



## Historic Hop Kilns Recall Yakima Valley's Agricultural Heritage

By Kelsey Doncaster



*The wooden hop kilns of Elon Charon (l) and Paul Patnode (r), both in Moxee Valley, are two of the best examples left of this type of historic structure.*

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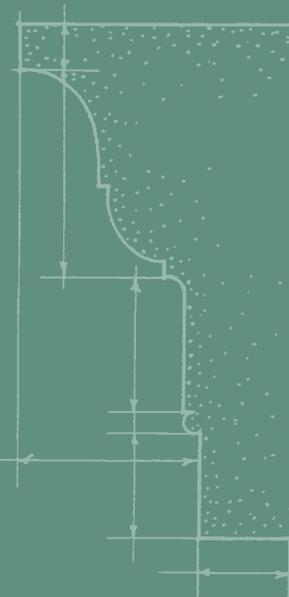
IN THE IRRIGATED OASIS OF THE YAKIMA VALLEY MANY AGRICULTURAL CROPS FLOURISH, INCLUDING HOP FIELDS AS PROLIFIC AS THE ABUNDANT FRUIT ORCHARDS. Growing up in the Yakima Valley I became accustomed to seeing the multi-story wooden kilns used for drying hops that dotted the landscape, and I was sad to see that a historic hop kiln in the Ahtanum Valley had been razed a few years ago. In 2007, I had the opportunity to work with the owner of the Herke Hop Kiln for listing on the Washington Heritage Barn Register and preservation of this building. These events heightened my awareness of the rarity of such historic Yakima Valley hop industry icons.

Hops have been grown in the Yakima Valley commercially for more than 125 years. Otis Freeman's article in *Economic Geography*, "Hop Industry of the Pacific Coast States," gives us a glimpse of how big hop production in the Yakima Valley and Washington State had been up to 1936. In 1929 alone, the Yakima Valley accounted for 4,045,000 pounds of the total 4,878,000 pounds of hops produced in the state of Washington and from 1924–30, Washington averaged 1944 pounds of hops per acre—the biggest yield on the Pacific Coast and of any section of the United States, according to the article. Today, the Yakima Valley is still the number one producer of hops in the United States.

In the fall, when the hop cones are harvested, they are taken to the hop kiln for drying and bagging. By the 1930s, the most common type of Pacific Coast kiln was "a square wooden box structure from 30–40 feet long on a side and nearly as high, with a steep pyramidal roof ending in a 6- or 8-foot square ventilator about 10 feet high above the peak of the roof" with a "platform for loading and unloading the hops that extends outside along one face of the kiln," according to Freeman's article. Fifty bales of fresh hops would be winched up on a sling to the platform to then be put in the drying room. Twenty feet above the ground was the drying floor, which held the hops that were dried with heat from a stove or furnace below. Dampers would be opened or closed to regulate natural air flow. Up on the drying floor, the fresh hops were then loosely scattered, with the heat from below drying out the hops. They took 18–20 hours to cure and were pushed out of the drying room on to a cooling platform for the sweating process "during which moisture is absorbed from the air which take a week to ten days. [...] Then they were pushed into the hop press and pressed into a 200-pound bale that was enclosed with jute bagging."

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*Above left: A North Bend street scene, 1932. For the full story, see "Finding Our Roots," page 2.*



# Your Trust in Action

## Finding Our Roots



HISTORIC PRESERVATION HAS COME OF AGE. AS A RELATIVE NEWCOMER TO THE BENEFITS OF PRESERVING OUR TREASURES WHILE STIMULATING LOCAL ECONOMIES, I'D LIKE TO SHARE MY STORY. I was the Mayor of North

Bend, Wash. for eight years, and the city had struggled to find its identity for a long time. How could a small community, located on the boundaries of Puget Sound's expanding metropolis implement "rural character," produce a thriving economy, and support the historic assets that had long been neglected in the downtown core? The more North Bend looked at itself and its history, the more compelling it was to become that rural town, to uncover authentic North Bend. The community found its roots.

I appointed an Economic Development Commission and they proposed designation of a historic district. The city earmarked 30 percent of revenues, derived from an interchange development, to act as a catalyst for small beautification projects; it also entered into an agreement with the county to obtain professional expertise, adopted a Minimum Maintenance Ordinance and started a Façade Assistance Program. With technical expertise for façade programs, six properties were awarded grants from the City to help renovate historic buildings. Public investment of

approximately \$450,000 fostered private investment of about \$5 million. From 1998 to 2002 (even after 9/11) the downtown area was able to show an approximate 27 percent increase in gross receipts. I quickly became an advocate and preservationist.

As a member of the Washington Trust for Historic Preservation, I have carried this message to Congress many times. Our Lobby Day efforts have shown that while Washington State is renowned in the national preservation community, many large and small towns have stories similar to mine. Many communities see real economic benefit from getting back to their roots, offering incentives to business owners and bringing back tourism through creative adaptive reuse of assets, from steam plants to steam trains to barns. In these tough economic times, the "staycation" has become a new word and new way of life. We encourage you to look closely at your own communities and see the exciting historic sites that are unique to your area. We believe you'll like your "roots" too.

Joan Murray Simpson, President  
Board of Directors



Downtown North Bend and the historic McGrath Hotel, started as a cafe in 1922.



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## Derby Days

Crew members Andy Lawson, Linus Willson (kneeling), Ryon Downs, and Mark Willson pose in front of Historic Seattle's winning entry in the 2009 Allstate Milk Carton Derby held at Green Lake on July 11, 2009. The P-I Globe won Best Design and came in first in the Group/Commercial Category. After nominating the Globe to the Washington Trust's 2009 Most Endangered list, Historic Seattle



chose the waterfront icon as its race entry "to raise awareness and appreciation of it in a fun way." Unfortunately, this globe did not survive the trip home, but will live on in the memory of its moment of glory.

