

INSIDE:

LOOKING FORWARD IN A NEW YEAR

AROUND THE STATE

Read about properties benefiting from our Most Endangered Properties List, Valerie Sivinski Washington Preserves Fund, and Heritage Barn Program

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Clark Design Group provides a look at a low income housing project in Seattle

NEW SERIES

Follow our new technical series about seismic retrofitting in historic buildings, courtesy of Rafn Company



2013 VALERIE SIVINSKI WASHINGTON PRESERVES GRANTS ANNOUNCED

Letter from the president: proactive preservation

By David Strauss



In his lunchtime address at the National Trust for Historic Preservation Conference in Spokane in November, Knute

Berger, the always perceptive and usually provocative journalist from Washington State, displayed a photograph of a building demolition with the equation:

PRESERVATION = DEMOLITION.

This was an acknowledgement that advocacy, of practically any kind, has tended to be extremely, perhaps desperately, reactive to imminent threats. I wonder, though, what proactive preservation looks like.

Proactive preservation would strengthen the places we value in advance of demolition threats. (At the scale of natural places, this was the proactive genius of setting aside the National Parks and National Forests.) Preserving (artificial) landscapes, districts and buildings has foundations in the threats to urban places like Pioneer Square and Pike Place Market in Seattle, but also to the recognition of rural sites like the Five Mile Prairie School in Spokane County and transportation infrastructure sites like the Northern Pacific Railway Depot in Ellensburg. The Department of Archaeology and Historic Preservation along with countless landmark and landmark district boards continue to proactively protect valued sites while negotiating and accommodating change.

Unlike the French and British versions of historic preservation borne of nationalisms, American preservation has been a form of resistance – fundamentally reactive. But, resistance to what? To the claim that preservation stands in the way of progress, we can offer only that “progress” itself warrants

redefinition in broader economic and environmental terms. We also need to accept that historic preservation is, at its best, a creative discipline in much the same way that writing history is an intellectually imaginative activity. Sustaining old buildings, sites and places requires that we contribute inventively and incrementally to a broad tradition. To paraphrase the poet T.S. Eliot, our historical sense is responsible for our sense of our own time.

Value, in the case of historic buildings and sites, can be measured not only in dollars and cents – historic sites continue to prove beneficial to the economic competitiveness of established communities. Fixing old buildings is inherently demanding of craft. So, groups that fix old buildings are, to use a recent phrase, “job creators.” A growing body of research confirms “embodied energy” in old buildings is an environmental benefit. We know that historic value shapes collective and individual memory. Memory, where we usually find preservation advocacy groups, is a necessary complement to forward thinking. The often heard criticism of preservation being irreconcilable with progress is false: progress is based on accumulated cultural heritage.

But back to what proactive preservation looks like: the Washington Trust for Historic Preservation. In my role as a board member, I assist in advancing programs focused on sustaining the value of historic sites. We can lead in developing progressive preservation programs. Programs such as the Heritage Barn Initiative, the Historic County Courthouse Program, Washington Main Street and the Valerie Sivinski Washington Preserves Fund are forward-looking efforts in hands-on advocacy, directing resources toward sustaining communities, environments and memories. Last year’s Washington State Youth Sum-

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Cover photo: The Pantages Theater in Tacoma was one of nine recipients of a 2013 Valerie Sivinski Washington Preserves Fund grant. Photo courtesy of Truus, Bob & Jan.

mit inspired middle and high school students' awareness that history is richest and most instructive when experienced in place. These programs attest to our optimism about the future based on our understanding of the past. Over the next year, I hope I can help the Washington Trust for Historic Preservation and our extraordinary staff to continue a tradition of proactive preservation. To paraphrase T.S. Eliot again, "[the poet] is not likely to know what is to be done unless . . . he is conscious, not of what is dead, but of what is already living."

In Spokane, I asked Knute Berger to complete the equation: "FUTURE PRESERVATION EQUALS . . . ?" Mr. Berger obliged by moving the equals sign placing the discipline in its fundamentally optimistic and forward looking role:

FUTURE = PRESERVATION.

HAVE AN IDEA? PASSIONATE ABOUT A TOPIC?

We are currently seeking session proposals for RevitalizeWA, our annual statewide Preservation & Main Street Conference. Submissions are due February 22, 2013.

