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Requiem for the Collins Building

By Chris Moore, Field Director



During my six year tenure as Field Director with the Washington Trust for Historic Preservation, the organization has been engaged in an advocacy campaign for the Collins

Building. Located in Everett and historically known as the North Coast Casket Company Building, the Collins Building stands as one of a very few remaining resources representing Everett's historic working waterfront. At least it did until December of 2010, when the Port of Everett removed the building to pave the way for a new boatyard, considered by the Port to be a key component of a proposed waterfront redevelopment plan.

But the demolition of the Collins Building did not end our involvement in the advocacy campaign (after all, as preservationists, we are in it for the long haul). Due to the Collins Building being listed in the National Register of Historic Places, both the Army Corps of Engineers and the Department of Archaeology & Historic Preservation rightly required extensive mitigation measures. In satisfying the mitigation requirements, the Port of Everett completed thorough documentation of the building (including the use of LIDAR – laser technology employed for a variety of purposes, for instance, nabbing speeders on the Interstate), created a publication on the history of Everett's waterfront, and is actively planning an interpretive program with several installations throughout the proposed new development. While comprehensive, these measures all fall into a category of mitigation that could be termed remembrance or memorialization. They each present valuable information through a variety of mediums, but none of them adequately address the physical, material loss of the building. All too often, mitigation leaves us, in turn, feeling empty-handed.

But wait – there's more. In addition to those measures mentioned above, the mitigation program also required the Port to deconstruct the Collins Building – essentially take it apart piece by piece – rather than demolish the structure using traditional methods whereby most of the debris is dumped into a landfill. Through deconstruction, thousands of board feet in the form of heavy timbers were salvaged from the Collins Building. Pursuant to the mitigation program, the salvaged material was subsequently offered at no cost to owners of other historic buildings engaged in rehabilitation projects.

Throughout the spring and summer, the Washington Trust and Historic Everett, our formidable and tireless partner in the advocacy campaign to save the Collins Building, worked to distribute over ninety percent of the salvaged material to fifteen rehabilitation projects across the state. Mitigation in this vein ceases to be remembrance and becomes something else: utility. An apt analogy (albeit one that may be a bit macabre) is the organ donor program. Elements of the Collins Building will truly live on in a variety of historic rehabilitation efforts, with salvaged material transplanted into barns, blockhouses, churches, train cars and even a woodshed.

Recently, a press release announced completion of the first project to utilize Collins Building salvage material: the Shepherder's House on Whidbey Island. Located on Ebey's Prairie within the Ebey's Landing National Historical Reserve, the Shepherder's House represents a vernacular building type frequently overlooked and therefore increasingly endangered: a small farmhouse set in the middle of a field and abandoned decades ago. Funding through the inaugural Ebey's Forever Fund grant program provided financial assistance to pay for needed roofing material, while salvaged timbers from the Collins Building were used for structural

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Crystal Medler, Special Projects

Trust News

Editor & Layout: Jennifer Mortensen

jmortensen@preservewa.org

Design: Jennifer Mortensen

Contact

Washington Trust for Historic Preservation

Stimson-Green Mansion

1204 Minor Avenue, Seattle, WA 98101

Phone: 206.624.9449 - Fax: 206.624.2410

E-mail: info@preservewa.org

Website: preservewa.org

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Cover photo: King Street Station has recently undergone major rehabilitation with an eye toward sustainability. Photo courtesy of Seattle Department of Transportation.

stabilization. This enabled preservationists on Whidbey to join forces with the Teacher Restoration Corps – a group of fifteen volunteers from Wisconsin – to structurally reinforce the building, repair the chimney and install a new roof. It is the type of project that only happens with a dedicated group of volunteers able to leverage their passion and commitment as a means to secure additional donations and funding. This effort exemplifies the type of rehabilitation project we envisioned would benefit from salvage material. Now restored, the Shepherd's House will continue to provide a tangible reminder of life on Ebey's Prairie as it once was.

While both the Washington Trust and Historic Everett were extremely disappointed at the loss of the Collins Building, a certain satisfaction has emerged from the salvage process. To be sure, knowing that pieces of the building have been reincarnated within other historic structures appeals to our preservation spirituality. But on a practical level, in those instances where a building is unable to be saved, the salvage of building material programmed for use in other rehabilitation projects is a mitigation option we hope will be more widely considered. Through directed salvage, the building gets new life (or lives) and, as impor-

tant, new partnerships are made while existing partnerships are strengthened. And best of all, this option epitomizes sustainability through preservation.

Preservation with collaboration for iconic Shepherd's House

By Alix Roos, Reserve Ranger, Ebey's Landing National Historical Reserve

Last year the Ebey's Forever Fund, a community supported grant program, awarded eight historic buildings on Ebey's Landing National Historical Reserve on central Whidbey Island grants in 2010-11 for preservation and rehabilitation. One recipient, the Shepherd's House, owned by David and Ralph Engle, is a story of community commitment, matched by national interest and hands-on engagement. Harrison Goodall, Architectural Conservator from Langley, organized fifteen volunteer teachers from the Wisconsin and Minnesota Teacher Restoration Corps, who travelled on their own dime, to stabilize and preserve this 110-year-old prairie icon for generations to come. In July they travelled to central Whidbey Island where they found support from the community in the form of accommodation, building supplies, as well as assistance and donations from local organizations, companies and individuals.

