

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section _____ Page _____

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 13000016

Date Listed: 2/13/2013

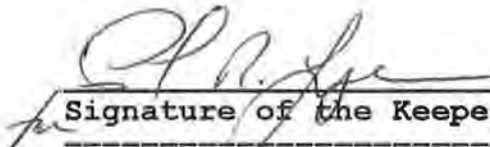
Admiral's House, 13th Naval District
Property Name

King
County

WA
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

2/13/2013
Date of Action

Amended Items in Nomination:

Classification/Ownership:

The box for *Public-Federal owner* should not be checked. [The SHPO provided documentation of the 2012 transfer of the entire property from the Navy to a private party. A copy of the quitclaim deed is appended to the nomination documentation.]

Historic Function:

The Historic Functions should read: *Domestic/Single Dwelling, Institutional Housing (military quarters) and Defense/Naval Facility.*

References:

The box for *Previously Determined Eligible by the National Register* should not be checked. [The determination was not a formal opinion made by the Keeper, but a consensus evaluation made between the SHPO and Navy.]

These clarifications were confirmed with the WA SHPO office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Admiral's House, 13th Naval District

Other names/site number Quarters A

2. Location

street & number 2001 West Garfield Street not for publication

city or town Seattle vicinity

State Washington code WA county King code 033 zip code 98199

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

ally M 12.21.12
Signature of certifying official/Title Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet

determined eligible for the National Register.
 See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other (explain:)

Signature of the Keeper *[Signature]* Date of Action 2/13/2013

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
2		buildings
0		sites
0		structures
0		objects
2		Total

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Functions or Use

Historic Functions

(Enter categories from instructions)

DEFENSE: Single dwelling

Current Functions

(Enter categories from instructions)

VACANT

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th & 20th CENTURY REVIVAL:
Colonial Revival

Materials

(Enter categories from instructions)

foundation Concrete

walls Stucco

roof Asphalt composition, Copper

other

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years old or achieving significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property.) SEE CONTINUATION SHEET

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- # _____
- recorded by Historic American Engineering Record# _____

Areas of Significance

(Enter categories from instructions)

MILITARY

ARCHITECTURE

Period of Significance

1944 -1960

Significant Dates

1944 Building construction

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation**Architect/Builder**

Gotteland, Roger J. (architect)

The Austin Company (builder)

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data**Acreage of Property** 3.89 acres**UTM References**

(Place additional UTM References on a continuation sheet.)

1	<u>10</u> Zone	<u>5</u> <u>45</u> <u>979</u> Easting	<u>52</u> <u>75</u> <u>511</u> Northing	3	<u>10</u> Zone	<u>5</u> <u>46</u> <u>057</u> Easting	<u>52</u> <u>75</u> <u>345</u> Northing
2	<u>10</u> Zone	<u>5</u> <u>46</u> <u>032</u> Easting	<u>52</u> <u>75</u> <u>534</u> Northing	4	<u>10</u> Zone	<u>5</u> <u>45</u> <u>968</u> Easting	<u>52</u> <u>75</u> <u>342</u> Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

See continuation sheet.

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet.

11. Form Prepared By

name/title Mimi Sheridan

organization Sheridan Consulting Group date September 22, 2010

street & number 3630 37th Avenue West telephone (206) 270-8727

city or town Seattle state WA zip code 98199

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items.)

Property Owner (Complete this item at the request of the SHPO or FPO.)

Pacific Northwest Communities LLC

Ms. Jo Ingalsbe, Public Private Venture Coordinator

NAVFAC Northwest, U. S. Navy

street & number 1101 Tautog Circle, Building 101 telephone (360) 396-6867

city or town Silverdale State WA zip code 98315

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ADMIRAL'S HOUSE, 13TH NAVAL DISTRICT
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Section number 7

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BUILDING DESCRIPTION

Setting:

The Admiral's House is strikingly located in one of the most prominent locations in Seattle. It faces southeast on a hillside terrace looking over Smith Cove, Piers 90-91 and Elliott Bay. Access is by a concrete driveway curving up from below the Magnolia Bridge and encircling the house. Other than a small garage, there are no other buildings on the hillside, allowing the house to stand out.

The site includes the flat section where the house sits as well as the surrounding landscaping, the garage and the driveway down to the garage. A wide lawn in front of the house slopes steeply down toward W. Marina Place; the bottom of the hill is secured by a retaining wall of railroad ties. To the west of the house a stone pathway leads to a small rose garden and patio. To the rear (north) of the house, a row of tall columnar trees (*thuja occidentalis* "Pyramidalis") borders the rear drive. Beyond this tall hedge, not visible from the house, is a steeply sloping lawn informally planted with weeping willow and ornamental shrubs. Farther up the slope is an area of natural vegetation that is not landscaped.

Until recent years, additional Navy living quarters were located at the top of the hillside, off of W. Galer Street. There were also living quarters and other Navy facilities at the bottom of the hill. These properties have been acquired by the Seattle Department of Parks and Recreation. The upper portion is now Ursula Judkins Viewpoint (2.4 acres). At the bottom of the hillside is Smith Cove Park (7.3 acres), with recreational fields.

Exterior Description:

The building is of wood-frame construction with 2x6 stud walls, clad with white stucco. It has two-and-one-half stories for a total of 7,316 gross square feet. The first floor, which has two single-story wings, is the largest, with 3,000 square feet. The second floor has 2,127 square feet, and the third-floor dormer (on the north façade) has 1,274 square feet. There is also a partial basement under the center portion of the house.

The house is generally rectangular in plan. The main façade, facing southeast, is symmetrical in composition, with a

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center entry flanked by two large eight-over-eight windows on each floor. Above the entry is a three-part window with a six-over-six window flanked by narrow two-over-two windows. All the windows have double-hung wood sash with true divided lights. Those on the south, west and east facades have narrow black louvered shutters (replacements of the original shutters).

The main entry is approached by a concrete stoop with three steps on each side and a black metal balustrade. The entry vestibule projects approximately six feet. Each side has an oval window with an etched star. The six-panel wood door is flanked by a pair of fluted pilasters and a pair of plain pilasters at the corners, all with simple plinths and capitols. The door has three-light sidelights and a three-light transom. On the exterior is a decorative wood screen door. The flat roof of the vestibule is clad with copper and has a black metal balustrade with a simple circular motif in the center. From this hangs a decorative globe light fixture of black metal.

At the west end, a single-story flat-roofed sunroom extends almost the entire depth of the building (25 feet). Blue canvas awnings, installed below the first-story cornices on the south and west sides, shelter the windows from the sun. On the south (front), the sunroom has three 18-light wood windows, extending down almost to the foundation. On the wider west end, each of the three 18-light windows is flanked by narrower 12-light windows. Between the three window bays are pilasters with simple plinths and capitols. The sunroom roof is a porch with a black metal balustrade. In the center of the west elevation, an exterior brick chimney rises through the sunroom roof to the top of the roof gable. To the north of the chimney is a door with a glazed upper panel, providing access from a bedroom to the porch. South of the chimney is an 8-over-8 window. On the third story two quarter-round windows with tracery flank the chimney.

The rear (north) façade, facing the hillside, has three stories; a shed roof dormer approximately half the length of the building extends across the center section. This elevation has a formal entry bay opposite the main front entry. This entry has a nine-light door with four-light sidelights, a screen door and no transom. There is a three step concrete stoop with no railing, sheltered by a flat roof canopy. Above the entry is a tall window on the main staircase, with a large six-over-six window with a transom and sidelights. A simple service entry is to the east of the main entry, with a glazed paneled door and a screen door with

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a 9-light window above. To the west of the center entry are two eight-over-eight windows on each floor. The eastern part of this elevation is less symmetrical, with two six-light casement windows in the pantries and an 8-over-8 windows and a four-light casement window on the second story.

At the west end of the rear façade is the entry to the large sunroom, with a 15-light door (with a screen door) flanked by two 12-light windows with a transom above. Two pilasters mark the northwest corner. At the east end is the small sunroom with six 8-light windows, three facing north and three facing west. The third-floor dormer has a center group of three windows, a nine-light casement flanked by narrow three-light windows. At each end is a pair of nine-light casement windows.

At the east end of the building is a single-story flat-roofed wing containing the kitchen, flanked on the north and south by small sunrooms. The breakfast room at the southeast corner has, on the front (south), a 24-light window flanked by two 18-light windows; a pair of pilasters mark the southeast corner. Facing east is a 15-light door with an exterior storm door. It is flanked by narrow 12-light sidelights with a three-light transom. The small sunroom at the northeast corner extends approximately eight feet north of the rear façade. It is very similar to the other sunroom, with a glazed door with a storm door; there is a three light transom but the eight-light sidelights extend only half way down the door. The kitchen, in the center, has a single aluminum window with a fixed center light flanked by sliding windows; this window is not original but was installed before 1964. As on the west façade, the flat roof serves as a porch, with a black metal balustrade. The exterior brick chimney has a door to the north with a glazed upper panel and, on the south, an 8-over-8 window. On the third story two quarter-round windows with tracery flank the chimney. Two louvered vents are in the gable ends.

Garage

The single-car garage with a flat roof is located part-way down the curved driveway, nestled against the hillside. Like the house, the garage is of frame construction clad with stucco. On the east wall are two six-light wood windows with wood surrounds. The single door appears to be a recent replacement.

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Exterior Alterations

The house is highly intact, with few alterations. Because the house was built by the military, the city has no permit records. Based on observation and photographic evidence, there have been several minor alterations. Photographs from 1964 indicate that the northwest section of the house was damaged in a landslide, but the damage appears to have been repaired in kind.

- The kitchen window on the east end has been enlarged, with newer aluminum sash installed.
- The wood balustrades on the east and west second-story porches have been replaced with metal balustrades.
- The original wood shutters were replaced with narrower vinyl shutters sometime after 1964.
- Canvas awnings were added on the west and northeast sunroom windows prior to 1964; the existing awnings date from 1992-93.
- The original asbestos roof shingles have been replaced with asphalt shingles; the existing roof was installed in 1994.
- The original wood gutters have been replaced with standard aluminum gutters.

Interior Description

The house is designed for large-scale formal entertaining as well as being a family home, with public rooms large enough for receptions, concerts and formal dinners. It has a typical center hall plan, with the large foyer/stair hall flanked by the primary public rooms. The formal plan separates the public, private and service areas. Bedrooms and bathrooms are on the second floor. The rooms on the third floor were probably originally used for servants and storage. The half-basement contains the boiler room, storage and workshop areas and the original laundry room. The house was refurbished in 1996-97 by interior designer William Stickland. The room arrangements remained the same but the wall coverings and some flooring and lighting fixtures were updated.

First Floor

The stair hall extends the entire depth of the house (29 feet), with a secondary entry at the rear, opposite the primary south entry. The main feature of the foyer is the graceful open staircase, ahead and to the left as one enters the main door. It has a stained wood handrail, plain square balusters, and a curved newel post. The staircase has beige carpeting. Flooring in the hall,

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library and dining room is clear fir. Just west of the stairs is the library (11'3"x15'7"). Its main features, on the east wall, are two built-in bookcases with round-arched tops. The room has cove molding and a chair rail, an eight-over-eight window on the north wall and a connecting door on the west into the living room.

Farther toward the west is the large living room (16'7"x29'). Like the library, this room has cove molding, a chair rail and eight-over-eight windows on the north and south walls. On the west wall is the fireplace with a black marble surround and a classical wood mantle. Flanking the fireplace are two doors to the sunroom. The sunroom (11'8"x25') extends along the entire west end of the house. It is entirely glazed with 12- and 18-light windows. A door on the north opens to the garden. The library and sun room have beige wall-to-wall carpeting.

To the right as one enters through the front door is the expansive dining room (29'3"x18'2"), designed to seat 18 guests for formal dinners. It has cove molding and a chair rail and two eight-over-eight windows on the south wall, overlooking Elliott Bay. Opposite is a swinging door to the pantry. Adjoining the dining room to the east is a small sunroom (11'5"x8'6") used as a breakfast room. It has a door leading to the east patio and, on the north wall, a small pass-through window to the kitchen.

