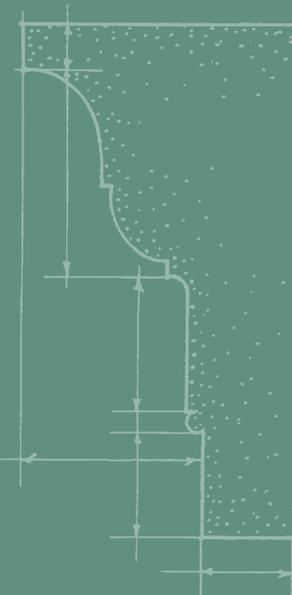




## In This Issue

- LOCAL PARTNERSHIPS: GETTING TO KNOW THE SPOKANE PRESERVATION ADVOCATES
- ADVOCATING ON THE NATIONAL LEVEL FOR LOBBY DAY 2010
- AMERICAN EXPRESS AND PARTNERS IN PRESERVATION COME TO THE PUGET SOUND
- MAIN STREET UPDATE: SAVING THE MAIN STREET PROGRAM
- COLLINS BUILDING: THE FINAL NAIL IN THE COFFIN



## Lost Urgency: The Luzon Building

By Jennifer Mortensen

THIS YEAR, TACOMA LOST ONE OF ITS MOST SIGNIFICANT HISTORIC STRUCTURES, THE LUZON BUILDING. Designed by prominent Chicago architects John Wellborn Root and Daniel Hudson Burnham, the Luzon had a long, varied history that included decades of neglect, multiple owners, and numerous failed attempts at rehabilitation. In the weeks prior to its demolition, local advocates of historic preservation rallied to save the building, but their solutions came too late, and the building was demolished in September 2009. The tragic example of the Luzon illustrates the need for significant change in public attitude and legislation, but most importantly, cultural priority.

When President Abraham Lincoln signed legislation granting land for the construction of the Northern Pacific Railroad in 1864, investors from eastern states foresaw the growth this new connection would bring. Many commercial buildings commissioned in Tacoma during this period were designed by outside firms, including two from the Chicago firm, Burnham and Root. The Luzon's significance as an early "skyscraper" was primarily in the context of Washington State, but its association with the firm of Burnham and Root was of national significance, especially since relatively few of their buildings survive today.

While the two Tacoma buildings were not as technologically developed as steel-framed buildings becoming common in larger cities, they did represent an advance for the Pacific Northwest. Completed in 1891, the Luzon was a hybrid utilizing traditional load-bearing masonry and timber construction with the introduction of steel in some locations to provide structural support. The Luzon did not have an internal steel "cage" structure, but had thick exterior brick walls with horizontal steel girders resting on the masonry walls (and on internal metal columns) to support the horizontal wood floor joists. Steel was used only on the first three floors, with the upper floors supported by traditional timber beams. Arguably more significant than its structural elements was its advanced style of design. The Luzon was visually suggestive of the clean vertical lines, fenestration style, and restrained ornamentation that would become trademarks of the



*The Pacific National Bank Building, which later became known as the Luzon Building, shortly after completion. Photo courtesy of Michael Sullivan and Artifacts Consulting.*

emerging Chicago School. Its advanced architectural expression demonstrated two key elements: simplification of form and vertical emphasis. The Luzon represented architectural transition and innovation both structurally and visually, and possessed uncommon value to the history of the Pacific Northwest.

Trouble for the Luzon and other buildings along Pacific Avenue began when financial hardship struck Tacoma during the Panic of 1893 and again during the Great Depression in 1929. The professional offices, banks, and retail stores on and around Pacific Avenue either moved to the traditional downtown area of Tacoma or closed. Vacant spaces along Pacific filled with second-hand shops, taverns, and adult entertainment creating a "red-light" district. Intense urban renewal swept the nation after World War II, but because of the area's unsavory reputation, the buildings along Pacific Avenue remained both intact and neglected. From the late 1950s to the early 1970s, the Luzon housed an arcade, and in the 1980s, a Chinese restaurant. After the restaurant closed in 1986, the Luzon remained vacant until its demolition.

Despite the fact that the entire 1300 Pacific Avenue block had been placed on the Washington Heritage Register and National Register of Historic Places in 1979, a subsidiary of the Weyerhaeuser Corporation bought the block in 1985, and convinced the Tacoma City Council to rescind the historic district and allow for demolition. Because of its particular historic sig-

*Continued on page 12*

# Your Trust in Action

## Renewed Collaboration

By Paul Mann



THIS IS AN EXCITING TIME FOR THE WASHINGTON TRUST FOR HISTORIC PRESERVATION. In recent years, our visibility around the State has increased significantly, thanks to the Historic Courthouse

Program and the Heritage Barn Preservation Initiative, which we administer in conjunction with the Department of Archaeology and Historic Preservation (DAHP). Both programs have increased our presence around the State while introducing new populations to the preservation movement.

As the scope of our activities has grown, we at the Trust have worked to define and articulate more clearly our role among the State's preservation organizations. As a part of this process, we are moving to enhance and formalize our relationship with other like-minded organizations around the State. At our January Board meeting we hosted a joint meeting with the Council of Historic Seattle, which produced a lively discussion of areas in which we could increase our collaboration.

To build upon this start, we have formed a new Board Committee called the Local Partnership Committee, ably chaired by Trustee Dave Shockley, a founder and past President of Spokane Preservation Advocates. The committee's goal is to increase our contact, not only with groups like SPA, Historic Seattle, Historic Tacoma, and Historic Everett, but also with land trusts, historical societies, and others to find areas of common concern and to create a dialogue among groups that in the past may have had little regular contact.

We recognize that local preservation groups can usually be far more effective in dealing with local preservation issues—to man the barricades when necessary. Each local group possesses a richness of experience, a history of struggles lost and won. The lessons learned in each community can be valuable elsewhere, whether to established preservation organizations or to small, newly formed groups trying to save a particular building or site. We believe the Trust can serve as a conduit to bring those groups together, to allow the experiences of one community to create success elsewhere. In our work with local organizations we are able to develop a sense of emerging issues and trends before they impact every community. And we have the ability to bring groups around the state together to enhance our combined effectiveness.

The Trust has long provided an effective voice on statewide issues. Our annual Most Endangered list and other advocacy initiatives have had an important impact on individual preservation efforts and on public perceptions in general. We have also served as an effective voice for preservation in Olympia. For example, we played a prominent role in saving the State's Main Street program and moving it into the DAHP during the latest legislative session. We can also play a part on the national stage. Washington's delegation to the annual Lobby Day event in Washington DC is usually one of the largest, and it is often anchored by the Trust. Just as we hope to enhance communication among local groups, so we hope to provide a voice for those groups on issues of importance to us all.

I hope you will assist the Trust in this outreach effort. Together we can work at all levels to preserve the rich cultural legacy of Washington State.



Members of the Spokane Preservation Advocates gather for a group photo after a workday. Photo courtesy of David Shockley.

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## Local Partnerships: Who Are Spokane Preservation Advocates?

By David Shockley

IN THE FALL OF 1996, A GROUP OF LOCAL PRESERVATIONISTS GOT TOGETHER TO BRAINSTORM WHAT THEY THOUGHT WAS BEING "MISSED" BY OTHER ORGANIZATIONS ASSOCIATED WITH PRESERVATION IN THE COMMUNITY. Out of those meetings came three primary goals: advocacy for historic preservation, funding preservation projects and hands on preservation work. In the spring of 1997, Spokane Preservation Advocates received their official non-profit status with Washington state. Since then SPA has been involved in providing the "missing links" in preservation activities in the area. They have over 800 members and have given over \$100,000 in preservation grants. SPA was a completely volunteer run organization until a couple of years ago when a contractor was hired to manage the membership database. In April SPA hired a half time Executive Coordinator to help the Board and members stay focused on their goals.

The three primary goals are supported by the Advocacy Committee, the Heritage Fund Grant Committee and the Doing It (hands on preservation) Committee. Other committees were developed to support the three major committees. The Communications Committee publishes a quarterly newsletter, maintains the website and has a community outreach booth that goes to at least four major local events a year. The Events Committee hosts the three quarterly membership meetings and hosts the Annual Holiday Home Tour and Holiday Membership party. The membership meetings and Holiday Party are held in historic homes or other landmark locations, and they are as much a social event as a meeting where members share their preservation stories with like-minded friends, old and new.

The meetings are held on a weeknight at 5:30 beginning with the announcements and business in keeping of a membership organization. Then, tours of the home or facility are offered along with a great variety of member-supplied hors d'oeuvres, wine and desserts. The Holiday Home Tour occurs the first weekend of December and includes three or four historic homes typically within walking distance, all decorated for the holidays. This is a fundraiser for SPA's Heritage Grant Program. SPA recently held the fourth Annual Gala and Auction, making over \$20,000 for the Heritage Grants Program and the operation of the organization. Once again, volunteers planned and produced this event, which, so far, is SPA's most successful method of raising funds. The Development Committee's goals are to increase membership, get members involved in committees, and develop committee members for Board leadership roles.