Save the date! This year, RevitalizeWA will be held May 15-17 in Vancouver. For more information, or to download a submission form, visit our website:

preservewa.org/revitalizewa.aspx

Contact our Main Street Coordinator, Sarah Hansen, with any questions at:

shansen@preservewa.org

Washington's Heritage Barn Preservation Initiative acknowledged at national conference

Spokane's historic Fox Theater provided a spectacular backdrop for the 2012 Richard H. Driehaus National Preservation Awards on Friday, November 2, 2012. Among the awards given was a National Preservation Honor Award for our own Washington State Heritage Barn Preservation Initiative.

This barn preservation program was begun by legislative action in March of 2007. Since that time almost 500 Washington State barns have been added to the Washington State Heritage Barn Register. Through the matching grant program, 46 barns have been restored to function again and to stand as the agricultural history lesson they provide for future generations.

Receiving the award were five happy people associated with the program: Jerri Honeyford, chair of the Heritage Barn advisory committee; Senator Jim Honeyford who helped shepherd the program through the legislature; Jennifer Meisner and

Chris Moore, staff of the Washington Trust for Historic Preservation who administer the grant portion of the program; and Michael Houser, architectural historian representing the Department of Archeology and Historic Preservation, the oversight agency.

"Of course it is an honor to be thought among the best barn programs in the country," said Jerri Honeyford, "but what is best for me is to see those capital monies work in the rural areas. The receipts show business done at smaller hardware and lumber stores plus local contractors, painters, and woodworkers. That is true stimulus. Then to see the completed barn as it once was is really satisfying!" she concluded.

The award now sits in a place of honor in the Honeyford home. It will be brought to Olympia in January to make the rounds and show off the accomplishments of the program.



Receiving the honor award at the Spokane Conference. In the front row from left to right, Trustee of the National Trust, Jorge L. Hernandez, Jennifer Meisner, President of the National Trust, Stephanie K. Meeks, and Jerri Honeyford. In the back row from left to right, Michael Houser, Chris Moore, and Senator Jim Honeyford.

Announcing the 2013 Valerie Sivinski Washington Preserves Awards

Each year, through the Valerie Sivinski Washington Preserves Fund, the Washington Trust for Historic Preservation provides grant funding to organizations across the state diligently working to preserve local historic resources. Though grant awards are modest, each year recipients report back to us, noting the important role funding plays in leveraging additional contributions, providing support, and ultimately achieving project goals. Since the program's inception, the intent has been to assist preservation projects where they really happen – at the local level.

Recipients of the 2013 Valerie Sivinski Washington Preserves Fund grant awards were publicly announced in December at the Washington Trust Holiday Party. Our annual holiday party is an event centered around the Washington Preserves Fund, with all proceeds from ticket sales going directly toward the grant fund. This year, we continued the tradition of hosting a lively raffle, the proceeds of which also go toward the Fund. This

year, the fabulous prize was a cocktail party for twelve at the Stimson-Green Mansion and a night's stay at the Inn at the Market. Inn at the Market, the only downtown Seattle hotel located directly in the famous Pike Place Market, generously donated a gift certificate for the raffle award (innatthemarket.com).

All members and friends are invited to join us at the holiday party to help support the Valerie Sivinski Washington Preserves Fund, which provides small, yet meaningful grants to local groups striving to save cherished community landmarks.

2013 grants were awarded to the following organizations:

Broadway Center for the Performing Arts, Tacoma – \$1,150 in emergency funding to repair a leak near the main lobby entry of the Pantages Theater. Designed by renowned theater architect B. Marcus Priteca, the Pantages is listed in the National Register of Historic Places and is a City of Tacoma Landmark.

Ezra Meeker Historical Society, Puyallup – \$1,500 to patch, fill, replace and seal the west side window bay in preparation for painting at the Meeker Mansion. Intricate woodwork adorns the Italianate-style mansion, turning the typically simple task of painting into an adventure.

Northwest Schooner Society, Seattle – \$1,000 to assist with the rehabilitation of the south porch of the Burrows Island Light Station Keeper's Quarters. The ultimate goal is to rehabilitate the entire roof structure, protecting the building from water intrusion.

Northwest Seaport, Seattle – \$1,500 toward replacement of the de-watering system on the Tugboat Arthur Foss. Built in 1889, the Arthur Foss is the oldest floating wooden tug in the United States and is a National Historic Landmark.

Points Northeast Historical Society, Browns Point, Tacoma – \$1,000 for abatement of asbestos



The Burrows Island Lighthouse and Keeper's Quarters.



Sterling-Moorman House.



The Arthur Foss tugboat.

and lead paint at the Browns Point Light Station Buildings. Listed in the National Register, the Light Station and its ancillary buildings comprise the Browns Point Light House Park.