The primary service areas are in the northeast section of the house, which can be completely closed off from the public rooms. The service hall leads from the northeast corner of the foyer, east of the north entry, to the kitchen at the east end. At the west end of the hallway is the service staircase, steeper and plainer than the main staircase; this stair goes from the basement to the third story. Adjacent to the stair is the service entry and the door to the basement. Down the hall to the east are a small powder room and a laundry room. This laundry room was probably originally a food pantry, as the original laundry was in the basement. East of this pantry is the butler's pantry, with a sink, painted wood base cabinets and glazed upper cabinets. The cabinets appear to be original, with newer hardware and laminate countertops. At the end of the hallway, at the northeast corner of the house, is the kitchen (12'x18'2"), which appears to have been remodeled in the 1970s. The south wall has a six-burner Wolf range (c. 1997), but the other fixtures are more residential in character. They include oak cabinets (in a country style),

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vinyl flooring and a granite-look laminate countertop. North of the kitchen is another small sunroom, probably originally used as a servants' dining room. It has a door opening to the driveway.

Second Floor

The second floor has four bedrooms, four bathrooms and a sitting room that could also be bedroom. In the center is a large open hallway, accessed by the main staircase. At the southwest corner is the master suite, with a bedroom (18'x14'5") and a sitting room (12'9"x14'3") with bookshelves, located above the main entry. These two rooms are connected by a large bathroom with a built-on vanity, shelving and drawers. The northwest bedroom (17'5" x 14' 3") connects to the master bedroom and has a door opening onto the deck above the large sunroom. A bathroom is located just east of this, but with no connecting door. The east end of the floor has two more bedrooms, one with a small private bath (shower only) and the other with a bath that is also accessed from the hallway. Doors close off both ends from the center hallway/open staircase. Flooring is clear fir, with tile in the bathrooms.

Third Floor

The third floor is accessed only by the service stairs and was probably used originally for servants' living quarters and storage. There are large bedrooms at the southwest and northeast corners and a small bedroom on the north side, with two half-baths. Along the center of the south side is a large storage room with no windows. Flooring is clear fir.

Basement

The excavated section of the basement is approximately 840 square feet, beneath the dining room and service hall. It contains the former laundry room, the boiler room (with a newer gas boiler), a workshop with a locked storage area and a half-bathroom. It is accessed by the service stairs.

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Interior Alterations:

- Most interior light fixtures have been replaced with modern fixtures.
- The kitchen has been remodeled (c. 1970s).
- The laundry has been moved from the basement to a former storeroom near the kitchen.

Landscape Description

The landscaping near the house consists primarily of lawn and a variety of evergreen foundation shrubs and small trees. The lawn in front of the house is flat for approximately twenty feet before dropping steeply down the slope. In front of the house is a free-standing flagpole; the date of its installation is not known, as the 1964 photos show a flag mounted above the front door. Northeast of the house, the driveway winds up from the gate beneath the Magnolia Bridge; the drive is lined with large trees and shrubs. The garage, located about halfway up the driveway, is almost hidden behind shrubs.

The house has no rear yard, as the driveway behind it is bordered by a tall evergreen hedge and the hillside slopes steeply up behind it. Photographs indicate that this hedge was probably planted about 1964, following a landslide. To the west of the house are a rose garden and patio and a remnant fish pond. Early photos indicate that there has always been some type of garden here, but its original design is not clear. It was probably severely damaged in at least one landslide and has been replaced and redesigned. A small brick patio and raised bed were installed at the east end of the house in the 1990s.

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STATEMENT OF SIGNIFICANCE

The Admiral's House (Quarters A), built in 1944, is eligible for listing in the National Register under Criterion A for its association with the U. S. Navy and its role in Seattle. The residence is a primary symbol of the major role that the U.S. Navy played in Seattle from World War II until the 1990s. It was not only the home of the commanding admiral and his family, but was a center for official government entertaining. Until its closure in 2006, nearly 1,000 visitors were entertained annually, including royalty, foreign dignitaries and military and government leaders. The house is also one of the few remaining physical reminders of the importance of Seattle to the World War II effort and of the vital role that the war and the military played in the city's growth and development. The house is prominently sited above the harbor and is easily visible from Queen Anne and Elliott Bay.

The Admiral's House has also been determined to be eligible for National Register listing under Criterion C for its embodiment of the Colonial Revival style. Designed by local architect Roger J. Gotteland, it is a refined example of the style, reflecting the military's historical use of Colonial Revival elements and the constraints of wartime construction. It retains a very high level of integrity. Its continual use as the residence of the Navy's senior officer in the Puget Sound area from its construction in 1944 until 2006 warrants a period of significance extending from 1944 (its construction date) until 1960 (the 50 year cut-off).

Context: The U. S. Navy in Seattle

The U. S. Navy has played an important role in Seattle's history since the early days of Euro-American settlement. The first formal American entry into local waters was in 1841, when two vessels under the command of Lieutenant Charles Wilkes charted Puget Sound. In 1856, the *U.S.S. Decatur* protected settlers from attack during the "Battle of Seattle." However, it was not until 1891 that the Navy established its first permanent base in the region, the Puget Sound Naval Shipyard (originally

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called the Puget Sound Naval Station) in Bremerton. This yard still operates as a ship repair facility and is listed in the National Register of Historic Places.

The Navy's first major base in Seattle was at Sand Point, on the shore of Lake Washington northeast of the University of Washington. During World War I, the Navy identified the flat, swampy point as a good location for an aircraft base and in 1925-26 a 413-acre naval air station with a Naval Air Reserve squadron was established. Initially, Naval Air Station (NAS) Sand Point was used primarily for training reservists but in 1939 the mission was expanded to include aircraft repair and support activities.¹ By the end of World War II, the base had been enlarged to 500 acres, with lakes and marshes filled in for runways and other facilities needed to serve as the main logistical support, supply and repair unit for naval air bases and vessels in Puget Sound, Alaska and the North Pacific.² Activity declined following World War II but resumed again with hostilities in Korea. The aviation activities ended in 1970, when the base became Naval Station Seattle, hosting a wide variety of non-aviation naval support activities such as the post exchange and housing.³

When the naval air station at Sand Point began its wartime expansion in 1940, it established a supply base in Interbay on the east side of Pier 91 (then called Pier 41),⁴ which was owned by the Port of Seattle. In March 1941, with the threat of war in the Pacific looming, the Navy realized the importance of a base directly on Puget Sound and began its acquisition of Smith Cove. The Navy initially proposed paying the port for the piers, but then started condemnation proceedings to obtain them without cost. After strenuous objections, the Navy agreed to pay the port approximately \$3,000,000 for Piers 90 and 91 and the adjacent uplands and warehouses.⁵ The military immediately began clearing the land, demolishing houses, squatters' shacks, industrial sites and other unneeded buildings to construct large warehouses and other facilities.

¹ David Wilma, Sand Point Naval Air Station, 1920-1970, at www.historylink.org

² EDAW, Draft Sand Point Historic Properties Reuse and Protection Plan, City of Seattle, October 1997: 1-6 to 1-8; 2-2.

³ Wilma

⁴ The piers were re-numbered during World War II; today's Piers 90-91 were previously designated as Piers 40-41.

⁵ Burke: 99.

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The Navy purchased more land north of the port property and developed most of Interbay (except for the area devoted to rail facilities) south of Dravus Street into a major recruiting station and supply depot. In addition to warehouses and oil processing facilities, construction included twenty enlisted men's barracks, two WAVES barracks, mess halls, recreation fields, a gymnasium, a hospital, a swimming pool, offices and a brig.

It was toward the end of the war, in 1944, that the Admiral's House was built at the southwest corner of the property, overlooking Piers 90-91. Housing for enlisted men was built at the top of the bluff above it. Below, on the flat lands west of the piers, were the commissioned officers' mess hall, a dispensary, an officers' club and recreation fields and tennis courts. Pier 91 also served as administrative headquarters of the 13th Naval District from 1946 until 1951 when it was moved to Sand Point. The supply depot continued to operate through the Korean War and into the Vietnam War. In 1971, upon completion of a new Naval Supply Center in Bremerton, the Navy declared most of the Pier 90-91 facilities as surplus. The Navy retained only three parcels of land at the southwest edge of Interbay.⁶ These parcels included:

- Site B1, 2.4 acres on W. Galer/W. Garfield streets at the top of the Magnolia Bridge; this contained Quarters G, a multifamily building for enlisted personnel, which was demolished c. 2001.
- Site B2, 3.89 acres on the hillside, contained Quarters A (the Admiral's House).
- Parcel B3, 4.9 acres at the foot of the slope south of the bridge below Quarters A; this contained Quarters B, which was demolished in 1997 after suffering severe damage in a landslide.

In 2003, the Seattle Department of Parks and Recreation purchased Sites B1 and B3. Site B1 became the Ursula Judkins Viewpoint Park. Parcel B3 became part of Smith Cove Park. The Navy retained Parcel B2 with the Admiral's House. The house remained in use by the Navy until 2006, and has been vacant since then.

⁶ Department of the Navy, "Environmental Assessment, Magnolia Family Housing Property Transfer," February 2002.

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Neighborhood Context: History of Interbay and Smith Cove

The Admiral's House sits at the south end of Interbay, a narrow valley between the steep hills of Queen Anne on the east and Magnolia to the west. Interbay is bordered on the north by Salmon Bay and Fishermen's Terminal and by Elliott Bay on the south. Although the house is sited at the edge of Magnolia, there is no direct access from Magnolia; access is only through Interbay.

At the time of Euro-American settlement, the valley was largely tide flats and wetlands, with the water extending as far north as Halliday Street. Most of the southern portion of the valley was claimed in 1852 by Dr. Henry A. Smith and Erasmus M. Smithers under the Donation Land Claim Act of 1852. Smith, a physician, became one of the best-known pioneers of the area, giving his name to the cove. Smith and his family eventually owned 9,600 acres and established a settlement called Boulevard near the present Dravus Street (then called Grand Boulevard); the community was re-named Interbay in 1894.

In 1884, Seattle's first railroad, the Seattle, Lakeshore and Eastern, was built, running on a trestle from downtown to Interbay, continuing along the north side of Lake Union to the north end of Lake Washington and to the coal fields of Issaquah and Newcastle. Although the route stopped at Boulevard, it built no facilities there. That did not occur until the 1890s, when the Great Northern Railway finally arrived in Seattle. Its track came from the north, along the shoreline from Everett through Ballard and Interbay. Great Northern owner James J. Hill appreciated the importance of Interbay's flat land and water access, and purchased 600 acres. The railroad constructed a major rail yard and a roundhouse toward the north end of Interbay, facilities that remain in operation today. By 1899, the company had built two long piers (Piers 38 and 39), served by rail lines, warehouses and grain elevators to complete the company's transportation connection with Asia. The Great Northern's own ships and the Japanese shipping line Nippon Yusen Kaisha used these piers for their regular steamship service, making Interbay a key point connecting Asia to the East Coast.

In 1913, the Port of Seattle completed construction of Pier 40, just west of the Great Northern's Piers 38 and 39. The port, which had been formed by popular vote in 1911, focused its development at the north and south ends of the waterfront

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because the central waterfront was already fully developed with privately-owned wharves. One of its first projects was the purchase of twenty acres in Interbay from the Great Northern Railway, at a cost of \$150,000.⁷ Pier 40 (now Pier 90) was completed in time for the port to take advantage of the dramatic increase in the Pacific trade during World War I. In 1918, voters approved a bond issue for the extension of the pier and construction of a second pier (Pier 41/91) at Smith Cove.⁸

The opening of the Lake Washington Ship Canal and the Hiram Chittenden Locks brought additional development to the area. Taking advantage of the direct access to Puget Sound, the port built Fishermen's Terminal at the north end of Interbay. Between 1915 and 1919, the port used dredge materials from the canal to fill in approximately 150 acres of the Smith Cove tideflats. The flat land attracted numerous industries along with commercial and residential growth.

By the early 1920s, 15th Avenue West was one of Seattle's primary north-south routes, lined with commercial and light industrial buildings. A series of wood trestles spanned the rail yards and the tide flats to connect Magnolia with 15th Avenue West. In 1930 a high concrete bridge was completed, connecting at W. Garfield Street, directly north of the piers.

Interbay was a thriving residential community with a post office, schools and churches. There were a large number of immigrants, living close to the fishing fleet and factories of Interbay and Ballard. The 1920 census notes Norwegians, Swedes, Finns, Germans, Austrians, Russians, Poles and Scots. Many Finns lived in the western portion of Interbay, which was sometimes called "Little Finland."