The group spent six days replacing the roof and rotting floor boards, as well as stabilizing the windows, door and chimney. They used salvaged lumber, donated for historic

preservation projects, from the Collins Building, a demolished turn of the century warehouse that was located in the port of Everett. Pro Build of Coupeville transported the lumber free of charge, and the beams were used to stabilize the second story of the building and support the foundation of the fireplace. This remarkable multi-faceted effort by many hands now means this historic building, built on the Engles' original land claim for a farm worker, will continue to stand, linking us to early pioneer life on Ebey's prairie.

The Trust Board of Ebey's Landing National Historical Reserve will also be hosting their annual Ebey's Forever Conference this year on November 4-5, in Coupeville on Whidbey Island. The conference engages locals and visitors alike with the special environment, celebrating an American cultural landscape through sustainable agriculture, historic preservation and local stewardship. There will be an array of programs, both field trips and workshops, focusing on the Reserve's unique contributions: exploring local heritage, working agriculture, economy, geography, cuisine and family fun.



Be sure to join Ebey's Landing National Historical Reserve for their fourth annual **Ebey's Forever Conference**, to be held **November 4th and 5th**. Once again the program will kick off Friday evening with the legendary community potluck dinner at the Crockett Barn, and Saturday's events will be held at the historic Camp Casey Conference Center.

Saturday Workshops:

- The Jacob Ebey House Experience
- From Front Street to Farmers Fields – Ebey's Reserve as an Economic Asset
- From Canoes to Cars – History of Island Travel
- Saving Unprotected Landscapes
- Stories of Admiralty Head Lighthouse

Saturday Fieldtrips:

- Trails & Geology of Ebey's Reserve
- Taste of Ebey's – Featuring Rockwell Beans
- The Lovejoy Files – Exploring & Preserving the Past
- Ebey's Forever Fund Project Tour
- Down on the Farm – Trolley Ride through Ebey's Farmland

For more information and a detailed description of events, please visit: ebeyforever.com

Sustainable preservation

By Kelly Laleman, Master of Architecture Candidate, University of Washington

What does a “green building” look like? For many, the image that comes to mind is a shiny new building that incorporates the latest products and technologies. In 2010, the Washington State Department of Archaeology and Historic Preservation (DAHP) and the University of Washington Department of Architecture teamed up to change this image to include historic preservation as a green building practice. The research project produced an executive summary that can be presented to city and state policy makers, as well as the general public, to raise awareness that building preservation is inherently sustainable.

There are three primary reasons that preservation is sustainable. First, an existing building contains a large amount of embodied energy. By reusing a building, that embodied energy does not go to waste and stays out of landfills. Second, buildings constructed in the 20th century were designed to respond to site and climate characteristics, which maximized the use of natural light and ventilation. Third, preservation promotes cultural sustainability by providing richness in the built environment and continuity of the past and present in communities.

Research Process:

The research project was led by Greg Griffiths from DAHP and Assistant Professor Kathryn R. Merlino from UW. The research team strove to find case studies to demonstrate that historic buildings can be sustainable in a variety of applications. Each case study building is historically significant (either on the National Register of Historic Places, or designated by the local jurisdiction), and the collective case studies represent all of Washington State, as well as a variety of building types. County and city administrators across the state were contacted to identify historic buildings that had recently been renovated, and then renovation architects were interviewed. Three main categories



Old Technology: removal of the dropped ceiling of Seattle's King Street Station reveals historic detail and provides for the reclamation of natural light and ventilation. Photo courtesy of Seattle Department of Transportation. (Also pictured in the cover photo.)



New Technology: installation of ground source heat at a private residence in Walla Walla. Photo by Sandra Cannon.

were considered in determining the level of sustainability achieved in each project: 1) material use, 2) energy and water conservation, and 3) indoor air quality and human comfort.

Results:

Four buildings were selected to represent the research project's criteria: the Saranac Building in Spokane, a private residence in Walla Walla, King Street Station in Seattle, and the Port Townsend City Hall.

A common observation was that each building's original sustainable-performing characteristics were reclaimed, and then enhanced by new sustainable technologies. Removal of dropped ceilings in King Street Station restored sources of natural light and ventilation. Repair, rather than replacement, of windows was also common strategy. Historic windows are constructed with old-growth wood, which has a denser grain than newly harvested wood. To enhance energy performance of reused windows in the Walla Walla private residence, storm windows were re-introduced.