Skykomish Historical Society, Skykomish – \$900 to assist with exterior rehabilitation of the Skykomish Depot, including paint preparation of window trim and siding. This is part of a larger project intended to return the National Register-listed depot to use as a visitor center and exhibit space for the Skykomish Historical Society.

South Pierce County Historical Society, Eatonville – \$650 for rehabilitation and stabilization work to the main entry wall of the historic Van Eaton Cabin.

Steilacoom Historical Museum Association, Steilacoom – \$1,500 to address needed repairs to the banister on the main stairway at the Nathaniel Orr Home. The banister is the original work of Nathaniel Orr, a master carpenter who constructed the house in 1857.

Sterling-Moorman House Foundation, Cheney – \$800 toward needed interior rehabilitation of the Sterling-Moorman House. Interior work represents the final phase of a much larger effort to acquire, relocate, restore, and ultimately preserve the 1884 landmark.

Since 1998, the Fund has awarded grants to 99 projects totaling nearly \$90,000 to local historic preservation organizations and advocates engaged in the important work of preserving Washington's cultural heritage. Funding for the grant program is obtained from private donations to the Trust with the goal of providing a minimum of \$10,000 in grant funding per year. The Valerie Sivinski Washington Preserves Fund is a key program of the Trust as we work to safeguard Washington's historic places through advocacy, education, collaboration and stewardship. For information on contributing to the Valerie Sivinski Fund visit preservewa.org or call 206.624.9449.

4Culture announces Historic Preservation Special Projects

Historic Preservation (HP) Special Projects will focus on supporting a variety of non-bricks & mortar, King County-based preservation projects that, in the past, may not have qualified or may not have fared so well under our Heritage funding programs.



The Historic Preservation Advisory Committee tours a Snoqualmie powerhouse. Photo courtesy of 4Culture.

A lot of work goes into historic preservation, long before the carpentry, painting, and bricks & mortar stuff ever begins. Would you like to find a way to save a threatened historic place in your community? Dig into the evolution of your neighborhood? Introduce high-school kids to researching old houses or cemeteries? Maybe you'd like to update your city's design guidelines, or create a mobile app that draws tourists to your downtown. Perhaps you own a historic building that needs a structural inspection or conditions assessment.

If your project will directly benefit citizens of King County, 4Culture's new, competitive HP Special Projects Program may offer just the financial boost you need to get your project off the ground. Eligible applicants will be individuals, organizations and public agencies. Projects need to address the "built environment," that is, older build-

ings, structures, neighborhoods, or landscapes shaped by people.

A primary goal of the program will be to engage audiences new to preservation. Everyone has places that matter to them, and matter a lot. The program hopes to encourage non-traditional kinds of activities, and out-of-the-box projects that will empower youth, veterans, seniors, immigrant communities, and others that don't necessarily see themselves as preservationists.

Guidelines for the new HP Special Project program are posted on the 4Culture website (4culture.org). 4Culture is offering free workshops to help folks put together the best possible application, which has a February 27, 2013 deadline. Stay tuned for more details! For more information about the new HP Special Projects Program at 4Culture, contact Flo Lentz, Preservation Staff Lead, at 206.296.8682 or by email at flo.lentz@4culture.org

'Endangered' listing, move toward co-management may help preserve historic Fort Worden

By Virginia Painter, Washington State Parks

The Washington Trust for Historic Preservation's 2012 Most Endangered Historic Properties List featured the historic buildings and structures in the State Parks system, which provided a way to shine light on these special historic places that need protection.

The Washington State Parks and Recreation Commission recently voted to begin negotiations with the non-profit Port Townsend Lifelong Learning Center Public Development Authority, (PDA) to co-manage Fort Worden State Park, the largest historical site in the collection, with 115 buildings and structures, 65 of which are in the central campus that provides conventions, retreats and vacation rental opportunities. The Fort, constructed around the turn of the 20th century,

includes commanding officer's homes overlooking a traditional parade ground, military family residences, a chapel, classroom and dormitory buildings, and more.

As the state park system prepares for its 100th birthday in 2013, the Commission counts nearly 700 historic buildings, structures and sites around the state in its care. This collection, the largest in the state, includes lighthouses and keeper's residences, homesteads, a ranch, a seminary, Civilian Conservation Corps-era kitchen shelters and coastal military forts. Caring for such a collection remains a financial challenge for State Parks, made more daunting with the Recession-driven declines in capital and general fund budgets between 2008 and the present.