During the Great Depression, Interbay took on a very different character. With its open land and proximity to the rail yards, a large "Hooverville" of squatters' shacks grew, adjacent to a city refuse dump. In 1934, the area achieved a measure of fame when a coast-wide maritime strike culminated in the Battle of Smith Cove. The police force, armed with baseball bats and tear gas, joined by employers' guards with shotguns, gathered in Smith Cove to open the docks. They were opposed by 2,000 striking workers, blocking rail and truck traffic. Hundreds of strikers were injured and clouds of tear gas drove Queen Anne

⁷ Burke: 43

⁸ Burke:59

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residents from their homes. Within a few days, both sides agreed to federal arbitration.⁹ The workers won their major demands, but the bitterness led to frequent labor actions in West Coast ports until World War II.¹⁰

As noted above, when the Navy acquired the piers and uplands in 1940, they cleared the land of residences (including "Little Finland"), squatters' shacks and most commercial buildings, replacing them with an entirely new landscape of warehouses, barracks and other buildings. These facilities remained in military use until the 1970s. When the Navy closed its supply depot, the Port of Seattle leased the property. In 1974, the port purchased 198 acres, including the two piers it had originally constructed, for \$10,300,000. Since that time, Piers 90-91 and the adjacent uplands have seen a variety of uses. The Washington National Guard purchased a former barracks building, a mess hall and a laundry, which they still occupy. The Navy oil processing facilities were taken over by a private firm. In the 1970s, Smith Cove became an important shipping point for materials for the Alaskan oil pipeline. In the 1990s the large vacant areas were used to store automobiles imported from Japan and, later, as a maintenance and storage area for school buses. Several cold storage facilities for fish also occupy the site near the Magnolia Bridge. In 1991, the 900-slip Elliott Bay Marina opened to the west of Smith Cove, with several restaurants and retail businesses, marina and boats services and a large parking lot. This was the first use of the offshore area below Magnolia Bluff, and required a long period of permitting and planning. The marina is accessed by newly-built W. Marina Drive, which runs along the foot of the bluff beneath the Admiral's House.

Building History

From its completion in 1944 until 2006, the Admiral's House was home to the senior naval officer in the Pacific Northwest, typically holding the rank of Rear Admiral. He represented the Secretary of the Navy, the Chief of Naval Operations and the Commander in Chief, U.S. Pacific Fleet, as the Regional Coordinator for Washington, Oregon and Alaska. From 1903 until 1980, this officer headed the 13th Naval District. The district was established in 1903, in accordance with General Order

⁹ Burke: 90-93.

¹⁰ Burke: 93.

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No. 128. At that time, the Navy's only significant local base was the Puget Sound Naval Shipyard in Bremerton, and the district headquarters was located there. The headquarters moved to Seattle in 1926. The Navy reorganized in 1980 and the district was disestablished.

With World War II, the Navy's operations expanded exponentially in Seattle, on Whidbey Island and in other areas of Puget Sound. This local expansion led to the construction of the commander's house at the supply depot, a relatively central location that was also close to other War Department facilities in the city. Navy records indicate that the Admiral's House was built toward the end of World War II, in 1944. The architect was Roger J. Gotteland, a local architect working for the Navy. It was constructed for \$12,500 by the Austin Company. The year 1944 was a period of significant Navy expansion at the supply depot; three large warehouses and an addition to the paint storage building were constructed, as well as 33,000 square feet of office space.¹¹ It is probable that the Austin Company, who were known for their construction of military and industrial facilities, designed and built some or all of these buildings and that may have been how Gotteland became involved.

Upon the completion of the new residence, a newspaper account stated:

The commander's residence, while of pleasing appearance and architecture, is of the same construction as barracks of enlisted personnel at the naval station. Material shortages and priorities necessitated constructing it of scrap lumber, with stucco exterior, plasterboard interior walls and fir floors.¹²

The first resident, Rear Admiral S. A. Taffinder, moved in during October 1944. He and his family had been living in the H. C. Henry House in The Highlands while awaiting completion of the official residence. More than thirty families have lived in the house, as each commandant serves for approximately two years.

¹¹ "Navy Depot Will Expand," *Seattle Times*, May 13, 1944.

¹² "Adm. Taffinder Will Move into Magnolia Home," *Seattle Times*, October 16, 1944.

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The Admiral's House was also the headquarters for entertainment by both the Navy and other governmental officials. Navy reports state that the house was not intended as merely the commander's residence but as a setting for hospitality and entertainment. Such entertaining is an important part of a commanding officer's role and the residence was integral in representing the U.S. Navy to important local personages, to dignitaries from foreign countries and to senior military officers and other government officials. The house was clearly designed with this purpose in mind. The 3,000 square foot first floor has an entry foyer large enough for band concerts; a dining room seating 24 people; a large living room; a sunroom; and a kitchen with a commercial range. Specific records were not kept of events held at the house, but Navy reports note regular events such as holiday receptions for local dignitaries; receptions for the Navy's Fleet Week during Seafair; dinners and entertainment (such as Navy band concerts) for visiting foreign delegations; and dinners for high-level military officers and government officials.

The house appears to have been little changed since its construction. However, the hillside it sits on has experienced at least ten landslides since the house was constructed. A 1951 slide threw debris against the house. A 1964 slide damaged the northwest section, near the large sunroom. A 1974 slide affected the garden area southwest of the house. In 1996 a larger slide northeast of the house seriously damaged the Magnolia Bridge supports and Quarters B at the bottom of the hill. That building was demolished shortly afterwards.

The interior of the house was redecorated in 1996-97 by Seattle interior designer Bill Stickland. The work focused on updating the plumbing and electrical systems and refurbishing the public rooms, including interior painting, new drapes and carpets and refinishing floors.¹³ The floorplan is unchanged.

The Architect: Roger J. Gotteland

The Admiral's House is an atypical traditional work done during wartime by an architect who later became moderately well known for his Modernist residences and churches. Roger J. Gotteland (1914-1999) was born in Paris and received a

¹³ Lawrence Kreisman, "For an Admiral," *Seattle Times Pacific Northwest Magazine*, October 26, 1997, pp. 15-22.

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diploma from the National Society of French Architects following study at L'Ecole des Beaux Arts. He came to the United States in the 1930s and undertook further architectural studies at the University of Washington, graduating in 1936. Gotteland initially worked with the noted firm of Thiry and Shay from 1935 to 1939. Once the war began he worked for contractors providing architectural work for the U.S. Navy.¹⁴ It was under this arrangement that he designed the Admiral's House. He may have been under contract to the Austin Company, the experienced construction firm that built the house.

After the war Gotteland maintained his own office from 1945-1958. His best known work is the Dr. J. H. Lehmann house (1951), which won an AIA honor award in 1952 and was featured in the 1953 book *Practical Houses for Contemporary Living* (F. W. Dodge Corporation).¹⁵ The Harvard Avenue Apartments (1958) was featured in *Architectural Record*. Many of his designs were for Roman Catholic churches and organizations, including the Palisades Retreat Center in Federal Way (1956), Visitation Retreat House (1957) and St. Philomena Church in Des Moines (1955). In 1958 he entered into a partnership with Roy Koczarski and continued to design numerous churches, noted for their dramatic use of space and light. Examples of their work include Seattle's Our Lady of the Lake Church (1961), Sacred Heart Church in Morton (1962), St. Joseph Church in Lynden (1963), and Egan Hall at St. John Church (1963) in Seattle. Gotteland never lost his connection with his native country, and served as honorary French consul for more than forty years. He died in Seattle on May 27, 1999.

Context: The Colonial Revival Style

The Admiral's House features numerous characteristics commonly found in the Colonial Revival style, including a symmetrical façade, a side gable roof with returns, eight-over-eight double-hung windows with shutters, and a projecting entry with pilasters. Although it was constructed during wartime, with relatively restrained exterior and interior detailing, its Colonial Revival character is fully developed.

¹⁴ www.docomomowewa.org/architects_detail.pho?id=65

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The Colonial Revival is the country's most enduring style, having re-emerged repeatedly for more than 140 years. Although Spanish Colonial Revival and French Colonial Revival are found in some parts of the continent, the term most often refers to styles derived from the English and Dutch architectural styles seen in the American colonies. The Colonial Revival is derived from the Georgian and Federal (or Adam) styles, common in 18th and 19th century America. Its influence remains apparent today in the form and detailing of many new houses, particularly on the East Coast.

The last quarter of the 19th century saw a major resurgence of the style in architecture and interior furnishings. The 1876 Centennial Exposition in Philadelphia and Chicago's Columbian Exposition of 1893 led Americans to look to their own past for building inspiration, rather than to Europe. A budding national pride combined with a tendency to look back nostalgically to a simpler past before modern technology. Elements found on the homes of the Founding Fathers and other early American heroes, such as columns, Palladian windows and dentil moldings, appeared on Victorian house forms such as the Queen Anne-style houses of the period. Charles McKim of the prominent New York firm of McKim Mead & White, began serious study of early period houses in the 1870s. Other architects soon followed and new homes for the wealthy reflected their interest.¹⁶

Colonial Revival buildings of the 19th and 20th centuries are free interpretations of the original 18th century prototypes, combining elements in myriad ways and often exaggerating architectural details. By the turn of the 20th century, the style had evolved into the "modern" Colonial Revival, featuring more complete renditions divorced from the earlier Queen Anne style. Houses featured simpler rectangular house forms rather than the complex Queen Anne designs, gable or hipped rooflines rather than turrets, unadorned porches rather than curved verandas with gingerbread, and more open straight-forward floor plans. Simple exterior surfaces (usually clapboard or brick) replaced elaborate shingled facades.¹⁷ They also incorporated the expected

¹⁶ Massey and Maxwell, 182.

¹⁷ Robert Schweitzer, Robert and Michael W. R. Davis. *America's Favorite Homes: Mail-Order Catalogs as a Guide to Early 20th-Century Houses*. Detroit: Wayne State University Press, 1999.

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modern conveniences such as central heating, larger windows and modern kitchens. Residents for the wealthy were larger with more elaborate details, while middle-class examples were smaller with simpler details. Colonial designs were very popular in pattern books. By 1910, Foursquares, Workingman's Foursquares and bungalows were all found with Colonial Revival details, using traditional forms and elements with subtle variety rather than the flamboyance of the Victorian era

The prosperity of the 1920s brought an unprecedented building boom, as large numbers of middle-class families could, for the first time, purchase a home. Restoration of the town of Williamsburg and the publication of the *White Pine* series of plans by the lumber industry helped popularize the style. This enduring style spoke of stability and elegance to the new homeowner. Colonial Revival house plans, suitable for the small affordable lots found in most cities, were the most popular style in pattern books through the 1940s.¹⁸ There was no attempt to be historically accurate, but only to evoke associations with an idealized past and nostalgia for a simpler time. There were variations of modest Cape Cods, small bungalows with columned porticos, roomy Dutch Colonial and elegant brick Georgian houses. Most popular was the two-story house with a side gable or gambrel roof, dormers, a symmetrical façade and an entry emphasized with a modest portico.

Three subtypes of the Colonial Revival have become common:

- Cape Cod (a simple side-gable form, usually one story)
- Dutch Colonial (with a gambrel roof, usually with one or two large shed dormers)
- Garrison (the second floor projects over the first floor)

The Cape Cod, as the smallest and least costly of these, became the country's most popular style,¹⁹ essentially replacing the Craftsman bungalow of the pre-World War I-era. The other subtypes were economical ways to add more space on the second floor.

The most common characteristics, typically seen in all the subtypes, are:

¹⁸ Schweitzer and Davis: 119

¹⁹ Lester Walker, *American Shelter* Woodstock, NY, Overlook Press, 1997, 2001.

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- a symmetrical façade
- a hipped or gabled roof, sometimes with gabled dormers
- divided-light double-hung windows (6/6, later 6/1)
- a prominent entry with columns and/or pilasters
- a portico and/or a pediment
- a cornice with classical details such as modillions and dentils.

These basic elements may be used in various ways. Larger examples often have two-story colossal columns across the entire facade, while modest examples have only fluted pilasters flanking the entry. In the 1930s-40s Colonial Revival styles evolved further. The designs became cleaner, crisper and more streamlined, yet still clearly derived from the Colonial Revival. They were more restrained with less exterior ornament, shallow eaves, less use of deep or dentilled cornices and, sometimes, new features such as steel window sash. These decorative elements remained popular up through World War II, with even some modest public housing projects featuring motifs such as pilasters. Today, the Colonial Revival survives (especially on the East Coast), with "McMansions," tract houses and town houses often featuring columned entries, pilasters and divided light windows.