## Most Endangered Historic Properties List Unveiled



*King County Council Chair Dow Constantine (above) and Seattle City Councilmember Sally Clark (below) speak at the announcement of 2009's Most Endangered Properties.*

UNDER GRAY AND CLOUDY SEATTLE SKIES, THE WASHINGTON TRUST ANNOUNCED THE 2009 MOST ENDANGERED HISTORIC PROPERTIES LIST AT A PRESS CONFERENCE ON MAY 26, 2009 IN THE OLYMPIC SCULPTURE PARK. Washington Trust Staff and several current and former Board Members greeted a crowd of more than 30 gathered along the Elliott Bay seawall. This location provided the best view of the P-I Globe, the featured resource for this year's announcement. As each property was announced, invited speakers came forth to voice support for the endangered resources, including several elected officials:

- Seattle City Councilmember Sally Clark for the P-I Globe
- King County Council Chair Dow Constantine (and current Trust Board Member) for the Vashon Gym
- Bellevue Councilmember Conrad Lee for Surrey Downs
- University Place Councilmember Lorna Smith for the Curran House

In addition, Kathleen Brooker, Executive Director of Historic Seattle, spoke about the Carmack House, while Andrea Mercado, Director of West Seattle's Log House Museum, discussed the Alki Homestead Restaurant. These and other local partners are vital to the Washington Trust's efforts to save our endangered past.

Perhaps the highlight of the press event was the speech given by Waylon Robert, a student at Seattle's St. Alphonsus Parish School in Ballard. At 12 years old, Waylon is the youngest person to submit a nomination to our Most List (for the Bush House in Index). Waylon contacted our office earlier this year over his concern about the deteriorated condition of the more than 100-year old structure and what could be done to save it. After discussing the options with him, he took us up on our invitation to submit a nomination, sending in several of his own drawings and plans with the form, completed in pencil. In the information he provided, Waylon demonstrated a seasoned preservationist's grasp of the key issues, noting that the "place is endangered by neglect" and "if it is not restored, the Bush House will be lost forever."

In his speech at the press event, Waylon expressed his feelings as to why the Bush House should be saved. We have included it as this issue's Trust ArKIDtecture feature (see page 10) along with Waylon's rendering of the Bush House. Following the speech, Louise Lindgren of the Index Historical Society presented Waylon with a certificate of appreciation for his efforts to save their town's treasured resource. This passionate young preservationist also received significant press coverage, including a piece by an Everett Herald reporter that later ran in the Sunday edition of USA Today. The press event was well attended by the media, and a number of stories on the 13 highlighted properties have circulated since that time. Overall, it was a successful event, and our advocacy work for each of the listed properties is well underway.

*Student Waylon Robert's rendering of the Bush House, one of this year's Most Endangered Properties.*



## In Memoriam: Barbara Ann Krohn



1926–2009

By Holly Chamberlain

I AM FAIRLY CERTAIN THAT THERE WAS NOTHING ON THIS PLANET AND BEYOND IN WHICH BARBARA KROHN, THE SECOND PRESIDENT OF

THE WASHINGTON TRUST, WAS NOT INTERESTED.

Fortunately for the historic preservation movement, her lively inquisitiveness, strong work ethic and bonhomie were very often directed to heritage and culture.

Barbara grew up in Clark County, and came from a family that greatly valued education. She spent a lot of time outdoors as a child, yet managed to also write her own newspaper. Sadly, her beloved father died when she was only 16; but despite the resulting harsh economic realities for her and her mother, Barbara went on to earn a B.A. in communications and an M.A. in history from the University of Washington. After stints as editor of a weekly newspaper and with the Washington Education Association, she became the first woman publisher of student publications at the UW and founded her own publishing and public relations firm, Barbara Krohn and Associates.

A descendant of German and Swedish forebears, Barbara had a deep interest in her own family's heritage, which came from being intrigued by how her background fit into the rest of the world and the tides of history. Her activities in the larger world of culture were always about how to get more people involved in heritage writ large, and to provide opportunities for them to learn about it and experience it personally. She was a long-time member of more than 50 heritage organizations, and was also very active in the Public Relations Society of America, Educational Press Association of America, and Women in Communications, Inc. (now The Association for Women in Communications, Inc.).

Barbara became involved with the Washington Trust soon after its founding in 1976. Arguably her most significant contribution as a board member and president was the founding, editing, and publishing of the quarterly *Washington Landmarks* magazine, a membership benefit for Trust members, and its successor, *Landmarks*, which was largely funded by her personally. Up to seven cooperating organizations contributed to this plucky endeavor with content, calendar events, and mailing list members—to the tune of about 13,000 readers. In its summer of 1981 inaugural issue, which featured a 19th century etching of Beacon Rock on the cover, Barbara identified a statewide "preservation community" as its constituency, comprised of

*Continued on page 4*

## 2009 Valerie Sivinski Washington Preserves Fund Grants Awarded

IN FEBRUARY, THE WASHINGTON TRUST RECEIVED 15 GRANT APPLICATIONS TOTALING A LITTLE MORE THAN \$27,000 IN REQUESTS, ONCE AGAIN FAR EXCEEDING THE AMOUNT OF GRANT FUNDS AVAILABLE. The following month, the Trust's Preservation Committee reviewed the applications and awarded \$8,000 to five recipients for a wide range of brick-and-mortar projects:



**The Cutter Theatre, Metaline Falls**—\$2,000 to repair concrete bearing walls in the basement and repoint the front parapet of the Cutter Theatre



**Daughters of the Pioneers of Washington Whatcom Chapter 5, Bellingham**—\$1,800 to install cedar shakes on the lean-to roof of the Pickett House Museum



**City of Centralia, Centralia**—\$2,000 to restore the corner storefront of the Fox Theatre



**Center for Local Self-Reliance, Bellingham**—\$1,200 to purchase roofing materials to replace/repair the leaking roof on the Fairhaven Park Rose Garden Caretaker's House



**Orcas Island Historical Society, Friday Harbor**—\$1,000 to purchase appropriate materials to stabilize the winter environment of six historic log cabins that make up the Orcas Island Historical Museum and kick off Phase II Preservation and Rehabilitation

The Valerie Sivinski Washington Preserves Fund is an annual grant program that provides up to \$2,000 to organizations involved in historic preservation around our state. To learn more about the program and how you can support our work, visit the website at [www.wa-trust.org/preservesfund.htm](http://www.wa-trust.org/preservesfund.htm)

### IN MEMORIAM—Continued from page 3

professional and lay people who love old buildings and respect the natural environment.