The focus at Fort Worden has been on how to manage the property financially so that it can continue providing excellent recreation as well as historical and cultural opportunities for the public. Fort Worden is widely known for its partnership with Centrum and the arts events, festivals and retreats that help to feed Washington's cultural scene. Meanwhile, the structures themselves need continual improvement and preservation in order to remain competitive as vacation rentals for visitors – and to be there for future generations.

In 2004, the Commission began to explore options for optimal management of the Fort, including how to preserve its buildings and structures and to generate the needed revenue for a more stable financial operation. In 2008 the Commission selected the PDA as a partner in a lifelong learning center concept.

In its recent action to negotiate the co-management agreement with the PDA, the Commission has made clear that the Fort will remain a State Park property, available to the public and carrying forward the state's heritage. The PDA, a committed consortium of community and business interests, has laid out its intentions to proceed with fund-raising, take advantage of federal and other grants and otherwise use its flexibility to co-manage the site while making improvements on the various buildings and structures on the campus. The PDA has identified capital needs exceeding \$80 million.

At its December meeting, commissioners said that the state does not have the funds to meet the challenges of preservation at Fort Worden. The anticipated co-management agreement, together with the Washington Trust for Historic Preservation's support, are hopeful steps toward preserving an important legacy for the future of our state.



The old headquarters barracks dormitory, Building 225, at Fort Worden.

Board updates for a new year

At the close of 2012, the Trust said goodbye to longtime Board Members Reuben McKnight of Tacoma and Ginger Wilcox of Seattle. During his tenure on the Board, Reuben served as Chair of the Preservation Committee. Completing her second stint on the Board, Ginger served as the organization's Secretary on the Executive Committee as well as on the Development Committee. Earlier in the year, we also said goodbye to Kris

Bassett of Wenatchee, Jim Hopper of Bainbridge Island, and David Leal, formerly of Walla Walla and now of Paso Robles, CA. Our special thanks and utmost appreciation goes to each one of them for their many contributions.

In addition, Michael Jenkins, our Board President for the past year, has completed his term of service in this role for the organization as well as two terms on the Board. However, we

are fortunate to have Michael remain on the Board for one additional year as Immediate Past President. With this extra time, he can continue to assist the organization in growing the business side of the Trust.

Finally, the Washington Trust recently elected a new member to our Board of Directors, Steve Stroming of Issaquah. You'll read more about Steve below, but we are thrilled that he has joined the Board.



Steve Stroming, a Senior Project Manager and Director of Preconstruction Services at Rafn Company, has over 31 years construction experience, with much of the past 21 years at Rafn spent estimating, consulting for, and constructing numerous restoration, renovation, and seismic retrofit projects in the Seattle area. Steve's passion for renovation and retrofit began with the conversion of the Coliseum Theater into Banana Republic's flagship store. Other favorite landmarked projects include the Cadillac Hotel, Camlin Hotel, Trinity Parish Church, Bethany Presbyterian Church on Queen Anne, and the PACCAR IMAX Theater at the Pacific Science Center. Steve graduated from the University of Washington with a BA in Architecture. He and his family live on Tiger Mountain near Issaquah.

Participate in the Washington Trust's Most Endangered Program

Is a historic resource in your area threatened, endangered, deteriorating, or facing a challenge that leaves its future in doubt? The answer is likely yes. Washingtonians are fortunate to have a wonderful array of cultural resources in our communities throughout the state, yet many of them have needs that appear overwhelming. Don't be daunted – be proactive! Nominate a troubled resource to our Most Endangered Historic Properties List and engage with like-minded preservation advocates to find a workable solution for the resource in question.

We are currently seeking nominations to our 2013 Most Endangered List, the deadline for which is **January 28**. Historic properties selected for the 2013 List receive support and technical assistance from the Washington Trust. Our commitment to working with all stakeholders to identify a positive preservation solution for resources on the list has resulted in dozens of success stories since the program's establishment in 1992.

The 2013 List will be announced at the RevitalizeWA conference to be

held in Vancouver, WA on May 15-17 as part of the Washington Trust's Preservation Month programming. Those interested in nominating a resource are strongly encouraged to contact Chris Moore, Field Director with the Washington Trust, prior to submitting a nomination. For more information on the Most Endangered Historic Properties List, including a nomination form, please visit the Washington Trust for Historic Preservation website at:

preservewa.org/nomination-process.aspx

>> TAKE ACTION

Gearing up for advocacy at the state and national levels

By Jennifer Meisner, Executive Director

The Washington Trust continues striving to serve as Washington's collective voice for preservation at the local, state, and national levels. We work in close partnership with local preservation and heritage organizations, advocating for local policies, programs, and funding that support our mission to save the places that matter to all Washingtonians and promote active, vital communities through historic preservation. In addition to these ongoing efforts at the local level, each year in early winter through the spring, we focus significant attention on advocacy initiatives at the state and national levels. Here is a snapshot of some of the issues and activities we are set to work on in 2013:

Advocacy at the State Level

Anticipating another challenging legislative session for heritage and preservation in 2013, due to the State's \$2 billion budget shortfall, the Washington Trust began formulating our legislative agenda this past fall. Our priorities were further refined when the Governor's 2013-15 Biennial budget was released in December. The Governor's operating budget proposes maintaining level funding for the Department of Archaeology and Historic Preservation (DHAP), but the proposed capital budget zeros out funding for important bricks and mortar grant programs administered by DAHP and the Washington State Historical Society. This means we will have our work cut out for us in advocating for the restoration of funding for these capital grant programs when the legislature convenes in January. With guidance and leadership from our Public Policy and Advocacy Committee and Public Affairs Consultant, Mike Groesch,

the Washington Trust set the following 2013 legislative priorities. As always, we'll be ready to address other issues as they arise throughout the session:

- Maintaining operating support for preservation and heritage agencies.
- Securing funding for preservation and heritage capital grant programs, including the Washington State Historical Society's Heritage Capital Projects Fund, and DAHP's Heritage Barn Preservation and Historic County Courthouse Rehabilitation programs.
- Ongoing protection for historic resources, both built and archaeological, through the State Environmental Policy Act (SEPA). In 2012 a bill was passed requiring that reforms be made to the SEPA process. The bill created an advisory committee to advise the rule making process for this new legislation, and Mary Rossi of Applied Preservation Technologies, Mary Thompson of Artifacts Architectural Consulting, and Chris Moore of the Washington Trust were selected to represent cultural resources interests on the committee. The first phase of rulemaking is complete, with a proposal to raise the threshold requirements for SEPA review, essentially streamlining the process for new development. The advisory committee continues to meet as it moves into the second phase of rulemaking and the cultural resources representatives as well as the Trust will continue to advocate for assurances that historic resources are adequately identified and protected

and that notification processes remain in place.

- Support for the Washington State Parks and Recreation Department toward the ongoing maintenance, stewardship, and preservation of hundreds of significant historic resources located within Washington State Parks.

Main Street Advocacy Day is set for February 20, 2013. If you are a Washington Main Street community or downtown revitalization enthusiast, please join us for the day in Olympia. Start bright and early as Dr. Allyson Brooks, State Historic Preservation Officer and Department of Archaeology and Historic Preservation Director, provides a program update to the Heritage Caucus at 7:00am, followed by meetings with legislators and a special legislative luncheon organized by the Olympia Downtown Association and co-hosted by participating Main Street communities. For more information, please contact Sarah Hansen, Washington State Main Street Coordinator, shansen@preservewa.org.

If you are interested in learning from the experts how to hone your advocacy skills, be sure to register for the annual State Heritage Conference, co-hosted by the Washington State Historical Society, Washington State Arts Commission, and Washington State Arts Alliance. The 2013 conference, "The Art of Heritage," is February 5, 2013, at the Red Lion Hotel and Conference Center in Olympia. The conference will feature a session entitled "How to Work Effectively with Legislators" from 9:45am to 11:15am. Panelists for this session include professionals working on behalf of museums and non-profit preserva-

SEISMIC RETROFIT SERIES

Courtesy of Steve Stroming, our newest Board member (read his bio on page 7), and Rafn Company, we will be running a series of technical articles about seismic retrofitting in historic buildings. For any questions or more information about these featured projects, please contact us at info@preservewa.org.

Hiding new structure within the old

By Steve Stroming

Sometimes the most important criterion for a seismic retrofit is that while you make it all stronger and better, you create the illusion that you've done nothing at all! To pull this off, it takes a structural engineer with a bit of wizardry, not to mention a smart contractor as an able assistant, and an architect that simply realizes the possibilities.

Bethany Presbyterian on Queen Anne Hill presented the perfect opportunity to create a little magic together with I.L. Gross Structural engineers and SMR Architects. Timber trusses supporting the wood framed roof over the Sanctuary sat on unreinforced masonry walls (URM). The obvious concern was that in a really good shake, not only the walls but the entire roof structure could come down on an unsuspecting congregation.