Interior room arrangements also evolved. The traditional Colonial Revival house typically had separate, relatively small rooms devoted to specific functions, such as living room, dining room and stairhall. In later examples the Colonial forms and details combined with more flexible floor plans and greater connection to outdoors with verandas or patios.

Although the Admiral's House was built in the 1940s, it better reflects the earlier (1920s) period of the Colonial Revival style with its traditional ornamentation and floor plan. It was built for a very traditional use, as a residence and a place for entertaining large groups of people. The use of the Colonial Revival style for military housing was a well established tradition. More elaborate expressions of the style from the turn of the century (1904) are found at Officers' Row in the Fort Lawton Historic District. These buildings, built from the U.S. Army Quartermaster's standard plans, and examples are found throughout the country.

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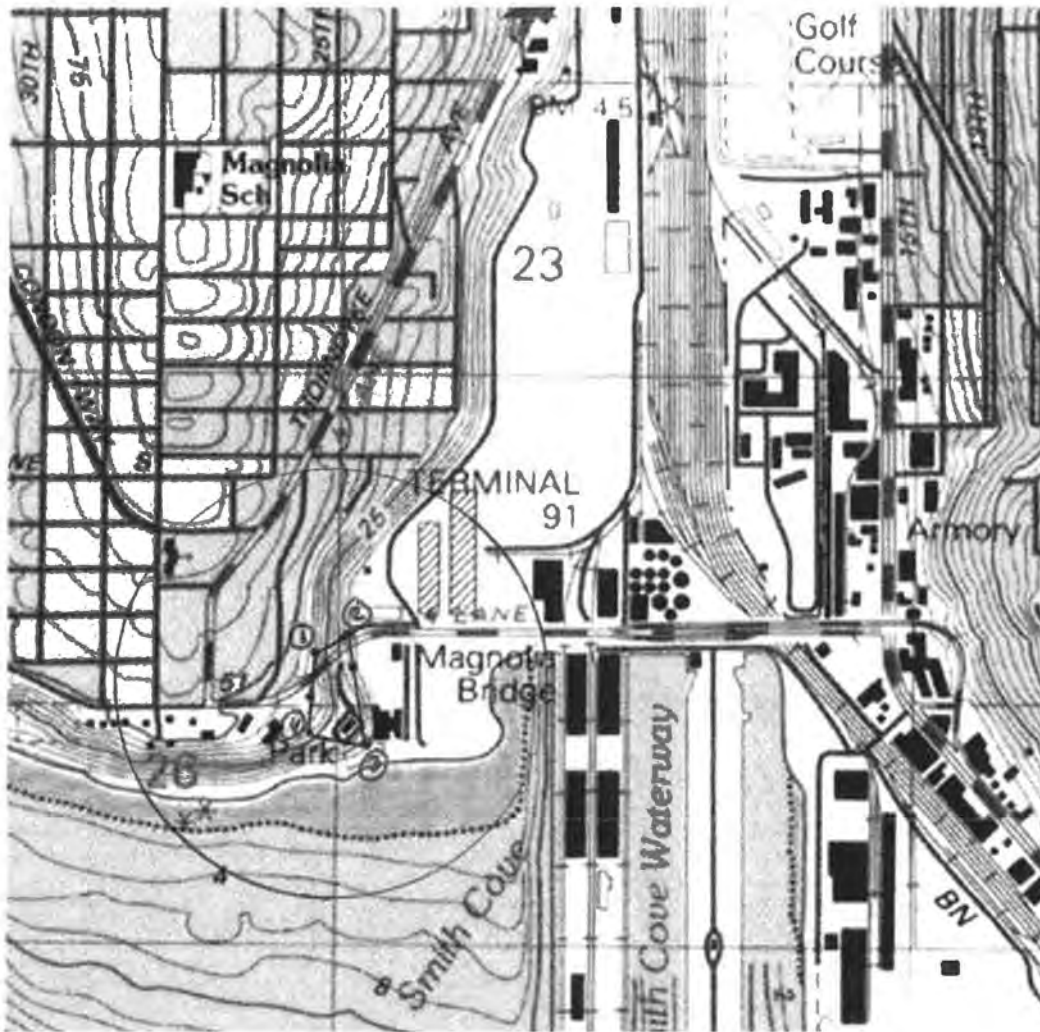
Page 1 of 2

Verbal Boundary Description

The solid black line (Parcel G) on the accompanying map demarcates the boundary of the site. It is an irregular area that encompasses the house; the garage and driveway; the landscaped areas including the front lawn down to W. Marina Place and the garden and landscaped area behind the house; the unlandscaped slopes; and that portion of the property extending beneath the City of Seattle's Magnolia Bridge.

Boundary Justification

The defined boundary encompasses the entire legal parcel known as Parcel G on which the house and associated features are located.



Admiral's House, 13th Naval District

Zone 10

1	5	45	979	52	75	511	3	5	46	057	52	75	345
	Easting			Northing				Easting			Northing		
2	5	46	032	52	75	534	4	5	45	968	52	75	342
	Easting			Northing				Easting			Northing		

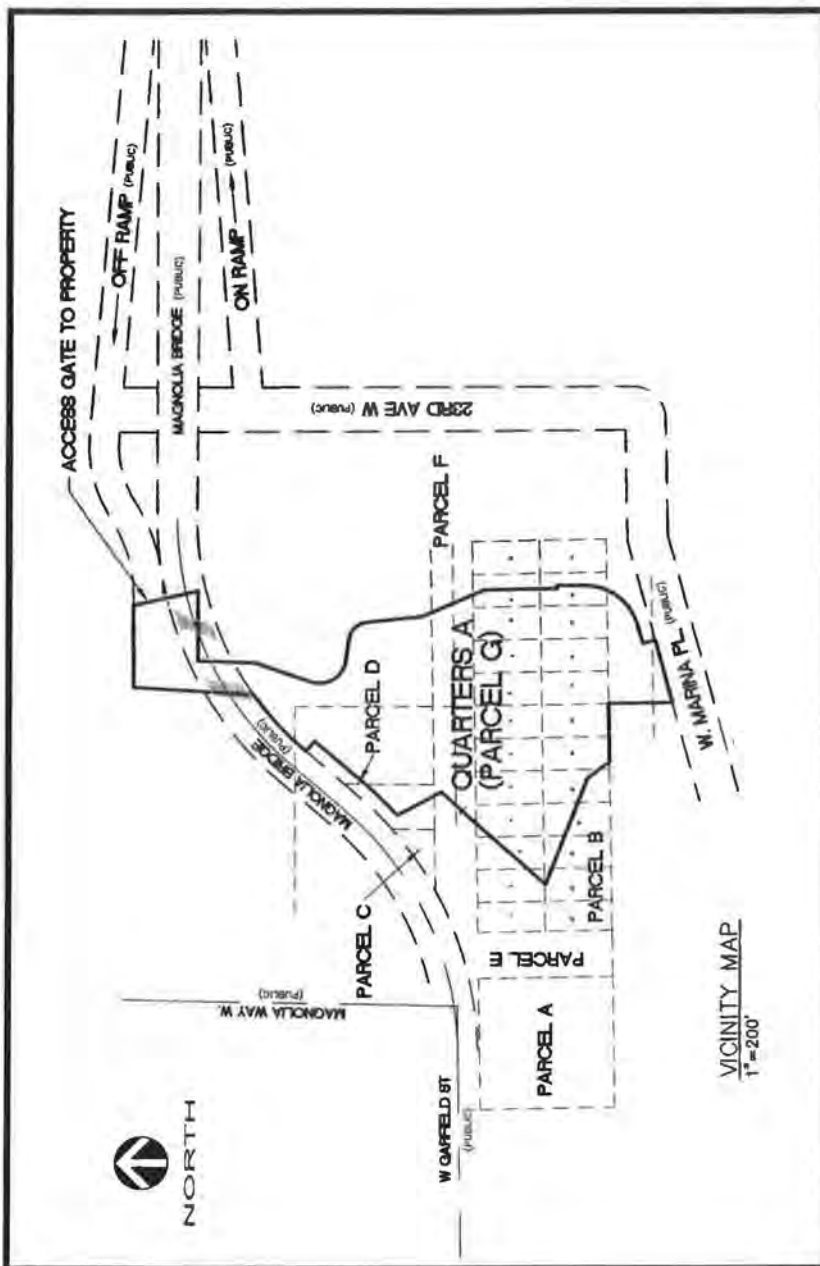
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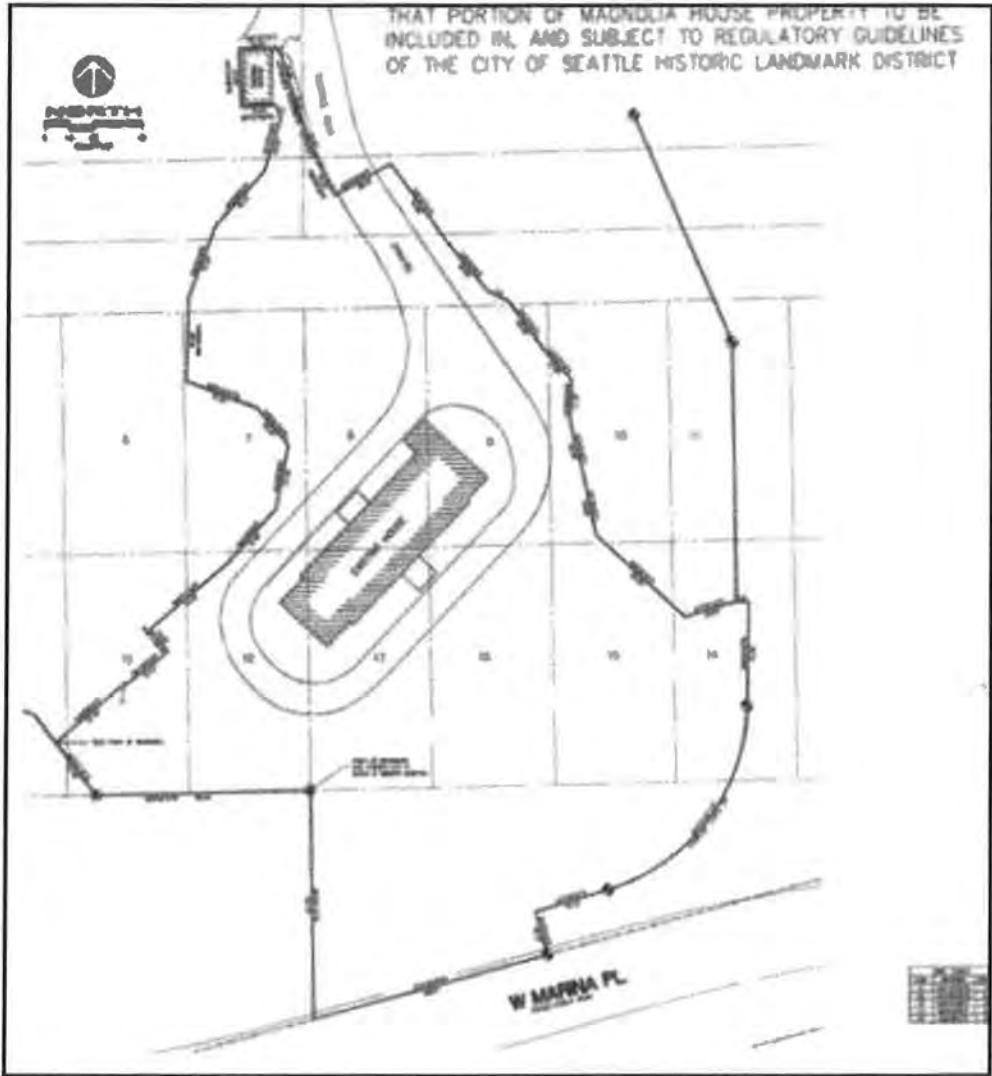
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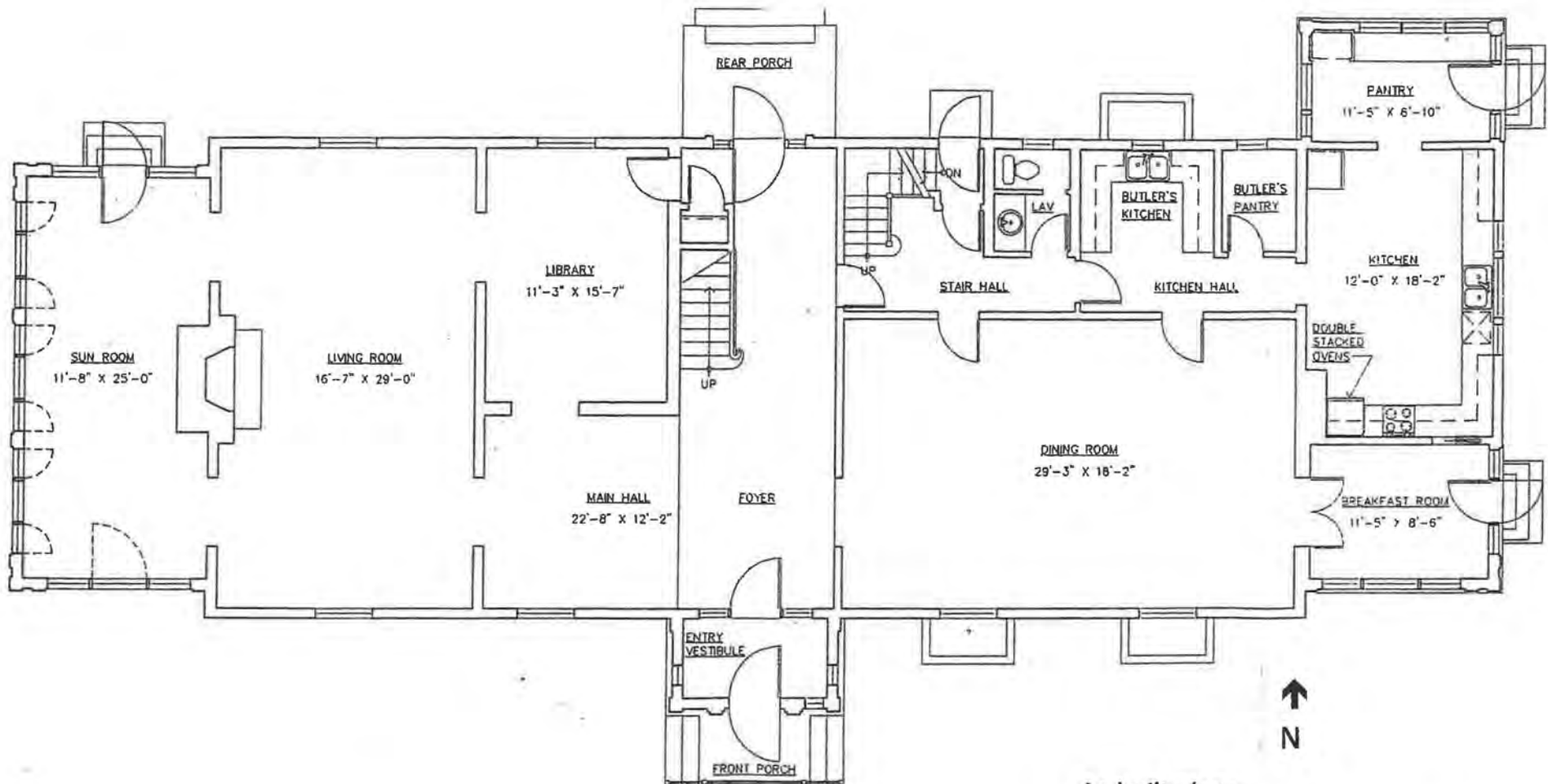
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Page 2 of 2