Friends and colleagues active in the Washington Trust and other organizations during Barbara's time share distinct memories: "She was passionate about preservation and a very good communicator to the general public...generous with her time and expertise." "Knowing Barbara was one of my great delights. She was warm and funny, (and)...able to view her subject, whatever it was, with a knowing, amused, and wise perspective." "Barbara could keep all us young (then!!) energetic preservationists engaged even when doing...mundane tasks (like mailing newsletters)...I was always impressed with Barbara...she was such a successful independent business woman who still devoted so much time and energy to the Washington Trust." "I liked her very much...She was always thinking things over carefully and keeping a cool, logical head when things got heated...She certainly was a great asset to preservation efforts." "Barbara was an indefatigable resource for the community...a real treasure for the heritage and humanities world."

In addition to her long tenure with the Washington Trust, she was president of the Pioneer Association of Washington three times, and edited its newsletter for more than 20 years. She was active with the Clark County Historical Society and Museum, and with Humanities Washington, both of which presented her with achievement awards. In her later years, Barbara was pleased to be able to donate 20 acres of family property along the Washougal River to the Columbia Land Trust to be preserved in perpetuity.

I think that she thought of all of us as her extended preservation family—contentious and quirky at times—yet related by a common belief that vintage buildings tell an important story about our past and very much should be part of our future. Barbara's legacies are many and varied, and she is much missed.

## Where in WA Is Your Trust?

AFTER BEING SHUT OUT ON THE LAST ISSUE, OUR READERS CAME BACK IN FINE FORM IN GUESSING THE LOCATION OF TRUST FIELD DIRECTOR CHRIS MOORE FEATURED IN ISSUE 1, 2009. Stephen Emerson of Eastern Washington University's Archaeological and Historical Services was first to send in the correct answer: "That would be Fort Casey. AHS is back!" Within minutes, his colleague, Archaeologist Jennifer Wilson, sent in her correct response, which leads us to wonder who gets first dibs on the newsletter when it arrives in the mail. With their track record, we also thought of changing the name of this feature to "Stump AHS." Later that same day, Sally Straathof of Burlington sent in this very detailed response: "The Photo is of Battery Worth at Fort Casey State Park on Whidbey Island. This particular gun is in firing position. It is covered because the Worth Battery is being renovated for the 2013 Centennial Celebration."

Finally, Anita Simon, who recently moved from Seattle to Georgia, sent in her correct guess and expressed her thought that Fort Casey was one of the few forts that actually had a gun in place. Maybe one of our readers more familiar with Washington's fabulous forts can let us know. We do know that Fort Casey State Park is a 467-acre marine camping park with a lighthouse and sweeping views of Admiralty Inlet and the Strait of Juan de Fuca.

Although it may be difficult to tell from the photo, Chris is all bundled up because he visited Fort Casey while attending the Ebey's Forever Conference in November 2008. This conference was organized as a celebration of the first 30 years of protecting and sustaining Ebey's Landing National Historical Reserve, a 24 square mile mosaic of working farms, iconic barns, and hedgerows framing soils and historic structures of national significance. It was so successful that the Trust Board of Ebey's Landing National Historical Reserve will present the 2nd Ebey's Forever Conference and Community Event on November 6–7, 2009 in Coupeville. The conference will offer two days of field trips, workshops, keynote speakers, panels, local foods, exhibitions and music with the goal of discovering, exploring and celebrating an American cultural landscape. For more information, visit the conference website at [www.ebeysforever.com](http://www.ebeysforever.com).

For this issue, we are taking a break in featuring a new location to guess, but we will be back in the next issue. We also welcome images of our readers taken in their favorite places around our beautiful state. Send them to us via email at [info@wa-trust.org](mailto:info@wa-trust.org), and maybe you can stump AHS!

## HISTORIC HOP KILNS—Continued from front cover



Historically, hops were grown in the upper Yakima Valley, around Ahtanum and Cowiche, and the lower Yakima Valley in areas such as Parker Bottom, where the Herke Hop Kiln is today (see story at right). By far the largest concentration of hop production in the Yakima area was in the Moxee Valley, which touted itself as the “Hop Capitol of the World” and still is the largest area of hop production in the Yakima Valley. While prohibition put a damper on hop production in the Yakima Valley, the repeal of the 18th Amendment to the Constitution



*Yakima Valley's historic Herke Hop Kiln, which is being rehabilitated with help from the Heritage Barn Grant Program, see story at right. (Photos courtesy of Washington Trust)*

caused a boom that lasted until 1934 when production doubled, according to Freeman. Old hop kilns were adapted and new kilns of modern materials were built.

In a recent driving survey of historic hop kilns in the Moxee Valley, I discovered 35 of the structures, of which 15 were pre-1960. They ranged from all-wood (the oldest style), to cinderblock, corrugated steel, brick, or a combination, while one was concrete construction. Several had remnants of owner names that had been prominently painted on the gable end.

The wooden kilns of pre-1945 are disappearing rapidly by fire or demolition as many are not in use today for any agricultural purpose and have been abandoned. These are a small fraction of the multitude that were in use, as many small farmers with 40 acres or less had one. In the Moxee Valley, two different Elon Charron hop

kilns and the Paul Patnode hop kiln are some of the best examples left of the large wooden hop kilns. The O. J. Gendron Ranch has a preserved 1920s wooden hop kiln that is on the National Register of Historic Places in its farm complex. One of the most unusual hop kilns was the Lloyd H. Hughes, Inc., kiln and warehouse in downtown Moxee. This 1933 building was a modern marvel built out of reinforced concrete. Unfortunately, it has been damaged by fire and lost its platform and roof.

Those historic hop kilns still showcase the structure's evolution and different styles from c.1900–1960, although they are rapidly disappearing. The O. J. Gendron Ranch Kiln in Moxee and the Herke Hop Kiln in Donald are success stories, as they have been saved and are undergoing preservation. Hopefully, there will be more success stories instead of demolition of those few historic hop kilns left in the Yakima Valley.

## MOST HISTORY & SIGNIFICANCE—Continued from page 8

residential, civic and religious buildings, along with his role as the lead architect and planner for the Century 21 World's Fair held in Seattle. St. Edward's features several gothic-inspired elements and generally takes the form of a French country church. Completed in 1931, it is significant as an example of Thiry's early work prior to the architect's emergence as the region's leading modernist. The church is also significantly associated with Shelton's religious history.