Ground-source heat was implemented in historic buildings of different scales, such as King Street Station and the private residence in Walla Walla. The use of photovoltaic, runoff infiltration, and gray water reuse systems were introduced to historic buildings. These new technologies can be incorporated with minimal visual impact on a building's historic character. In the case of the Saranac Building, the use of photovoltaic panels was designed to create an aesthetic layer of new technology onto old. In contrast, the visual impact of a seismic upgrade on the historic Port Townsend City Hall was minimized by using the building expansion to reinforce the existing building.

These case studies demonstrate that sustainability can be achieved in a variety of historic buildings, and each represents the evolution of sustainable strategies.

Where in the WA is your Trust?



Photo courtesy of Ed Garretson

was torn down in 1908 despite the efforts of UW alumnus and professor Edmond S. Meany to save it by having it moved to the new campus. The four columns, dubbed "Loyalty," "Industry," "Faith," and "Efficiency" or "LIFE," eventually found a home as the backdrop for a grassy stage set within a tree-enclosed hideaway.

The photo from our July 2011 issue is an Eastern Washington example of this practice. Ed Garretson of Uniontown and the Whitman County Historical Society was the first to send in a correct guess:

Is this not one of the bank pillars that was moved from downtown Colfax to the Colfax cemetery when the distinctive bank building was torn down. Having lost its three most impressive buildings (this bank, the Binnard Block, and the old Courthouse), Colfax now is actively working on historic preservation.

At our request, Ed followed up with more information about the original bank building. Although the construction date is not confirmed at this time, the bank building housed the First Savings & Trust Bank, which was organized in 1905. Before becoming the Colfax branch of Seattle-First National Bank in 1937, the bank was robbed of over \$70,000 in 1932 by George "Machine Gun Kelly" Barnes, Albert L. Bates, and Edward W. "Eddie" Bentz. HistoryLink.org features a great article with a detailed account of this daring robbery on their website. When the bank building was demolished in the later 1960s or 1970s to make way for the current Bank of America structure on the site, the city recognized that a significant building had been torn down and saved the columns.

Ed also sent a 1960s-era postcard image showing the bank's original corner location on Main Street and a current photo showing all four columns flanking the entrance to the cemetery located east of town off of State Route 272 (see above). Although this location is clear across the state from her Seattle home, Nancy Ousley also sent in a correct guess about where the photo was taken and from what building the columns came. Congratulations to both Ed and Nancy! To see Ed's vintage postcard image, visit:

preservewa.org/WhereInTheWA.aspx

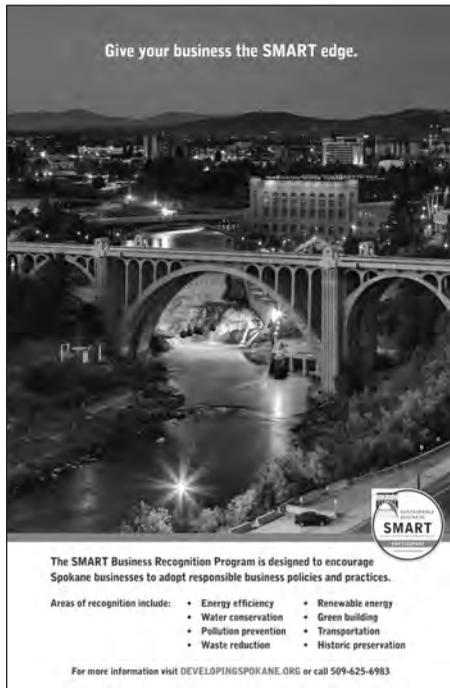
For your next challenge, we are still showing a distinctive historic location, but no one is posed in the photograph, or, at least, no live person is posed. Email us at info@preservewa.org with the location pictured in the photo. If you have your own photo of the location, send that to us too. We also welcome images of our readers taken in their favorite places around our beautiful state. Good luck!



Where in the WA? October 2011

Being SMART in Spokane

By Kristen Griffin, Spokane City/County Preservation Officer



A promotional poster for the Spokane SMART Program.

Research continues to show the environmental benefits of adapting and reusing historic buildings, making strategies that encourage historic preservation even more important.

Since 2008, the City of Spokane has rewarded businesses for committing to make “green” changes that lead to a more sustainable city through a recognition and certification program for business that have committed to sustainable management practices of their assets, resources, and technology. Starting this year, the program was expanded to include a special category just for Historic Preservation, making it the first “green” business recognition program in Washington to do so.

Known as SMART (Sustainable Management of Assets, Resources and Technology), the program allows businesses to be recognized for a variety of actions that support sus-

SMART Categories:

- Historic Preservation
- Energy Efficiency
- Waste Reduction and Recycling
- Renewable Energy
- Water Conservation
- Green Building
- Transportation/Commute Trip Reduction
- Pollution Prevention

tainability, at two different levels of commitment. Each of the categories and commitment levels has different benchmarks to qualify. In addition, recognition can be gained for special “Innovation” in any category.

The Participant Level is for businesses that have committed to adopting business practices that will ultimately result in better management of assets, resources and technology. In the Historic Preservation category, businesses qualify if they operate in a property that is listed on the National Register or Spokane Register, showing their commitment to using and maintaining an important historic resource that is worthy of preservation.

