



SHORELINE LANDMARKS COMMISSION

FINDINGS OF FACT AND DECISION

Naval Hospital Chapel

SUMMARY

The Shoreline Landmarks Commission (Commission) designates the Naval Hospital Chapel, located at 1902 NE 150th Street, Shoreline, Washington, a Shoreline Landmark.

Property Description: A 2.6-acre area including and surrounding the Chapel building within legal parcel 162604-9010 (*see attached map*).

Public Hearing Record: The Commission held a public hearing on the nomination of the Naval Hospital Chapel on November 19, 2020, continuing the hearing on January 28, 2021. Both the hearing and its continuation were held as Zoom Conference virtual meetings. The landmark registration form; a boundary map delineating the boundaries of the nominated property; photographs and site plans; (29) public comment letters as well as statements from the property owners were submitted to commissioners prior to the meeting. A staff recommendation was presented at the hearing. Representatives from DSHS and DNR (property owners) were present and testified in opposition to landmark nomination as proposed. Community members were present at the hearing and continuation and testified in support of the designation. After reviewing the nomination information as well as owner and public testimony, the Shoreline Landmarks Commission designated the Naval Hospital Chapel as a Shoreline landmark.

Following the January designation hearing, DSHS, the building owner, submitted a Request for Reconsideration to the Commission to revise the eastern boundary to include a section south of the contributing lower parking lot and exclude a 60' x 260' section north of the lower parking lot. A public hearing was scheduled for March 25, 2021 to review DSHS petition.

During the March 25th public hearing to consider the boundary revision request, staff offered an overview of prior hearing decisions and outlined the discussion parameters. The applicant then presented their argument in support of the request. Members of the community who had supported the landmark designation submitted letters, which were sent to landmarks commissioners before the meeting, and/or spoke in opposition to the boundary revision requested by DSHS. Two commissioners who had toured the Chapel site verbally reported their observations during the hearing.

After hearing the staff report, the owner/applicant's argument, reports from the site visit and taking public comment, the Commission determined that revising the eastern boundary to exclude the proposed 60' x 260' section would not have a significant negative impact on the integrity and character of the Chapel setting, and voted to approve the reconsideration request 4-2, with one abstention. Because DSHS had not submitted a site map with clear coordinates marking landmark

boundaries in time for the March hearing, a Preliminary Determination was issued with a stipulation that DSHS would submit a map for final commission approval at the April 22, 2021 meeting. A revised Naval Hospital Chapel boundary map was approved on April 22, 2021 by a 4-1 vote, with 3 abstentions.

On May 20, 2021, the Shoreline Preservation Society (SPS) filed an appeal of the April 22, 2021 Landmarks Commission decision with the Shoreline City Council. On July 26, 2021, the Shoreline City Council held a closed record appeal hearing to consider the existing records and arguments of SPS, DSHS/DNR, and the Commission. Of the (9) issues put forward in the appeal, the Shoreline City Council concluded that (1) had merit – finding that the public hearing noticing requirements had not been met. A detailed explanation of the (9) issues put forward by SPS and the final conclusions of the Shoreline City Council can be found within Ordinance No. 940, (B) Conclusions (pgs. 6-10).

Based on the findings and conclusions of its July 26, 2021 closed record hearing, the Shoreline City Council remanded the matter to the Commission to hold a correctly noticed public hearing on DSHS's request for reconsideration. The remanded public hearing on the petition for reconsideration was held by the Commission on September 23, 2021. The formal notice for the public hearing on the petition for reconsideration of the Naval Hospital Chapel boundary determination was sent to all parties of record on September 3, 2021, and updated Zoom access information sent to all parties on September 9, 2021.

During the September 23rd remanded public hearing to again consider the petition for reconsideration, staff offered an overview of prior hearing decisions, including the Shoreline City Council's conclusions, and outlined the discussion parameters for the remanded hearing. The applicant then presented their argument in support of the request. Members the Shoreline Preservation Society and the local community who had supported the landmark designation submitted comment letters, which were sent to landmarks commissioners before the meeting, and/or spoke in opposition to the boundary revision requested by DSHS. Other members of the public spoke in support of the landmark boundary revision.