**Surrey Downs** In 1953, the architectural firm of Mithun & Neslund was hired to design houses for a new subdivision in Bellevue known as Surrey Downs. With open floor plans and carports, the houses are distinct examples of mid-century modern design and the neighborhood is significant as an intact, early subdivision of Bellevue exemplifying 1950s residential architecture.

**Vashon Elementary Gymnasium** Built in 1919, the wood frame gymnasium is reputed to be the largest and one of the most historic non-agrarian structures on Vashon Island. Vashon's first high school was constructed at the site in 1912 and soon thereafter was consolidated to serve elementary students; the gymnasium was constructed to meet the needs of the expanding school. Having outlasted several subsequent school structures (the last of which was demolished in 2004), the gym stands as the last physical connection to Vashon's early schools.



## Heritage Barn Rehabilitation Profile: Herke Hop Kiln, Yakima County

WITH THE PASSAGE OF HB 2115 IN MAY OF 2007, THE WASHINGTON STATE HERITAGE BARN PRESERVATION INITIATIVE WAS ESTABLISHED AS A PROGRAM OF THE DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION. This legislation has resulted in several accomplishments, most notably the inclusion of 352 historic barns in the Heritage Barn Register and the rehabilitation of 19 barns through the Barn Rehabilitation Grant Program. In this issue, our Barn Rehabilitation Profile takes a look at one of the more unique agricultural structures in the Heritage Barn Preservation Initiative.

Renowned for its cultivation of hops, the Yakima Valley is lined with acre after acre of land devoted to production of the crop. While the technology for processing the harvested hops has changed over time, vestiges of the old ways do remain. One such example is the Herke Hop Kiln (see this issue's accompanying feature on the Historic Hop Kilns of the Yakima Valley, front cover).

The circa 1915 Herke Hop Kiln remained in active use until WWII. In 1978, the owners saved the structure from demolition by relocating the kiln 800 feet from its original location, where it stood in the path of Interstate 82 as the new thoroughfare was being constructed. Located just off the Donald-Wapato Road northeast of I-82, today the Herke Hop Kiln stands as a landmark to the agricultural traditions of the Yakima Valley, clearly visible from the freeway that displaced it. With assistance from the Heritage Barn Grant Program, the hop kiln now has a new shingle roof. The owners hope to implement additional rehabilitation projects in the near future.

# Last Call?

## Most Endangered Historic Properties List – 2009



### Alki Homestead Restaurant (1903) Seattle

**Challenge:** In January, the restaurant suffered an electrical fire, leaving the interior and portions of the roof damaged. While temporary measures have been taken to prevent additional damage from weather exposure, the time frame for implementing major repair work needed to stabilize the building is

uncertain at this time. Compounding matters is the fact that the restaurant had been for sale for nearly a year prior to the January blaze. Despite this, the owner has publicly stated his intent to restore the building and re-open the restaurant, allowing denizens of West Seattle and other neighborhoods to continue to enjoy the warmth and storied history of the landmark building.



### BF Tabbott House (1903) Bainbridge Island

**Challenge:** Counter to the objectives of the Overlay District as defined in the Comprehensive Plan, on May 14th the city's planning commission approved a proposal to demolish the BF Tabbott House, replacing it with a mixed-use project that would combine residential and commercial uses on the site.

This decision was based in part on an independent legal analysis that the Ericksen Avenue Overlay District, while designed to preserve the area's historic character, does not specifically prohibit demolition of the historic resources located therein.

The design guidelines in place for the Overlay District do allow conversion of the historic single-family structures to non-residential use, but require new additions to be made toward the rear of the existing buildings. With the recent planning commission decision, the fear is that more property owners will simply opt to demolish historic structures within the Overlay District rather than work to retain the historic character by implementing development programs that utilize the existing buildings. As for the BF Tabbott House, one of the more intact structures along Ericksen Avenue, the remaining hope is that someone interested in relocating the house will come forward.



### Bush House (1898) Index

**Challenge:** Several years ago, Snohomish County revoked the hotel's Certificate of Occupancy due to structural and public safety concerns. Since this time, the building has been subjected to vandalism and squatters. The structure's shingle roof is rotting and could collapse, given the heavy snowfall that commonly occurs in the area. The property is

for sale, but despite receiving several purchase offers, the owner has opted not to sell. The hope is that an agreement can be reached with a buyer interested in rehabilitating the Bush House. Of the five pioneer-era hotels that once served Index, the Bush House, listed in the Washington State Heritage Register, stands as the last remaining.



### George Carmack House (1902) Seattle

**Challenge:** Vacant for the last few years, the house has fallen into disrepair and been subject to vandalism. In addition, the property is for sale. Adjacent to an institutional medical center, existing zoning allows for a much more intensive level of development than the existing single-family house, making demolition the likely course of action for a new owner.

Despite this, the Carmack House retains a high degree of integrity, a fact acknowledged by the Seattle Landmarks Preservation Board when a majority of board members voted to designate the structure as a city landmark at a recent meeting. Even with landmark status, however, the future of the Carmack House is uncertain. Plans to relocate the house to a nearby vacant lot and implement a comprehensive rehabilitation program are in the works, but as yet no agreement has been reached.



### Curran House (1952) University Place

**Challenge:** In the early 1990s, Pierce County purchased the property and the existing house for use as parkland. After incorporating as a city in 1995, University Place assumed control of the property and in 1999 developed a Master Plan for the park in order to evaluate future uses and programs at the site. Of the several scenarios included

in the plan, each called for retaining the Curran House based on findings that the building could serve a useful function and was an integral part of the property as a unit. Despite this planning document, the city is currently debating whether or not to demolish the structure, citing a variety of costs related to repairs, security, and utility bills as barriers to rehabilitation. Given the lack of funds, the responsibility has fallen on the community to provide money for needed improvements and ongoing maintenance.



### Day Block (1882) Dayton

**Challenge:** Despite its storied history and role in Dayton's development, deferred maintenance has taken its toll on the building. The second floor has been vacant since the 1950s and, in part because of a partial roof collapse in December of 2008, the commercial space on the ground floor is now vacant as well. Failure to address the needed repairs and continued exposure to the elements could potentially result in a case of demolition by neglect. At present, the Day Block is neither for sale nor for rent.



