

INSIDE:

GRANGE HALLS IN WASHINGTON

A progressive idea made into reality

REVITALIZING MAIN STREET

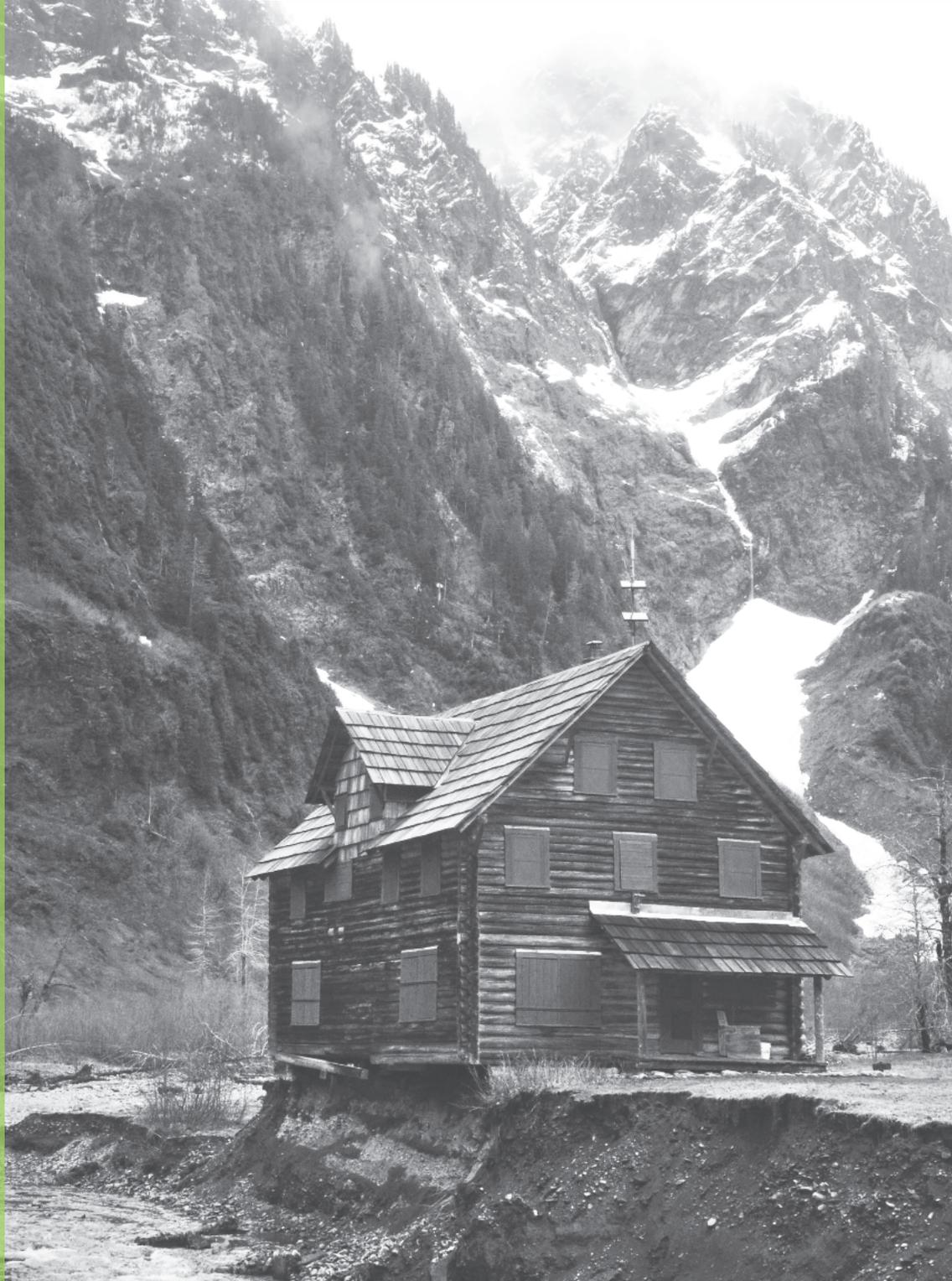
The story behind the award-winning Eisenbeis Building in Port Townsend

VINTAGE WASHINGTON 2014

Mark your calendars for a date with the Washington Trust on September 19

DONOR PROFILE

Swenson Say Fagét discusses unreinforced masonry buildings



MOST ENDANGERED • 2014

WORKING TO PRESERVE WASHINGTON'S HERITAGE

The meaning of membership

By Kelly Hufty, Membership & Events Coordinator

You know those letters you receive from the Washington Trust asking you to renew your membership? Those are from me; I'm the Trust's Membership and Events Coordinator. Yes, there is a real life person stuffing envelopes and sticking stamps, then waiting and watching the mail (and our online donation page) to quickly process gifts and send thank yous.

As a private, nonprofit, membership-driven organization, the Trust depends on the support of our members, donors, and corporate partners to accomplish the work of saving the places that matter in Washington State.