After reviewing the staff presentation, the owner/applicant's argument, public records from prior hearings and taking public comment, the Commission again determined that revising the eastern boundary to exclude the proposed 60' x 260' northeastern section would not have a significant negative impact on the integrity and character of the Chapel setting and voted to approve DSHS's petition for reconsideration 7-1.

The Commission made the following findings in support of its decision:

FINDINGS

1. The Naval Hospital Chapel was designated as a City of Shoreline Landmark under **Criterion A1** for its association with the development and use of the Seattle Naval Hospital during WWII. The Naval Hospital Chapel was also found significant under **Criterion A3** as a distinctive and well-executed example of Tudor Revival design, which was one of the architectural styles utilized frequently for military buildings between 1900 and 1945.
2. The Puget Sound area has had a number of naval hospital facilities since the first naval hospital was established in 1891 at Puget Sound Naval Shipyard (PSNS) in Bremerton. As the Navy's presence expanded in Western Washington, additional facilities were added, both at the Bremerton shipyard and elsewhere around Puget Sound. When the U.S. entered World War II, it was clear there was a severe shortage of hospital beds for the navy to support the wounded and injured from the Pacific War. The Navy found a location for a new hospital facility on a 165-acre

site in Shoreline and construction began on the Seattle Naval Hospital in March 1942.

3. The Chaplain Corps of the Navy expanded during the World War II era, reflecting the rapid growth of the navy itself. Between 1942 and 1945, 83 Navy chapels were authorized for construction, the Seattle Naval Hospital (SNH) among them. Built in 1944, the SNH Chapel was the first Interdenominational Chapel constructed at a naval hospital.
4. With original conceptual designs by the Austin Company of Cleveland, Ohio, the 13th Naval District Public Works Department (Public Works) completed the design of the chapel, converting schematic design drawings into construction drawings. Public Works designed all of the structural and finish details and elements within the building.
5. Cruciform in plan, the interior layout of the Chapel consists of a central nave flanked by narrow aisles leading to a chancel and altar at the east end, with flanking chaplain office and prayer chapel. A tall, tapered spire rises from the ridge line above the chancel on a short shingle clad steeple. Chapel walls are load bearing brick masonry; wood shakes clad the roof. Windows are leaded, multi-pane, with a round, stained glass window in the east gable. Raised chord scissor trusses span the nave and chancel. Stained wood and painted plaster define the interior wall and millwork finishes, with iron pendant light fixtures throughout the nave and chancel. The Chapel is integrated with its forested setting, which was cultivated as an important element of its design.
6. Shoreline is located in northwestern King County. Steep bluffs along the Puget Sound shore and forested rolling uplands, combined with a lack of soils well suited for farming, delayed development of Shoreline in comparison with the more readily accessible river valleys of King County. Donation land claims were made in Shoreline as early as 1872. However, early Euro-American settlement in Shoreline concentrated primarily in the Richmond Beach area. Richmond Beach was accessible by boat, which enabled easier travel in and out of the community than the often-impassable wagon road which ran between Seattle and Everett.
7. The Seattle and Montana Railroad (financed by the Great Northern) was completed over Stevens Pass to Everett and south to Richmond Beach in 1891. In 1893, the line reached Seattle. Serving a flag stop station at Richmond Beach, the railroad had a significant impact on local development, allowing the more convenient transport of local agricultural produce, providing employment, and bringing new people into the area. In the early 1900s, Shoreline remained thinly settled. Travel in the area was difficult, and the region did not have the soils or transportation links to attract large-scale agriculture or resource-based industries (other than logging) which were spurring growth in other parts of King County. The 1910s and 1920s were times of great change, however. Between the extension of the Interurban Rail line into Shoreline in 1906 and the onset of the Great Depression in 1929, new transportation networks linking Shoreline to Seattle and population pushing north from Seattle spurred development. Middle-and-upper class Seattle residents looked to the north end as a semi-rural retreat from the city, while less affluent residents sought relatively inexpensive land or rental housing in the area.
8. World War II had a significant social impact on Shoreline. Residents left to serve in the armed forces or took jobs in war-related industries. The war brought a halt to suburban expansion, by restrictions on the use of building materials and because of strict rationing of gasoline and tires, which were essential to would-be commuters. Temporary watch towers were built throughout the district, which were staffed by local volunteers who scanned the skies for enemy aircraft. In anticipation of the arrival of wounded sailors from the Pacific Theater arriving back in the Seattle area, the Navy constructed the Fircrest Naval Hospital in Shoreline in 1942. The hospital grew quickly, housing over 2000 soldiers and 600 staff people at its peak in 1945.
9. After the war ended, Shoreline developed significantly as a residential suburb. Between 1942 and 1950, 9,000 new houses were constructed, and school enrollment increased 96 percent. As the area's population grew, residents and businesses pushed for a larger community identity to tie the scattered areas together. "Shoreline" was selected as the name for the community in 1949 and the city was incorporated in 1995. The completion of the north-south running Interstate 5 in 1964 established commercial patterns in the area that remain today.