SPA has had successes and losses over the years. Though a five-year battle with the owner of three historic downtown buildings was lost to demolition, the preservation community responded and a city-appointed task force, including SPA members, crafted a demolition ordinance that became a law. SPA is currently working with the Historic Preservation Officer to strengthen this ordinance. Another SPA supported success was the restoration of the Fox Theatre. Members held a peaceful protest when it was announced the building was in danger of being demolished, and the organization was the first to offer a small starter grant to purchase the building. The Doing It Committee held several work projects at the theatre in preparation for renovation, the Heritage Grant Committee provided funds for a grant to nominate the property to the National Register, and the Advocacy Committee hosted a letter writing campaign to urge the State Legislature to help fund the project. As a whole, the group mobilized the preservation community and raised over \$100,000 to fund the restoration of the centerpiece sunburst light fixture. SPA strives to use all of its resources to work on advocacy issues.

### Heritage Grants last year include:

- Cheney House Museum - \$5,000
- Nettleton Historic District entrance sign - \$1,000
- Campbell Carriage House interpretive center - \$5,000
- Westminster Congregational Church portion of new roof - \$5,000

Some of our more recent projects include working with the WSU Spokane campus planning group to include the historic Jensen Byrd warehouse building in their campus master plan, instead of tearing it down. The Ad Hoc Heritage Landscapes Committee is working with the City to develop regulations to better protect and maintain historic trees, and is working towards in-kind large canopy street tree replacement. In January SPA influenced the Spokane City Council to pass an ordinance banning new surface parking lots in the downtown area. In April a Doing It project at an historic church

brought diverse members of the community together to work on a number of restoration projects for one day.

One of the most exciting recent successes is SPA's leadership role in securing the 2012 National Trust for Historic Preservation Conference in Spokane. This event will bring national attention to the historically significant architecture and culture of the Inland Northwest. SPA hopes to encourage heritage cultural tourism, and make the residents of our area more aware of the great resource they have in their own history.

To learn more about Spokane Preservation Advocates and how you can get involved, visit them online at [www.spokanepreservation.org](http://www.spokanepreservation.org)

## 2010 Valerie Sivinski Washington Preserves Fund Grant Awarded

THE WASHINGTON TRUST FOR HISTORIC PRESERVATION RECEIVED A RECORD 24 APPLICATIONS FOR GRANT FUNDING TOTALING \$47,210 IN REQUESTS. By comparison, in 2009, 15 applications were received seeking \$27,000! Not only did this reflect the publicity of the grant program, but it also spoke to the larger need for preservation project funding across the state. In March the Trust's Preservation Committee reviewed the applications and awarded \$6,500 to eight recipients:

**The Barge-Chestnut Neighborhood Association in Yakima** - \$500 to continue efforts for completing the formation of the Barge-Chestnut Historic District.

**The DuPont Museum & Historical Society in DuPont** - \$500 to help restore the last remaining historic "hose cart" shed for displaying fire equipment.

**The Northern Kittitas County Historical Society in Cle Elum** - \$1,500 to help re-roof the historic Carpenter House Museum.

**The Northport Historical Society** - \$1,000 to help restore the ramp and entrance to the historic Northport Fire Hall.

**The Ritzville Museum Volunteers** - \$1,000 to help restore fascia, soffit and gutters on the historic Northern Pacific Railroad Depot.

**Skykomish Historical Society** - \$500 to help restore the Portland Cement Association Safety Trophy Grotto.



*Historic Oberlin Church in Steilacoom, now used as the Steilacoom Tribal Cultural Center.*

**Steilacoom Tribal Museum Association** - \$1,000 to help restore the roof of the historic Oberlin Church, now used as the Tribal Cultural Center.

**University Place Historical Society** - \$500 to restore window glass and trim on the historic Curran House.

The Valerie Sivinski Washington Preserves program began in 1998 and continues to award grant funding up to \$2,000 to organizations involved in historic preservation around our state. To learn more about the program and how you can help support our work, visit the Trust's website at [www.wa-trust.org/preservesfund.htm](http://www.wa-trust.org/preservesfund.htm).

## Riding the Coattails of the Historic Preservation Movement: Advocating for Archaeology at Lobby Day

Submitted by Mary Rossi, APT-Applied Preservation Technologies



*This year, members of Washington State's 2010 National Preservation Lobby Day delegation had coffee with Senator Patty Murray along with several hundred other constituents. Every Wednesday morning when the Senate is in session, Senator Murray invites Washington State residents to join her for coffee and offers everyone an opportunity to introduce themselves to find out where they're from and what they're interested in. She also gives an update on the issues the Senate is currently debating and takes questions from constituents. Afterwards, a photographer is on hand to take pictures with the Senator. Posed on either side of Senator Murray at the center is (from left to right) Mary Rossi, Gee Heckscher, Betsy Davis, Rebecca Loveless and Jack Williams.*

AS A SELF-DESCRIBED “CULTURAL RESOURCE PLANNER” AND ADVOCATE FOR ARCHAEOLOGICAL SITES AND BURIAL GROUNDS, I HAVE BEEN SECRETLY RIDING THE COATTAILS OF THE HISTORIC PRESERVATION MOVEMENT FOR A NUMBER OF YEARS. While studying issues and searching for preservation partners, I discovered that historic preservationists, who I sometimes describe as the “above-ground folks,” are generally more engaged in advocacy than their archaeological, or “below-ground,” counterparts. While I have yet to unravel the reasons for this difference, I have decided to try to encourage more below-grounders to engage in things like the legislative process.

One of the historic preservation events I recently infiltrated is Lobby Day, an annual event held in Washington, DC, and sponsored by Preservation Action, a 501(c)(4) nonprofit created in 1974 to serve as the national grassroots lobby for historic preservation. As an enthusiastic advocate lacking a well-organized movement, I can say that historic preservationists have reason to celebrate Lobby Day. It is a wonderful opportunity for vocational and avocational preservationists to work together to advocate for sound policy and programs through direct contact with Congressional representatives.

I first attended Lobby Day in 2009, and the experience did not disappoint, professionally or personally. While I had planned to stay in the background, listen a lot, and learn from some of Washington State's preservation heroes, the National Trust for Historic Preservation selected our state's delegation, traditionally one of Lobby Day's largest, for a feature story on their website, Preservation Nation. An entire movement witnessed our exploits as “Team Way Outside the Beltwayers” was blogged, YouTubed, and Flickr'd over the course of our trip to Capitol Hill. So much for staying in the background!

The typical Lobby Day experience consists of one day of training and one day of storming the Hill. On training day, Preservation Action and its partners brief participants about current “hot topics” on the Hill, such as budget proposals, pending legislation, and “Dear Colleague” letters. In the afternoon, participants caucus with their state delegation to plan the next day's attack. The Washington Trust for Historic Preservation works diligently for weeks in advance to schedule up to twelve meetings, including all nine Congressional districts, both Senators, and the Governor's DC-based Chief of Staff. Meeting times and assignments are reflected in a finely crafted, color-coded spreadsheet. Clearly, the historic preservation movement is not only engaged, it is organized!

Lobby Day itself is a fast-paced, stimulating crash course in orienteering (take Metro to Capitol Hill, navigate tunnels below Capitol and Senate and House Office Buildings, survive lunch rush in basement cafeterias) and people skills (be on time, be prepared, be polite, be thankful). Here are some other critical things I have learned over the course of two Lobby Days:

- Wear comfortable shoes
- Be early
- Be flexible (meetings sometimes occur in the hallway)
- Be thankful (always a good policy)
- Do your homework (know if your representative is a member of the Historic Preservation Caucus, know which committees they are on, know what they have done for your district/state, know what projects are occurring in their district/state right now)
- Have a specific “ask” (many staffers and representatives are already familiar with historic preservation so you won't have to spend time making a case for it, know what it is specifically that you want from that particular representative and ask for it)
- Save some energy to celebrate with your team (the Willard Hotel is an especially nice venue)
- Enjoy the fact you have accepted your responsibility to engage in the democratic process; then, do it again (and again)

Armed with this advice, as well as an impressive array of one-pagers and leave-behind packets assembled by the Washington Trust, thirteen delegates from the great state of Washington stormed the Hill on March 3, 2010, sporting stylish buttons (“Fully Fund the HPP” and “Preservation Equals Jobs”) and wielding personal stories about why preservation matters. As perhaps the sole below-grounder in attendance, my teammates listened patiently as I advocated for increased funding for Tribal Historic Preservation Officers and explained my admiration for historic preservation's role in job creation, tax credits, energy efficiency, and leveraging public and private matching funds.

