

FALL 2008



In This Issue

- STIMSON-GREEN WELCOMES NEW TENANTS
- CENTURY CLUB HITS CENTURY MARK
- MOST ENDANGERED PROPERTIES UPDATE
- NEW HISTORIC THEATER SURVEY
- MAIN STREET SPOTLIGHT: WALLA WALLA

Historic Tacoma's New Watch List Highlights Historic Properties in Transition

EARLIER IN 2008, HISTORIC TACOMA ANNOUNCED THE CREATION OF ITS FIRST WATCH LIST, WHICH CALLS ATTENTION TO NINE ARCHITECTURALLY SIGNIFICANT HISTORIC SITES THAT ARE IN TRANSITION. Some are in danger of demolition, deterioration due to neglect, or redevelopment that may destroy significant features. Several properties are for sale. Other structures are in the process of rehabilitation and may soon stand as success stories of creative re-use.

"Through our Watch List, we want to increase awareness of sites that are vulnerable—these are the buildings and streetscapes that tell Tacoma's story," notes Historic Tacoma Board President, Sharon Winters. "We are literally watching these sites with concern and interest; each one contributes to Tacoma's rich and unique built environment."

Historic Tacoma's Watch List includes:



**John R. Rogers
Elementary School,**
1907 (for sale)



Elks Lodge, 1901 (for sale) — Also placed on the Washington Trust's 2003 Most Endangered Historic Properties List, where it continues to be listed.



Luzon Building, 1891 (rehabilitation in process)— One of the Washington Trust's first Most Endangered Historic Properties, listed in 1992.



Trinity United Methodist Church, 1913–1915 (rehabilitation in process)

Brewery District—Pivotal buildings include the 1901–1919 Pacific Brewing & Malting Company (for sale), Alt Heidelberg Brewery (facing demolition), 1927 Meadowsweet Dairy (for lease), 1910 City Shops & Stables, and the 1911 Nisqually Power Plan Substation

First Congregational Church, 1907–1908 (vulnerable)

Murray Morgan Bridge, 1913 (in transition)

Union Club, 1888 (for sale)

Wedge Neighborhood (seeking historic district status)—Pivotal buildings on S. Sheridan include the Titlow Mansion.

Historic Tacoma does not currently have the means to purchase, restore, or otherwise save any of these sites, but is committed to bringing parties with the necessary resources and expertise together and to providing technical advice as requested. Some of the sites will only be preserved with the support of local and involved grass root advocates.

Historic Tacoma's Watch List will evolve as conditions change. The list may include commercial and residential properties, buildings with industrial character, buildings from the recent past, social and fraternal halls, and sacred places—all of which typify Tacoma's past.

Historic Tacoma may accept nominations to its Watch List at a later date. For photos and more details on these properties, see Historic Tacoma's website at historictacoma.net.

Above left: Interior of the Pantages Theater, Tacoma. See Historic Theaters story, page 8.

Your Trust in Action

Notes from the Field



BEING AN ADVOCATE FOR HISTORIC PRESERVATION REQUIRES A CERTAIN DEGREE OF OPTIMISM. This is easier said than done, given that many of our campaigns and grassroots activism are sparked by circumstances that are, put

plainly, not much fun. Misguided policies, inappropriate alterations, neglect and, worst of all, wholesale demolition of historic structures are among the many challenges facing those who work to honor and preserve the historic and cultural sites that surround us.

These situations necessitate a continual search for the proverbial “silver lining.” And while it may take some digging, such a lining often exists. Take, for instance, the case of inappropriate alteration. A few years ago, the building located at 2 Columbus Circle in New York City made all the preservation headlines. Designed by noted architect Edward Durrell Stone, the modernist structure opened in 1964 as the Gallery of Modern Art. The museum proved to be short-lived, and by 1980 the City of New York had jurisdiction over 2 Columbus Circle. In 2002, the city selected the Museum of Arts & Design as the site developer for the building. Renovation plans included a complete exterior makeover that would essentially erase entirely the structure’s modernist roots. The proposal prompted 2 Columbus Circle to be included on the “Most Endangered” lists of state, national and even international preservation groups, with the building becoming the poster child for preserving resources of the recent past. In the end, the renovation plans were approved and as feared, 2 Columbus Circle was altered beyond recognition.

For many, this represented a tragic loss. But it did serve the purpose of elevating the discussion of modern resources and furthering the general public’s understanding of buildings from this era as pivotal elements within the spectrum of architectural history. Since that time, more attention has been paid to resources that fall under the umbrella of modernism. As these structures reach the 50-year threshold that deems them eligible for inclusion in the National Register of Historic Places, a broad understanding of the context and principles under which modernism operated is imperative for assessing their architectural and historic significance.

To this end, a few years ago the National Trust for Historic Preservation launched its Modernism + The Recent Past Initiative, highlighted by the acquisition of two iconic modernist residential buildings: the Mies van der Rohe-designed Farnsworth House and Phillip Johnson’s Glass House. Here in Washington, the State Department of Archaeology & Historic

Preservation (DAHP) has been ahead of the curve in proactively working to identify and record modern resources. In 2003, in conjunction with Docomomo Wewa (the Washington chapter of an international preservation organization dedicated to preserving modern resources), DAHP launched its “Nifty from the Last 50 Initiative.” To date, more than 250 resources from the modernist era have been surveyed (to see survey results, go to dahp.wa.gov/pages/HistoricSites/NiftyfromtheLast50_000.htm).

These efforts are sending out reverberations. This year, the Washington Trust worked alongside local advocates to make the case for preserving Manning’s Cafeteria in Seattle’s Ballard neighborhood. Converted to a Denny’s Restaurant in the 1980s, the building represented one of the city’s last intact examples of Gooogie architecture, a building style stemming from modernism. Manning’s was razed this past summer based on the owner’s claims of financial hardship, but not before the Landmarks Preservation Board designated it a City of Seattle Landmark.

