



Fact Sheet

- Construction of the Queen Anne School began in 1895 with additions made in 1898, 1902, 1916, and 1920
- Architects: Warren P. Skillings, James M. Corner
- Style: Richardson Romanesque
- 1908: Renamed, West Queen Anne School
- 1975: School placed on the National Register of Historic Places
- 1977: School designated a City of Seattle landmark
- 1981: School closed due to declining enrollment
- 1983/1984: School renovated into forty-nine condominium units by the firm of Cardwell/Thomas and Associates
- 1984/present: West Queen Anne Condominiums, 1401 Fifth Avenue West, Seattle Washington, 98119
- Site size: 1.76 acres
- Forty-nine condominium homes ranging in size from studio units under 600 sq. ft. to an expansive auditorium unit of over 2500 sq. ft.
- Fifty-five inside assigned parking spaces, eighteen outside spaces
- Forty-nine storage units
- Land Lease: The land lease agreement between the Seattle School District and the West Queen Anne Condominium Association (WQACA) extends for 99 years, beginning in 1983 and is renewable under the same terms and conditions as the original lease for another 99 years. Lease payments began in August 1984 following the issuance of the Certificate of Occupancy for the renovated building. The lease payment amount is renegotiated every five years, based on the current market value of the land and limited to a maximum annual increase of four percent (4%) per year, or 20% per five-year period. Additionally, Washington State imposes a 12.84% leasehold tax on the monthly payment. Included in the terms of the lease is the option for WQACA to purchase the land from the Seattle School District. To date, although discussions have occurred over time, no mutually agreeable price has been determined. Because of this option to purchase, the IRS has determined that, under Sections 1055 and 163 of the Internal Revenue Code, the lease payments are tax deductible. However, the 12.84% state excise tax is not.
- Property Management: Phillips Real Estate Services, (206) 622-8600