### Old Ellensburg Hospital (1919) Ellensburg

**Challenge:** Existing zoning for the hospital building is Public Reserve—a category that limits the potential use of the structure. In addition, the surrounding neighborhood is zoned residential, effectively rendering the hospital a white elephant. The building is in good condition, but without a viable program

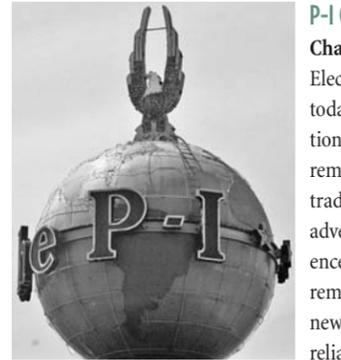
it could sit vacant for more years to come. A worst-case scenario would see the hospital demolished, a move that would make way for a small scale residential project. Eligible for listing in the National Register and therefore utilization of rehabilitation tax credits, the Old Hospital Building is currently for sale.



### Libbey House (1870) Coupeville

**Challenge:** Desiring to construct a new, larger house on the site, the current owner filed an application to demolish the historic Libbey House in March 2009. Given the significance of the resource, the Town of Coupeville is requiring that an Environmental Impact Statement (EIS) be prepared and has invoked a mandatory two-year waiting period

required whenever demolition is proposed for a Class I historic structure. Despite this, the concern is that the owners will continue on the path towards demolition.



### P-I Globe (1948) Seattle

**Challenge:** Built by Pacific Car and Foundry and Electrical Products Consolidated (still in business today as PACCAR), the Globe is a visual representation for the Seattle Post-Intelligencer newspaper and remains a post-war tribute to the significant role trade signs and the graphic arts hold in commercial advertising. With the P-I now only an on-line presence, the globe does double duty as a tangible reminder of the challenges currently facing the newspaper industry in a community increasingly

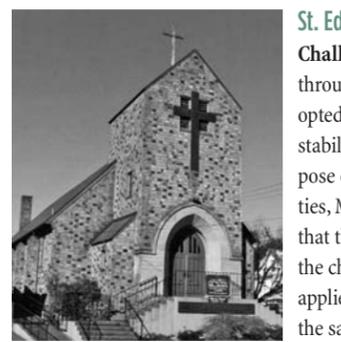
reliant on digital media formats. With concerns swirling about how those same challenges might impact the future of the globe, local elected officials have engaged in efforts to recognize the structure as an official historic resource. While no plans indicating the globe's removal have been publicized, office space within the P-I building is for lease and maintenance needs for the structure could play a role in coming years. These facts have sparked discussion about an appropriate site for the Globe if its relocation ever becomes imminent.



### Sand Point Naval Station (1929-1942) Seattle

**Challenge:** At present, the City of Seattle has initiated efforts to fully evaluate the historic structures at Sand Point with the potential goal of collectively listing the resources as a historic district in the National Register of Historic Places. Such listing could result in financial incentives for historically appropriate rehabilitation of many structures at Sand Point, making private-public partnerships an

appealing option for underutilized buildings. In the meantime, deferred maintenance remains an issue and deterioration is a factor for several historic structures.



### St. Edward's Catholic Church (1931) Shelton

**Challenge:** Facing structural deficiencies identified through an engineer's evaluation, the congregation opted to sell the parcel rather than pay for expensive stabilization work. Interested in the land for the purpose of expanding its adjacent county campus facilities, Mason County purchased the parcel, stipulating that the congregation be responsible for removal of the church building. In April of 2009, the congregation applied to the City of Shelton for a permit to demolish the sanctuary. Acknowledging the historic significance

of the building, the city called for a 90-day waiting period before issuing a demolition permit with the hope that local advocates can work with the county and the congregation on a strategy for preserving the resource. The waiting period expired in August.



### Surrey Downs (1953) Bellevue

**Challenge:** As Sound Transit continues to focus on an alignment for the proposed East Link transit corridor through Bellevue, options under consideration could result in potential adverse impacts to the Surrey Downs neighborhood. Collectively, the Mithun & Neslund-designed houses have been determined eligible for listing as a historic district in the National Register of Historic Places.

It now falls on Sound Transit to ensure that the final alignment selected for the East Link Corridor fully considers the potential impacts to the neighborhood.



### Vashon Elementary Gymnasium (1919)

Vashon Island

**Challenge:** The Vashon Island Parks District recently received a state grant to develop athletic fields at the location of the gymnasium. The project requires removal of the gymnasium and in October 2008 the Vashon Island

School Board, which currently owns the site, voted to demolish the gym. Potentially eligible as a King County Landmark, the hope is that the gym can be relocated to a different area of the site and integrated as a viable component of the proposed recreational fields.



Every year historic properties across Washington are threatened by deterioration, demolition, development pressure, or neglect.

Collectively, these properties contribute to the quality of life we enjoy in our beautiful state. They shape our daily experiences living in small towns, large cities and rural communities. All are endangered historic treasures that contribute to and define Washington's heritage. All are irreplaceable and all are in jeopardy.

Since 1992, the Washington Trust has spotlighted Washington's Most Endangered Historic Properties with an annual list. Focusing attention on imperiled historic buildings and sites in our state has helped rally support for their preservation, resulting in many success stories. But much remains to be done.

The Washington Trust urgently calls your attention to the following properties, nominated by concerned citizens and organizations throughout Washington, which form the Most Endangered Historic Properties List for 2009. The Washington Trust will assist those involved with each property in developing support to remove the threat. For more information on the Most Endangered Historic Properties List or for help in saving a threatened landmark in your community, contact the Washington Trust for Historic Preservation, 1204 Minor Avenue, Seattle, WA 98101, 206.624.9449, or visit our website, [www.wa-trust.org](http://www.wa-trust.org). Your help is needed to save these special places before they disappear forever!

We've highlighted the challenges each property faces here—for a history of each, please read "Most Endangered Properties 2009, Part 2, page 8. For a more detailed description of each site on this year's Most Endangered Historic Properties List, please go to the Washington Trust's website, [www.wa-trust.org](http://www.wa-trust.org).