In May of 2008, the Washington Trust included the University of Washington’s Nuclear Reactor Building in our annual list of Most Endangered Historic Properties. Located in the heart of the university’s Seattle campus, the building represents modernism not only from an architectural standpoint, but from a programmatic standpoint as well: It was constructed to house a nuclear reactor used by the school’s Nuclear Engineering program. The structure was slated for demolition last spring, but university officials have stepped back and are undertaking additional environmental review of the project to better assess the adverse effects that demolition would have on the building as a historic and cultural resource. In the meantime, at their October 17th meeting, the Washington State Advisory Council on Historic Preservation listed the Nuclear Reactor in the Washington Heritage Register and recommended it for listing in the National Register of Historic Places. And so the discussion of modernism continues.

When coupled with an outspoken and dedicated core of preservation supporters critical of the practice, demolition can also serve as the catalyst for policy reform. On a national level, the federal tax credit program available for the redevelopment of historic buildings can be considered an example. The program’s establishment in 1976 was designed partly to curb the demolition of historic resources by providing tax incentives to private developers engaged in rehabilitation. More recently, many municipalities across the country have considered local zoning revisions to address residential teardowns spurred on by the robust housing market seen at the beginning of the millennium. By enacting targeted ordinances,

Continued on page 3

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Welcome to the Stimson-Green's New Tenants

THE WASHINGTON TRUST FOR HISTORIC PRESERVATION RECENTLY WELCOMED TWO NEW TENANTS TO OUR LANDMARK SEATTLE HEADQUARTERS, THE STIMSON-GREEN MANSION. In late August, Humanities Washington, a non-profit organization and public foundation providing cultural and educational programs to the people of Washington State, moved their offices to the Mansion's third floor. Originally, this area housed the servants' quarters and storage space (a large trunk room, built-in cabinets, and oversized closets). We know from the 1910 U.S. Census records that the Stimson family retained seven live-in employees, five single men of Japanese birth and two single women of Swedish birth. Duties included chauffeur, servant, cook, gardener, laundress, and chambermaid. It is not known who would have occupied the three bedrooms on the third floor, and one or more employees may have lived in the apartment located on the second floor of the Carriage House.

More recently, a series of live-in caretakers occupied the third floor, providing security, special events setup and maintenance services. When the last caretakers moved out more than a year ago, the Washington Trust had the opportunity to consider other uses for the space, which totals some 2,800 square feet and includes a bathroom and kitchen. At the same time, Humanities Washington had begun to look for new office space, and a fortunate meeting of the minds soon occurred. Executive Director Ted Lord and his staff could see the potential and committed to leasing the space despite the obvious need for major updates.

Washington Trust staff spent much of the summer directing a tenant improvement project that was largely cosmetic with the exception of major electrical upgrades, which included rewiring the entire third floor and installing new lighting, new computer wiring and new outlets. Workers also painted, laid new carpet and new kitchen and bath flooring, and installed new kitchen cabinets and new plumbing fixtures while keeping the original claw foot tub and marble sink in the bathroom. At the end of the project, we were amazed at the transformation that had taken place.

Humanities Washington has settled in nicely as they work to provide humanities programs that nurture creativity, promote dialogue and spark critical thinking. Founded in 1973, they are affiliated with the National Endowment for the Humanities (NEH) and are supported by the NEH, the State of Washington and contributions from individuals and foundations. To learn more about their work, please visit humanities.org.

In early September, our second new tenant, the Washington State Arts Alliance (WSAA), the leading statewide arts advocacy organization, moved their offices to one of the Mansion's second floor bedrooms. Previously, this bedroom had been used for storage for special events linens, furniture and equipment. In the process of preparing the third floor for our new tenants, we started to look at other possibilities for this underutilized space at the same time that the WSAA was looking for new office space. After another meeting of the minds with WSAA Executive Director Mary Langholz and her staff, we had another new tenant!

Compared to the third floor project, very little work had to be done in the bedroom, but it was quite the job to find new places to store everything. Thanks to our longtime house cleaner, Paula Richards, this was accomplished without too much difficulty. Once some electrical upgrades were completed, the WSAA staff was able to move in and resume their advocacy work to promote public funding, legislation, and policy favorable to the arts. Founded thirty years ago, the WSAA, a 501(c)(4) membership organization, operates in tandem with the separate Washington State Arts Alliance Foundation, a 501(c)(3) charitable organization that works to increase knowledge, understanding, appreciation and practice of the arts in Washington State through communication and education. To learn more about their work, please visit wsartalliance.com.

With the addition of these new tenants, the Stimson-Green Mansion now houses the statewide non-profit organizations for historic preservation, humanities and the arts. The Washington Trust looks forward to the opportunities for collaboration that will certainly come as these three organizations pursue their separate but complementary missions under one roof.

NOTES—Continued from page 2

elected officials can have a positive effect on the overall ethic of preservation.

Looking locally, preservationists in Spokane waged a drawn out campaign against a property owner intent on demolishing nearly an entire city block of historic buildings, including the city's oldest remaining commercial building. Known as the Rookery Block (named for the wonderful art deco Rookery Building which sat on the corner), the structures were eventually demolished for the purpose of creating a surface parking lot. Responding to the widespread public outcry against the demolition, the Spokane City Council passed an ordinance preventing the demolition of historic buildings within the central business district for the purpose of surface parking. Granted, the loss of three National Register-eligible buildings in the heart of downtown Spokane is a painful way to muster the will for passing an ordinance, but the legislation will work nonetheless to prevent the same fate befalling other buildings. As with most good causes, preservation has its martyrs.

From a preservation perspective, what do we make of the new era we are entering, both politically and economically? With the about face seen in the real estate market, we can hope that the pressure to demolish historic buildings due to escalating land values will ease. We can continue to make the case that historic preservation is, by definition, sustainable development and work to ensure that preservation plays a primary role in the new green collar economy being touted by politicians. We can also renew efforts to portray preservation as a vital tool for economic development that studies and reports from across the country (including one conducted here in Washington) have proven it to be.