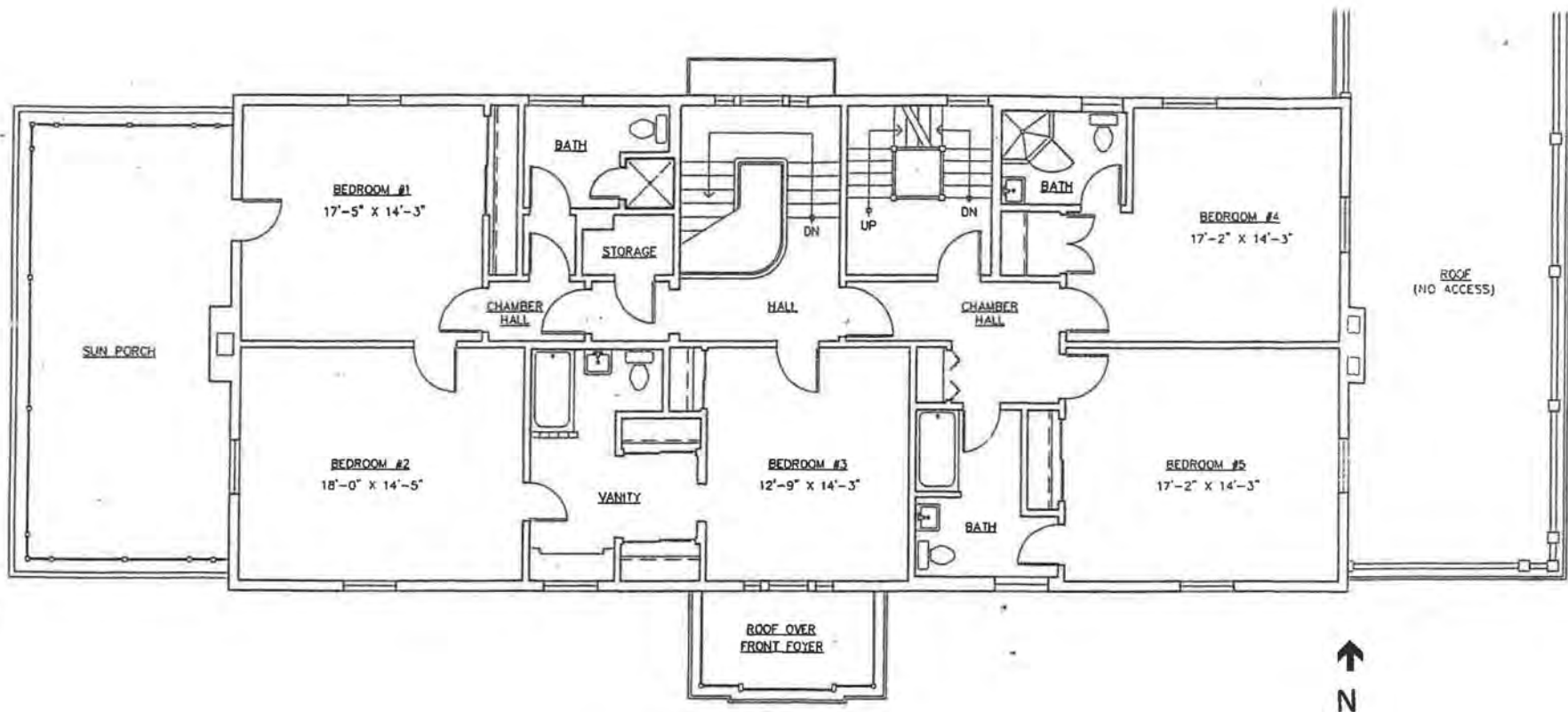


This survey of the boundary shows the location of the house and the driveway on the property.



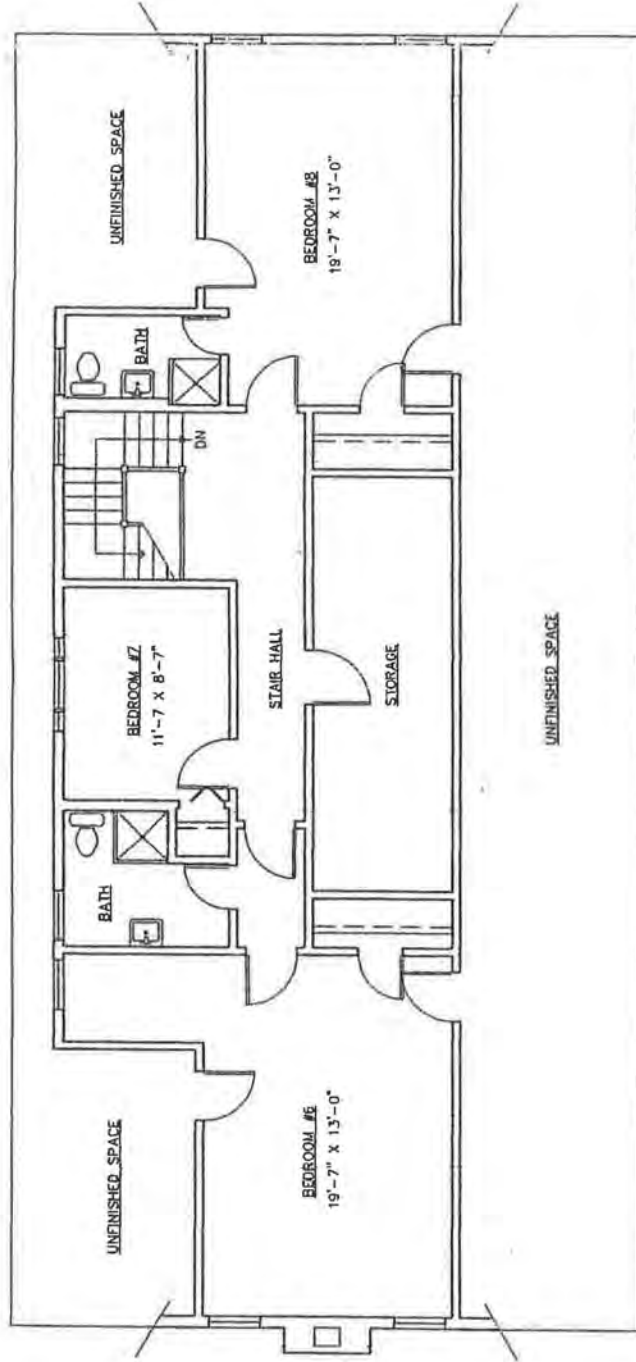
FIRST FLOOR

As-built plans
Admiral's House, 13th Naval District
Seattle, King County WA



SECOND FLOOR

As-built plans
 Admiral's House, 13th Naval District
 Seattle, King County WA



As-built plans
 Admiral's House, 13th Naval District
 Seattle, King County WA

THIRD FLOOR



Piers 90-91 and the Naval Supply Depot as they appeared when fully built-out, at the end of World War II. The Admiral's House is on the hillside terrace at center left. (UW Special Collections, c. 1947)



Photos B-2, 3: Main facade, with original flagstaff and west elevation, showing garden (US Navy, dates unknown)





Photos B-4,5: Damage to the northwest corner and sunroom from 1964 landslide and restored area with new hedge (US Navy)





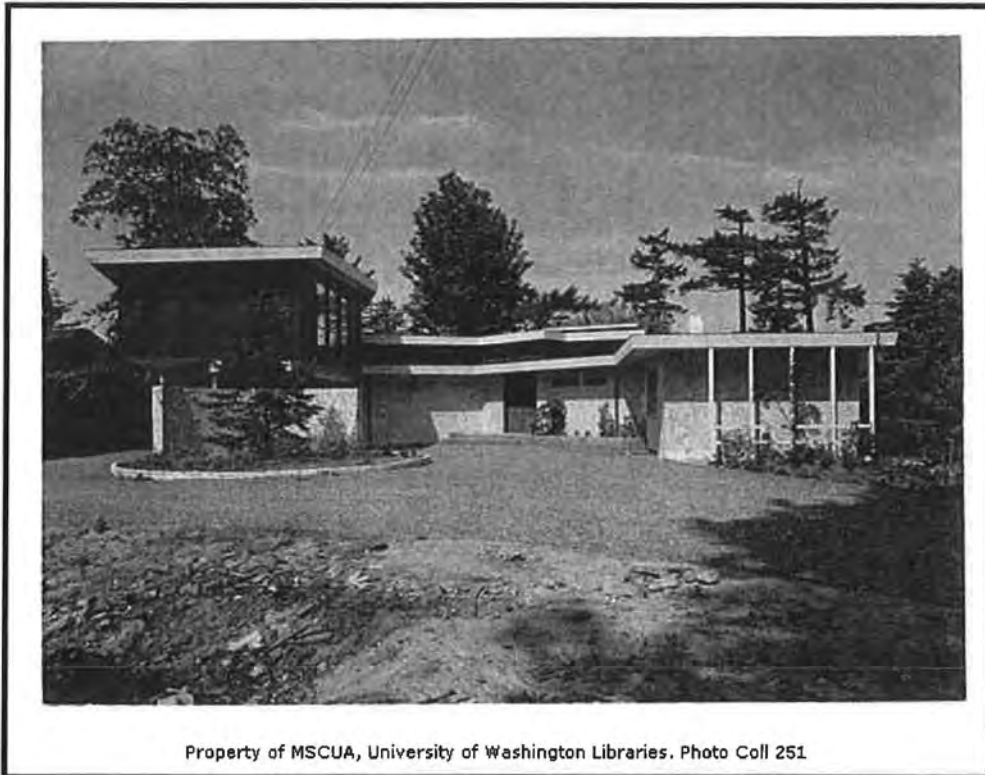
Photo B-6: The west elevation and garden, probably during landscape restoration following 1964 slide. (US Navy)