Lobby Day is, in some ways, paradoxical as it is simultaneously exciting and expensive, stimulating and exhausting, timely and time-consuming. In terms of grassroots lobbying for preservation, however, it is well worth the effort. No matter the outcome, delegates take action and try to make a difference by lobbying their elected officials and letting them know what they, the constituents, want them to do.

If Lobby Day 2010 was any indication, the preservation movement is growing, it is active, and it is enthusiastic. So, whether you are an above-grounder or a below-grounder, speak up; get involved; and be sure to wear comfortable shoes.

*Mary Rossi serves as Program Director for APT-Applied Preservation Technologies (APT), a program of the Bellingham-based nonprofit, Eppard Vision. APT offers consulting services and educational programming to parties facing the intersection of cultural resources and land use projects. She is, in large part, an advocate for archaeological sites as a result of six years of service to a northwest Washington tribe, including three as Tribal Historic Preservation Officer.*

## Hello, Goodbye: Washington Trust Board News

THE WASHINGTON TRUST RECENTLY ELECTED SIX NEW MEMBERS TO OUR BOARD OF DIRECTORS: ROB FUKAI OF TUMWATER, KRISTEN GRIFFIN OF SPOKANE, DOUG ITO AND DAN SAY OF SEATTLE, GRACE PLEASANTS OF TACOMA, AND DAVID SHOCKLEY OF SPOKANE. Their stories are included below.

At the close of 2009, the Trust also said goodbye to three longtime Board Members: Joan Murray Simpson of Chelan, who most recently served as our Board President; Derek Chisholm of Vancouver; and Robert Mack of Tacoma, who completed his second stint on the Board. Our special thanks and utmost appreciation goes to each one of them for six years of service during a period of great transition for our organization. In addition, Sara-Jane Bellanca of Seattle left the Board in early 2010 after four years of service but will continue to volunteer on various Trust committees. Their many contributions have truly helped position us to strengthen and expand our programs toward ever more effective delivery of our statewide mission to preserve the places that matter to all Washingtonians.



**Rob Fukai** graduated from WSU in 1972 with a BA in Business Administration and Accounting. During a nearly 30-year career at Avista Corporation, an investor-owned electric and

gas utility, Rob served in a number of positions including accounting, finance, operations, external affairs, and executive management. Rob joined state government in 2002, serving on former Governor Locke's executive cabinet as Director of the Department of General Administration. He also served on the Spokane School Board, WSU's Board of Regents, United Way of Spokane County, Washington State Commission on Asian American Affairs, Washington Commission for National and Community Service, and the Washington Foundation for Early Learning. In addition, Rob has participated in several historic preservation projects including Lewis & Clark High School in Spokane, Steam Plant Square, and the restoration of our State Capitol Building.

Rob and his wife Patsy have a blended family that includes five children (all married and on their own), six grandchildren and another on the way. They are both retired and spend their days taking care of Chloe, their 5-year-old granddaughter, plus some RV travel and plenty of reading.



**Kristen Griffin** is the Spokane City/County Historic Preservation Officer. She holds a Master's degree in anthropology from Western Washington University and has worked in cultural resource management in Alaska and Washington for more than twenty-five years.

Her work in preservation has ranged from documenting archaeological sites along the Columbia River to working with National Register programs as a National Park Service historian. She is the author of a variety of articles and publications, including a history of Alaska's oldest federal park, *Early Views: Historical Vignettes of Sitka National Historical Park*, (National Park Service, 2000), and an overview of historical and archaeological investigations in

*Anóoshi Lingít Aaní Ká, Russians in Tlingít America: the Battles of Sitka 1802 and 1804* edited by Nora Marks Dauenhauer, Richard Dauenhauer, and Lydia Black (University of Washington Press and Sealaska Heritage Institute, 2008).



**Douglas Ito**, AIA, a graduate of the University of Washington, joined the Seattle architectural firm of Stickney Murphy Romine in 1996 and became an Associate Principal in 2009. The firm has

extensive experience in historic preservation, historic tax credits, and adaptive re-use of historic structures. In addition to working on the adaptive re-use of historic properties, Doug specializes in the design of mixed-use buildings and is actively involved with the niche market of artist live-work housing developments. The Tashiro Kaplan Artist Lofts project in Seattle's Pioneer Square and the FareStart building in Seattle's Denny Triangle are examples of projects that Doug has worked on.

Douglas was appointed to the Pioneer Square Preservation Board in 2003 and was elected board chair in 2007, a position he held through the end of his term in February of 2010. He currently serves on the board of the Housing Development Consortium of Seattle and King County.

**Grace Pleasants**, a property developer highly involved in preservation projects, earned a Bachelor of Science Degree in International Economics from the University of Louvain in Louvain La Nerve, Belgium. Most recently, Grace worked for Heritage Properties, LLC where she was responsible for identifying office and mixed-use property opportunities and negotiating purchases and leases. Her focus has been on historically designated properties in Anchorage, Alaska and the Pacific Northwest in order to use the historic tax credit in the development of these properties. Grace also established the largest commercial real estate company in Alaska with a specialty in office and mixed-use properties in the Anchorage area.

Recently, Grace worked on the Albers Mill Lofts

project in Tacoma. Using New Market Tax Credits and Historic Tax Credits, the project redeveloped a Superfund site on the Thea Foss Waterway and has received numerous design, historic and urban planning awards.



**Dan Say**, a native of Seattle and one of the founding principals of Swenson Say Fagét, has over twenty-nine years of experience in the design and renovation of architectural structures and is

licensed in 18 states. Dan's career has focused on the renovation, restoration and retrofit of existing structures of all sizes and construction types. Much of his work has been concentrated in historic and prestigious portions of downtown Seattle. Dan has worked closely with co-founding principals, Gary Swenson and Paul Fagét, on projects such as the King Street Station, Union Station, the Colman Building, 98 Union, Market Place North, Market Place Tower, the Pike Place Market buildings, and over half of the renovations to buildings in the Pioneer Square Historic District. Dan has a strong appreciation of existing buildings and routinely works with architects who focus on the preservation and restoration of buildings to maintain and enhance their useful lives.

Dan is a board member of the American Institute of Architects (AIA) Seattle. He is also a member of the Structural Engineers Association of Washington and the U.S. Green Building Council.



**David Shockley**, an architect with ALSC Architects in Spokane, is highly experienced in the design, production and construction administration of K-12

educational facilities, including elementary, middle and high school projects. He has an excellent understanding of key issues surrounding school planning and design, including the importance of developing and monitoring project schedules and cost estimates in order to keep work on track and within the budget.

In addition to his experience with K-12 school projects, Dave Shockley has been very involved with historic preservation activities. He has served on the Board of Directors for the Friends of the Davenport since its founding in 1986 and was on the Board of Directors of the Davenport Arts & Entertainment District from 1994-1998. Dave served on the City/County Historic Landmarks Commission from 1991-1996, where he helped to advise property owners on appropriate renovations to their historic properties, based on Secretary of Interior Standards. Also, Dave is a co-founder of the Spokane Preservation Advocates, which began in 1997 and currently has about 800 members.



*The Schooner Adventuress. Photo courtesy of Anthony Veerkamp, NTHP.*



*Washington Hall, 1937. Photo courtesy of Historic Seattle.*



*Garfield Hall, Orting Soldiers Home. Photo courtesy of Anthony Veerkamp, NTHP*



*Mill Creek Canyon Earthworks by Herbert Bayer. Photo by Don Smith, courtesy of the City of Kent Public Art Collection.*

## \$1 Million in Preservation Grants Awarded to Seattle-Puget Sound Area Historic Sites

ON JUNE 15, 2010, AMERICAN EXPRESS AND THE NATIONAL TRUST FOR HISTORIC PRESERVATION ANNOUNCED A DIVERSE GROUP OF 11 HISTORICALLY AND CULTURALLY SIGNIFICANT SITES IN THE SEATTLE-PUGET SOUND AREA TO RECEIVE GRANTS FOR HISTORIC PRESERVATION PROJECTS. Launched in 2006, Partners in Preservation is a program in which American Express, in partnership with the National Trust for Historic Preservation, pledged \$5.5 million over a five-year period toward preserving historic places throughout the United States. American Express has already allocated more than \$3.5 million in preservation grants, allowing recipients to make significant progress in achieving their preservation goals. The Seattle-Puget Sound region is the fifth region to host the Partners in Preservation program and receive funding from American Express, which has, in partnership with the National Trust for Historic Preservation, previously supported preservation projects in Boston, San Francisco, Chicago and New Orleans.

American Express and the National Trust for Historic Preservation selected the Seattle-Puget Sound region for this round of preservation funding because of the area's pivotal role in the history and development of the Pacific Northwest, its significant and varied historic resources, and its leadership in historic preservation and sustainability. The Partners in Preservation Seattle-Puget Sound Initiative was launched on April 15, 2010, when the public was invited to begin voting online for four weeks for their favorite historic places from a slate of 25 candidates to receive a portion of \$1 million in preservation grants.