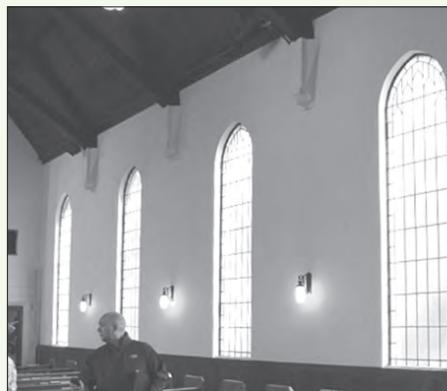
The solution was to temporarily support the roof while removing the URM under each truss bearing location and then inserting a new concrete column. Columns are tied together at their tops by a concrete tie beam. Voila! Now there is a concrete frame within the old URM walls, and in a seismic event the roof what will stay safely over people's heads, just where it is supposed to be.



Column cutout with resteel.



Typical bay of completed columns and tie beams.



Before



After . . . the same as it ever was!

tion, heritage, and arts organizations. Public Affairs Consultant, Mike Groesch, is among the featured panelists. For more information about the 2013 Heritage Conference, go to:

washingtonhistory.org/heritageservices/conferences.aspx

Advocacy at the National Level

The Washington Trust is once again gearing up to take the largest and most effective grassroots lobbying group to Washington, DC to par-

ticipate in National Preservation Advocacy Week, February 25th and 26th. Our goal is to have at least one representative from each of our 10 Congressional Districts join us as we communicate to our lawmakers the importance and relevancy of investing in Historic Preservation at a time when economic development and job creation remain critical topics on the country's agenda. Scholarships will once again be available to reimburse some travel expenses for members of our Lobby Day group

who apply for assistance. If you are interested in learning more and joining us in Washington, DC for this worthwhile, whirlwind experience, please contact me at jmeisner@preservewa.org or 206.624.9449, and make a visit to Preservation Action's website at:

preservationaction.org

We are always happy to welcome enthusiastic newcomers to our group of seasoned lobbying veterans!

An impressive small town terra cotta icon

In moving back to Eastern Washington, it was once again an opportunity for Stephen Emerson of EWU's Archaeological and Historical Services to provide the first correct guess for the historic location featured in our October 2012 issue of Trust News:

That poor abused Moose is mounted above the entrance to the old lodge building in Clayton, north of Spokane, famous in the past for terra cotta ornamentation that still graces many a building across the state, even at the Suzzallo Library at UW.



A historic photograph shows the moose and its antlers in all their former glory. Photo courtesy of the Clayton/Deer Park Historical Society.

The website of the Clayton/Deer Park Historical Society, (cdphs.org), has detailed information on and images of the marvelous work produced by Clayton's Washington Brick and Lime Company in the first half of the 20th century. Proximity to high-quality clay deposits was the deciding factor in establishing the business in this small town located some 25 miles north of Spokane. With the region's premier architectural terra cotta manufacturer in town, it's not a surprise that the Clayton Lodge No 855, Loyal Order of Moose took advantage of this resource in ornamenting their 1926 lodge hall.

Unfortunately, time has not been kind to the moose featured in our photo, which has lost its antlers. However, Holly Taylor of Vashon Island had no problem recognizing it after visiting the building as part of her field work for her master's thesis on Washington's grange halls. Holly sent in the only other correct guess along with



The lodge as it currently stands. Photo courtesy of Holly Taylor.

further details about the building's history and its current use as the Clayton Grange:

Having spent the entire summer driving around WA looking at grange halls, I can tell you that the building was built in 1926 as the Clayton Moose Lodge, and in 1958 it became a grange hall, home to Clayton Grange #456 which was organized in 1911. I believe the building served as a school for some time in between Moose and Grange. Unfortunately they had a fire a few years ago and they are still dealing with the damage, but it's a cool building with great terra cotta, and is still in use. From my current study, I estimate that around 1/3 of the 200+ grange halls in Washington were originally built as schools, churches, or for other purposes, so the Clayton Moose Lodge/Grange is one of many great examples of adaptive reuse of rural community buildings going back a century.

You'll be able to learn more about Washington's grange halls in an upcoming article that Holly will write for *Trust News* once she finishes her thesis. If you get a chance to visit Clayton, you will have the chance to see another example of Clayton terra cotta, the eagle that once adorned the Washington State Armory building in Spokane. The eagle was removed and relocated to the Spokane Airport in the 1970s where it remained until 2009 when it was saved from demolition by the Historical Society and returned to Clayton.



Where in the WA? January 2013

If you can identify the location pictured in the photo, email us at info@preservewa.org or give our office a call at 206.624.9449. 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!

