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C. B 106741  
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ORDINANCE NO. 114011

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2  
3 AN ORDINANCE creating the Fort Lawton Landmark District;  
4 specifying its boundaries and the criteria for designation  
5 of the District; establishing a procedure for the preser-  
6 vation of significant physical elements within the  
7 District; and providing for administration and enforcement  
8 of this Ordinance.

9 WHEREAS, the Seattle Landmarks Preservation Board has recom-  
10 mended the establishment of the Fort Lawton Landmark  
11 District; Now, Therefore,

12 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

13 Section 1. Legislative Findings and Purposes.

14 FINDINGS

- 15 A. The original military establishment known as Fort  
16 Lawton is unique to the City of Seattle;
- 17 B. Discovery Park, for which the City of Seattle, on  
18 August 26, 1974, adopted a revised Master Plan of  
19 development (Seattle City Council Resolution #24675),  
20 includes parts of old Fort Lawton. These portions,  
21 located near and surrounding the Parade Grounds,  
22 retain an individual identity in terms of historical  
23 character and architectural unity representing turn  
24 of the century architecture of the Army Quartermaster  
25 Corps;
- 26 C. The Secretary of Interior has placed the Fort Lawton  
27 Historic District on the National Register of  
28 Historic Places;
- D. The Seattle Landmarks Preservation Board (The Board)  
at a Public Hearing held on January 5, 1977, voted  
that the area shown in the attached map, which  
includes several buildings and the Parade Grounds at

1 Fort Lawton, should be designated a City Landmark  
2 District based on the districts meeting criteria (1),  
3 (3), (4), (5), (8), and (9) of Ordinance 102229. On  
4 May 15, 1985, The Board voted to impose controls over  
5 certain buildings in the proposed Landmark District.

6 E. The Seattle City Council considered all proposals and  
7 alternatives relating to the Fort Lawton Historic  
8 District and Discovery Park and adopted Resolution  
9 27329 on December 5, 1985, that approves a plan for  
10 the Fort Lawton Historic District in Discovery Park.

11 PURPOSE

12 The purposes for creation of a Fort Lawton Landmark  
13 District are to:

- 14 A. identify and protect significant components of  
15 Seattle's history;
- 16 B. assure compatibility between the Landmark District  
17 and the Discovery Park Revised Master Plan;
- 18 C. develop review procedures for possible retention,  
19 relocation, alteration, demolition, or addition of  
20 structures within the District which may affect the  
21 historical or architectural integrity of the  
22 District;

23 Section 2. Boundaries and Description of the Fort Lawton  
24 Landmark District. There is hereby established the Fort  
25 Lawton Landmark District whose boundaries are particularly  
26 described as follows:

27 The Fort Lawton Landmark District shall be comprised of  
28 the structures and area outlined on the attached map which  
include the Parade Grounds and the Group 1 buildings, referred

to on pp. 8, 11, of Fort Lawton Buildings, Mann, Millegan, Morse & Ramsey, August 15, 1975, as an integrated historical and architectural unit. The boundaries as delineated on the map are not intended to imply a rigid division between the landmark district and the balance of Discovery Park; rather, they only establish a zone within which certain properties can be protected with adequate buffer. Around and between those properties the intended characteristics and open spaces of the park should prevail.

Section 3. Powers and Responsibilities of Agencies

As they pertain to the administration of the Fort Lawton Landmark District, the following shall be the powers, duties and responsibilities of the named agencies:

- A. The Superintendent of Parks. The Superintendent of Parks is the principal authority in matters relating to implementation of the Discovery Park Revised Master Plan with the advice of the Seattle Board of Park Commissioners on policy decisions relating to fiscal budget priorities within the Park including those within the Landmark District. The Superintendent of Parks, with the advice of the Board of Park Commissioners, shall have the primary responsibility for managing and maintaining city-owned properties within the District, for negotiating leases for operators of such properties where appropriate, and for seeking uses where appropriate to occupy properties within the District in conformance with adopted guidelines. The Superintendent may seek the advice and assistance of the Landmarks Board and staff in the pursuit of any of those responsibilities.

B. The Landmarks Preservation Board (The Board).

The Board shall review and grant, grant with conditions, or deny, Certificate of Approval applications for structures subject to Landmark procedures identified in Section 4 of this Ordinance.

- C. Review Committee. A review Committee shall be established to prepare a recommendation to the Mayor and City Council for the disposition of Buildings 640, 642, 644, 670, 672, 676, 678, 903, 905, 907, and 909 and Montana Circle should the federal government transfer the buildings and land to the City. The Review Committee shall be composed of three members: one member of the Landmarks Preservation Board, one member of the Board of Park Commissioners and one member to be appointed jointly by the Landmarks Preservation Board and the Board of Park Commissioners. Should those two bodies fail to agree on the third member, that person shall be appointed by the Mayor.

Section 4. Approval of Changes within the District

To carry out the intent and purposes for the establishment of the Fort Lawton Landmark District;

- A. All matters affecting the use and operation of City-owned property within the District shall be approved by the Superintendent of Parks with advice from the Board of Park Commissioners.
- B. Within the District, a Certificate of Approval shall be required for:

1. demolitions, alterations, additions, major repairs or any other proposed physical changes which may affect the exterior appearance of the following structures within the District:

- a. the Administration Building (Bldg. No. 417); and,
- b. the Post Exchange and Gymnasium Building (Bldg. No. 733)
- c. the Band and Barracks (Bldg. No. 734)
- d. the Civil Employee's Quarters (Bldg. No. 755)
- e. the Guard House (Bldg. No. 759); and,
- f. the Quartermasters Stables, (Bldg. No. 917).

2. Any physical changes to the Parade Grounds that may affect the historical or architectural integrity of the District including but not limited to signing, landscaping, roads and parking lots.

3. Certificates of Approval shall not be required for in-kind maintenance or repairs.

D. If the remainder of the Fort Lawton property is transferred to the City of Seattle for development as part of Discovery Park:

- 1. A Certificate of Approval shall be required for: the demolition, alterations, additions, major repairs or any other proposed physical changes which may affect the exterior appearance of: the Officers Quarters Building (Bldgs. Nos. 640, 642, 644, 670, 672, 676, 678).
- 2. Certificates of Approval shall not be required for in-kind maintenance or repairs.

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3. A Review Committee shall be established to prepare a recommendation to the Mayor and City Council for the final disposition of the following should the property be transferred from the federal government:

- a. the NCO Quarters Buildings (Bldgs. Nos. 640, 642, 644, 670, 672, 676, 678, 903, 905, 907 and 909); and,
- b. that portion of Montana Circle surrounding Bldg. Nos. 903, 905, 907 and 909.

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 13<sup>th</sup> day of June, 19 88  
and signed by me in open session in authentication of its passage on the 13<sup>th</sup> day of June, 19 88  
*[Signature]*  
President of the City Council

Approved by me this 21<sup>st</sup> day of June, 19 88  
*[Signature]*  
Mayor

Filed by me this 22<sup>nd</sup> day of June, 19 88

Attest: *Norman J. Brooks*  
City Comptroller and City Clerk

By: *Margaret Carter*  
Deputy Clerk

(SEAL)  
Published .....