As an aside, recently my daydreams have wandered into the realm of economic bailouts. For the sake of levity, consider, for a moment, what a \$700 billion infusion of capital would do for historic preservation:

State historic preservation offices nationwide receive federal funding to assist with implementation of federal policies, provide technical assistance, and encourage preservation practices. In turn, federal mandates require that at least 10 percent of federal funds be passed through to local municipalities. This would mean a minimum of \$70 billion distributed to towns across the country for survey work, educational programs, and bricks and mortar rehabilitation.

Since 2000, a number of states have conducted studies assessing the economic impacts of historic preservation, with results showing a return of between \$2

Continued on page 4



Where in WA Is Your Trust?

WE WERE HAPPY TO HEAR FROM SEVERAL MEMBERS WHO SENT IN THEIR CORRECT GUESSES FOR THE LOCATION FEATURED IN THE SUMMER 2008 ISSUE OF *TRUST NEWS*. DONNA HANSON OF PULLMAN WAS NOT ONLY THE FIRST TO EMAIL US BUT LIVES THE CLOSEST TO THE FEATURED HISTORIC AND SCENIC LOCATION. She writes:

“I’m fairly certain that the picture in the *Trust News* for Summer 2008 is of the ‘Wheel Fence’ at the Dahmen Barn in Uniontown, WA. It is quite a collection of old farm wheels. The fence has been photographed numerous times and frequently appears in pictures of the Palouse.

“The barn has been rehabilitated and is now used as an artistic venue. Some artisans have studios in the barn, there are music events and dances held at the barn on a regular basis. It really is a lively spot. Collectively the name is ‘Artisans at the Dahmen Barn.’”

Thanks for the great guess, Donna! This is exactly what we wanted to convey about this wonderful artistic and cultural resource when we decided to highlight it in our newsletter.

The story of the barn starts with Jack Dahmen who built it in 1935 and used it as a dairy barn until 1952. That year, Steve and Junette Dahmen bought the property, and soon after, Steve began building the wheel fence over a 50-year period. As friends and relatives began contributing wheels, the fence quickly grew and eventually included over 1000 wheels, becoming a favorite of photographers from all over.

As they looked to the future, the Dahmens decided in 2004 to donate their barn to the Uniontown Community Development Association (UCDA) with the stipulation that it be stabilized, maintained and put to a community use. The Dahmens had been impressed by UCDA’s first project to restore the historic Jacobs Building for reuse as a craftsman bakery and café, which is now leased by the Sage Baking Company. The UCDA undertook this project after the Town of Uniontown chartered it as a public development authority to promote economic improvement. The UCDA solicited input from the community and completed a feasibility study before proceeding with plans to transform the barn into an artisan center, using grants and donations of cash and labor. The grand opening on October 1, 2006 celebrated a community effort that included more than 3,000 hours of volunteer labor—a remarkable feat for a town of some 500 residents! You can read more about this fascinating structure on the website (artisanbarn.org).

Bettye Hull of Cheney also sent in a correct guess as did Dana Komen, an archaeologist with Eastern Washington University’s Archaeological and Historical Services. Dana responded minutes before co-workers Ann Sharley-Hubbard and Stephen Emerson, who once again sent in correct guesses. The only member from the wet/west side of the state to send in a guess was Linda Van Nest of the Kent Historical Society who wrote:

“The location of the photo in the summer issue is Uniontown, WA, south of Pullman. The wheel fence surrounds the Artisan Barn, a community arts site developed in a restored barn through the vision of local citizens. My friend, Leslee Miller, is the Director and has given much time and effort to this project. What a great surprise to see it featured in the *Trust News*!”

Trust staff member Cathy Wickwire visited the barn along with Eugenia Woo while doing field research for the *Revisiting Washington* guide in the fall of 2006 shortly after the grand opening. Cathy had first become familiar with the barn several years earlier when she visited the farm of relatives across the road. Cathy and Eugenia enjoyed a tour of the barn and found things they couldn’t live without in the Shop at the Barn, an art gallery which sells the work of regional artisans and craftspeople.



For your next challenge, we have a photo of Michael Houser of the Washington State Department of Archaeology and Historic Preservation (DAHP) posed in front of one of our state’s more diminutive landmarks. Michael, the State Architectural Historian, is in charge of administering the National Register of Historic Places, the Washington Heritage Register, and the Heritage Barn Register in addition to staffing the Governor’s Advisory Council on Historic Preservation, which reviews listings for these registers. Michael can help you assess the importance of your historic property and its potential eligibility for register listing and provide guidance in the completion of register nominations. Visit DAHP’s website at (dahp.wa.gov) for information and nomination forms. Email us at info@wa-trust.org with the location pictured in the photo. The first five readers with correct answers will receive a token of our esteem—a copy of our interactive travel guide, *Revisiting Washington: A Guide to the Evergreen State*. If you have your own photo of the location, send that to us too. Good luck!

NOTES—Continued from page 3

and \$5 for every state dollar invested in preservation activities. Conservatively taking the lower range of returns identified in these studies, we could expect at least \$1.4 trillion in terms of a return on a \$700 billion investment in preservation activities.

Given that rehabilitation work is labor intensive and that money spent on salaries and wages for rehabilitation projects typically stay within the local economy, \$700 billion distributed as rehabilitation grants would serve as a nationwide economic stimulus package.

Taken a step further, as rehabilitation by definition means using existing buildings, \$700 billion in rehab grants would have the potential to drastically reduce the amount of construction waste sent to landfills in the short-term.

In the meantime, and perhaps most importantly, Washingtonians should continue to experience, interact with, and recognize the wonderful historic resources our state has to offer. Perhaps the best testimony we can provide to encourage a preservation ethic is to recount the innumerable ways history, heritage and culture—as embodied in the built environment—enrich our daily lives.

