading
18 to a decision on the ultimate fate of the buildings,
19 including, in particular, obtaining SHPO comments prior to
20 any final decision on demolition.

21 5. Section 2 of the MOA requires that the City
22 "take any action required to prevent further deterioration"
23 of the National Register historic buildings pending a
24 decision on their fate.

25 6. In 1985, the City's Mayor appointed a task
26 force to make a determination concerning preservation of the
27

28
PRELIMINARY INJUNCTION
AND ORDER ON INTERVENTION - 3

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1 Fort Lawton structures. The task force was composed of
2 members of the Landmarks Preservation Board, the Board of
3 Park Commissioners, and the Mayor's office. Agreement was
4 reached by the Task Force and the Mayor that preservation of
5 seven of twelve City-owned National Register buildings
6 should occur under the MOA. The SHPO concurred in the
7 result. The Acting Director of the National Park Service
8 assumed that the City's "final decision" under §1 of the MOA
9 would be in accord with this agreement.

10 7. ~~The~~ compromise ^{proposed by the Task Force} plan was not adopted by the
11 Seattle City Council in December 1985. The Council decision
12 called for demolition of all but two of the National
13 Register historic buildings. The Council action was made
14 without proper consultation with the SHPO, and without
15 obtaining SHPO comments prior to making its final decision
16 in December 1985.

17 8. Section 9 of the MOA requires the City "to
18 enact an ordinance to provide an orderly process for the
19 protection and management of the Fort Lawton Historic
20 District within Discovery Park." Although it has been
21 almost ten years since the MOA was signed, the City has not
22 yet adopted such an ordinance.

23 9. The Department of Interior ("DOI") and the
24 National Parks Service ("NPS") (successor agency to Heritage
25 Conservation and Recreation Service) have taken the position
26 that the City's actions are proper under the MOA.
27

28 PRELIMINARY INJUNCTION
AND ORDER ON INTERVENTION - 4

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10. Completion of recording the buildings to be demolished, pursuant to §5 of the MOA, according to the standards of the Historic American Buildings survey which requires detailed measurements, plans, and photographs to be certified by NPS and transmitted to the Library of Congress, has not occurred.

11. WTHP and its members have standing to pursue this action.

12. Intervenors all allege interests in the outcome of this action which might not be fully represented by the original parties. Further, intervenor NTHP is a corporation chartered by Congress with a specific mandate for historic preservation concerns.

13. After consultation with the State Historic Preservation Officer, the City may reaffirm, reverse, or modify its earlier decision, subject to the requirements of the MOA.

CONCLUSIONS OF LAW

1. Friends of Discovery Park, et al., and National Trust for Historic Preservation are entitled to intervenor status pursuant to Fed.R.Civ.P. 24.

2. To obtain a preliminary injunction pursuant to Fed.R.Civ.P. 65, a party must show either (1) a likelihood of success on the merits and the possibility of irreparable injury, or (2) the existence of serious questions going to the merits and the balance of hardships

PRELIMINARY INJUNCTION
AND ORDER ON INTERVENTION - 5

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1 tipping in its favor. Apple Computer, Inc. v. Formula
2 International, Inc., 725 F.2d 521, 523 (9th Cir. 1984). The
3 two tests are actually a continuum; the greater the balance
4 of hardships tips in favor of the moving party, the less
5 likelihood of success on the merits must be shown. Los
6 Angeles Memorial Coliseum v. National Football League, 634
7 F.2d 1197, 1201 (9th Cir. 1980).

8 3. Plaintiff has demonstrated ^{potential} violation of some
9 provisions of the MOA (and, in turn, the NHPA) including
10 portions of MOA §§1, 5, and 9. Irreparable harm to the
11 plaintiff will occur should the demolition of National
12 Register historic buildings occur while provisions of the
13 MOA remain unfulfilled. Buildings of national historical
14 significance simply cannot be replaced once they have been
15 destroyed.

16 4. The balance of hardships also tips in
17 plaintiff's favor, because the injury which WTHP would
18 suffer if the defendants are not enjoined simply cannot be
19 adequately compensated in damages.

20 5. WTHP has shown a likelihood that, absent
21 curative action by defendants, it will ultimately be
22 successful in this litigation, and the balance of hardships
23 tips in its favor.

24 6. WTHP is the very type of party, on behalf of
25 itself and its members, which is given standing under the
26 National Historic Preservation Act and coordinate
27

28
PRELIMINARY INJUNCTION
AND ORDER ON INTERVENTION - 6

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1 regulations and Executive Orders to sue on behalf of its
2 interests and those of its members, as evidenced, inter
3 alia, by the provisions in the NHPA granting attorney's fees
4 to such parties. 16 U.S.C. §470.4. Further, NTHP,
5 chartered by Congress with a special mandate for historic
6 preservation, is also entitled to bring this action for
7 enforcement of the MOA and the NHPA.

8 7. Any Finding of Fact which is more properly a
9 Conclusion of Law shall be considered as such and any
10 Conclusion of Law more properly a Finding of Fact shall be
11 considered such.

12 NOW, THEREFORE, it is hereby ORDERED that the
13 Motions to Intervene of Friends of Discovery Park, et al.
14 and NTHP are granted.

15 NOW, THEREFORE, it is hereby further ORDERED that
16 the defendants, including the City of Seattle, its officers,
17 employees, agents, contractors, and any other persons acting
18 for or in concert with them are hereby restrained and
19 enjoined from ~~demolishing all ~~the~~ National Register~~
20 ~~historic buildings~~ ^{the following seven buildings listed on the} ~~in the Fort Lawton historic district in~~ ^{Historic Places}
21 Discovery Park in the City of Seattle, ~~(including Buildings~~
22 417, 733, 734, 755, 759, 916, ^{and} 917, 731, 735, 754, 759 and
23 ~~and are further enjoined from violation of §2 of the~~
24 ~~MOA, requiring prevention of further deterioration of these~~
25 ~~historic structures,~~ pending completion of compliance with
26 the MOA and further Order of this Court.
27
28

PRELIMINARY INJUNCTION
AND ORDER ON INTERVENTION - 7

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1 Provided, however, that upon presentation of
2 satisfactory evidence to the Court that completion of all
3 requirements of the Historic American Buildings Survey,
4 including certification and transmittal to the Library of
5 Congress, has occurred, the Court may entertain a request
6 for modification to permit demolition prior to trial of only
7 those five National Register structures which were to be
8 demolished pursuant to the compromise plan vacated by the
9 Seattle City Council.

10 Provided, further, the defendants may move for
11 such other order modifying or dissolving this injunction as
12 may be appropriate based upon actions by defendant to cure
13 violations of the MOA and the NHPA.

14 This ORDER shall be effective immediately based
15 upon continuation of plaintiff's existing \$1,000.00 (one
16 thousand dollar) bond.

17 DATED this 25th day of February 1988.

18
19
20 
21 J U D G E

22 Presented by:

23
24 _____
25 Peter J. Eglick
26 Attorney for WTHP

27 ORDERINJ.WTH

28 PRELIMINARY INJUNCTION
AND ORDER ON INTERVENTION - 8

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THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

Delores Sibonga

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO:

PRESIDENT'S SIGNATURE

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