Photo B-7: Main facade, showing bare hillside following landslide; below are Navy buildings on the current park property, before W. Marina Place was constructed. (US Navy)





Photo B-8: Recent aerial photo of Terminal 90-91; the Admiral's House is directly above the marina on the left (Port of Seattle, c. 2004)



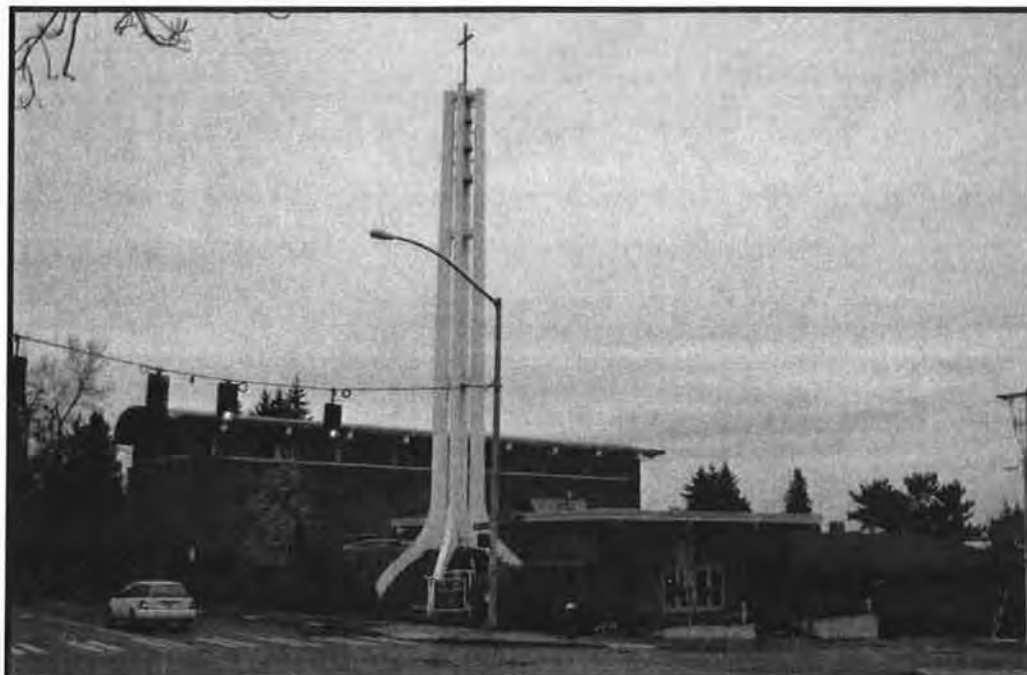
Photos C-34, 35: Architect Roger Gotteland's most recognized work is the Dr. J. H. Lehman house in Broadview. It won an AIA Honor Award in 1952 and was featured in the 1953 book *Practical Houses for Contemporary Living*. Above is an archival photo of the house soon after construction; below is a recent (2009) photograph.





Photo C-36: The small building above (217 9th Avenue N.), designed as an upholstery shop, has a notable Modernistic feature in the angled upper story glass. Gotteland designed this in 1946, shortly after the completion of Admiral's House.

Photo C-37: Most of Gotteland's identified works were Catholic churches or retreat centers. Below is Our Lady of the Lake Church (1961) in Lake City (11/25/09).



Photograph Log

Name of Property: Admiral's House 13th Naval District Seattle
City: Seattle
County: King County
State: WA
Name of Photographer: Mimi Sheridan
Date of Photographs: November 19, 2008
Location of Original Digital Files: 3630 37th Avenue West, Seattle WA 98199

Photo #1
Southwest facade, camera facing northeast

Photo #2
Southeast facade, camera facing northwest

Photo #3
South (primary) facade, camera facing north

Photo #4
Southwest corner, camera facing east

Photo #5
West elevation, camera facing east

Photo #6
Northwest corner, camera facing southeast

Photo #7
North (rear) elevation, camera facing southwest

Photo #8
North (rear) entry, camera facing south

Photo #9
East elevation, camera facing west

Photo #10
Garage, camera facing southwest

Photo #11
Center stair hall/foyer, camera facing north

Photo #12
Living room, camera facing northwest

Photo #13
West sunroom, camera facing northwest

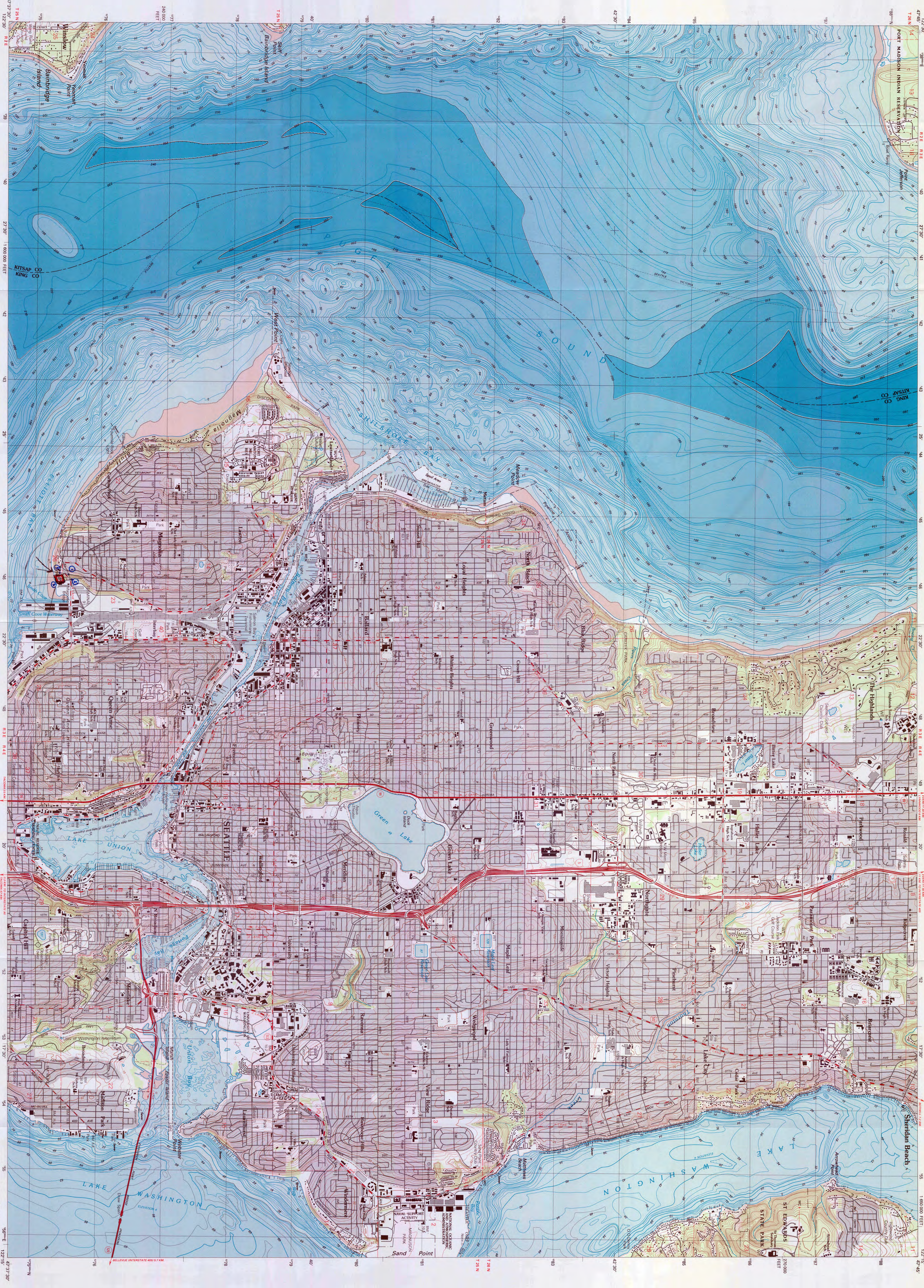
Photo #14
Dining room, camera facing east

Photo #15
Library, camera facing north

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HISTORIC PRESERVATION



Scale 1:25,000. Includes distance scales in miles and kilometers, and coordinate information.

ADMINISTRATIVE HOLES
2046 10 52-75-51.1
1) 545-979 E 52-75-53.4
2) 546-032 E 52-75-53.4
3) 546-057 E 52-75-53.5
4) 545-989 E 52-75-53.2

HYDROGRAPHIC SURVEY INCORPORATION table with columns for Number, Date, and other survey details.



1:25 000-scale metric topographic-bathymetric map of Seattle North WASHINGTON



7.5 X 15 MINUTE QUADRANGLE
Contours and elevations in meters
Highways, roads and other manmade structures
Water features
Woodland areas
Geographic names
Bathymetric contours in meters



Produced by the United States Geological Survey and the National Ocean Survey. Includes a detailed legend for map symbols and a declination table.

DECLINATION TABLE showing magnetic declination values for various years and locations.

Topographic Map Symbols

- List of topographic map symbols including Primary highways, Secondary highways, Light-duty roads, and various terrain and water features.

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Admiral's House, 13th Naval District

MULTIPLE NAME:

STATE & COUNTY: WASHINGTON, King

DATE RECEIVED: 12/28/12 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 2/13/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000016

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

The Admiral's House, 13th Naval District (Quarters A) is locally significant under National Register Criteria A and C in the areas of Architecture and Military History. Home to the senior naval officer in the Pacific Northwest, the construction of the 1944 residence coincided with the expanding role of the Navy in the Seattle/Puget Sound region during World War II. The building is a fine local example of military construction in the Colonial Revival style. Reflecting the constraints of wartime construction the design was modest in detailing, yet refined in interior appointments, indicative of its role as both primary residence and important entertainment/hospitality venue.

RECOM./CRITERIA Accept CRITERIA A+C
REVIEWER Paul B. Lusignan DISCIPLINE HISTORIAN
TELEPHONE _____ DATE 2/13/2013

DOCUMENTATION see attached comments Y/N see attached SLR YN

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



STATE OF WASHINGTON
Department of Archaeology and Historic Preservation
1063 S. Capitol Way, Suite 106 - Olympia, Washington 98501
(Mailing Address) PO Box 48343 - Olympia, Washington 98504-8343
(360) 586-3065 Fax Number (360) 586-3067

Dec 24, 2012

Paul Lusignan
Keeper of the National Register
National Register of Historic Places
1201 "I" Street NW, 8th Floor
Washington, D.C. 20005

RE: Washington State NR Nomination

Dear Paul:

Please find enclosed new National Register Nomination forms for the:

- **Colman Automotive Building – King County, WA**
- **Deception Pass State Park – Island/Skagit County, WA**
- **Admiral's House – 13th Naval Dist – King County, WA**

Should you have any questions regarding these nominations please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on these properties.

Sincerely,

Michael Houser

State Architectural Historian, DAHP
360-586-3076
E-Mail: michael.houser@dahp.wa.gov

⑫ 1/83
CM-3636-

This instrument filed for record by
First American Title Insurance Company
As an accommodation only, it has not
been examined as to its execution or
as to its effect upon the title

After recording return to:

NAVFAC NW
Asset Management
Public Private Ventures AMS
1101 Tautog Circle, T-76
Silverdale, WA 98315



20121005001714

FIRST AMERICAN QCD 83.00
PAGE-001 OF 012
10/05/2012 16:09
KING COUNTY, WA

E2568059

10/05/2012 16:08
KING COUNTY, WA
TAX \$10.00
SALE \$0.00

PAGE-001 OF 001

This space reserved for recorder's use

**QUITCLAIM DEED FOR THE CONVEYANCE OF (N4425512RP00039)
THE PARCEL OF LAND ASSOCIATED WITH QUARTERS A / MAGNOLIA PIER 91
HOUSING**

Grantor:	UNITED STATES OF AMERICA
Grantee:	PACIFIC NORTHWEST COMMUNITIES, LLC, a Delaware limited liability company
Abbreviated Legal Description:	POR. SW ¼ OF SEC. 23, NW ¼ OF SEC. 26, TWP 25 N., RNG. 3 E., W.M. Complete legal description on <u>Exhibit A</u>
Assessor's Tax Parcel No.:	<u>2325039106</u>
Reference No. (If applicable):	<u>N/A</u>

THIS QUITCLAIM DEED, is made this 15th day of September, 2012, by the **UNITED STATES OF AMERICA**, acting by and through the Department of the Navy, hereinafter called the **GRANTOR**, in favor of **PACIFIC NORTHWEST COMMUNITIES**, a Delaware limited liability company, ("PNC"), hereinafter called the **GRANTEE**, whose address is 19578 10th Avenue NE, Poulsbo, WA 98370.