The Certified Level is for businesses that have demonstrated that they have adopted changes resulting in better management of assets, resources and/or technology. In the Historic Preservation category, businesses qualify if their building has undergone a certified historic rehabilitation with NPS/SHPO review, or have completed a rehabilitation project with local Landmarks Commission review. These measures ensure that, while energy and other upgrades are being planned and implemented, the adaptive reuse of the building has been guided by the accepted “Best Practices” in preservation: the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. It also means that the owners have committed to maintaining the building to those standards for a substantial



Spokane’s Juliet Sinesterra is owner of Sun People Dry Goods, one of the first businesses to receive the historic preservation SMART designation. A strong advocate for sustainability, Sinesterra recognizes the value of “recycling” historic buildings, stating that “The embedded energy in historic buildings is no small thing. It is nearly impossible to recapture the resources, labor and quality of construction that exists in our aging infrastructure. Preserving these buildings makes smart business sense and ecological sense.” sunpeopledrygoods.com

period of time, which is certainly good management of important historic resources, and in many cases, extends to surrounding neighborhoods and districts as well.

The broader historic preservation benefits of the SMART Program are twofold. It promotes awareness of the inherent “green value” of historic buildings, and it garners support for retaining and reusing historic buildings according to appropriate standards. By helping the business community and general public (customers) understand that rehabilitating, maintaining and investing in historic buildings is, by itself, a “green” practice, Spokane has one more reason to value its stock of historic buildings as an important resource.

The SMART program will be part of a session on historic preservation and sustainability at the 2011 National Preservation Conference in Buffalo. The session will include a report by Kathryn Rogers Merlino, Assistant Professor, College of Built Environments at the University of Washington, on current research funded by DAHP showing the connection between historic preservation and sustainability; a report on the SMART Program by the City of Spokane, followed by Eastern Washington University Professor William Kelley’s analysis of green business recognition programs around the U.S., with recommendations for developing a recognition program in your community.

To learn more, visit the SMART Program website at:

developingspokane.org/incentives/green_incentive/green_business_smart/default.aspx

or contact Angie Napolitano, City of Spokane at

bdsinfo@spokanecity.org

The City of Spokane has worked with several partners to develop and promote the SMART Program. These include Avista, the Eastern Washington University Business Resource Center, and the Washington State Department of Ecology.



McKinstry's rehabilitation of the former Spokane & Inland Empire Railroad Car Facility began last year. When completed, the project will be eligible for the City of Spokane's SMART Business Recognition program for its actions in support of sustainability.



Built in 1907 as a maintenance facility for electric rail cars, the building complex represents the 20th-century heyday of the electric railroad in the "Inland Empire" of Washington State. The rehabilitation's reopening of infilled window and skylights returns natural light to the building and restores important character to the exterior and interior spaces.



Kim Pearman-Gillman, Business Development Director for McKinstry, and Ian Heyn of Lydig Construction, the project's general contractor, provide an overview for Chris Moore and Paul Mann (behind Moore) of the Washington Trust. Photos courtesy of McKinstry.

McKinstry's redevelopment of the 1907 Spokane & Inland Empire Railroad Car Facility in the University District in downtown Spokane showcases the company's commitment to saving historic structures by making them energy efficient. Developing this project to house their Inland Northwest operations, McKinstry was able to bring a significant Spokane landmark back to life while developing a national model for the importance of blending energy efficiency, LEED and national historic standards to create this project. Look for a full article about the rehabilitation of this building in our next issue!

What is the Preservation Green Lab?

By Ric Cochrane, Project Manager, Preservation Green Lab

The nexus of historic preservation and sustainable design is increasingly recognized as an opportunity to encourage building preservation and reuse by improving the performance of older and historic buildings, while helping to meet municipal and state environmental objectives by reducing environmental impacts associated with buildings.

To advance this cause, the National Trust for Historic Preservation launched the Seattle-based Preservation Green Lab in 2009 as a key component of its sustainability work, which promotes the reuse and retrofit of existing buildings through policy, research and outreach. The Green Lab was established with the mission to further the scientific understanding of the environmental value of our existing building stock, and to develop and

promote strategic policies for integrating the reuse and retrofit of older and historic buildings into city and state efforts to reduce greenhouse gas emissions and achieve other sustainability objectives.

Through research and effective communication, the Green Lab is seeking to improve understanding of the value of our existing building stock among its target audiences – policy makers, developers, the green building community and environmentalists. The Green Lab works at both individual building and neighborhood scales, with equal emphasis on the three elements of sustainability – environmental stewardship, economic vitality, and social equity. The Green Lab is also focused on policy development, implementation and dissemination. Throughout the country, there are a

number of successful policies that are already in place, and the Green Lab identifies and encourages the replication of these success stories. At the same time, there is also ample need for policy innovation, and the Green Lab is committed to driving policy change in key areas.