(Photos courtesy of Washington Trust)

### 2009 Watch List:

National Guard Armory, Bellingham;  
Old Granary Building, Bellingham;  
The Kelley Farm, Bonney Lake;  
Lone Star Cement Building, Concrete;  
John A. Finch Boy Scout Lodge,  
Diamond Lake, Pend Oreille Co.;  
Bettinger House, Edmonds;  
Collins Building, Everett;  
Greyhound Bus Station, Olympia;  
Kapus Farmstead, Ridgefield;  
Nuclear Reactor Building, Seattle;  
Snoqualmie Falls Lumber Company  
Power Plant, Snoqualmie;  
Fleischmann's Yeast Plant, Sumner;  
Elks Building, Tacoma;  
Murray Morgan Bridge, Tacoma;  
Olympia Brewery, Tumwater;  
Preston-Shaffer Milling Co., Waitsburg;  
Fort Walla Walla/Jonathan M. Wainwright  
Memorial VA Medical Center,  
Walla Walla

### Part 2—History & Significance

**Alki Homestead Restaurant** In 1903, Gladys and William Bernard began construction of Fir Lodge. This country estate, located near Alki Point in West Seattle, exemplified the Rustic style of architecture and stands as an early iteration of this style in the Puget Sound region. Its log structure and river rock fireplace provided a retreat from the hustle and bustle of Seattle and its accompanying growth during the 1890s. Almost immediately after its construction, Fir Lodge became a gathering place, serving as the first clubhouse for the fledgling Seattle Auto Club from 1907–1911. Since 1950, the building has been home to the Alki Homestead Restaurant, a designated city landmark, because of its architectural quality and its association with the development of Seattle.

**BF Tabbott House** Built in 1903, the BF Tabbott House is part of a small and cohesive group of early island wood-framed residences along Ericksen Avenue, constructed to house workers at the Hall Brothers Shipyard in Winslow. The Winslow Master Plan, updated in 2006, describes these houses as being built in the form of a New England village: close to the street, close to each other, complete with front porches and with a consistent architectural character. The stated cohesiveness of the area prompted the City of Bainbridge Island to create the Ericksen Avenue Overlay District as part of the city's Comprehensive Plan. The intent of the Overlay District is to preserve the historic character these resources provide.

**Bush House** Constructed in 1898, the Bush House was initially managed by Clarence Bush and his wife who operated the property as a hotel serving railway passengers venturing over Stevens Pass. Although the business changed ownership several times, it managed to hang on to its original name. Closed for a period during the Great Depression and beyond, the hotel re-opened in the 1970s and continued to serve as a major community gathering place, hosting dances, community celebrations, meetings, concerts, and weddings. During the heyday of railroad and mining activity around Stevens Pass, Index sustained five hotels. Only one of these remains: the Bush House.

**George Carmack House** For nearly 13 years, this Jefferson Street residence in Seattle's Squire Park neighborhood was home to George Washington Carmack. Credited with staking the first major claim of the Klondike Gold Rush, Carmack's gold discovery and subsequent boosterism helped spark the mobilization of thousands headed to the Yukon to strike it rich and led to Seattle's first major economic boom. In addition to the building's association with Carmack, the house, constructed in 1902, is a rare regional example of the Shingle style, which is popular on the east coast but much less common in the west.

**Curran House** Architecturally, the Curran House is a fine example of mid-century modern design. Robert B. Price, noted as the first architect from Tacoma to be inducted into the AIA College of Fellows, designed the house in 1952. But what sets it apart, and provides the agricultural connection, is the setting: the house is situated within an orchard, providing a unique example of early Western Washington apple horticulture. This deems the property eligible for listing in the Washington Heritage Register, and if listed, it would be the first Price-designed resource to achieve such designation.

**Day Block** Built in 1882, the existing Day Block is actually the half-block remnant of what was once a larger structure. The original Italianate-style Day Block featured 11 round-arched windows, cast iron store fronts, and a bold projecting cornice at the roofline. Important architecturally, the building is also significant for its association with the Day Family and stands as one of the earlier two-story commercial structures in Dayton.

**Old Ellensburg Hospital** The Hospital Building is historically significant as an intact example of the architectural work of Charles Bebb and Carl Gould. Operating primarily out of Seattle, they are credited with nearly 200 projects including the Seattle Art Museum, Ballard Locks Government Buildings, and several buildings on the UW campus. With its stucco exterior and curvilinear parapet, the hospital building is also expressive of Mission Revival design, an architectural style unique for Ellensburg. Constructed in 1919, the building represents a shift from smaller, decentralized clinics to a unification of medical services in the Lower Kittitas Valley. With the exception of a caretaker, the building has sat vacant for several years.

**Libbey House** Constructed in 1870, the Libbey House is associated with early Euro-American settlement in the Pacific Northwest. The builder, John Alexander, was a member of the family that co-founded Coupeville. In 1871, just a year after construction, the house was sold to Joseph Libbey, a member of a prominent pioneer family in Central Whidbey Island. Architecturally, the house as constructed can be classified as Carpenter Gothic as it features gothic inspired bargeboards, finials and bracketing. It is listed as a Class I Historic Structure on the Town of Coupeville's Historic Register and is also a contributing structure of the Central Whidbey National Register Historic District, located within Ebey's Landing National Historic Reserve.

**P-I Globe** Emblazoned with the motto "It's in the P-I," the Globe sitting atop the Seattle Post-Intelligencer Building along Elliot Avenue continues to spin even though the presses ceased turning out newspapers over two months ago. Long a visual icon of Seattle's cityscape, the Globe first began revolving on November 9, 1948, at its original location on the corner of Sixth Avenue and Wall Street. It landed at its current home in 1986 when the P-I moved its staff to the Elliot Avenue office building—it has remained there ever since. Regardless of its location, at 30 feet in diameter and over 18 tons, the Globe has consistently turned heads and is a cherished symbol of Seattle's long and proud journalistic heritage.

**Sand Point Naval Station** Beginning in 1923, the Thirteenth Naval District based its operations at Sand Point, supervising aviation activities for air stations throughout the northern west coast. 1970 marked the end of military flying out of the base, leaving behind the task of surplusizing a large tract of land containing numerous structures. In the 1990s, the Navy transferred ownership of much of Sand Point to the City of Seattle. Currently part of Seattle's Magnuson Park, overall integrity of the buildings at the site is relatively high. With construction dates ranging from 1929 through 1942, these structures embody an array of architectural styles.