Preservationists eager to begin next chapter for Hartline High School

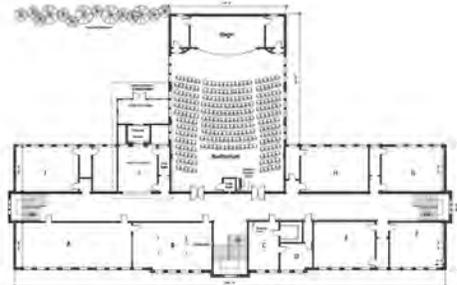
By Michelle Osborn

With support from a 2012 Valerie Sivinski Washington Preserves Fund grant, architectural as-built drawings have been completed for the historic Hartline High School in Grant County. With original drawings for the building lost to time, the development of as-builts has proven extremely important – the drawings will provide a basis for overall master planning, design, and rehabilitation work as the Hartline School Preservation Association (HSPA) continues to plan for redevelopment of the site.

In addition, as-builts will inform the development of building-specific interior standards the group plans to implement as a means of protecting the form and detailing of architectural materials and features important in defining the historic character of the building. These standards will provide the owners, tenants, volunteers, and contractors with firm guidelines for ongoing and future maintenance, repairs, and improvements in accordance with accepted treatment practices for historic buildings.

Overall, HSPA has succeeded in leveraging funding sources allowing for the completion of supplemental studies to assist with redevelopment of the Hartline School:

- A mechanical engineering study was completed, resulting in the development of options for upgrading or replacing the HVAC mechanical system. Approximate costs of the proposed options have been identified to help move planning forward into the next phase.
- Using the as-built documents, an acoustical engineering analysis was completed, resulting in recommendations for acoustical treatments of the school's auditorium. Having the as-built documents in the form of a



Hartline School as-built plan and axonometric rendering.

fully dimensional model made it possible to tap into highly specialized expertise for a rural project without incurring travel expenses.

- Completion of the Preliminary Master Plan enabled identification of long-term solutions for full building accessibility. This document is written in the form of “Tenant Design Standards” to allow the Grant County Port District #5, the building’s owner, to proceed with leasing space in a manner consistent with the proper treatment of historic buildings and without

compromising future restoration and rehabilitation.

Finally, as a result of initial work completed, the Washington State University Rural Communities Design Initiative (WSU RCDI) accepted the Historic Hartline School Rehabilitation and Reuse Project as a studio project. Utilizing the as-built documents in their work, RCDI students studied potential compatible uses for the building while receiving a solid introduction to historic preservation issues. The RCDI studies will be valuable tools for planning by the project team for the next phases of work.



The Hartline School in Grant County.

Clark Design Group

The Washington Trust relies on organizations and companies that support our mission and our efforts 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 recent projects, the 102-year-old Downtowner apartment building, Addison on Fourth.

Renovation of the 102-year-old Downtowner apartment building breathes new life into a structure that has undergone many changes. Clark Design Group worked to design a renovation that maintains the building's historic character while improving it for continued life in its neighborhood.

The building's storied history began when it was constructed as the New Richmond Hotel in 1911, adjacent to both King Street Station and Union Station. These two train stations were transportation hubs in the city, and the hotel's location was ideal for serving incoming visitors and new residents traveling on trains.

Designed in the Neoclassical Revival style, its exterior has terra cotta cladding over a concrete frame with decorative brackets at the top of the

building. A decorative parapet was removed after the 1949 earthquake. The terra cotta has been painted, and the storefronts were modified, but the original wood windows at the upper floors still exist.

In the 1940s, during World War II, the Army took control of the hotel and used the building as a hospital and military family housing. The building returned to hotel use in 1944. By the 1960s, the hotel saw a downturn, with the military declaring the building 'off limits' to military personnel. In 1970, it was converted to low income housing and renamed the Downtowner. It has stayed low income housing since that time.

The current owner, Goodman Real Estate, purchased the building in 2012. They are maintaining it as low income

housing, but are making significant modifications. They have asked Clark to design a renovation for the building that includes new finishes, fixtures and kitchens at the upper floor residential units and corridors, new residential units on the ground floor and two mezzanines, an amenities area behind the lobby and relocation of the management office from a non-accessible mezzanine to the main level. In addition, the entire building is being made accessible via a new entry at the north end with a mail room and bike kitchen adjacent to that entry. The basements are being converted to residential amenity spaces and artist studios. There will be retail spaces at the ground floor along 4th Avenue and new storefronts along 4th Avenue and Main Street. A voluntary seismic upgrade is occurring throughout the building, with a carbon



Residential unit pre-renovation.