The Green Lab's Older Building Performance Program is advancing several long-term strategic and highly leveraged projects that will encourage and facilitate reuse and retrofit of older and smaller buildings. The four key projects are:

- Seattle Outcome-Based Energy Code Pilot
- Getting to 50
- Quantifying the Value of Building Reuse
- District Energy

Seattle Outcome-Based Energy Code Pilot The City of Seattle has ambitious energy efficiency and carbon-emissions reduction targets of net-zero energy for buildings and carbon neutrality by 2030, yet recognizes that these goals will be difficult to achieve under the existing building energy code framework. To address this challenge, in 2009 the City invited the Green Lab to partner on development of a new code framework that will enable dramatic gains in efficiency in existing commercial buildings. This innovative "outcome-based energy code" shifts regulatory focus for existing buildings away from a checklist-driven, prescriptive approach and toward actual measured building performance outcomes. In so doing, this new and strictly voluntary code path provides significant flexibility to building owners who are pursuing aggressive energy retrofits, enabling innovation and streamlining in design and construction. The outcome-based code will honor the unique characteristics of older and historic buildings, and help owners achieve optimal return-on-investment, which will encourage preservation and reuse.



The Supply Laundry Building in South Lake Union is participating in the Seattle outcome-based energy code demonstration program. Photo courtesy of Ric Cochrane.

Getting to 50 The Green Lab is partnering with New Buildings Institute (NBI) to develop tools and strategies to better understand current building performance and simplify the path forward into deep savings. This initiative is called Getting to 50 (GT50) – a target of 50% savings for existing buildings. The Internet-based GT50 tools will help building owners identify energy retrofit strategies without the need for expensive analysis, which will help owners of smaller and older buildings make improvements that will prolong building life and encourage reuse, and realize the benefits of operations and maintenance savings.

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Clark Design Group

The Washington Trust relies on organizations and companies to support our mission and our work to protect the places that matter in Washington State. Clark Design Group provides a variety of architectural services, including site planning, program development, building design, construction administration and interior design. They approach each project with the intent of providing a fully functional, aesthetically pleasing, cost effective solution. We are pleased to highlight one of CDG's exceptional projects, Hangar 27 at Magnuson Park.

Renovation of the 73-year-old Hangar 27 at Magnuson Park provides a compatible new use for the building, taking advantage of its unique character while preserving its essential historic features.

The hangar was built in 1938 as part of Sand Point Naval Air Station to house seaplanes for the US Navy. The Naval Air Station was decommissioned in 1991, and the City of Seattle purchased the site in 1999. In the time that the City has owned the building, it has been occupied on an intermittent basis for a variety of uses.

The renovation not only brought new life to the building but included life safety improvements such as a seismic upgrade. The open high-bay character of the building was maintained throughout, keeping key features like hangar doors and the high bay steel structure intact and exposed.

Arena Sports and Magnuson Athletic Club moved into the hangar in January 2011. The new uses include three soccer fields, concessions, lounge, inflatables area, party rooms and office space totaling 62,000-square-feet. In addition a 21,600-square-foot health club was created at the northeast corner of the building. Twenty-foot-high glazing at the wall separating the soccer fields and the health club allows building users to experience

the high bay structure in its entirety. The health club includes a basketball court, exercise equipment, locker rooms, exercise studios, massage rooms, a kid's club and a 2,900-square-foot mezzanine with view to Lake Washington.

The facility is also available to non-profit organizations for community use. The hangar doors at the southeast side of the building were left operable so that community users could open the building to the exterior.

During renovation, 89 acres of the former Sand Point Naval Air Station site, including Hangar 27, were designated as a District on the National Register of Historic Places. As a contributing building in the District, the renovation project received Historic Preservation Tax Credits. Since the renovation, the same 89 acres, including the Hangar 27 site, were designated as a City of Seattle Landmark District, the first Seattle district to be created in over 30 years.

The renovation of Hangar 27 has breathed new life into the building and surrounding site. It serves as a shining example for others looking to renovate and reuse hangars.



The interior of Hangar 27 after renovation, showing the indoor soccer fields and the enclosed health club.



Interior of Hangar 27 before renovation.



The exterior of Hangar 27 after renovation. Photos courtesy of Meredith Wirsching.



Exterior of Hangar 27 before renovation.

Stimson-Green Mansion interior rehabilitation: the best way to celebrate an anniversary

By Jennifer Meisner, Executive Director

This year the Washington Trust celebrates 10 years of owning and stewarding the landmark Stimson-Green Mansion in Seattle. In recognition of this anniversary, we are embarking on a \$100,000 capital campaign to rehabilitate interior spaces in the Stimson-Green Mansion that are open to the public for educational programming, tours, meetings, and special events. This project will further the Trust's mission to preserve and protect the places that matter in Washington State



The dining room and entry feature hand-painted wall hangings that are in need of cleaning and restoring.

by focusing on our own historically, architecturally, and culturally significant resource.