10. After World War II ended, the U.S. Navy's need for the Seattle Naval Hospital campus dwindled. In February 1947, the Secretary of the Navy James Forrestal ordered the closure of hospital. By May 1947, the medical director of nearby Firland Sanatorium and the tuberculosis control director with the Washington State Health Department petitioned the Navy Department and Washington's congressional delegation to reuse the hospital for tuberculosis patients. Later that year over 400 tuberculosis patients were transferred to SNH and the campus became the (new) Firland Sanatorium. In 1959, another institution moved onto the hospital grounds, Fircrest School (Fircrest Residential Habilitation Center) and remains in operation. The school for developmentally disabled citizens, operated by the Washington State Department of Social and Health Services (DSHS), moved onto one section of the property, divided from Firland by a fence. In 1962, 85 acres of the former naval hospital grounds were redeveloped for the new Shorecrest High School. Fircrest School continues to utilize the remaining portions of the former naval hospital grounds, grounds which include the chapel.
11. The Naval Hospital Chapel retains a high level of integrity and original visual character. While changes have occurred at the SNH site as it has been adaptively reused for other public purposes, many significant structures remain, including wards, staff residences, recreation facilities, and the chapel building.
12. The Naval Hospital Chapel possess integrity of:
 - a. *Location*, because the building remains in its original location within the campus of Seattle Naval Hospital.
 - b. *Design*, because the building reflects the Tudor-Revival style used for military buildings during this period, exemplified by patterned masonry, multiple exterior materials, steeply pitched roof, dominant cross-gables, large chimneys, entry porticos and tall, narrow, multi-lite windows.
 - c. *Setting*, because the surrounding campus still retains significant features from its historic period, and the immediate site remains forested
 - d. *Materials*, because the type and configuration of physical materials used in the building though repaired and structurally augmented, has not changed from its historic period
 - e. *Workmanship*, because the building expresses the Military-standard craftsmanship for this type of mid-21st century religious structure;
 - f. *Feeling*, because overall the physical features of the building conveys its historic character and use as WWII-era military chapel; and
 - g. *Association*, because the building has a documented link to the historic context as described in the landmark registration form including a strong association with the WWII-era development of the naval hospital and Shoreline area.
13. The landmark boundary encompasses the chapel building; directly associated walkways; the curvilinear driveway servicing the building; the hillside descending to and including the associated lower parking area; the immediate landscape and the forest setting that are integral to the siting and experience of the building. This includes a 2.6-acre total area.
14. The Landmark Registration Form for the Naval Hospital Chapel provides additional contextual information to support the above-stated findings.

The following exhibits are part of the record:

- Exhibit No. 1: Shoreline Landmark Registration Form, *Naval Hospital Chapel (September 2020)*
- Exhibit No. 2: Boundary Map/Site map (*Revised September 2021*)
- Exhibit No. 3: Photographs
- Exhibit No. 4: Staff public hearing presentation materials and recommendation report; applicant presentation materials (*November 19, 2020; January 28, 2021; March 25, 2021; April 22, 2021; September 23, 2021*)
- Exhibit No. 5: Public comment letters and property owners' comment letters submitted to the commission prior to public hearing(s)
- Exhibit No. 6: November 19, 2020; January 28, 2021; March 25, 2021; April 22, 2021; September 23, 2021 public hearing minutes and audio recordings

All exhibits are on file in the King County Historic Preservation Program office, 201 S. Jackson, Suite 500, Seattle, WA.

DECISION

At its September 23, 2021 meeting the Shoreline Landmarks Commission approved a motion to designate the Naval Hospital Chapel as a Shoreline landmark with a revised landmark boundary map based on the above findings.