RECITALS

WHEREAS, GRANTOR under the authority contained in 10 U.S.C. § 2878 has determined that the conveyance of the Property, as defined below, on the terms set forth herein, will be in the public interest and has otherwise satisfied and complied with all reporting requirements, notification periods, the applicable award and letting procedure and other statutory limitations prescribed in the solicitation documents and the authorizing legislation, and all required findings and determinations have been made and other conditions satisfied; and

WHEREAS, GRANTOR has previously conveyed to GRANTEE the existing residence and all appurtenant facilities and related improvements on the Property (the "Improvements") through the Real Estate Ground Lease and Conveyance of Facilities dated 1 February 2005, a memorandum of which was recorded under King County Recording No. 20050202000363 (hereinafter the "Conveyance"), and has informed GRANTEE of the presence of lead based paint and asbestos containing materials in the Improvements through the Conveyance; and

WHEREAS, abatement or other actions concerning any friable, damaged, or accessible asbestos, and abatement or other actions concerning any lead based paint hazards present in the Improvements previously conveyed by the Conveyance are governed by the terms and conditions of that Conveyance; and

WHEREAS, GRANTOR now desires to quitclaim to GRANTEE that certain parcel of land commonly known as Quarters A / Magnolia Pier 91 in King County, under the custody and control of the Department of the Navy situated in Seattle, Washington, all as more particularly described on Exhibit "A" attached hereto, together with any and all remaining interest of Grantor in and to those residential housing and appurtenant facilities and related improvements located thereon, excepting those Improvements previously conveyed by the Conveyance, and all and singular rights, tenements, hereditaments, easements and appurtenances belonging, or in any way appertaining thereto, including fixtures, structures, and facilities, alleys, roads, streets, ways, strips, and any equipment, utilities and utilities infrastructure, alterations, additions, infrastructure, all tangible and intangible personal property located thereon or used in connection with the ownership and operation thereof, and attached fixtures located in, on and under the real property, and any means of ingress and egress appurtenant thereto (collectively, the "Property"); and

WHEREAS, GRANTOR has found and determined that the Property is suitable for conveyance pursuant to the Magnolia Quarters A Environmental Condition of Property, dated September, 2009 as updated by the March, 2012 Environmental Condition of Property (ECP) Checklist (the "ECP"), which is incorporated herein by reference and which GRANTEE hereby acknowledges receiving; and

WHEREAS, GRANTEE has submitted an application for an Historic Landmark designation to the City of Seattle and has provided a copy to GRANTOR, and the City of Seattle has granted the Historic Landmark designation; and

WHEREAS, GRANTEE is required by a Programmatic Agreement dated October 26, 2004, as amended (the "Programmatic Agreement") with the Washington State Historic Preservation Officer and Advisory Council on Historic Preservation to submit a National Register nomination of the Property and the previously conveyed Improvements; and

WHEREAS, GRANTEE has submitted a National Register nomination package for the Property and the previously conveyed Improvements to the State Historic Preservation Officer in accordance with the Programmatic Agreement and has provided a copy to GRANTOR.

CONVEYANCE

NOW THEREFORE, GRANTOR, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey, transfer, remise, release and forever quitclaim without warranty to the GRANTEE, its successors and assigns, all of GRANTOR'S right, title and interest in and to the Property:

SUBJECT TO THE FOLLOWING NOTICES, COVENANTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, which unless expressly limited or conditioned, shall be binding upon and enforceable against the GRANTEE, its successors and assigns, in perpetuity:

A. COVENANTS, RESTRICTIONS AND EASEMENTS. GRANTEE agrees to accept conveyance of the Property subject to all existing covenants, conditions, restrictions, easements, rights-of-way, reservations, rights, agreements, and encumbrances of record.

B. PROPERTY CONVEYED "AS IS" "WHERE IS." Except as otherwise provided herein, or as otherwise provided by law, the GRANTEE acknowledges that it has inspected, is aware of, and accepts the condition and state of repair of the Property, and that the Property is conveyed "as is" and "where is" without any representation, promise, agreement, or warranty on the part of the GRANTOR regarding such condition and state of repair, or regarding the making of any alterations, improvements, repairs or additions. The GRANTEE further acknowledges that the GRANTOR shall not be liable for any latent or patent defects in the Property, except to the extent required by applicable law.

C. FLOODPLAIN. To the extent that any portion of the Property lies within a floodplain as defined in Section 6(c) of Executive Order No. 11988, dated May 24, 1977, the use of that portion of the Property may be subject to the National Flood Insurance Program.

D. PROPERTY COVERED BY COVENANT AND ACCESS RIGHTS MADE PURSUANT TO SECTION 120(h)(4)(D) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT OF 1980 (CERCLA) (42 U.S.C. § 9620(h)(4)(D)). For the Property, the GRANTOR provides the following covenants and retains the following access rights:

1. Covenant Pursuant to Section 120(h)(4)(D)(i) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(4)(D)(i)): Pursuant to section 120(h)(4)(D)(i), the United States warrants that

any response action or corrective action found to be necessary after the date of this deed for contamination existing on the property prior to the date of the deed shall be conducted by the United States.

2. Access Rights Pursuant to Section 120(h)(4)(D)(ii) of CERCLA (42 U.S.C. § 9620(h)(4)(D)(ii)):

a. The GRANTOR retains and reserves a perpetual and assignable easement and right of access on, over, and through the Property, to enter upon the Property in any case in which an environmental response or corrective action is found to be necessary on the part of the GRANTOR without regard to whether such environmental response or corrective action is on the Property or on adjoining or nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, test-pitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the GRANTOR to meet its responsibilities under applicable laws and as provided for in this instrument. Such easement and right of access shall be binding on the GRANTEE and its successors and assigns and shall run with the land.

b. In exercising such easement and right of access, the GRANTOR shall provide the GRANTEE or its successor(s) or assigns, as the case may be, with reasonable notice of its intent to enter upon the Property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The GRANTOR shall use reasonable means to avoid and to minimize interference with the GRANTEE's and the GRANTEE's successors' and assigns' quiet enjoyment of the Property. At the completion of work, the work site shall be reasonably restored. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Property at a reasonable charge to the GRANTOR. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the GRANTEE, nor its successors or assigns, for the exercise of the easement and right of access hereby retained and reserved by the GRANTOR.

c. In exercising such easement and right of access, neither the GRANTEE nor its successors or assigns, as the case may be, shall have any claim at law or equity against the GRANTOR or any officer or employee of the GRANTOR based on actions taken by the GRANTOR or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this clause: Provided, however, that nothing in this paragraph shall be considered as a waiver by the GRANTEE and its successors and assigns of any remedy available to them under the Federal Tort Claims Act.

E. OTHER ENVIRONMENTAL DUE DILIGENCE. The GRANTEE acknowledges receipt of the ECP.

F. ASBESTOS CONTAINING MATERIALS DISCLOSURE AND ACKNOWLEDGMENT: The GRANTEE, its successors, and assigns, covenant and agree that they will comply with all federal, state and local laws relating to Asbestos Containing Materials ("ACM") in their use of the Property (including demolition and disposal of underground utilities, if any, [e.g., abandoned steam or fuel pipelines] that may contain ACM wrapping). GRANTOR assumes no new or further liability as a result of this conveyance than it would otherwise have for losses, judgments, claims, demands or expenses, or damages of whatever nature or kind from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with ACM from the Property. Due to the potential presence of undiscovered ACM associated with underground utilities, any subsurface work performed by the GRANTEE must be conducted in accordance with applicable regulations and conducted by trained, properly-equipped personnel. The Property is transferred "As-Is" and asbestos hazards in or on said Property are the responsibility of the GRANTEE.

G. LEAD BASED PAINT HAZARD DISCLOSURE AND ACKNOWLEDGMENT: The GRANTEE, its successors, and assigns agree that they will comply with all federal, state, and local laws relating to Lead Based Paint ("LBP") in their use of the Property (including demolition and disposal of existing improvements). GRANTOR assumes no new or further liability as a result of this conveyance than it would otherwise have for losses, judgments, claims, demands, expenses, or damages of whatever nature or kind from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with LBP from the Property. The Property is transferred "As-Is" and LBP hazards in or on said Property are the responsibility of the GRANTEE.

H. GRANTEE INDEMNITY FOR SUBSEQUENT RELEASES. The GRANTEE releases and holds harmless the GRANTOR from any response action or corrective action necessary for any release or threatened release of hazardous substances which first occurred in or on the Property following the date of transfer and during the GRANTEE's period of ownership that is determined to be the result of the GRANTEE's actions or of the actions of a third party, which actions are not related to United States Department of Defense activities. The GRANTEE indemnifies the GRANTOR for damages and response actions resulting from the GRANTEE's actions or the actions of a third party during GRANTEE's period of ownership. The GRANTEE specifically covenants and agrees that, simultaneously with any subsequent transfer of any or all of the Property by the GRANTEE, the GRANTEE shall notify such transferee or transferees that the provisions of this Section H. shall apply to such transferee or transferees and their respective successors and assigns for so long as they shall own any or all of the Property.

I. VIEW PROTECTION. GRANTEE covenants that it will negotiate a view corridor easement or covenant overlooking landscaping and vegetation located on a portion of the Property from the Ursula Judkins viewpoint lying north of the Property with Seattle Parks and Recreation or, if negotiations are unsuccessful, take other appropriate action to create a view corridor consistent with the City of Seattle's ordinances governing tree trimming, limbing and removal.

J. HOLD HARMLESS FOR SURFACE WATER MANAGEMENT FEES. GRANTOR and GRANTEE hereby agree and acknowledge that GRANTEE shall be responsible and hold harmless GRANTOR and its successors and assigns from any and all King County, Washington surface water fees, charges, taxes, liens or other assessments to the extent due and payable in connection with the Property from February 1, 2005, through the date of execution of this deed, including any and all interest, penalties and other costs associated therewith ("Surface Water Charges"). As the new landowner, GRANTEE, and its successors and assigns in ownership of the Property will be independently and fully liable for all Surface Water fees, charges, and penalties accruing on or after the date of transfer of title. GRANTEE shall hold harmless and protect GRANTOR and its successors and assigns from the Surface Water Charges and all liabilities, losses, damages, expenses and costs, including but not limited to attorneys' fees and expenses of litigation, which may be sustained by GRANTOR or its successor and assigns in connection with the Surface Water Charges.

K. NON-DISCRIMINATION. GRANTEE covenants not to discriminate upon the basis of race, color, religion, disability, sex, age or national origin in the use, occupancy, sale, or lease of the Property, or in its employment practices conducted thereon. The UNITED STATES OF AMERICA shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the Property hereby conveyed and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

L. NOTICES, COVENANTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS set forth in this Quitclaim Deed, unless subsequently released or expressly limited or conditioned, are a binding servitude on the Property, shall inure to the benefit of and be binding upon the GRANTOR and GRANTEE, their successors and assigns, and will be deemed to run with the Property in perpetuity.

M. ANTI-DEFICIENCY ACT. Nothing in this Quitclaim Deed shall be interpreted to require obligations of any payment by GRANTOR that is in violation of the Anti-Deficiency Act, 31 U.S.C. § 1341.

N. HEADINGS. The headings, titles and captions in this Quitclaim Deed have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Quitclaim Deed.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name and on its behalf by its duly authorized officer and its seal affixed the day and year first above written.

UNITED STATES OF AMERICA

By Jana L. Hubner (SEAL)
Jana L. Hubner
NAVFAC Atlantic PPV Director

STATE OF VA)
) to-wit:
CITY/COUNTY OF NORFOLK

I, DIANE D. SMITH, a Notary Public for the State of VIRGINIA, do hereby certify that Jana L. Hubner, as the NAVFAC Atlantic PPV Director for the United States of America, personally known to me to be the person whose name is ascribed to the attached Quitclaim Deed, appeared before me on this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the United States of America for the uses and purposes set forth therein.