Originally one of approximately 40 lavish homes and mansions in Seattle's First Hill neighborhood, the 1899-1901 Stimson-Green Mansion stands today as one of only four that remain. It is the only mansion in Seattle with an historically intact interior that dates from the turn of the last century and is open to the public. Designed by Spokane architect Kirtland Cutter, the interiors display rich, unique, and elaborately detailed finishes and features as well as furniture from the Stimson and Green families and valuable painted portraits of Stimson and Green family members.

Upon acquisition of the Mansion in 2001, the Washington Trust Board of Directors made it a priority to preserve the Mansion in perpetuity and keep it open to the public to experience, learn from, and enjoy. These goals also honor the wishes of our benefactress, noted Seattle philanthropist Patsy Bullitt Collins, and in carrying them out, the Trust

Board determined that the organization should implement our stewardship responsibilities to the best of our ability and model the highest standards in historic preservation practices.

Over the past 10 years, the Trust has raised several hundred thousand dollars in funds to implement major rehabilitation projects that will safeguard this property for the benefit of future generations. These projects include: rehabilitating and repainting the building exterior the original colors, re-grading the site and re-landscaping to facilitate proper drainage, replacing the failing boiler system with an energy efficient heating system, replacing the failing floor in the dishwashing room, repairing water-damaged areas on the lower floor, and installing a new, commercial-grade, energy efficient dishwasher. We've also executed major tenant improvement projects to convert several unimproved, underutilized spaces in the Mansion into offices.

Having successfully executed these major projects that ensure the Mansion's stability and utility, our current priority is to focus on rehabilitating interior features, finishes, and furnishings to prevent further deterioration, reverse incompatible and historically inaccurate alterations, and to return these remarkable interiors to the vibrancy and splendor they displayed during the building's period of significance.

By and large the Mansion's interior spaces, particularly those on the main



The entry way of the Stimson-Green Mansion.



Much of the furniture in the Mansion is original, including this settee in the main entry, and needs to be reupholstered.



The beautiful Gothic library of the Stimson-Green Mansion.

and lower floors, are extremely well preserved and retain much of their original splendor. However, some original features have become worn or soiled over time and are in need of refurbishment. Rooms on the second floor have been less well preserved as a result of changes in use from bedrooms to offices and pre-function rooms, and funding constraints. Several of the second floor rooms have been inappropriately altered with finishes, fixtures, and furniture pieces that are not in keeping with the original character of the house. While a certain amount of the rich patina that has developed over the last 100 years adds to the building's authenticity, a measured amount of rehabilitation work is necessary to prevent deterioration, reverse inappropriate alterations, and bring the spaces back to their original condition.

The Trust is keenly aware of the invaluable link to the past this significant property provides to the diverse Washington State community. Since acquiring the Mansion in 2001, we have aptly balanced the Mansion's use as our headquarters, as a model historic property and educational resource, as a public meeting space, as offices for a cadre of statewide non-profit organizations whose missions focus on arts, heritage, and environmental advocacy, and as a premier special events facility. The completed interior rehabilitation project will generate



Many hardwood floors throughout the mansion will return to original luster with refinishing.

renewed excitement in this significant historic property, help us better engage our community, and help us grow the self-sustaining, earned revenue that supports the Mansion and our organizational programs.

Trust staff is actively pursuing grant fund opportunities to help us execute this important project, but we need your help to reach our goal of \$100,000. We plan to officially kick off the fundraising campaign for this project at our annual members' holiday open house at the Stimson-Green Mansion on Thursday, December 15, but we will gladly accept donations starting now! If you would like additional information about the project or are eager help us get a jump start on the campaign through a donation, please feel free to call our offices at 206.624.9449. We will be delighted to hear from you!

Education outreach

By Crystal Medler, Special Projects

As another new school year begins, some of us may be tempted to ask ourselves: are our kids learning about historic preservation at school? If not, why isn't historic preservation included in the curriculum?

It's never too early to learn the basics of historic preservation and how it impacts us in many different ways. Over the past few months, the Washington Trust's Education Committee has explored some wonderful ideas and begun implementing plans for expanding the Trust's educational outreach. One such plan includes the creation of a tool we would like to see utilized in Washington State schools: a presentation for teaching the basics of historic preservation and its history in Washington State.

With the support of the Education Committee, I have been developing a visual presentation that may be used by educators to teach the fundamentals of historic preservation as well as the history and development of historic preservation in Washington State. The presentation includes information on when historic preservation began, important milestones, significant saved properties, preservation-related legislative achievements, organizations involved throughout the State, as well as basic theoretical principles of preservation. The presentation will be accompanied by a script, still in the making, which will provide the presenter with enough information so that anyone may be able to deliver the presentation with ease.

The primary purpose of the presentation is to teach the benefits of historic preservation, and show how it has shaped our State. The presentation also aims to show people, especially children, how they can get involved with preservation. It also aims to provide them with the proper tools to do so, on any level, especially in their local communities. Any connection they have – whether they go to school in a National Register listed building, live in an historic house, or have visited a Washington State heritage barn – can be a wonderful opportunity for them to recognize their connection to historic preservation and encourage them to take action to support it.