On May 13, the Schooner Adventuress was announced as the winner of the popular public vote, with 20 percent of all votes cast. A grant of \$125,000 will be given to the nearly 100-year-old vessel to repair damage to the counter stern caused by the general wear and tear of life at sea. In recognition of the unparalleled photo-finish, Partners in Preservation also awarded a grant of \$125,000 to Town Hall to restore and seal the building's iconic white terra-cotta exterior as well as to repair the prominent stained-glass window on the building's south side.

The Washington Trust for Historic Preservation is proud to have served as an additional partner in providing local support for the Partners in Preservation Seattle-Puget Sound Initiative. The Washington Trust hosted the kick-off meeting for the campaign at the Stimson-Green Mansion last fall where local preservation leaders and staff from the National Trust for Historic Preservation brainstormed ideas, sites, and processes for the grant program. Washington Trust intern, Jennifer Mallinger, compiled contact information and additional data on potential sites, which served as a starting point in the site selection process. Executive Director Jennifer Meisner and Field Director Chris Moore escorted National Trust representatives around the region to visit and evaluate potential sites. When the site list was finalized and the project introduced to the public, the Washington Trust managed the distribution of promotional materials to help spread the word and get the public voting.

Jennifer Meisner was one of 24 preservation and community leaders selected to serve on the Partners in Preservation Advisory Committee. At the end of the popular vote, the Advisory Committee was convened to recommend how the remainder of the grant funding should be allocated among the rest of the competing sites. The Advisory Committee considered the results of the public vote, community support for the project, the preservation needs of the site, historic significance, project completion ability, and the role the site plays in the community. The committee recommended awarding significant grants to nine additional sites.



*Skansie Netshed. Photo courtesy of Anthony Veerkamp, NTHP.*



*University Heights Community Center. Photo courtesy of Anthony Veerkamp, NTHP*

*Continued on page next page*

## The eleven 2010 Partners in Preservation award winners are:

- **Schooner Adventuress**, *Seattle and Port Townsend*: \$125,000 to repair natural deterioration of the Adventuress' iconic overhanging counter stern.
- **Town Hall Seattle**: \$125,000 to restore, clean, and seal the white terra cotta façade and restore the prominent south-facing stained-glass window.
- **Point No Point Lighthouse**, *Hansville*: \$100,000 to rehabilitate the lighthouse, including repairs to the lantern room, roofing & decking, stucco & brickwork, and windows & doors.
- **Skansie Brothers Net Shed**, *Gig Harbor*: \$100,000 to stabilize the net shed by repairing and replacing failing wood piling and structural supports.
- **Washington Hall**, *Seattle*: \$90,000 to install new electrical service to allow the safe operation of the theater.
- **Japanese Cultural & Community Center**, *Seattle*: \$75,000 to rehabilitate the Center's primary façades, including siding, windows, and entry porticos.
- **Orting Soldiers Home-Garfield Hall**, *Orting*: \$70,000 to restore Garfield Hall's elegant but seriously deteriorated portico.
- **Mill Creek Canyon Earthworks**, *Kent*: \$70,000 to restore the Earthworks' sculptural landscape elements to their original design.
- **Ferry House at Ebey's Landing**, *Whidbey Island*: \$65,000 to reconstruct the Ferry House's front porch and provide seismic and structural improvements.
- **University Heights Community Center**, *Seattle*: \$60,000 to repair the Community Center's deteriorated historic wood windows.
- **Chapel Car 5 "Messenger of Peace"**, *Snoqualmie*: \$50,000 to rehabilitate Chapel Car 5's deteriorated structural components, replace missing windows and seating, and restore damaged interior appointments.

In addition, American Express and the National Trust for Historic Preservation recognized the remaining 14 sites participating in the initiative by granting them each \$5,000 in preservation funding. These grant recipients include:

- **The 5th Avenue Theatre**, *Seattle*
- **King Street Station**, *Seattle*
- **Port Townsend U.S. Customs House**, *Port Townsend*
- **Kirkland Arts Center**, *Kirkland*
- **Titlow Park Lodge**, *Tacoma*
- **Anderson Island Historical Society**, *Anderson Island*
- **Horiuchi's Seattle Mural**, *Seattle*
- **Spanish Steps**, *Tacoma*
- **Naval Reserve Armory—MOHAI**, *Seattle*
- **Urban League of Metropolitan Seattle Building**, *Seattle*
- **Tugboat Arthur Foss**, *Seattle*
- **Keewaydin Clubhouse**, *Mercer Island*
- **Theodor Jacobsen Observatory**, *Seattle*
- **Bowman Bay Kitchen Shelter**, *Deception Pass State Park*

## Incoming Staff



**Kelly Hufty** began her relationship with the Washington Trust for Historic Preservation as a volunteer in the fall of 2009. She quickly realized how fortunate she was to work with such a dedicated group of people, and jumped at the opportunity to become the Trust's Membership and Events Coordinator. A native of Spokane, Kelly graduated from the University of Washington with a degree in History. She worked in sales and marketing for the pharmaceutical industry until she took a hiatus to stay home and care for her children. She is delighted to rejoin the workforce by way of the Washington Trust, and appreciates the chance to learn and be inspired by her co-workers daily. She is married, and lives in the Magnolia neighborhood of Seattle. Her spare time is spent running, both for pleasure and after her three young children.



**Jennifer Mallinger** works on special projects with the Washington Trust, most significantly researching and helping to design our new website. She volunteers out of dedication to helping preserve our state's invaluable architectural resources, and because of her love for mid-century modern architecture and design. Jennifer has degrees in both Art History and Interior Design, and has been a Space Planner for Safeco Insurance, a Production Designer for Starbucks cafes, and redesigned the small local business Lake Union Mail. Currently she is a Designer at MBI, a Herman Miller Furniture dealer in Seattle's South Lake Union neighborhood. In her spare time she enjoys cooking, thrift shopping, and planning her next road trip.



**Jennifer Mortensen's** love for architectural research and history began during her work as a scenic designer and painter while she earned a degree in Theatre Studies from Brigham Young University. In preparation for her application to the School of Architecture at the University of Washington, Jennifer volunteered for the Washington Trust as an intern, and this fall, she will begin a master's program in Architecture History and Theory with a certificate in Historic Preservation. As a digital native, Jennifer helps the Trust with all things technical, including software research and implementation as well as social media. She recently became the editor of the newsletter, and will continue working with the Trust's communications and online outreach during her graduate program.



"Bringing the community together and helping to preserve and raise visibility for these wonderful historic places in Seattle and throughout the Puget Sound region is what the Partners in Preservation program is all about," said Timothy J. McClimon, President, American Express Foundation. "We congratulate the winners and commend all of the sites for their fantastic work, and we look forward to seeing the finished results of each preservation project."

## Preservationists and Downtown Advocates Unite to Save the Washington Main Street Program

By Timothy Bishop



*Main Street advocates pose with Washington State Governor Christine Gregorie. From left to right: Sheryl McCrary (intern to Senator Mary Margaret Haugen), Mary DesMarais (Executive Director, Gig Harbor Historic Waterfront Association), Gina Bull (Legislative Assistant to Senator Mary Margaret Haugen), Connie Lorenz (Executive Director, Olympia Downtown Association),*

*Georgiann Dustin (Executive Director, Mount Vernon Downtown Association), Governor Christine Gregoire, Greg Griffith (Deputy State Historic Preservation Officer), Representative Dean Takko, Representative Kevin Van De Wege, Allyson Brooks (State Historic Preservation Officer).*

THE 2010 WASHINGTON STATE LEGISLATIVE SESSION IS OVER AND MOST OF US WILL AGREE THAT THAT THIS WAS A TOUGH SESSION AS LEGISLATORS WORKED TO FILL A MULTIBILLION DOLLAR DEFICIT GAP WITH PROGRAM CUTS AND NEW TAX REVENUE. One of the early targets for budget cuts was the Washington State Main Street Program. The budget for this important economic development program had been cut by nearly 70% in 2009, and when the Governor's budget was released in December, the program had been eliminated from the 2010-2011 budget. Staff and volunteers from Main Street programs, and downtown supporters around the state, including the Washington Trust, rallied quickly to develop a plan to save Main Street.

The Washington Trust's public policy committee quickly placed the Main Street program as a priority on their legislative agenda and began working with the Main Street and downtown organizers to develop a strategy to keep the program alive during this difficult legislative session. Organizers assembled an email list of downtown advocates, created a Facebook page, "Supporting Main Street in Washington State" and began contacting legislators before they headed to Olympia.

Early efforts to build bipartisan support for the program paid off and a bill to save the Main Street Program was introduced in both the Senate and the House in the first week of the legislative session. Representative Dean Takko (D) from the 19th district, introduced House Bill 2704 co-sponsored by Representative Bill Hinkle (R) from the 13th district, on January 11th. By week's end, Senator Steve Hobbs (D) from the 44th district had introduced Senate Companion Bill 6507 with co-sponsor Senator Janae Holmquist (R) from the 13th district.