**St. Edward's Catholic Church** Organized by Rev. Father McReavy in 1890, the St Edward's congregation completed the construction of a wood frame church in 1892. In 1930, the congregation planned to move to its current centrally located site near downtown and hired architect Paul Thiry to design the new church. Thiry is widely regarded as the "Father of Northwest Modernism" and is noted for his

*Continued on page 5*

## Boldman House Shares Family and Building History

By Faye Rainwater

THE HOUSE SITS ON THE CORNER ALONG A SMALL STREAM, ALOOF FROM ITS NEIGHBORS. INSIDE THE WINDOWS, THE SHUTTERS ARE CLOSED. No one answers the door as we knock. The owners of the Boldman House are private—and the entire town wonders what treasures are hidden inside.



*Restored to former glory.*



The last family member, Gladys Boldman, passed away in 1999. She left the house, contents and an endowment, to the Dayton Historical Depot Society. This was an unexpected gift. Her will stated the house was to be restored “to its original condition” and remaining funds used for maintenance. In August of 2000, the Depot Society took possession and the Boldman House Committee started to work.

When Stephen and Blanch Boldman bought the Queen Anne-style house in 1912 it was as it is today, with two-story cutaway bays, colored glass chips in the front gable pediment, balcony with spindle work frieze and a horseshoe wooden arch. None of the Boldmans’ four daughters ever married. Goldie and Gladys were the youngest, (six and four in 1912), and are the ones people still remember. Gladys, a Walla Walla University Business School graduate, was working at Hotel Boise when she returned home in 1946 to help Goldie care for ailing family members.

The house changed little in the 87 years the Boldman family lived in it. Built between 1880 and 1883, it was originally a one-story, three-room, t-shaped building. The two-story section, built in the early 1890s, included a parlor, music room and two upstairs bedrooms. The bay windows, balcony and foyer were added later. An enclosed side porch provided access to the 1880s-built basement stairway. The back portion of the house was a series of additions and enclosed porches.



The first challenge the Boldman House Committee faced was the enormous amount of items saved by the family—clothing, tools, kitchen items, cards and letters, bills, photos, newspapers and magazines, recipes, books, furniture, toiletries, toys, and more. We realized we had something very unique—the history not only of a house, but of the family who lived in it. Our very first rule was “nothing in, nothing out.” Everything on display is from the house and was used by the family.



*Inside, filled with family items. (Photos courtesy of Tri-City Herald)*

The Committee contacted Artifacts Architectural Consulting for help with the structure itself. The back additions were replaced using the same footprint and salvaged materials but over a new section of basement and access door. The side porch was reopened. Most of the downstairs walls had been covered with white dry wall and the 12-foot ceilings had been lowered. But above the false ceiling we found layers of original wallpaper. At one point, a roof leak ruined intact upstairs wallpaper; but we were able to get reproductions made and papered one room a year. As a result, the completed walls are covered in a combination of reproduced “new original” paper as well as original.

Light fixtures in the center of each room had been removed for the lowered ceilings; we found these stored throughout the house and were able to reassemble them. The carpet in four of the rooms appears to be the original, dating to the early 1900s. We reconditioned an early wood cook stove found in the basement and moved it into the kitchen with all parts intact. A 1912–1920-style garden, using Boldman history and period varieties, surrounds the house.

Specialized experts assisted with many unfamiliar details. We were fortunate to find a professional with preservation experience to renovate the windows—he also gave a public workshop on how to make old windows usable so they don’t need to be replaced. A nationally known paper-hanger agreed to teach a local craftsman how to hang wallpaper over muslin and board, and also gave a public presentation about wallpaper history and his experience working at the White House.

Some mysteries have been solved but a lot remain. We have learned that the Boldmans furnished their house

## Oct. Open House and Tours of Tacoma's Historic Sacred Places



*Tacoma's St. Lukes Memorial Episcopal Church, built in 1882 and Christ Episcopal Church, built in 1889. (Photo Caroline Swope, Kingstree Studios)*



CHURCH BELLS WILL RING ACROSS THE CITY AT 1 P.M. SUNDAY, OCTOBER 25TH TO MARK THE

OPENING OF MORE THAN A DOZEN HISTORIC SACRED PLACES FOR PUBLIC TOURS. The free event will include music performances, church history and art exhibitions, and building tours at some of the City's most architecturally and historically significant religious structures. Participants can visit the classical First Church of Christ Scientist, the Gothic Church of St. Patrick's, the Mission-style Immanuel Presbyterian, the modernist Christ Episcopal Church sanctuary, and more during this self-guided tour.

The open house is designed to celebrate the architecture, history and art represented in each building, as well as the contributions each congregation has made to the development and vitality of Tacoma. This event is sponsored by Historic Tacoma and made possible through a generous grant of the National Society of the Colonial Dames of America in Washington State and the in-kind contributions of participating congregations.

A tour guide and map, available at [www.historic-tacoma.net](http://www.historic-tacoma.net) and in print format in early October, will include a list of participating congregations, events and program details. For more information, contact Sharon Winters at [swinters@nventure.com](mailto:swinters@nventure.com) or 253.761.9349.

through local businesses and mail order catalogs. The younger sisters toured Europe. They worked at the cannery and carried black lunch boxes. We found bills for oil changes and the book for a 1934 Chevrolet. Photos of Gladys and Goldie show them wearing clothing that was discovered in the collection. The house is slowly giving up answers.

The Boldman House Museum is open during special events and by reservation. Information is available from the Dayton Historical Depot, P.O. Box 316, Dayton, WA, 99328; 509-382-2026; [www.daytonhistoricdepot.org](http://www.daytonhistoricdepot.org).

## Revitalizing Downtown Ellensburg With Creative Collaboration

By Laura Johnson, Department of Community, Trade and Economic Development



The Italianate-style Davidson Building, built in 1889. (Photo courtesy of CTED)



Bustling downtown Ellensburg. (Photo courtesy of CTED)

THE ELLENSBURG DOWNTOWN ASSOCIATION (EDA) HAS KEYED INTO A SIMPLE, BUT POWERFUL, TRUTH: ALL COMMUNITY MEMBERS ARE INVESTED IN THEIR DOWNTOWN DISTRICT. Perhaps recognition of that truth is the easy part. The hard part is assembling the masses and turning that interest into action.