MAIN STREET UPDATE

The Washington Trust for Historic Preservation and the Department of Archaeology and Historic Preservation are thrilled to recognize Prosser and Gig Harbor as our newest Main Street Communities. To learn more about the Washington State Main Street Program, please visit: preservewa.org/Main-Street.aspx

Prosser

By Alisa Groenen, Executive Director,
Historic Downtown Prosser Association

Over six years ago, the Main Street program was suggested to a dedicated committee in Prosser as a proven method for downtown revitalization. The Historic Downtown Prosser Association was then formed to be the lead in these efforts. The Washington State Main Street program gave our community the resources to build awareness of the importance of downtown vibrancy.

In May of 2011, we were announced as the eleventh Washington Main Street Community. All of our efforts of the past six years were working towards gaining this designation.

Since the start of our program, our volunteer dedication has led to many successes. Our promotions committee started an annual scarecrow contest, which helps build community spirit and synergy. They also oversee a holiday window decorating contest. This committee started monthly must-see movies at our historic theatre that allow for entertainment in our downtown. They are now planning our first downtown trick or treat and street dance. Our organization committee has developed a shopper's directory and will soon be working on a business directory. They led the organization's new logo development. This committee also worked towards building membership and awareness of our program in the community. Our design committee aided numerous business and property owners with their renovations using our historic color palate. They have brought fourteen new benches, trash receptacles, and five new bike racks to our downtown. The design committee organized monthly clean-ups to build awareness of the importance of a clean downtown. They have also rewarded business owners for their excellence in flowers by giving out monthly awards. Our first downtown street clock will be installed by the end of September 2011. Our economic restructuring committee has conducted secret shopper programs and surveys to help business owners learn of outsiders' perceptions. They also recently launched the façade improvement program, which will

offer 0% loans to business and property owners for façade improvements.

We are truly honored to have received this designation of becoming a Washington Main Street Community. This designation is a symbol of how our downtown is vibrant. However, it is only the beginning. Becoming the eleventh Washington Main Street Community allows us to take our program to the next level.

We'd like to take this opportunity to thank all the businesses and individuals that have supported us, especially those that have donated so generously through the Main Street Tax Incentive Program. It is because of these donations that we are able to continue working towards our mission.

We'd also like to thank the City of Prosser for their constant support and assistance.

Thank you to the countless volunteers who have dedicated so many hours to the Historic Downtown Prosser Association. This honor for Prosser would not have been possible without all of you.

We'd also like to thank the Washington State Main Street program for their technical assistance throughout these past few years. We are looking forward to continue working with the state and national program and the other Washington Main Street communities as we continue our efforts towards downtown revitalization.

Gig Harbor

By Mary DesMarais, Main Street
Manager, Gig Harbor Historic
Waterfront Association

The Gig Harbor Historic Waterfront Association is very excited to have earned our designation as a Main Street Community! This designation allows Gig Harbor's downtown waterfront district to officially join proven statewide and national programs aimed at revitalizing the economy, appearance and image of traditional business districts. The Association was named one of the newest members of Washington's Main Street Program during an awards ceremony on May 12 in Walla Walla, culminating three years of hard work toward

this goal. GHHWA is now connected to 11 other Washington State Main Street communities as well as to a comprehensive package of downtown revitalization guidelines and resources established by the National Main Street Center.

"This is a proud and encouraging milestone for our downtown community, and it comes at a time when so many in our town are working to rebuild and re-energize our local economy," said Gary Glein, GHHWA's president. "The timing could not be better." GHHWA Executive Director, Mary DesMarais, notes that the Main Street designation is an accomplishment made possible by the community's vast involvement in the organization. "We would not have been able to reach this goal without the support of our dedicated board of directors, our members, our Main Street B&O Tax Incentive participants, and the many volunteers who serve on our committees and donate their time to our events. We also want to thank the City of Gig Harbor for their belief in this program and their supportive partnership."

The Main Street program is an extensive commercial revitalization strategy that helps communities preserve historic buildings and districts, while developing strategies for continuous improvement in the vitality of the downtown. The Main Street Four Point Approach,™ utilized by GHHWA and the other Main Street communities, is tailored to meet local needs, preserve the historic character of a community, and create economic opportunities.

The health of a downtown is at the very heart of the quality of life within a community. A prosperous, attractive downtown business district becomes a visible indicator of the well being of the entire community. GHHWA looks forward to utilizing the expertise and resources of both the state and national programs, as well as the other Washington State Main Street communities, to achieve the goal of a vibrant downtown.

In addition to receiving the Main Street Designation at the Walla Walla conference, GHHWA was also awarded an "Excellence on Main - 2011 Outstanding Achievement in Promotion" award for the 2010 Gig Harbor Wine and Food Festival.

continued from page 8

Quantifying the Value of Building Reuse

The Green Lab is leading a study commissioned by the National Trust to quantify the environmental value of building reuse compared to new construction. The goal of this study is to develop four to six scenarios that explain differences in environmental impacts between new construction and building reuse in four different climate areas. The study will be complete in October 2011.