While organizers worked with National Trust trustee, Mary Thompson and the Washington Trust's policy committee to craft the first press release and develop the key talking points for volunteers, The Olympia Downtown Association and City of Olympia agreed to co-host a Main Street legislative reception at the capitol. More than 100 legislators and staffers attended the reception and representatives from downtowns across the state were on hand to meet with their elected officials and share with them, first hand, just how important Main Street was in their districts.

As the two bills began to make their way through the legislature, volunteers tracked every step along the way posting regular updates and calls to action for the more than 800 supporters on the Facebook page and through email lists. Behind the scenes organizers met weekly with the Washington Trust's policy committee, attended the Heritage Caucus meetings, and held weekly conference calls with Lauren Adkins of the National Trust for Historic Preservation's Main Street Center. When the Senate Bill failed to make it out of committee, volunteers refocused their efforts on the House Bill knowing that every committee meeting could be the end of road. Pulling in more partners including representatives from the Association of Washington Cities and the Association of Washington Businesses, supporters worked feverishly to push the bill forward through each committee and on February 15, SHB 2704 was passed by the House of Representatives by a vote of 91-7.

Without skipping a beat volunteers turned their attention to the Senate where the original version of the bill had died. Volunteers continued to organize supporters from more than 80 communities across the state to contact their Senators and those who sat

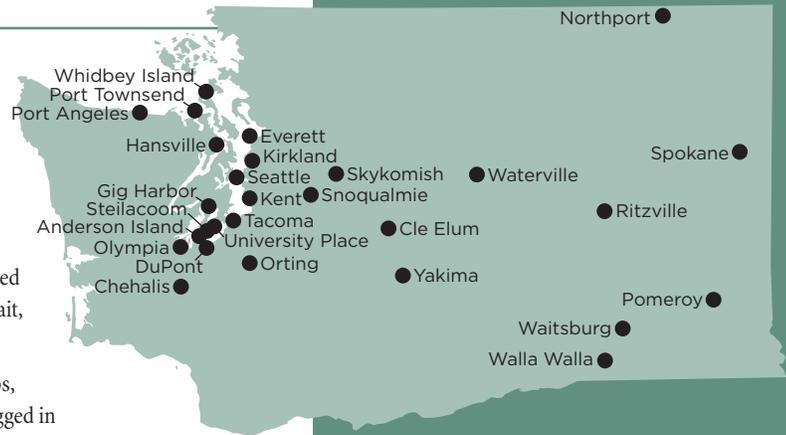
on each committee along the way. The last day of the regular session was approaching fast and time was the enemy. On March 2 the Senate unanimously approved SHB 2704 45-0, and Governor Gregoire signed the bill on March 12, effectively moving the Washington State Main Street Program from the Department of Commerce to its new home in the Department of Archaeology and Historic Preservation (DAHP).

The change became effective July 1, and the staff at DAHP are very excited to have the Main Street program. Allyson Brooks, Ph.D., Washington's state historic preservation officer, calls the move a natural fit. "A lot of Main Street programs are housed in historic preservation offices. Historic preservation is economic development and there is a synchronicity between what Main Street does and what DAHP does – particularly with the historic tax credit incentive."

Because we are in the middle of the 2009-11 biennium, the Washington State Main Street Program will be managed by the Washington Trust for Historic Preservation for this next fiscal year on DAHP's behalf. The Trust is currently in the process of hiring a Main Street Coordinator as an independent contractor for a one-year period with the hope that the position will be extended if funding is available. In the 2011 legislative session, the Trust and its partners will work to ensure that funding for the program is continued and hopefully restored to former levels.

Cumulatively since 1991, Washington's local Main Street districts have generated more than \$413 million in new private sector investment, 11,810 new jobs, and 3,721 new and expanded businesses. What's more, every \$370 invested by the state into the WSMSPP has yielded one new job in a local Main Street district. Every \$1 invested by the State into the WSMSPP has also yielded an average of \$96 in private investment in a local Main Street district.

As one of the many advocates who worked tirelessly on this effort I am thrilled to know that the Washington State Main Street Program has been saved and is now housed in a department that truly values the preservation and economic impact of this program across the state. Our success in saving Main Street could not have been possible without the incredible show of support from our partners in the preservation community, including members of the Heritage Caucus, the Washington Trust and their members, the National Trust and the Main Street Center, and the hundreds of ordinary citizens like myself who understand that preserving our historic downtowns as vibrant economic centers just makes sense. In a legislative session where so many programs were facing budget cuts or elimination, our ability to save the Washington Main Street program is truly a preservation success story like no other.



## Wait's Mill Destroyed by Fire

By Jeff Broom

IN 1865, SETTLERS IN SOUTHEASTERN WASHINGTON BEGAN TO VENTURE FURTHER AWAY FROM FORT WALLA WALLA, AND DISCOVERED THAT THE BUNCHGRASS HILLS OF THE REGION WERE CAPABLE OF GROWING WHEAT. It was soon realized that a nearby flour mill was needed. An area resident, "Doc" Willard, who was engaged in hauling supplies to the Idaho gold rush towns, happened upon Sylvester Wait, an experienced miller looking to build a new mill.

Willard donated land for the mill, rounded up pledges for the next wheat crops, and Wait gathered the necessary equipment. Lumber for the structure was logged in the nearby Blue Mountains, brought to the site by teams of horses, and a two-story mill was built along the Touchet River. The town created by the mill's successful enterprise began to thrive, and eventually named itself in honor of the mill's founder. The stage route was changed to pass through the town, relocating the nearby town of Coppei in the process, and the region experienced significant progress and growth. Wait took on partners and expanded his operation, but eventually sold his interest.

Wheat for the mill came from as far away as British Columbia, and much of the flour was sold to supply regional mines. The Preston-Shaffer Milling Company operated continuously from the mill's establishment until 1957, when it closed and consolidated with other area mills. During its operation, it provided employment for generations of regional residents, and shipped fine grade flour around the world. In 1912, a world record was set at the mill when finished biscuits were produced from standing grain in only 22 minutes. Following World War I, the proprietors received a grateful message from citizens of Belgium, who credited the mill with helping them to stave off starvation with bags of Pure White Flour from Preston-Shaffer. The mill was part of the Waitsburg Historic District, and was placed on the National Register of Historic Places in 1978.



*The Waitsburg Mill.*

After its closure, the structure was used for a time as offices and storage by the Touchet Valley Grain Growers. After vacating the premises in 1985, they deeded the land and building to the Waitsburg Historical Society. The Society had its hands full restoring the Victorian mansion now known as the Bruce Memorial Museum, and the Society was not able to make progress on the mill beyond planning and cleanup. When the mill was deeded to the City of Waitsburg in 1999, the city formed a Revitalization Committee, chartered with two tasks: sprucing up the downtown area and making a plan for the

mill. In 2005, the mill received valuable publicity when the Washington Trust for Historic Preservation placed it on their Most Endangered Historic Properties list. Because the mill was the second priority, the committee worked first on the streetscape, obtaining funding and completing a downtown makeover in 2008. With the downtown streetscape revitalization in place, the committee turned its focus to the mill and set up a nonprofit sponsorship agreement with the Historical Society. Funds were raised locally to augment a \$19,000 state grant from the Department of Community Trade and Economic Development, and used to produce a formal structural assessment and re-use plan. This plan perpetuated additional fund raising, and work began in 2008 on temporary roofing. By mid 2009, \$30,000 had been granted from the Kinsman Foundation of Milwaukie, Oregon, \$75,000 had been earmarked from the Heritage Capital Projects fund, and another \$37,000 had been awarded from the Sherwood Trust of Walla Walla, and work began on permanent roof replacement for the structure.

Tragically, in September of 2009, fire completely leveled the entire building. The Walla Walla County sheriff's department labeled the fire of "suspicious" origins, but the devastating damage prevented any fruitful investigative work that could identify the source or cause of the blaze. Local residents pledged rewards totaling \$10,000 for information leading to an arrest and conviction, but no culprits were found.

In the aftermath of the fire, local residents came to a consensus that something should be done to commemorate this structure, which had been reason for the town's establishment. To that end, some of the grant money was re-purposed, and a formal plan is currently under development for a commemorative structure of some kind, possibly incorporating displays and a public space for performing arts. The rubble has been sifted and historically important pieces have been saved for possible use in a commemorative sculpture.

When asked for lessons learned through this disappointing experience, the Revitalization Committee made the following observations:

- Identify any structures of historic significance and begin preservation work immediately when they are abandoned, even if temporary measures must be used.
- Don't dilute the focus of preservation committees with other priorities.
- Evaluate the structure, seal it up and make it secure, with video surveillance if possible.
- Take advantage of those who lived or worked in the building so that their stories can be written down while they are still alive.
- Try to find a retiree, or someone with time and project management experience to head the committee.
- Involve the community as much as possible through work days, planning sessions, and communication of progress.