In an impressive showing of local collaboration, which included vital EDA participation, downtown Ellensburg now has a Model Code Application for Historic Buildings: Several downtown property owners were hitting barriers with local enforcement of the 2006 International Building Code (IBC) when attempting to renovate their historic downtown buildings. The EDA brought together a number of downtown stakeholders to develop a solution to

help reduce the burden of working on historic buildings and address safety concerns. The resulting guide, based on sections from both the IBC and the International Existing Building Code (IEBC), provides property owners a better understanding of the level of work involved in their project and how to deal with potential complications. The project team consisted of a wide range of partners including the EDA, City of Ellensburg, Washington State Building Code Council, Washington Association of Building Officials, and Artifacts Consulting out of Tacoma. The project was funded by the National Trust for Historic Preservation and the City of Ellensburg.

Central Washington University's (CWU) campus is located six blocks from the heart of downtown. For many years both real and perceived barriers stood between the campus and downtown. In 2008, the EDA began a focused effort to create a solid partnership with students and staff of the college. The resulting participation includes serving on the EDA Board of Directors and committees, maintaining the organization's social networking site, assisting with the downtown clean-up, and serving as crossing guards during the

annual downtown trick-or-treat. CWU's Public Relations Student Society of America (PRSSA) has also taken a special interest in downtown Ellensburg. Society members have generated positive publicity for downtown, including a feature story in Northwest Travel magazine.

The EDA collaborated with the Ellensburg Chamber of Commerce and local businesses to launch an extremely successful promotion—the Ellensburg Charm Trail. Local merchants sell unique charms that reflect Ellensburg's businesses and history ranging from horseshoes to wine bottles. Customers purchase a blank bracelet and then follow the charm trail map to create their own personal downtown souvenir. Two years after its inception, the charm trail is still going strong and the number of participating merchants has tripled.

In partnership with the Ellensburg Public Library, the EDA organized a monthly business education workshop and book review. The Brown Bag Business Basics series was designed to assist and retain downtown merchants and covers topics such as developing effective business plans and achieving retail success. The workshops also provide a venue for guest speakers, including the director of the Small Business Development Center in Yakima and a representative from SCORE: Counselors to America's Small Business. In conjunction with the series, the Library has developed a business reference section and incorporates suggested titles from the EDA. The university's Alpha Kappa Psi business fraternity helped promote the Brown Bag Business Basics series and worked with the EDA to also host an Emerging Entrepreneurs Symposium.

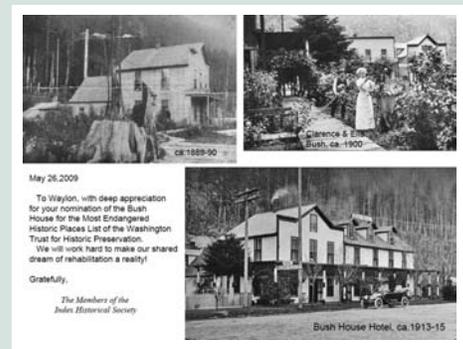
By thinking creatively, the EDA is forming strong partnerships to increase their volunteer base, enhance their services, improve their connection with business and property owners, and strengthen the overall downtown revitalization effort. Each endeavor is fueled by the harnessed energy of all those with a common interest—the survival and prosperity of downtown Ellensburg.

## Young Preservationist Remembers the Bush House

Waylon Robert is the youngest person to have submitted a nomination to the Most Endangered Properties List. In May, he spoke on behalf of his nomination. For the rest of the story and some of his nomination form comments, see "Most Endangered Historic Properties List Unveiled," page 4.

Hi, my name is Waylon Robert. I'm 12 years old and I go to St. Alphonsus Parish School in Ballard. I nominated the Bush House because it is one of the last wooden railroad hotels from the 1890's and was a really fun place to go when I was little. I could slide on the banisters and not get in trouble, play tag with my friends from Index, eat Blackberry Cobbler Gobbler and maybe encounter a ghost.

I think the Bush House is like "Night at the Museum" but it is not a movie it's really happening. President Theodore Roosevelt stayed there in the early 1900's. They have no t.v.s. They still have some of its original furnishing and you can sit by the stone fireplace to warm up during the winter. It seemed like everyone in Index used to work there or hang out there which made it feel homey. During the summer you could sit on the patio and drink ice cold lemonade while looking up at Mt. Index. Index is just not the same ever since the Bush House closed.



May 26, 2009  
To Waylon, with deep appreciation for your nomination of the Bush House for the Most Endangered Historic Places List of the Washington Trust for Historic Preservation. We will work hard to make our shared dream of rehabilitation a reality!  
Gratefully,  
The Members of the Index Historical Society

Top to bottom: Twelve-year-old Waylon Robert receiving a certificate of appreciation at the Most Endangered Properties press conference; with Field Director Chris Moore; a close-up of the certificate.

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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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- The knowledge that you are helping save Washington's historic buildings, sites, and cultural landscapes!



### NEW MEMBER INFORMATION

Dr.  Mr.  Mrs.  Ms.  Miss Name \_\_\_\_\_

Dr.  Mr.  Mrs.  Ms.  Miss Contact Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ E-mail \_\_\_\_\_

Please contact me about volunteer opportunities  My employer will match my gift (form enclosed)

In addition to my membership, I am enclosing a gift of \$ \_\_\_\_\_ to help the Washington Trust:

provide Valerie Sivinski Washington Preserves Fund grants  other, please specify \_\_\_\_\_

**Total amount of contribution: \$ \_\_\_\_\_**

I am enclosing a check payable to the **Washington Trust for Historic Preservation**

Please bill my credit card:  MasterCard  Visa  My billing address is the same as above

Card # \_\_\_\_\_ Expiration Date \_\_\_\_\_

Signature \_\_\_\_\_

Billing Address \_\_\_\_\_

(Annual memberships run for one year from the date of receipt)

01/2007

Send submissions to: [nmstojnic@cablespeed.com](mailto:nmstojnic@cablespeed.com) • Visit [www.wa-trust.org](http://www.wa-trust.org) for the most up-to-date calendar of events.