District Energy

The Green Lab's outcome-based code work will help individual buildings achieve aggressive targets in the most flexible, cost-effective way possible. However, many older and historic buildings will not achieve goals close to "net zero" without the help of on-site renewable energy generation and/or access to low-carbon district energy systems. District energy systems are neighborhood-scale utilities that are specifically created and financed to deliver energy services – including heating, cooling, and hot water – to a collection of buildings within a defined service area. They are able to deliver energy from a variety of alternative low-carbon sources such as biomass, recaptured waste heat, geothermal, and ground source heat pumps. Low-carbon district energy can play a vital role in enabling existing buildings to meet increasingly aggressive emission reduction targets in a cost-effective and energy-efficient way. The Green Lab's policy primer, *The Role of District Energy in Greening Existing Neighborhoods*, takes a detailed look at how district energy can be a critical element of a successful community energy plan for existing neighborhoods.

For more information, please visit:

preservationnation.org/issues/sustainability/green-lab/



October 2011 TRUSTNEWS 13



Alisa Groenen, Executive Director of the Historic Downtown Prosser Association and Board President Tiffany Wells show off their new Washington Main Street Community designation certificate.



The Gig Harbor Historic Waterfront Association celebrates becoming a new Washington Main Street Community in addition to a beautiful new office space!

**SAVE
THE
DATE**

RevitalizeWA

Main Street & Preservation Conference

May 22-24, 2012

Campbell's Resort on Lake Chelan

Watch for more information on our website: preservewa.org and the Washington Main Street facebook page: [facebook.com/WashingtonMainStreet](https://www.facebook.com/WashingtonMainStreet)

A special thanks for Vintage Washington

By Kelly Hufty, Membership & Events Coordinator

On September 15, the Trust hosted *Vintage Washington*, our second annual celebration of Washington wine, artisan chocolate and the preservation of the places that matter in Washington State. We are thrilled to have had the opportunity to partner with many amazing wineries from across the state including DeLille Cellars, Buty Winery, Airfield Estates, Jones of Washington, and Thurston-Wolfe Winery and we are delighted to report the event was a huge success!

Special guest, Senator Ed Murray, joined us for Vintage Washington and

shared wonderful stories about his family's heritage in this region and eloquently spoke about why preserving the places that record and celebrate family and community history is so important.

As an organization, our mission is to preserve and protect Washington's historic resources, including our own architecturally, and culturally significant resource, the Stimson-Green Mansion. We count ourselves incredibly fortunate to be stewards of this beautiful Seattle landmark, and *Vintage Washington* gave us the opportunity to pursue

our goal of sharing the house with our members, friends, and the community at large, while raising awareness of the ongoing need to save the places that define and distinguish communities across the state.

Thanks to the generous support of our sponsors, guests, and wineries, this elegant evening raised \$10,000 in support of the programs of the Trust, inspiring preservation advocates everywhere to raise a glass and say cheers! We would especially like to thank our *Vintage Washington* event sponsors for making the evening possible:



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SAVE THE DATE: Thursday, December 15th

Mark your calendars for our annual members' holiday open house at the Stimson-Green Mansion. Come help us celebrate the holiday season and our 10-year anniversary in the Mansion, as we jump-start our fundraising campaign for the Mansion interior rehabilitation!

THANKS TO YOU

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.

PRESERVATION CIRCLE (\$1000+)

The Washington Trust's Preservation Circle recognizes annual donors at the \$1,000 level and above. We extend our thanks to the members of our Preservation Circle for their generous support.

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- \$25: Student / Senior (circle one)
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\$250 Preservation Advocate
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\$1000 Preservation Circle
Other \$

Please note that our membership levels have recently been adjusted to reflect increased need in our community. We will, of course, honor your membership at any donation level.

Please return this form to:

Washington Trust for Historic Preservation
Stimson-Green Mansion
1204 Minor Avenue
Seattle, WA 98101

Online: You can now become a new member or renew an existing membership online at preservewa.org

Join the Washington Trust for Historic Preservation MEMBERSHIP BENEFITS



- The opportunity to be a part of the preservation of Washington's historic resources
Advance notice, invitations, and discounts to Washington Trust events and programs around the state, including a special invitation to our "Holiday Open House" event held at Seattle's historic Stimson-Green Mansion
Quarterly issues of Trust News - your guide to preservation in Washington State
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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:

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The Washington Trust welcomes tax deductible gifts of stock or other securities whether they have appreciated or declined in value. The Washington Trust is able to work directly with your broker or financial advisor to facilitate the gift. As always, we suggest that you consult with your independent financial, tax, or legal advisor for specific help with your particular situation before you proceed with such a donation. Contact us for more information.

Send submissions to: jmortensen@preservewa.org • Visit preservewa.org for the most up-to-date calendar of events.