*Contributed by Jeff Broom for the Waitsburg Community Revitalization Committee*



*A flour sack from the Preston-Shaffer Milling Co. sent to Belgium in 1918 and still preserved in the Royal Museums of Art and History, Brussels. Photo*

*courtesy of Dr. Guy Delmarcel, Emeritus Professor of Art History at the Catholic University of Leuven.*

## Port Puts Final Nail in the Coffin for the Collins Building

By Valerie Steel



*The Collins Building in Everett, originally known as The North Coast Casket Factory Building.*



*An interior of the Collins Building.*

EVERY DAY THE COLLINS BUILDING REMAINS STANDING IS MORE THAN JUST A GOOD DAY – IT IS AN ABSOLUTE MIRACLE! Since 2004 when the last vestige of Everett’s historic waterfront was placed on the Washington Trust’s Most Endangered Properties List the unfolding saga has been as complicated as a Rube Goldberg “invention”.

A century ago there were nearly 100 businesses along the harbor where the lumber mills and factories were as thick as the forests they consumed. Though not a splendid art-deco movie palace, palatial mansion or brick-clad, terra-cotta festooned office building, the Collins Building stands apart as a rare breed; a 1926 three-story, 60,000 square foot, heavy timbered industrial structure with three prominent horizontal bands of wood-sash windows that wrap comfortably around all but the north side. The solid wood walls are made of laminated 2x4’s laid flat, nailed together and clad with 6” beveled cedar siding. There are few interior walls so natural dreamy light pours in throughout the day. Built over tide-flats, it still rests on its original pilings even though hundreds of acres around it have been intentionally filled with sediment from the Snohomish River. For 70 years

people worked in the Collins Building and served the community by performing a vital service with ingenious thrift by making mostly cedar caskets with ends from the adjacent Hulbert Lumber Company.

The Port of Everett bought the Hulbert property in 1992 to transform 65 acres of gritty under-used industrial waterfront into a trendy destination of luxury condos, high-end boutiques and a new yacht basin. Everett Maritime LLC of Chicago was selected as its partner for the \$400 million project. It wasn’t until SEPA review that an alarmed public realized the Collins Building wasn’t a part of the transformation even though it is pictured in the City’s comprehensive plan as an example of the types of historic structures we should be saving. And so began our graduate studies in preservation at the grassroots level.

Since the Port needed a federal permit to dredge the new marina, Section 106 was invoked through which Historic Everett and our brilliant mentor, the Washington Trust for Historic Preservation, joined forces as consulting parties to a Memorandum of Agreement between the US Army Corps of Engineers and the Washington State Historic Preservation Officer. The Port complied with stipulations to create an interpretive program for the entire site, prepare an Historic Structures report, maintain the building according to Secretary of Interior Standards, nominate the building to the National Register of Historic Places (it easily gained placement in August, 2006 under its original name – The North Coast Casket Factory Building) and “explore all alternatives for the viable redevelopment and rehabilitation” of the building including issuance of a Request for Qualifications for redevelopment.

Despite open hostility from the Port’s three commissioners (one called it a “termite’s picnic”), local architect/developer, Richard Sullivan, stepped forward with plans for a year-round farmer’s market, a maritime museum and artist/hobby space using private money and preservation funding opportunities but his contract was unilaterally terminated. This national treasure could now be demolished.

The situation became frenetic in May, 2009. As the Port was applying for the demolition permit, Everett Maritime filed for Chapter 11 bankruptcy. One of the commissioners bought a new home outside of the district and

had to resign creating a vacancy that was filled on an interim basis. Historic Everett requested dispute resolution under the MOA, and immediately retained the best environmental attorney we knew, Dave Bricklin, to obtain a temporary restraining order and injunction to halt demolition. In August the Port tried to float an ill-conceived tax levy for restoration of the Collins Building, then abruptly withdrew it. During an extensive public records search, we discovered Everett Maritime had consulted in 2004 with a public relations firm to devise a strategy that would remove the building as quickly as possible while still maintaining their reputation. In October the Washington Trust filed a request for dispute resolution citing “anticipatory demolition” as justification for re-writing the MOA and starting fresh. The real estate market contracted even more.

We marched with picket signs in rallies, mounted petition drives, inundated the Port with letters and packed commission meetings. We held spaghetti dinners, silent actions and sold cases of commemorative wine to raise money and awareness. Even the local press began to question the wisdom of demolishing the Collins Building and people wondered aloud, “What’s the rush?”

2010 marked a significant change at the Port of Everett and tremendous opportunities for developing authentic meaningful public access to our shorelines with the Collins Building as a genuine iconic anchor. The election of two new port commissioners represented a radical departure from decades of inflexible authority. Both advocated access and campaigned with pledges to review the Collins Building. The Port hired an architectural firm to provide a current cost/use analysis, brought in heads of local non-profits to check the pulse of donors (no successful preservation developers however) and hosted an all day forum to determine the future of this patently useful building. The place was packed with good intentions and even better ideas.

Throughout this exhausting, yet exhilarating, jagged journey that has often polarized our community, we’ve learned historic preservation is about our collective heritage – the grand and the every day too, it is about creating jobs and opportunities for small businesses now and it is about conserving precious resources for future generations. It is knowing this place matters.

But it did not matter enough. This place lacked the political will to think creatively and act with vision. Big Red, as the Collins Building is affectionately known, held silent vigil on the transformation of Port Gardner Bay for more than 84 years. On June 15, the Port commissioners voted unanimously – in a few months it will be torn down and replaced with a parking lot for boats.

## Legislature Continues Support for County Courthouses

By Chris Moore



*Garfield County Courthouse in Pomeroy.*

strikes, bear in mind that the continued majesty of our state's houses of justice is not by coincidence, but because of the dedication and preservation ethic practiced by those counties dutifully serving as stewards of these resources. Since 2005, the legislature has caught the preservation bug as well, allocating \$10 million in matching grants to assist counties with efforts to rehabilitate courthouses.

With an additional \$2 million legislative allocation from the capital budget, the Department of Archaeology & Historic Preservation has been able to continue the Historic County Courthouse Rehabilitation Grant Program in the 2009-2011 biennium. In December of last year, the Courthouse Steering Committee met in Olympia to review 11 applications requesting over \$3.7 million in grant funds – with just over \$2 million in available funding, decisions were difficult. At the end of the day, 6 counties received grant awards. Garfield County led the pack in receiving a \$1 million grant. While this represented nearly half of the available funds, the proposed project consists of a comprehensive rehabilitation of the courthouse in Pomeroy. With an iconic Lady Justice statue adorning the top of the clock tower (notable for her lack of a blindfold), the courthouse is in the heart of downtown and anchors Pomeroy's National Register-listed Historic District. Constructed in 1901, the building is in great need of attention. Garfield County has committed to spending \$1 million in local funding and, combined with grant funds, plans to structurally stabilize specific building elements, rehabilitate the entire exterior shell, and restore the courtroom to its former glory.

EVER HAD THAT INSPIRED FEELING WHILE PASSING THROUGH OUR COUNTY SEATS THAT WASHINGTON'S FOREBEARS GOT IT RIGHT WHEN IT CAME TO DESIGNING COURTHOUSES? If so, you wouldn't be alone. No matter what the county, these wonderful historic structures command a presence that few public buildings can equal. Exemplifying a diverse range of architectural styles, including Mission Revival, Beaux Arts, Neoclassical, Queen Anne, and even the International Style, Washington possesses a rich collection of courthouses. Next time this inspiration

The remaining grant recipients include:

- **Clallam County:** \$379,507 to assist with stabilization of the courthouse clock tower and front entry rehabilitation;
- **Douglas County:** \$7,268 to help with rehabilitation of leaded glass windows on the historic entry;
- **Jefferson County:** \$300,000 to seismically stabilize the courthouse roof;
- **Lewis County:** \$150,000 to repair a failing parapet wall and restore bronze entry doors;
- **Spokane County:** \$354,164 to implement phase 2 of a comprehensive rehabilitation, including ADA improvements and structural stabilization of the courthouse interior.

Historic rehabilitation work implemented to our county courthouses has played an important role in creating jobs and keeping dollars in the local economy. Rehabilitation work is labor intensive, thus supporting local contractors and craftspeople rather than making heavy investments in newly manufactured products. Since the Historic County Courthouse Rehabilitation Grant Program began in 2005, nearly \$12 million in grant funds have been awarded to assist with 29 projects in 21 counties across the state. Considering that grant funds have worked to leverage over \$34 million in overall capital investment to historic courthouses, the inspiration seems contagious!