Boundaries of Significance: A defined 2.6-acre area surrounding the Chapel within legal parcel 162604-9010. The designated property is bounded by private campus roadways to the north and south. A straight line through forested area delineates the western boundary. The eastern boundary follows the private campus road from the southern boundary of the site to the northern side of the lower contributing parking lot. From the northernmost tip of the parking lot a straight line runs 262' to the northern boundary road. UTM coordinates defining the area of designation are shown on the attached site map.

Features of Significance: All exterior elements of the Chapel; interior volume of the chancel and nave; interior features of the chancel and nave including the scissor trusses and associated wood posts and wood trim, exposed wood purlins and roof sheathing, iron pendant lighting fixtures, interior doors connected to the chancel and nave with chevron pattern v-groove cedar boards and associated hardware, decorative wood chancel railing, wood wall screen enclosures at the outer chancel corners; exterior site features including the circulation paths to the south and east of the Chapel, the associated south parking area, forested setting and all of the land area within the designated boundaries (*see attached map*).

PROTECTION MEASURES

Controls: No feature of significance may be altered, nor may any new construction take place within the designated boundaries, without first obtaining a Certificate of Appropriateness from the Shoreline Landmarks Commission pursuant to the provisions of Shoreline Municipal Code

15.20.025. The following exclusions are allowed:

1. In-kind maintenance and repair
2. Routine landscape maintenance
3. Emergency repair work

INCENTIVES

The following incentives are available to the property owner:

1. Eligibility to apply for funding for property rehabilitation/restoration (as available) through the Shoreline Landmarks Commission and 4Culture
2. Eligibility for technical assistance from the Shoreline Landmarks Commission and King County HPP staff
3. Eligibility for historic site marker
4. Eligibility for special tax programs (as available) through King County

Decision made January 28, 2021

Findings of Fact and Decision issued February 2, 2021

Petition for Reconsideration Hearing March 25, 2021

Revised Findings of Fact and Decision issued April 26, 2021

Remanded Petition for Reconsideration Hearing September 23, 2021

Findings of Fact and Decision issued September 24, 2021

SHORELINE LANDMARKS COMMISSION



Cristy Lake, Chair

September 23, 2021

Date

TRANSMITTED this 24th day of September 2021 to the following parties and interested persons:

Bob Hubenthal, Washington State Dept of Social and Health Services, owner
Kari Fagerness, Washington State Dept of Natural Resources, owner
Carrie Nelson, Washington State Dept of Natural Resources, owner
Janet Way, Shoreline Preservation Society
Spencer Howard and Katie Pratt, Northwest Vernacular
The Honorable Rod Dembowski, King County Councilmember, District 1
Mayor Will Hall, City of Shoreline
Cate Lee, City of Shoreline
Cristy Lake, Chair, Shoreline Landmarks Commission
Sally Soriano

Kris Barrows
LeeAnne Beres
Jean Hilde
Allan Brookes
Maralyn Chase
Ruth Danner
Saskia Davis
Wendy DiPeso
Carl Larson
Patricia Hale
Kathleen Russell
Jan Steward
Lael White
Eugenia Woo
Maryn Wynne
Charles Moore
Lance Young
Erling Ask

NOTICE OF RIGHT TO APPEAL OR RECONSIDER

Appeal. Any person aggrieved by a decision of the Shoreline Landmarks Commission designating or rejecting a nomination of a landmark may, within 35 calendar days of mailing of notice of the action, appeal the decision to the Shoreline City Council. Written notice of appeal shall be filed with the Historic Preservation Officer and the City Clerk and shall be accompanied by a statement setting forth the grounds of the appeal, supporting documents and argument. (KCC 20.62.110 A, as adopted by reference in SMC 15.20.025)

Reconsideration. Any person aggrieved by a decision of the Shoreline Landmarks Commission designating or rejecting a nomination for designation of a landmark may, within 20 calendar days of mailing of notice of the decision, petition the Commission for reconsideration on the grounds the decision was based on 1) error or omissions of fact; or, 2) that new information bearing on the decision, and not reasonable available to the Commission at the time of the decision, is available. The written petition must be filed with the Historic Preservation Officer and must be accompanied by 1) a statement setting forth the grounds for the petition; and, 2) any supporting documents. Within 70 calendar days of a petition for reconsideration, the Commission shall review the record, and may, at its discretion, render a revised decision. The Commission may, at its discretion, hold another public hearing on the landmark nomination.

