

Building 18 Tour  
9/12/18  
1:00 p.m.

Q: Was a boiler installed/used in Building 18?

A: No, a boiler was not installed as the building was served from a central steam plant located to the north.

Q: Is there a utilidor (utility corridor) on site?

A: No, a large utilidor is not located on-site. It is possible that a smaller utility concrete "cradle" was used for steam pipes. When the adjacent tennis center was under construction, archive drawings showed that cradles are included in the original design. However, during site excavation it was discovered that concrete was poured in-place on the steam pipes. Other utilities are either buried or within conduits within public right-of-way.

Q: Can the east shed be demolished?

A: An application may be submitted to the Seattle Landmark Preservation Board for review. This will be dependent upon a proposed design for the remaining building and site. Because the building and site is also located within a National Register of Historic Places district, review will also be required through the Washington state Department of Archaeology and Historic Preservation.

Q: What utilities are available?

A: Due to the original construction date (late 1930s) and many years of vacant status, it may be assumed that all building utility systems will need to be replaced. Utilities are available within the district, gas, water, electric power, telecom.

Q: Could a deck be constructed on the second floor roof, east from the hose drying tower?

A: Conceptually it may be possible. However, it is unknown if the existing roof membrane can support a deck structure. Also, historic preservation review will be needed relative to new building elements.

Q: How was the second floor used during Navy use?

A: The second floor was constructed in the early to mid-1950s as firefighter living quarters, including a kitchen and showers. At some time prior to city/Parks possession, several rooms were converted to offices.

Q: Is on-site parking included as part of a lease?

A: On-street and off-street parking within the historic district is a shared resource between the property owners (Seattle Parks, University of Washington, Solid Ground, Mercy Housing). Parking is offered on a first-come, first-served basis. Typically leases have only included the building footprint. Or, in the case of the tennis center, landscaping and landscape maintenance within 10-feet of the building is the responsibility of the tennis center.

Q: Are there better site utility drawings?

A: During the 1999-2000 utility upgrade project, site surveys were completed that identified the location of subsurface utilities. There are few Navy as-built drawings and of these they are not considered accurate.

Q: Are there any guidelines or restrictions on site landscaping?

A: Seattle Parks developed a vegetation management plan in the early 2000s. This plan specifies preferred plants by area within Magnuson Park, but does not include specific designs. Sixty-second Avenue on the west side of the site is identified as a view corridor bordered by deodar cedars. Historic preservation guidelines indicate that the line of cedars must be maintained.

Q: Could the south shed be rebuilt?

A: The south shed was demolished in 2014 due to a collapsed roof and wall separation from the main fire station structure. Yes, a proposal could be developed and submitted for review by historic preservation agencies.

Q: Is there a footer for the hose drying tower?

A: SPR will need to review the archive drawing(s) for the tower and then post more detailed information.

Q: Is the street bordering the south side of the fire station public right of way?

A: No, this street is not public right of way. It is more of a private driveway. However, it also functions as a fire lane between the fire station and the tennis center.

Q: When the tennis center constructed?

A: It was constructed 2012-2013 and opened to the public in September 2013.