## Barnstorming in the New Decade

IF THERE IS ONE THING WE KNOW FOR SURE IN THE WORLD OF HISTORIC PRESERVATION, IT IS THE FOLLOWING: EVERYBODY LOVES OLD BARNs. The evidence abounds – barn images appear on postcards, serve as the inspiration for gallery exhibits, show up on marketing materials for everything from farmer's markets to scenic byway publications and, in Washington at least, passion for historic barns has generated legislation to raise awareness of these rural icons and assist in barn preservation. Since 2007, the Department of Archaeology & Historic Preservation (DAHP) has administered the state's Heritage Barn Preservation Initiative. For all involved, the program has proven to be tremendously successful. Consider the following: as of May 5, 2010, the Washington Heritage Barn Register now includes 422 designated Heritage Barns. An element of the legislation passed in 2007, the Heritage Barn Register acknowledges barns over 50 years old and honors barn owners for providing lasting stewardship.

A second component of the initiative, the Heritage Barn Grant Program, continues to provide matching funds to help stabilize and rehabilitate historic barns. Tasked with awarding grants, the Heritage Barn Advisory Committee met in Olympia in January to review over 70 applications requesting funds. As in the previous funding round, competition remained extremely tight, with the committee able to award only twelve grants for projects including roof replacements, structural stabilization, foundation repair, and a smattering of other elements aimed at preserving the character-defining features of barns. All told, in two grant rounds since the program's establishment, the Heritage Barn Advisory Committee has reviewed 178 applications, awarding nearly \$750,000 in matching grants to 31 barns statewide. Through the support of the legislature and the success of DAHP in implementing this program, our love-affair with barns can continue unabated!

To learn more about the barn program, download information about the Heritage Barn Register, and see images of the state's designated Heritage Barns, visit the Department of Archaeology & Historic Preservation website at: <http://www.dahp.wa.gov/pages/HistoricSites/HeritageBarnRegister.htm>.



*Aldrich Homestead Barn in Walla Walla County, built 1864. Recently added to the Heritage Barn Register.*



*Heidenreich Barn in Whitman County, built 1910. One of the 2010 Barn Grant recipients.*



*A view of interior conditions on the sixth floor in 2008. Photo courtesy of Michael Sullivan and Artifacts Consulting.*

LUZON BUILDING—*continued from front cover*  
nificance, the Luzon was spared, but unfortunately, the city did not have the foresight to secure the building by requiring the private owner to protect the surviving historic landmark in exchange for the decertification of the historic district. An action as simple as requiring a roof replacement would have provided much needed protection from water damage and could have been pivotal to the survival of the building.

Instead of developing the property, Weyerhaeuser made a deal and sold it to Pierce County in 1992. Six years later, Pierce County attempted to sell the property and during the following decade, a parade of developers took interest in the Luzon, but no project ever came to fruition. Most financial backers required pre-leasing of planned office space, and because the Luzon was particularly narrow with low overall square footage, it was difficult to sign competitive rental rates that would allow developers to recoup renovation costs in a reasonable amount of time.

In March 2008, the Luzon sold to Tacoma's Gintz Group who proposed the building of a shaft on the exterior of the south wall for vertical circulation, providing much needed additional square footage as well as an anchor for structural support. The exterior shaft was a promising solution that would help offset the cost discrepancy between investment versus return. The Luzon project at last seemed viable, but in September 2008 a worldwide financial crisis ensued, preventing Gintz from acquiring the necessary loans. After months of further delays, the building was back on the market by April 2009.

In June 2009, the City of Tacoma received a letter of complaint, from Dan Putnam, CEO of Putnam-Collins Structural Engineers, asserting that the Luzon was a public safety hazard, as well as an "embarrassment" and an "aesthetic blight" on the neighborhood. In response to Putnam's letter, city engineer Charlie Solverson commissioned a structural analysis from the Northwest-based firm, Swenson Say Fagét. The firm had inspected the Luzon one year earlier, and



*The historic Otis elevator. Some pieces of the elevator, including paneling, doors, and fixtures, were salvaged during demolition. Photo courtesy of Michael Sullivan and Artifacts Consulting*

Solverson hoped to determine the building's rate of collapse by comparing the two analyses.

The resulting report, dated July 1, 2009, described increased floor depressions, the breaking of a major girder beam on the sixth floor, and floor framing falling away from the walls on several floors as significant deterioration that had occurred within the last year. The report called the building a "life safety hazard" in a state of "progressive collapse" and recommended immediate bracing. Interpretations of the report were hotly debated in the following months between those who felt the report was grounds for demolition, and advocates who emphasized that the report concluded the building needed bracing, not demolition. Because so many previous development attempts had failed, Solverson and city manager Eric Anderson were unsupportive of bracing plans with vague development timelines, and sought immediate action.

Through August 2009, the city continued to request plans from Gintz to alleviate the public hazard, but Gintz still could not secure adequate financial backing and was also unable to agree on a selling price with other prospective developers. On September 15, with recommendation from Solverson, Anderson announced to the Tacoma City Council that demolition was the only remaining solution to alleviate the immediate life and safety threat to the public. Seven of the nine council members opposed the decision, but according to Tacoma's current municipal code, if the building official deems that a structure is an imminent threat to the public (whether historic or not), he can override the City Council and bypass all local landmark laws and regulations to demolish the building at the owner's expense.

According to Eric Anderson, one of the main reasons the city moved so quickly to demolition was because Solverson detected a significant new deflection along the Commerce Street wall in September. The deflection measured fifteen degrees, a size that, in Anderson's opinion, would have been noticed and reported by Swenson Say Fagét in July's report if it had ex-

isted. The dramatic movement of the wall in such a short period of time indicated that the building's rate of collapse was more rapid than the city had originally projected. Michael Sullivan, CEO of Artifacts Consulting, and other local advocates called these findings an exaggeration, maintained that the deflection was not new, and insisted that the building had been leaning for twenty years. Unfortunately, there was no photographic evidence proving or disproving the previous existence of the deflection.

For Tacoma native and prominent architect Jim Merritt, the city's unwillingness to spend money bracing the building to prevent demolition was a typical example of the city's poor strategies of urban design and development that he calls "crisis management" and "reactive planning." According to Merritt, the hesitancy and eventual refusal of the city to take dramatic action and save the Luzon Building was only one of several poor city leadership decisions in recent years and is a symptom of the larger problem: a lack of vision for the city's future and potential.

The city scheduled the demolition for Saturday, September 26 and when the information became public, citizens launched into last-resort efforts to save the building. One proposal was for the Washington Trust for Historic Preservation to take temporary ownership, which would allow newly interested developer Grace Pleasants time to brace the building and secure financing for her own development plan. Pleasants proposed this idea to Executive Director Jennifer Meisner only three days before the scheduled demolition. Meisner and Field Director Chris Moore both worked tirelessly during the last few days, trying to facilitate communication between Washington Trust board members to see if an executive decision to assume ownership would even be a possibility. Unfortunately, since the Washington Trust is not currently set up as a development entity and because of the building's condition, the proposition was simply too risky for a non-profit.

Efforts headed by Sullivan, Merritt, Pleasants, and Tacoma Historic Preservation Officer Reuben McKnight, continued well into the night on Friday, trying to find some city or county official who could legally stop the demolition. As the night wore on, it became clear that as private citizens with no direct or vested interest in the property, they had no legal standing. In Merritt's estimation, if they had gained access to proper legal permissions to halt the demolition, they could have saved the building with the funding and development plans put in place during those last few days. For Merritt, saving the building would have been worth the expense because in his opinion, "as time goes by [the Luzon] is going to be thought of as more historic than even is recognized right now."

*Continued on page next page*

## Preserving Tacoma's Historic Schools

by Sharon Winters, Board President, Historic Tacoma

HISTORIC TACOMA AND TACOMA PUBLIC SCHOOLS INITIATED A PROJECT LAST YEAR TO PRESERVE AND PROTECT TACOMA'S HISTORIC SCHOOLS. The project began last winter with the identification and documentation of pre-1960 schools, half of the school district's inventory. The effort will hopefully culminate later this year in a group listing of the most architecturally and culturally significant buildings to the Tacoma Register of Historic Places. The project has revealed the importance of identifying shared values and working collaboratively to address challenges.

Last winter an historic resource inventory of 24 schools, dating from 1908 to 1958, was conducted by architectural historian Caroline Swope of Kingstree Studios. The school district funded the inventory to better understand the architectural and cultural significance of its older schools, some of which are slated for rehabilitation with bond levy funds.

The second phase of the project sought to increase awareness of the architectural treasures owned by the district. A 20-page publication, produced in print and .pdf versions, was funded by Historic Tacoma with a grant from the National Society of the Colonial Dames of America in the State of Washington. The booklet includes archival photos and highlights a selection of significant historic schools, representative architectural styles, development trends, as well as prominent architects, Frederick Heath and Robert B. Price who designed a number of Tacoma schools. "Tacoma's Historic Schools: An Architectural Primer" is available for download from Historic Tacoma's website at <http://www.historictacoma.net/ht/tacoma-tours/>

The final phase of the project is a nomination of the most significant structures to the Tacoma Register. Dr. Swope presented her inventory findings to the Tacoma School Board on May 13, recommending that about a dozen of the inventoried structures be nominated, as a group, to the Tacoma Register of Historic Places. Each building is an asset to the Tacoma community, but several of the schools are vulnerable. Two schools are vacant, one is due for replacement, and each may face demolition if an appropriate re-use cannot be identified by the school district or the community. Others, such as Washington Elementary and Stewart Middle School, will be rehabilitated and re-used as school structures within the next five to ten years.