Improving the Protection of Washington's Graves and Cemeteries:

The 2008 Human Remains Bill (E2SHB 2624)

By Mary Rossi, APT-Applied Preservation Technologies

IN MARCH OF 2008, GOVERNOR GREGOIRE SIGNED INTO LAW THE HUMAN REMAINS BILL, OR ENGROSSED SECOND SUBSTITUTE HOUSE BILL (E2SHB) 2624. It reflects more than a year of discussion, both in the State Legislature and among stakeholders and affected communities statewide, about necessary improvements to Washington's system of grave and cemetery protections.

Over the last decade, a series of archaeological disasters has revealed a system of protections characterized by regulatory disconnects, confusing and unpredictable procedures, and a lack of funding. In many instances, those responsible for or affected by the system have been left frustrated and unsatisfied, and graves and cemeteries have been inadequately protected or even destroyed.

A statewide discussion about improving the system of protections began with the introduction of Senate Bill (SB) 5938 in February 2007. While action on the bill ended in March, the State Legislature recognized the importance of the issue and appropriated funding to the Department of Archaeology and Historic Preservation (DAHP) and the Governor's Office of Indian Affairs (GOIA) for a statewide study. APT-Applied Preservation Technologies, a program of the Bellingham-based nonprofit Eppard Vision, was contracted by DAHP to conduct the study. Between July and November 2007, APT convened a team of consultants and tribal representatives to conduct a regulatory gap analysis and gather input from stakeholders and affected communities, including state legislators, state and local government agencies, tribal governments, professional associations, and private citizens. A report of findings and recommendations was submitted on November 30, 2007, for consideration during the drafting of a new bill.

The Human Remains Bill adds new sections to the following chapters of the Revised Code of Washington (RCW): Human remains (68.50), Abandoned and historic cemeteries and historic graves (68.60), Indian graves and records (27.44), Department of archaeology and historic preservation (43.334), and State historical societies-historic preservation (27.34). Also amended is Chapter 27.53.030 RCW (Archaeological sites and resources).

The provisions of the bill became effective on June 12 and include: 1) Mandatory reporting to the coroner/medical examiner and local law enforcement of the existence and location of skeletal human remains. 2) Procedures and timelines for responding to inadvertent discoveries. 3) Creation of the position of State Physical Anthropologist at DAHP. 4) Development by DAHP of a statewide inventory of known cemeteries and burials. 5) Establishment of an assistance account administered by DAHP for archaeological determinations, removal, and reinterment. The bill also revises the definition of "professional archaeologist" and mandates biennial reporting by DAHP to the State Legislature.

In the event of an inadvertent discovery of skeletal human remains, the following procedures and timelines apply: 1) Stop work immediately and secure the area of the discovery. 2) Report the discovery to the coroner/medical examiner and local law enforcement. 3) Coroner/medical examiner determines within five days whether the remains are forensic (i.e. constitute a crime scene) or non-forensic. 4) Coroner/medical examiner notifies DAHP within two days if the remains are non-forensic. 5) DAHP notifies affected tribes and local cemeteries within two days if the remains are non-forensic. 6) State Physical Anthropologist determines within two days that the remains are Indian or non-Indian. 7) DAHP notifies affected tribes within two days if the remains are Indian. 8) Affected tribes notify DAHP within five days of their interest in participating in the disposition of the remains.

While the Human Remains Bill contains significant improvements to Washington's system of grave and cemetery protections, advocates are planning a series of future bills addressing outstanding issues. Rep. John McCoy (D-38th) is convening a series of open forums on human remains to gather input from stakeholders and affected communities. If you are interested in providing written comments and/or receiving email updates about future forums, please contact Rep. McCoy's legislative assistant, Lacey Homchick, at homchick.lacey@leg.wa.gov or 425.257.1769. Please join the effort to fulfill our shared responsibility to protect Washington's graves and cemeteries.



Barn Again! Helping Projects Take Off

Once again, King County's Barn Again! program is contributing significantly to the preservation of the county's historic agricultural buildings. In its second year, the county's Heritage Barn Grant program is evidence all across the county that a little seed money can make a big difference. Ten applicants received grant funds in May to complete a variety of projects. The projects range in size from a partial roof replacement on the 1906 hay barn at Blackacre Farms near Carnation awarded \$20,000 to a simple installation of gutters and downspouts on the 1939 dairy barn at Dinkelman Worm Farm near Enumclaw awarded \$3,000. Half of the projects are underway or nearing completion, and the remainder are expected to start in early spring.

One of the more comprehensive projects has been the restoration of the hay barn at the Detzer-Rubicz Farm on Vashon Island. Built in 1909 by the Molvig Family, Norwegian immigrants who used the building for hay storage and to feed and milk their three cows, it is a small gabled bank barn, a type not often seen in the county. Current owner Steve Rubicz

Continued on page 7



Vashon Island's Detzer-Rubicz Farm hay barn, before restoration.

Woman's Century Club Celebrates 100-Year Old Yakima Home

By Yvonne Wilber, Yakima



THIS YEAR, YAKIMA'S WOMAN'S CENTURY CLUB CELEBRATES THE 100TH ANNIVERSARY OF THEIR HISTORIC HEADQUARTERS, THE GEORGE C. DONALD HOUSE, WHICH IS LISTED ON THE LOCAL, STATE AND NATIONAL REGISTERS. Over the last 78 years, the Woman's Century Club has fulfilled its mission of enriching the community by maintaining and preserving the Donald House for future generations.



The Donald House's namesake, George Donald, was an important figure in the growth and development of Yakima from 1885 to 1919. Born in Canada in 1859, he emigrated to the United States at age 19. He first took a job with the Grand Trunk Railroad Co. in Chicago, then continued to move west until he came to Yakima City (now Union Gap) in 1884.