Given under my hand this 21st day of SEPTEMBER, 2012.

Diane D. Smith
NOTARY PUBLIC

My Commission expires October 31, 2013



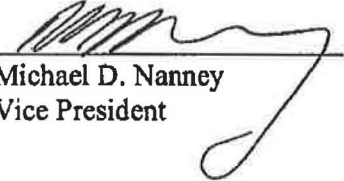
ACCEPTANCE:

The GRANTEE hereby accepts this Quitclaim Deed and agrees to be bound by all the agreements, covenants, conditions, restrictions and reservations contained herein.

PACIFIC NORTHWEST COMMUNITIES, LLC
A Delaware limited liability company

By: NORTHWEST MILITARY COMMUNITIES,
LLC, A Delaware limited liability company,
Its Managing Member

By: FC Northwest, Inc., its sole member

By: 
Michael D. Nanney
Vice President

STATE OF WA)
CITY/COUNTY OF King) to-wit:

I certify that I know or have satisfactory evidence that Michael D. Nanney is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledge it as Vice President of FC Northwest, Inc., the sole member of Northwest Military Communities, LLC, the managing member of Pacific Northwest Communities, LLC, a Delaware limited liability company, to be the free and voluntary act of such companies for the uses and purposes mentioned in the instrument.

Witness my hand and official seal, this 25 day of Sept, 2012.


NOTARY PUBLIC

My Commission expires May 19 2014

(SEAL)

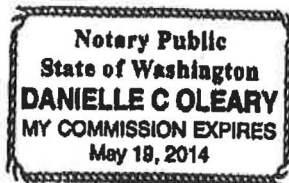


Exhibit A – Legal Description

That certain real property legally described on following Exhibit pages 1 and 2, less and excepting those certain residential housing and appurtenant facilities and related improvements conveyed through the Real Estate Ground Lease and Conveyance of Facilities dated 1 February 2005, a memorandum of which was recorded under King County Recording No. 20050202000363:

QUARTERS A / MAGNOLIA / PIER 91 PARCEL, SEATTLE, WA

KING COUNTY TAX PARCEL NO. 2325039106

LEGAL DESCRIPTION

Parcel "G" of that certain real property described and shown on the Record of Survey recorded under King County Auditor" File No. 20040220900002, records of King County, Washington. Said parcel is situated in the Southwest 1/4 of Section 23 and the Northwest 1/4 of Section 26, all in Township 25 North, Range 3 East, W.M., and is more particularly described as follows:

BEGINNING at the southwest corner of Lot 17, Block 9, Minor's Addition to the City of Seattle, also known as the True Point of Beginning of Quit Claim Deed recorded under King County Auditor" File No. 7606300880, and the TRUE POINT OF BEGINNING of this description, said point being a 1" Brass Disk in concrete;
Thence South 89°08'13" West along the north margin of West Oakes Street as platted in said Minor's Addition a distance of 88.36 feet to a 1" Brass Disk in concrete;
Thence North 37°01'35" West a distance of 42.26 feet to a fence corner;
Thence North 68°59'49" West a distance of 173.81 feet a fence corner;
Thence North 42°22'17" East a distance of 210.78 feet to a Concrete Monument with Tack & Lead;
Thence North 28°13'08" West a distance of 74.51 feet to a Concrete Monument with Tack & Lead;
Thence east and north along a curve to the left, the radius point bearing North 41°58'19" West, with a radius of 550.00 feet, a central angle of 07°03'22", an arc distance of 67.73 feet to a 1" Brass Disk in concrete;
Thence North 40°58'18" East a distance of 100.00 feet to a Concrete Monument with Tack & Lead;
Thence North 49°01'42" West a distance of 20.00 feet to the south margin of West Garfield Street as established by the City of Seattle Condemnation Ordinance 53518, and a point of curvature, said point being a Rebar and Aluminum Cap;
Thence east and north along a curve to the right, the radius point bearing South 49°01'42" East, with a radius of 470.00 feet, a central angle of 14°07'59", an arc distance of 115.93 feet to a Rebar and Aluminum Cap;
Thence North 03°31'36" East a distance of 179.84 feet to the Northwest corner of the property exception to said Quit Claim Deed (AFN#7606300880), said point being a Rebar and Aluminum Cap;
Thence North 89°46'23" East a distance of 124.51 feet to a Concrete Monument with Tack & Lead;
Thence South 12°54'49" East a distance of 99.23 feet to a Rebar and Aluminum Cap;
Thence South 89°46'23" West a distance of 106.30 feet to a Concrete Monument with Tack & Lead;

Thence South 02°15'17" West a distance of 85.82 feet to a Concrete Monument with Tack & Lead;

Thence South 19°15'04" West a distance of 85.61 feet to a point of curvature, and a Concrete Monument with Tack & Lead;

Thence south and east along a curve to the left, the radius point bearing South 70°44'56" East, with a radius of 40.00 feet, a central angle of 101°14'18", an arc distance of 70.68 feet to a Concrete Monument with Tack & Lead;

Thence South 81°59'14" East a distance of 32.46 feet to a Concrete Monument with Tack & Lead;

Thence east and south along a curve to the right, the radius point bearing South 08°00'46" West, with a radius of 30.00 feet, a central angle of 75°52'39", an arc distance of 39.73 feet to a Concrete Monument with Tack & Lead;

Thence South 06°06'38" East a distance of 83.97 feet to a Concrete Monument with Tack & Lead;

Thence South 23°01'25" East a distance of 102.53 feet to a Concrete Monument with Tack & Lead;

Thence South 00°46'37" East a distance of 107.79 feet to a Rebar and Aluminum Cap;

Thence South 88°18'21" East a distance of 4.98 feet to a Rebar and Aluminum Cap;

Thence South 00°51'42" West a distance of 43.38 feet to a point of curvature, said point being a Concrete Monument with Tack & Lead;

Thence south and west along a curve to the right, the radius point bearing North 89°08'18" West, with a radius of 80.00 feet, a central angle of 72°42'19", an arc distance of 101.52 feet to a Concrete Monument with Tack & Lead;

Thence South 73°34'01" West a distance of 31.32 feet to a Rebar and Aluminum Cap;

Thence South 15°10'12" East a distance of 18.72 feet to the north margin of Marina Place as set forth in Auditor's File #116480, said point being a Concrete Monument with Tack & Lead;

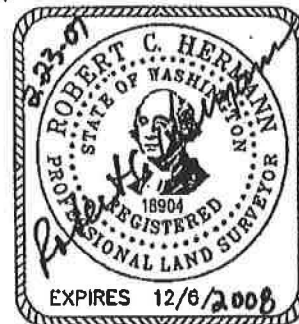
Thence South 74°49'48" West a distance of 98.84 feet to a Rebar and Aluminum Cap;

Thence North 00°51'47" West a distance of 94.75 feet to the TRUE POINT OF BEGINNING.

Said parcel containing 3.89 acres, more or less.

Situated in the City of Seattle, County of King, State of Washington.

DAVID EVANS & ASSOCIATES, INC.
 1620 W. MARINE VIEW DRIVE, SUITE 200
 EVERETT, WA 98201
 TEL: (425) 259-4099 - FAX: (425) 259-3230 .



QUARTERS A/MAGNOLIA/PIER 91 PARCEL

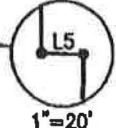


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N37°01'35"W	42.26'
L2	N28°13'08"W	74.51'
L3	N49°01'42"W	20.00'
L4	N81°59'14"W	32.46'
L5	N88°18'21"W	4.98'
L6	N00°51'42"E	43.38'
L7	N73°34'01"E	31.32'
L8	N15°10'12"W	18.72'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°03'22"	550.00'	67.73'
C2	14°07'59"	470.00'	115.93'
C3	101°14'18"	40.00'	70.68'
C4	75°52'39"	30.00'	39.73'
C5	72°42'19"	80.00'	101.52'

LEGEND

- ⊙ EX. 1" BRASS DISK IN CONCRETE WITH PUNCH
- ⊙ EX. CONC. MON. W/ LEAD & TACK
- EX. REBAR & ALUMINIUM CAP STAMPED "SEATTLE PARKS LS 33137"



BASIS OF BEARINGS:
THE BEARING S89°08'13"W AS SHOWN AS THE SOUTH LINE OF BLOCK 9, MINOR'S ADDITION TO THE CITY OF SEATTLE BETWEEN MONUMENT "A" AND MONUMENT "B" IS THE BASIS OF BEARINGS FOR THIS MAP.

NOTE:
THIS MAP AND ALL INFORMATION SHOWN HEREON WAS BASED ON RECORD OF SURVEY RECORDED UNDER KING COUNTY RECORDING NO. 2004022090002.



*PER U.S. NAVY QUARTERS A SITE PLAN CODE ID NO. 68967 NAV/FAC DRAWING NO. 8043905, SHEET 1 OF 1



DAVID EVANS AND ASSOCIATES INC.
1620 W. Marine View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099



Lusignan, Paul <paul_lusignan@nps.gov>

FW: Magnolia Quarters A Quitclaim Deed - NR nom for Admiral Quarters

3 messages

Houser, Michael (DAHP) <Michael.Houser@dahp.wa.gov>

Wed, Jan 30, 2013 at 4:59 PM

To: "paul_lusignan@nps.gov" <paul_lusignan@nps.gov>

Paul:

Please find attached a deed of property transfer regarding the Admiral's Quarters for the 13th Naval District in Seattle. The nomination had checked "Private" and "Federal" as the owner, however, I forgot to adjust this to just "private" before sending off to you for listing.

Michael Houser
State Architectural Historian
Department of Archaeology & Historic Preservation
1063 S. Capitol Way, Suite 106
Olympia, WA 98501

(360) 586-3076
michael.houser@dahp.wa.gov

—Original Message—

From: Griffith, Greg (DAHP)
Sent: Tuesday, January 29, 2013 11:52 AM
To: Houser, Michael (DAHP)
Cc: Brooks, Allyson (DAHP)
Subject: FW: Magnolia Quarters A Quitclaim Deed

Michael, attached please find a pdf of the quit claim deed that transferred Quarters A from the Navy to Forest City (Pacific NW Communities) in September, to demonstrate that the property is no longer owned the Navy. I'll paste a copy in browser window in the Admin database project file.

—Original Message—

From: Slavick, Jennifer L CIV NAVFAC NW, PRE4 [mailto:jennifer.slavick@navy.mil]
Sent: Tuesday, January 29, 2013 11:33 AM
To: Griffith, Greg (DAHP)
Subject: Magnolia Quarters A Quitclaim Deed

Hello Greg,

Attached is the Magnolia Quarters A quitclaim deed for your records. Please let me know if you have any questions or need anything else for the National Register nomination of this property.

Thanks,
Jennifer

Naval Station Everett
Public Works Dept Environmental

Building 2000 Room 225
2000 West Marine View Drive
Everett, WA 98207
Office: (425) 304-3464
Fax: (425) 304-3469

 **10.34.1.175_EXCHANGE_10152012-150119.pdf**
767K

Lusignan, Paul <paul_lusignan@nps.gov>
To: "Houser, Michael (DAHP)" <Michael.Houser@dahp.wa.gov>

Mon, Feb 4, 2013 at 3:25 PM

Michael,

Thanks for sending the ownership clarification. Attached is my recommendation for handling the clarification along with a couple of other minor fixes. Am I correct in stating that the determination of eligibility was not made by us, but was a consensus one made at your end? (Only Keeper rendered determinations should be checked under references.) February 13 is the projected listing date based on our 45-day review window.

[Quoted text hidden]

Paul R. Lusignan
Historian
National Register of Historic Places
National Park Service
202-354-2229, fax 202-371-2229

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Houser, Michael (DAHP) <Michael.Houser@dahp.wa.gov>
To: "Lusignan, Paul" <paul_lusignan@nps.gov>

Tue, Feb 5, 2013 at 7:34 PM

Paul:

Those are all correct assumptions. So sorry for the mess up. Thanks for your review and diligence.

Michael Houser

State Architectural Historian

Department of Archaeology & Historic Preservation

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Olympia, WA 98501

(360) 586-3076

michael.houser@dahp.wa.gov

From: Lusignan, Paul [mailto:paul_lusignan@nps.gov]

Sent: Monday, February 04, 2013 12:26 PM

To: Houser, Michael (DAHP)

Subject: Re: FW: Magnolia Quarters A Quitclaim Deed - NR nom for Admiral Quarters

[Quoted text hidden]