The School Board will formally discuss whether to move forward with a group nomination at a July meeting. Tacoma Public Schools has a good track record of building rehabilitation and re-use of structures, exemplified by the Jason Lee Middle School, Lincoln and Stadium High School projects. This record demonstrates a commitment to the re-use of buildings constructed of sustainable materials, the employment of local labor and materials to rehabilitate those structures, and the retention of buildings which represent significant architectural design and serve as neighborhood anchors.

While the project has been underway for almost a year, it is the result of a long collaboration between an Historic Tacoma Board member and the school district's Director of Planning and Construction, a relationship based on shared values, mutual respect, and a common goal: the adaptive re-use of schools treasured by the community into facilities that meet the learning needs of today's students.



*Oakland Alternative School, built 1912. Photo courtesy of Jim Oliver Photography.*

LUZON BUILDING—continued from page 12



*One of the only surviving photographs of the original interior of the Pacific National Bank (Luzon) Building. Photo courtesy of Michael Sullivan and Artifacts Consulting.*

For Anderson, the liability of the building outweighed any historic significance. Anderson believed the only responsible legal choice was to pursue demolition because had no means to justify the a delay of demolition to the City Council, to a court, or to a family should an injury or death have occurred as a result of the building's derelict condition. On the morning of September 26, 2009, the Wm. Dickson Company, commissioned by the City of Tacoma, demolished the Luzon Building at an estimated cost of \$600,000.

When reviewing the sordid story, no single decision or mistake can be blamed for the demolition, rather, it was a lack of positive decisions. The building had been needlessly neglected for decades; no one disputed that fact and most lamented it. Sullivan felt the true value of the building was never properly taken into account because in the language of what is commonly known as Tacoma's "Dangerous Building Ordinance," there are no exceptions made for historic structures. Speaking of Anderson, Sullivan said, "If that had been a derelict 1970s piece of junk building that had been hit by a truck and was teetering over the street, it would have been exactly the same process ... He evoked a language that is absolutely no different. Designated historic buildings deserve something different ... [the city owed] it to the community to make an extraordinary effort because this is an historic building."

The frustrating history of the Luzon motivates one to ask where the collective community failed. It seems the answer lies not at one end of the spectrum of private owners versus government, but in a combination of citizens and investors giving priority to historic preservation over new construction and local government making acceptable efforts to facilitate the rehabilitation of buildings that represent a collective history. Working together as public servants and private citizens to preserve historic properties should be among the highest of a community's priorities, rather than something that falls to last-minute efforts weeks, or even days prior to a demolition. All citizens, city officials, developers, and investors alike have a stewardship, and thus a responsibility, to protect the heritage and community historic buildings represent, but urgency in the case of the Luzon came far too late.

## Landmark Deeds

ON TUESDAY, DECEMBER 8, 2009, THE WASHINGTON TRUST FOR HISTORIC PRESERVATION ANNOUNCED THE RECIPIENTS OF ITS FIFTH ANNUAL LANDMARK DEEDS AWARD FOR PUBLIC SERVICE AS PART OF ITS MEMBERS' HOLIDAY OPEN HOUSE ACTIVITIES. The awards are presented annually to public figures demonstrating leadership on issues related to preserving and retaining Washington's built heritage. In 2009, the Washington Trust veered slightly from the tradition of honoring individuals by honoring county governments across the state that have actively supported historic preservation and historical programming through direct grants.

In 2005, the Washington State Legislature passed House Bill 1386, which increased the surcharge on document-recording fees (filing fees) collected at the county level for the preservation of historical documents from two dollars to five dollars. Of this five dollar surcharge, HB 1386 requires that one dollar be deposited into county general funds to promote historic preservation or historical programs. County elected officials have the responsibility of determining specifically how funds are distributed.

Since passage of HB 1386, numerous counties statewide have made allocations to local agencies and heritage-related organizations for historical programming, including survey work, preservation planning, bricks and mortar rehabilitation, and collection acquisitions. Despite very difficult budget climates and a general decrease in local revenues, a handful of counties have established ongoing grant programs as a way to distribute the funds equitably throughout their jurisdictions. Eligible entities are able to apply on a competitive basis for funds aimed at implementing projects that work to further the applicants' heritage based missions.

The Washington Trust for Historic Preservation recognized the following six counties for establishing competitive grant processes to distribute revenues generated through HB 1386 and thereby providing an on-going source of funding for heritage-related activity:

**Benton County:** 2009 marked the initial distribution of funding for Benton County's Historical Promotional Grants (HPG) Program, which awarded \$34,687 in grant funds to four organizations, including the White Bluffs Quilt Museum, Columbia River Exhibition of History, Science & Technology, the East Benton County Historical Society, and the Benton County Historical Museum. "I am delighted the Benton County Commissioners provided me the opportunity to lead this process of preserving local history," said Duane Davidson, Benton County Treasurer and Chair of the grant committee. "History is more than historical documents; it includes preserving a wide range of things from oral histories to artifacts. Our local history can be represented just as much in a quilt made by a Benton County Pioneer as an old deed or other historical document." The county has continued the program in 2010.

**Clark County:** Clark County was the earliest county to establish a grant program. It has been funding projects promoting the area's diverse history and heritage since 2006. In 2009, over \$125,000 in grant funds supported 10 projects countywide. Grant recipients included the National Park Service, the Clark County Historical Society, the Ridgefield Wildlife Refuge, and the Chelatchie Prairie Railroad Association among others. Most recently, Clark County funded the "First Families of Vancouver's

African American Community," which will document the stories of the region's founding African American families. "Clark County's Historical Promotion Grants program has provided some unique opportunities to not only preserve our diverse heritage here in southwest Washington, but promote these treasures to audiences near and far," noted Clark County Commissioner Steve Stuart, who also serves as Chair of the Historical Promotion Grants Committee. "So many people have had a chance to enjoy these assets as a result."

**Kittitas County:** County Commissioners first began distributing HB 1386 revenues in 2008, with nearly \$20,000 in grants supporting eight projects across the county. The county is committed to maintaining an annual grant program, eligible to non-profit organizations, cities, and government agencies engaged in heritage work. "I am pleased that Kittitas County was able to create a process that allows a distribution of these funds that will preserve and enhance those projects significant to our local heritage," stated Kittitas County Board of Commissioners Chairman Alan Crankovich. Following through with this commitment, 2009 witnessed three projects receiving \$5,000 each, including the ongoing effort by the City of Roslyn to rehabilitate the Old City Hall & Library located in the heart of Roslyn's National Register Historic District.

**Pierce County:** Filing fee revenues constitute a significant source of funding for historic preservation and heritage-related programming throughout Pierce County. In 2008, the Pierce County Council established a competitive grant process eligible to benefit historic structures, as well as funding a much needed countywide survey, work for which is currently underway. "My colleagues and I are thankful for the honor of this award," noted Pierce County Councilmember Tim Farrell. "I believe that Historic Preservation is a major tool in the economic development toolbox we use to build successful communities. I am hopeful that other counties follow our lead in creating programs such as this to preserve our history for future generations."

**San Juan County:** With estimated annual revenues of roughly \$8,000 generated through the county's filing fees, San Juan County is committed to providing grant opportunities for the island communities it serves. Initial grants were awarded in 2008, including funding to document and survey historic barns on the four islands with regular ferry service. County Council Chair Rich Peterson said, "The Council feels that, after protecting the public's safety, preserving the community's heritage and values are among our most important tasks. It has been gratifying in these extraordinarily difficult budget times, to be able to provide grants to fund preservation projects by using the money set aside from recording fees for those purposes." Additional grants made in 2009 included funding to several island historical societies to support ongoing work. Through these grants, the county plays an important role in preserving the area's rich heritage.

**Snohomish County:** Like many counties statewide, Snohomish County faces a very challenging budget environment. Yet, understanding the importance of funding cultural work and the connections historic preservation has to tourism, quality of life, and economic development issues, the county council established a competitive grant process to distribute HB 1386 funds. In its inaugural round, Snohomish County provided \$40,000 to seven projects, including historic district walking tours, collections storage, archival labs, and the mapping projects. "Historic preservation has always been a top priority for me," said Snohomish County Councilman Brian Sullivan, a strong proponent of the grant process and its future use. "Now, we are one step closer to saving the many historic and cultural resources worthy of preservation in Snohomish County." The county has continued the program with a second grant cycle in 2010.

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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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