Donald worked in many significant construction operations in the Yakima area, building the Lewiston extension, the Farmington branch, and two coal roads on the western slope. He also built a railroad company, the North Yakima & Valley Railroad, and made his home in the new railroad town, then called North Yakima. Donald's railroad company built branch lines to Zillah, Moxee, White Swan, Cowiche and Naches. In 1914 he sold all stock and holdings of the N.Y. and V.R.R. to the Northern Pacific Railway for \$1,233,738.68.

Donald's other business interests included platting the town of Naches and building the Kiona Canal, the first large irrigation ditch in the valley. He was also involved with the construction

Donald married twice and had five children. With his second wife, Mary Ditmars, he built a prominent sandstone house on his three-lot property at 304 N. Second Street, two years after his wood frame residence burned on the same site in 1906. The new Craftsman-style home was by Messrs. Lang & Hibarger after designs by Seattle-based Spaulding & Umbrecht. The 12-room, two-and-a-half story house took six months to build and cost \$25,000, making it the most expensive home in North Yakima in 1908. Because of the earlier fire, Donald wanted a stone residence, selecting materials from the Tenino Stone Company. The Cascade Lumber Company, which later became Boise Cascade Company, constructed all of the hand carved furniture, woodwork and windows, including an 18-foot dining table with twelve chairs, a serving table, a built-in buffet containing a safe, and a china cabinet. More than 60 hand-carved floral reliefs were applied to door panels, frames and wainscoting. The library still has its original dark wood and a lovely fireplace.

After Donald's death in 1919, his widow continued to live in the house until 1930, when she sold it to the Woman's Century Club. The organization was formed in 1927 by combining two pioneer clubs, the Woman's Club (1894) and the Twentieth Century Club (1900), and with 300 members in the new club, the ladies needed a larger clubhouse. They bought the home and some lots for \$30,000, along with the dining room, library furniture and curtains for an additional \$200. To convert the residence for club use, the Woman's Century Club created an auditorium on the second floor where the bedrooms had been located. Additional alterations were made over the years, but the exterior of the home is largely intact, while the first floor interior retains much of its historic character.

While the worries of maintaining a historic building are ever present, last September the Woman's Century Club held a celebration to honor this home, which continues to be one of Yakima's most significant historic structures. In the face of needed capital projects, and with a current Century Club membership of 125, meeting the annual \$50,000 operating budget has become more of a challenge in recent years.

To help offset these costs, the Donald House is available for all types of rentals including weddings, meetings and concerts, as well as for organizing fundraising events. For more information about activities and events here, contact the Woman's Century Club at 509.453.3921.

The Donald House, headquarters of the Woman's Century Club for 78 years. From top: Donald House historic view; today; and historic view of living room.

tion of the Sunnyside Canal, among other irrigation projects, and developed and owned several ranches in the Yakima area. In the late 1880s, Donald helped organize the Yakima National Bank and was elected president in 1892, a position he retained until his death in 1919. He was the first president of the Yakima Commercial Club, a real estate company that later became the Chamber of Commerce. He and other businessmen also built the Yakima Hotel, an upscale hotel that featured indoor plumbing.

Most Endangered Properties Update

Nuclear Reactor Building Recommended for Listing in the National Register of Historic Places



MEETING IN KIRKLAND ON OCTOBER 17TH, THE WASHINGTON STATE ADVISORY COUNCIL ON HISTORIC PRESERVATION (ACHP) UNANIMOUSLY APPROVED LISTING THE UNIVERSITY OF WASHINGTON'S NUCLEAR REACTOR BUILDING ON THE WASHINGTON STATE HERITAGE REGISTER. The ACHP also recommended forwarding a National Register of Historic Places nomination for the historic reactor building to the National Park Service. The Washington Trust for Historic Preservation

included the Nuclear Reactor Building among its 2008 Most Endangered Historic Properties.

The recommendation to the National Register is of particular interest given that the Nuclear Reactor Building is not yet 50 years old—the threshold for inclusion in the nationwide list of historic places. But Abby Martin, who authored the nomination, made the case that the resource be given special consideration for its architectural qualities and for its history as one of only a few nuclear reactors constructed in the heart of a university campus and open to public view. The ACHP agreed. Recommendation for listing in the National Register comes on the heels of Washington's Hanford B Reactor achieving status as a National Historic Landmark. The site is integrally linked with the World War II-era Manhattan Project.

The Nuclear Reactor Building listing comes after months of efforts to discourage the university from proceeding with plans to demolish the building. Representatives from the Washington Trust for Historic Preservation, Historic Seattle, and Docomomo Wewa, a statewide advocacy organization dedicated to Northwest Modernism, were each on hand to speak in support of the National Register listing. In addition, the student-led group Friends of the Nuclear Reactor, spearheaded by Martin, was also present and spoke to the building's significance. University representatives, on hand to officially object to the nomination, nonetheless graciously accepted a certificate from the Department of Archaeology & Historic Preservation proclaiming the Nuclear Reactor Building as an official listing of the Washington State Heritage Register. The University of Washington is reviewing its prior decision to demolish the buildings, and advocates have called for the university to adaptively reuse the structure, incorporating the building into future plans for the site.

As part of its October 17, 2008 meeting, the ACHP recommended five additional sites for listing in the National Register of Historic Places, including:

- Redmond City Park—1938, Redmond, Wash.
- Preston Community Clubhouse—1940, Preston, Wash.
- Hawthorne Square—1923, Seattle, Wash.
- Amboy United Brethren Church—1910, Amboy, Wash.
- 45 IS 2—Cama Beach Archaeological Site, Camano Island, Wash.

In addition, the Downtown Wenatchee Historic District received National Register designation. With more than 90 structures dating from 1902–1955, the district comprises the core of the city's commercial center. Congratulations to Kris Bassett of the Wenatchee Valley Museum & Cultural Center, who spearheaded local efforts to create a downtown historic district. It is wonderful to see her work and that of so many supporters result in the creation of a National Register Historic District.