A residential unit after renovation, including new flooring, paint, cabinetry, and window treatment.

fiber matting being applied to the interior face of exterior walls at floors 2-5, shear walls and concrete column improvements occurring at the ground floor and basements, and shot-crete being applied to the exterior face of the east wall, which faces the former alley.

Clark successfully applied to have the building placed on the National Register of Historic Places. It also is located within the Seattle International Special Review District. All modifications to the building have been reviewed and approved by the National Park Service, and all exterior modifications and ground floor use changes have been reviewed and approved by the International Special Review District Board.

The building renovation is a success story for the owners, the neighborhood and the preservation community. It will serve as a model for other building owners who are striving to improve their own historic buildings.



New Richmond Hotel, 1913. Photo courtesy of the Museum of History and Industry.



Downtown (formerly the New Richmond Hotel), 2010.

HERITAGE BARN SPOTLIGHT:

Andrew Johnson Barn, Mount Vernon, Skagit County

Swedish immigrant Andrew Johnson arrived in Skagit County in the 1880s. An accomplished carpenter, he acquired 80 acres of fertile valley land and by 1903 managed to construct a proper farmhouse and barn befitting of his farming aspirations. Both house and barn remain visible fixtures on the landscape today, as the family has retained ownership of the property through the generations. With restoration work to the house complete, owners Mary Alice Johnson Basye and her husband John Basye turned their attention to the barn. Due to deterioration, the original floors, hay loft, milking area and horse stalls had been removed. But the structure remained stoutly intact, due to 38 tree trunk 'posts' providing support. Ranging from 38" to 54" in circumference, the trunks, never planed or milled to dimension, show evidence of where branches were simply lopped off.

The barn did need a new roof, and the owners were successful in seeking funds through the state's Heritage Barn Grant Program. This marked only the beginning of the adventure, with grant assistance serving as the catalyst for additional rehabilitation work. John, a carpenter in his own right, envisioned restoration of the floors and hay loft, ultimately hoping to utilize the barn as a community gathering space. Through the acquisition of salvage material, much of the floor

has been restored, with the hay loft planned for completion in 2013. But the floor was a priority – the barn served as the venue for a family wedding this past summer.

The Johnson Barn exemplifies the pride barn owners possess as stewards of our state's great agricultural heritage. As is frequently the case, state grant funds provided the initial momentum for rehabilitation – from there, the owners took over. The Heritage Barn Preservation Initiative is a program of the Department of Archaeology & Historic Preservation. Funding from the program has worked to preserve 46 barns across the state. For more information, visit the DAHP website:

dahp.wa.gov/heritage-barn-register



Andrew Johnson Barn before.



Andrew Johnson Barn after.

Another successful Vintage Washington

The fall season marked the return of our annual fundraising event, Vintage Washington. Each year, this event features fabulous Washington wineries from across the state. For 2012, the list included K Vintners, Charles Smith Wines, Lodmell Cellars, Arbor Crest Wine Cellars, and DaMa Wines. Guests also enjoyed small plates specially crafted to complement the wine selection, live music, and were among

the first to see the newly rehabilitated interiors of the stunning Stimson-Green Mansion.

Vintage Washington this year coincided with the unveiling of Phase One of the Stimson-Green Mansion Rehabilitation project. The Washington Trust honored our tenth anniversary as owner and steward of the Mansion last year by launching a campaign

to raise \$125,000 for interior rehabilitation that will return features and finishes in the Mansion to their original splendor.

Phase One is complete, but there is still much work to be done. Stay tuned to read more about upcoming plans as we continue the rehabilitation project and seek to bring new life to the Mansion. To see images of

our progress so far, or make a donation, please visit our website:

preservewa.org/interior-rehabilitation.aspx

This year's special guests at Vintage Washington were Director of the Washington State Historical Society and long-time heritage and preservation advocate, Jennifer Kilmer, and John Stevens, lifestyle columnist for *Seattle Magazine* and guide of the Mansion's interior rehabilitation project. We were thrilled to have Jennifer and John join us, and especially grateful for their thoughtful comments during the program. The Washington Trust relies on the support of professionals in a variety of fields not only to achieve preservation success across the state, but also success here at home in the Stimson-Green Mansion.

If you missed the event, plan to join us next year! Event proceeds support the programs of the Trust, including the Valerie Sivinski Washington Preserves Fund, the Discover Washington: Youth Heritage Project, and the Most Endangered Historic Properties List.



Guests enjoy wine selections at Vintage Washington.

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

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The 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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