Shoreline Naval Hospital Chapel
 Address: 1902 NE 150th Street

Landmark Registration Form
 as modified by DSHS Page A.4

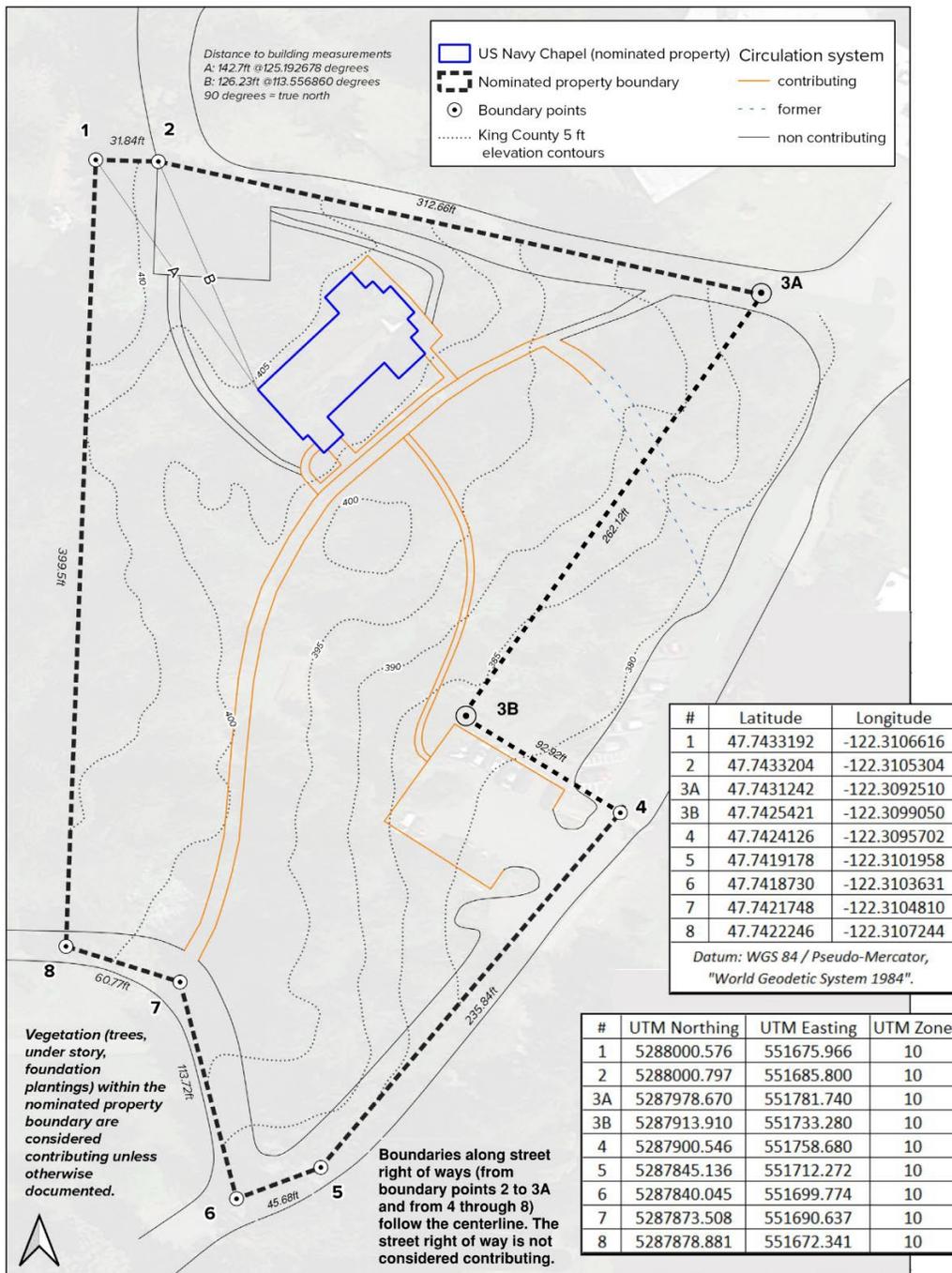


Figure 2. Site Map

This map shows the nominated property and identifies contributing resources within the boundary.