BARNs—Continued from page 5

prepared an extensive plan to restore the structure to its original appearance. The first order of business was to stabilize areas of rot and powder post beetle infestation using locally harvested lumber to make the repairs and treating areas with a non-toxic boron solution. Two missing windows were replicated to match the existing windows, and two doors are being constructed to replace poorly constructed modern replacements. Steve is also replacing several rotten floorboards and is having hardware produced to match the remaining set. Ultimately the building will be stained red to match the original color. The final result will provide a very visible reminder of the important agricultural heritage of Vashon Island.

This year's ten grant recipients received nearly \$100,000 in funding, out of a request for \$700,000 from 41 applicants. For more information, contact Julie Koler, King County Historic Preservation Program at julie.koler@kingcounty.gov.

Other 2008 Most Endangered Properties in the News

Kapus Farmstead, Ridgefield



As of late last summer, a private party interested in relocating and restoring the Kapus Farmstead

buildings to a suitable site within Ridgefield had been located. Unfortunately, the recent economic turmoil left the would-be farmstead owners financially unable to implement the ambitious relocation project. As a result, it is anticipated that Southwest Washington Health Systems will revert to its original plan and seek a demolition permit for the locally listed landmark buildings. While the Kapus Farmstead site is not scheduled to be developed for several years, Southwest Washington Health Systems says removal of the farm buildings are necessary in order to reduce the company's liability.

Old Granary Building, Bellingham



The City of Bellingham recently released a vision for the redevelopment of the former

Georgia-Pacific site situated along the Whatcom Waterway that includes the adaptive reuse and rehabilitation of more than a dozen structures found to be National Register-eligible. Dubbed the Waterfront Connections Plan, the city's vision is a welcome counter proposal to that put forth by the Port of Bellingham, whose plan assumed wholesale demolition of the historic buildings.

Seattle Church of Christ, Seattle



Formerly known as the 7th Church of Christ Scientist, the Queen Anne sanctuary was named to the Washington Trust's 2007 Most Endangered List. Since then, the Seattle Church of Christ has been

busy making the 1926 Harlan Thomas-designed building home to their active congregation. Recently, the congregation received a Landmark Challenge Grant from 4Culture, a King County arts and heritage organization. As part of the grant process, the congregation will submit a nomination to Seattle's Landmark Preservation Board to designate the church building as a city landmark. Grant funds will assist with a long overdue roof replacement.



The creators of the signage that now denotes Pullman's College Hill Historic District to visitors.

Sign Installation and Grand Opening for College Hill Historic District in Pullman

By Allison Munch-Rotolo, College Hill Association

OFFICIALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES IN NOVEMBER 2006, THE COLLEGE HILL HISTORIC DISTRICT IN PULLMAN IS RELATIVELY NEW AND NOT WIDELY KNOWN, BUT RESIDENTS HOPE TO INCREASE AWARENESS OF THIS AREA, NICKNAMED THE "PROFESSORS' NEIGHBORHOOD," NEAR THE WASHINGTON STATE UNIVERSITY CAMPUS.

Earlier this year, College Hill Association organized an official grand opening event to commemorate the district's designation and the installation of student-designed signs around its perimeter. Both projects are exemplars of town-and-gown cooperation.

To increase awareness and to build civic pride, neighborhood residents worked with a Washington State University digital design class toward the goal of producing a set of distinctive markers for the district. Professor Kristin Arola (WSU English/DTC) was happy to volunteer the expertise of her students for this project facilitated through the WSU Center for Civic Engagement. Working in teams, the students presented professional-quality design proposals at a pizza party sponsored by College Hill Association. CHA then coordinated with the City's Pullman Arts Commission to finalize design details before sending the final product to be manufactured by Correctional Industries in Walla Walla. Purchased with privately donated funds, the signs were professionally installed by Pullman's Public Works Department, and have proven to be an extremely popular addition to the neighborhood.

Designed by WSU students Josh Bland, Tim Chun, Lauren Clark, and Tamara Vallejos, the College Hill Historic District sign features a central medallion depicting the Stanley Smith Residence, which is located in the district. Smith chaired the Washington State College Department of Architecture from 1923 to 1956, designing several campus buildings and private residences in what is now the historic district. The sign's colors are a variation of WSU's crimson and gray albeit in muted, historic-looking tones.

College Hill Association and the WSU Division of Student Affairs, Equity and Diversity hosted the Historic District Grand Opening on April 25th, 2008. For the event, the Division opened three historic residences to the public. Once private homes of faculty members, the residences (featured on the cover of this newsletter's Fall 2006 issue) have recently been restored by the University and are now used by WSU as Cultural and Heritage Houses.

A brief interpretive program featured a Chamber of Commerce ribbon cutting and acknowledgments of individuals whose efforts contributed to National Register designation. The program's highlight was a presentation of reduced-size signs to the student designers by Pullman's Mayor Glenn Johnson. Johnson thanked the students for their lasting contribution to the City of Pullman. The students, in turn, appreciated the opportunity to give back to the community, which has been their home for the past several years.

Currently, the signs are posted near each of the district's entrances. However, the signs have proven to be exceedingly popular with both long- and short-term Pullman residents, and more signs are likely to appear throughout the district. College Hill Association also plans to make the historic district sign image available for purchase in more user-friendly formats like t-shirts, mugs, or posters.



Capitol Theatre, Yakima



The Clyde Theatre, Langley



The Nifty Theatre, Waterville

Surveying Historic Theaters

By Susan Johnson, Artifacts Consulting, Inc.

WILL THE PROVERBIAL SHOW GO ON FOR WASHINGTON'S HISTORIC THEATERS? The Washington State Department of Archaeology and Historic Preservation (DAHP) and the Washington State Legislature set out to find the answer. DAHP hired Tacoma-based Artifacts Consulting, Inc. to identify patterns of physical needs, estimate the probable repair costs and note common operating challenges in historic theaters statewide. The final report was completed last June and provides a body of knowledge that informs decision-makers on how best to preserve the state's important heritage of historic theaters. It is hoped that this report will also be a resource for the theaters' stewards and their communities.

The report was the result of a yearlong process. To begin, the Artifacts team compiled a statewide list of all operating theaters at least 50 years of age, which included 80 live performance, cinema (indoor and drive-in), and combination performance/cinema theaters. Survey teams visited 65 theaters, meeting with theater operators and owners and collecting basic building data and noting operational, maintenance and condition concerns. While the focus of the physical needs assessment was on historic building elements, the final report also addresses capital repair priorities as well as ideas for improving the financial, policy and other mechanisms that could support theater preservation. Based on data from the surveyed theaters, cost estimates for physical needs were extrapolated to inform future planning efforts.

A tenet of preservation holds especially true with theaters—it is far more cost effective to maintain a theater in use than to restore one after it has been vacant for even a few years. This report will hopefully keep more theaters in use for a variety of functions, such as hosting local drama productions, graduations, political debates or independent films, and serving as a neighborhood's gathering place. While some theaters have found niche markets to compete in, others are simply the only theater around. These structures are pieces of community identity but also vehicles for economic revitalization, and supplementing increasingly scarce school and community arts programs. They add to our sense of place. Let us hope the show goes on. To obtain a copy of the theater study, contact DAHP's Michael Houser, 360.586.3065 or visit dahp.wa.gov.

Uplifting at Yeomalt Cabin

By Gerald Elfendahl



ON AN UPLIFTING FRIDAY IN OCTOBER JEFF MONROE, THE REMARKABLE THIRD GENERATION HOUSE MOVER FROM QUILCENE, AND HIS TEAM, BRANDON MERRICK AND ANDREW GAUL, COMPLETED ONE OF THE TRICKIEST PARTS OF THE HISTORIC YEOMALT CABIN RESTORATION. With a group of Yeomalt Park neighbors and Team Yeomalt helpers standing by in awe, Jeff carefully lifted the 22-foot tall, stone chimney and twin fireplaces of Camp Hopkins log hall. Cathy Bellefeuille, project videographer, documented this monster move soon to air on Bainbridge Island Television (BITV).

Spectators' cheers echoed through the tall firs as 50,000 pounds of historic stone work was lifted up a foot and then gently tipped a few inches into plumb. Monroe, always quiet and focused, smiled and shared a few comments with Joe Lubischer of Aspect Consulting, who helped two years ago with the project's planning as geo-technical engineer.

"This was trickier than we all realized before we started," Lubischer noted. "Jeff did a very careful and professional job. You could see how meticulous he was. This is the kind of job where carefulness really pays off!"

A master at moving heavy objects, Monroe used words like "finesse" to describe the subtle yet powerful move. The original chimney had been built on a six-inch slab with no support in front of its outside fireplace. And it had been built on soil he described as "flour." "It was a skimpy foundation," Lubischer observed.



The trickiest part of the operation actually occurred the day before the lift. That was when the 25-ton stone tower was transferred from the soft soil onto two large I-beams placed horizontally beneath each side of the fireplace's six-inch thick slab. The soil had to be cleared away around the chimney down to hardpan to make room for the beams and hydraulic jacks. Holes for the beams had to be bored beneath the fireplace's slab. For a brief time, the chimney seemed to quiver, resting

only on a small mound. Monroe mortared the beams to the underside of the slab and breathed a huge sigh of relief. It would soon be ready to lift.

"This was a real anti-gravity feat!" mused architect neighbor, Mike Hoffman.

An improved new foundation will go down to hardpan thanks to Glenn Flodin's excavations. Raising the chimney and fireplace hearths and the new cabin floor to the same level will eliminate a need for disability ramps, improve drainage and render the chimney plumb.

Monroe returned later to slide the cabin he meticulously placed on towers of cribbing closer to the chimney. In November, teams led by historic preservation carpenter Mike Brundige and Terry Creasey installed foundations and new logs. Finally, Monroe will lower the building onto its new foundations and logs. Project manager for the Bainbridge Island Metro Park District is Roger Belieu.

For more information, contact Team Yeomalt at 206.842.4164. Donations can be sent to: Yeomalt Cabin Fund, c/o Bainbridge Is. Park Foundation, P.O. Box 10010, B. Is., WA 98110.

Local Deconstruction Project Salvages Re-Usable Building Materials



IN AUGUST, HISTORIC TACOMA COORDINATED AN EFFORT TO SALVAGE PARTS OF A HILLTOP 1916 BUNGALOW SLATED FOR DEMOLITION. The block is being cleared to make way for a surface parking lot near Tacoma's St. Joseph Hospital. The

initial work consisted of removing interior doors, trim, cabinets, and lighting hardware.

"We would have preferred to save the entire structure by moving the house, but due to the condition of the house and the short time-frame, that was not a realistic option," stated Historic Tacoma co-founder and project coordinator, Morgan Alexander.

Bids are being reviewed to completely disassemble the house, along with two other structures, and re-use building components and materials. The combination of increasing wood prices and a greater awareness of recycling opportunities makes it practical to salvage old growth timber featured in many older homes.

This demonstration project is part of Historic Tacoma's efforts to encourage deconstruction, decrease landfill waste, and re-use sustainable building materials. Historic Tacoma is working with City Council members and staff to explore policies encouraging the adaptive re-use of historic structures and alternatives to demolition.

To view or purchase parts salvaged from this and other houses, visit the Metropolitan Development Council's ReHarvest Center at 1113 St. Paul Ave., located in the old Ball Brass building across the Murray Morgan bridge; call 253.531.5845 for directions and hours. If you know of a historic structure slated for demolition, contact info@historictacoma.net.



This 1916 Tacoma bungalow is being salvaged to demonstrate green preservation practices.



The restored lobby of the 1927 Marcus Whitman Hotel. Courtesy of Timothy Bishop.



The 1920s Pantorium Building underwent misguided modernization over the years.



In 2005, the Pantorium was restored, exposing the original parapet exterior and transom windows.

Over the past decade downtown Walla Walla has become paradise for anyone with a keen eye for business and fine architecture. The Marcus Whitman Hotel and Conference Center, located at the gateway to downtown, was just one hidden gem awaiting rediscovery. The hotel served as an elegant indulgence in its late 1920s heyday but slipped toward demolition during the 1970s. After sitting vacant for two long decades, the building escaped the wrecking ball when a local businessman saw its potential and brought it back to life in 2001. Today, the hotel once again entices downtown visitors with a promise of good, old-fashioned luxury.

The 1920s Pantorium Building, located on a corner adjacent to The Marcus Whitman, suffered through fire and misguided modernization before its revival in 2005. The property owner restored the wheat and red brick parapet exterior along with the building's unique transom windows. The renovated interior now houses a specialty grocery store, wine tasting room, art gallery, and gelato shop.

Downtown Walla Walla also features a variety of inviting festivities. More than 26 businesses extend their hours on the first Fridays of the months of May through December for Walla Walla's Art Walk. The Foundation also proudly sponsors Downtown Movie Night every second Friday for movie buffs, while those who prefer dancing in the streets can enjoy the third Friday Downtown Sounds summer concert series.

Commercial district success, community enthusiasm and formal recognition reveal the extent of the Foundation's achievements. Downtown Walla Walla received a Great American Main Street Award in 2001 and also earned status as one of the National Trust for Historic Preservation's Dozen Distinctive Destinations in 2004.

For more information, please visit:
 Downtown Walla Walla Foundation
downtownwallawalla.com
 Washington State Main Street Program downtown.wa.gov
 National Trust Main Street Center mainstreet.org

Downtown Walla Walla: A Dream Come True

By Laura Johnson, Washington State Main Street Program

STAND ON THE CORNER OF FIRST AVENUE AND MAIN STREET IN WALLA WALLA AND ALL OF YOUR DREAMS OF AN IDEAL DOWNTOWN MATERIALIZE BEFORE YOU: Residents and tourists stroll along the sidewalk with shopping bags in hand, street-level retail space is near 100 percent occupancy, well-maintained historic properties span as far as the eye can see, and you're guaranteed to pass a fantastic restaurant, retail establishment, or wine tasting room, whichever way you turn. Downtown Walla Walla isn't a drive through destination—it's a place you want to get pleasantly lost in.

The Downtown Walla Walla Foundation formed in 1984 in order to realize the downtown dream of residents. But soon the Foundation faced a major challenge that threatened downtown's stability. Two malls opened near the outskirts of the city and effectively lured Sears and the J.C. Penney Co. away from city's core. Vacancies in the downtown district soon approached 30 percent.

The Bon Marche department store (now Macy's) was another retailer considering abandoning its downtown anchor post to join others at the mall. But the Foundation recognized an opportunity and offered Bon Marche something that no big box location ever could—space in a well-preserved historic building right in the heart of downtown.

The Foundation quickly facilitated an agreement between owners of the nearby 1903 Die Brücke Building and the Bon Marche. The renovation of Die Brücke Building, along with the neighboring 1917 Liberty Theater building, provided a 4000-foot expansion for the department store and elevator access to upper floors. Today, Macy's remains in this cornerstone location and continues its reputation as an excellent downtown partner by sponsoring downtown Walla Walla's Parade of Lights every holiday season.

Between art, music, history, shopping, wine and lavish accommodations—what more could anyone want? Thanks to the Foundation and a caring community, downtown Walla Walla is truly a dream come true.

Modelmaking with Seattle Architecture Foundation

By Tracy Vicory-Rosenquest, Program Director

SEATTLE ARCHITECTURE FOUNDATION'S FAMILY MODEL MAKING WORKSHOP IS AN OPPORTUNITY FOR YOUNG PEOPLE, AGES NINE AND UP, TO BE ARCHITECTS FOR A DAY, WITH THE ADULTS WHO ACCOMPANY THESE YOUNG CREATIVES—PARENTS, RELATIVES OR TEACHERS—ACTING AS ASSISTANTS DURING THE WORKSHOP. Through discussion and hands-on activities, workshop participants create a community together, and each young architect designs and builds a model that they take home with them. Participants also get a guided viewing of SAF's permanent Blueprints: 100+ Years of Seattle Architecture exhibit.

Workshop members learn how building design elements such as scale, texture, pattern, and perspective impact communities and the way people live, work and play. One parent who has participated in this workshop says, "I saw both of my kids modify their designs based on the questions being asked of them. They were thinking about the model at a different level."

Another parent comments, "Since the workshop, Hannah has noticed structures and commented on why they were built that way or why they were built in that spot. It makes her aware of the thought process that goes into buildings and how they serve people's needs. This is not really something that third graders usually understand. Thank you!"

Volunteers from the design community facilitate this workshop, which was developed from our Places + Spaces curriculum. As our families will attest, this activity gives young architects an opportunity to have fun and learn something about their community.

The workshop costs \$15 per person in advance. To learn about 2009 dates, to register, or for more information, visit seattlearchitecture.org/youth.cfm or contact Tracy Vicory-Rosenquest, Program Director via email Tracy@seattlearchitecture.org or at 206.667.9184. Scholarships are available for this workshop thanks to the Carolyn Purser Scholarship Fund.



Kids showing off their completed designs.

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Only through membership dues and contributions is the Washington Trust able to accomplish our mission to help make local historic preservation work and build an ethic that preserves Washington's historic places through advocacy, education, collaboration and stewardship. The Board of Directors and staff sincerely thank our following partners in preservation who have contributed to the Washington Trust during the past quarter.

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