But let me be honest: sometimes it's difficult to explain exactly what we do to those not already familiar with our organization. Our reach is broad, our name not very definitive, and our work diverse and wide-ranging. Trying to give a one minute elevator speech on the mission and programs of the Trust is nearly impossible. (Trust me, I keep trying.) Although we all know advocacy at the state level is critical to ensuring good preservation policy, and takes a considerable amount of resources, it isn't always a compelling topic when seeking donor contributions.

But, if you are reading this newsletter, you already get it! You understand the economic benefits of preservation. You appreciate the feeling of connectedness to the past when standing within a historic structure or district; you recognize the beauty of Carrera glass on a midcentury storefront and the patina of an old hardwood floor. You already know preservation conserves resources, reduces waste, and saves money by reusing existing buildings. You, my dear reader, are our people. Because of that, we look to you to support our work.

Your financial support reaches far and wide and positively impacts projects in all corners of our state. When you make a gift to the Trust, you make a difference in our ability to preserve and protect those places that give

Washington communities distinction. As a contributing member, you have made a difference to each recipient of a Valerie Sivinski Washington Preserves Grant. Did you know you helped restore a marquee sign on a historic theater in Ritzville? And helped keep the 1889 Seattle tugboat, the Arthur Foss, afloat? How about the repair to the roof of the Northern Pacific Railway Depot in Ellensburg? Yes, that was you.

You also brought media attention and provided technical assistance to all of the properties listed on our Most Endangered Historic Properties List. You are helping protect the 1931 Enchanted Valley Chalet in heart of Olympic National Park, and the 1931 Art Deco Port Angeles Fire Hall. Your support already helped save the 1933 Green Mountain Lookout perched high in the Glacier Peak Wilderness in the Cascade Mountains.

And along with our partners, the Wing Luke Museum of the Asian Pacific American Experience, the National Park Service, and the Department of Archaeology and Historic Preservation, you brought the ideas of preservation and conservation to the minds of Washington high school students from across the state through the Youth Heritage Project: a four-day preservation field school.

You are the people who best understand our mission of preserving and protecting Washington's historic places, so next time a Washington Trust renewal envelope arrives in your mailbox, please be as generous as you are able. Or, support the programs of the Trust by attending our events. Vintage Washington, our annual celebration of preservation in Washington held at the Stimson-Green Mansion, is right around the corner on September 19 (you can find event details on page 12 of this issue). Your investment in the Trust results in positive outcomes for the hundreds of people, places, and projects we impact each year.

We simply cannot thank you enough.

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**National Trust
Partners Network**

Cover photo: the Enchanted Valley Chalet, one of our 2014 Most Endangered Properties, sits precariously above the Quinalt River in Olympic National Park. Photo by Christopher Stoll.

REVITALIZEWA 2014

RevitalizeWA 2014, our fourth annual Preservation and Main Street Conference, was a marvelous event! We welcomed over 200 attendees to the Wenatchee Convention Center May 6-8 in historic and hip downtown Wenatchee, a Nationally Accredited Main Street Community.

THANK YOU for helping to make RevitalizeWA a success!

A huge thank you to the Wenatchee Downtown Association, led by the inexhaustible Executive Director Linda Haglund; the Cities of Wenatchee and East Wenatchee; and the Wenatchee Valley Chamber of Commerce, the Wenatchee Convention Center, Wenatchee Mayor Frank Kuntz, and East Wenatchee Mayor Steven Lacey, for being extraordinary hosts. An extra-special thanks to Otto Greule Photography for capturing images of the conference (see his beautiful work on the Washington Main Street Facebook page); to the Columbia River Music Conservatory for providing live music; to the Wenatchee Valley Museum & Cultural Center and the Pybus Market for rolling out the red carpet for our off-site events; to keynote speaker Chuck Wolfe, as well as our sponsors (see page 14 in this issue for a full list), presenters, and attendees who made this conference such fun. We have received such a tremendous amount of positive feedback, and we're looking forward to seeing you again next year!

SILENT AUCTION

We would also like to acknowledge this year's Silent Auction donors who helped us raise over \$3000 to support the Main Street Program. Thanks you to the following individuals, organizations, and businesses for their generous donations:

Auburn Downtown Association	Downtown Issaquah Association	Kelsey Doncaster	Pybus Public Market
Avid Traveler Consultants	Ellensburg Downtown Association	Kent Downtown Partnership	Ritzville Downtown Development Association
Bainbridge Island Downtown Association	Flying Arts Ranch, Inc.	Kittitas County Chamber of Commerce	Roslyn Downtown Association
Bear Foods	Frontdoor Back, LLC	Langley Main Street	Ruby Theatre
Callahan's Firehouse	Gig Harbor Downtown Waterfront Alliance	Moses Lake Business Association	Sound Experience
Connie Lorenz	Historic Downtown Snohomish	Mount Vernon Downtown Association	Vancouver's Downtown Association
Coupeville Historic Waterfront Association	Iron Horse Brewery	Orca Network	Vision Cle Elum
Dayton Development Task Force	Island Press	Port Townsend Main Street Program	Wenatchee Downtown Association



The 2014 Excellence on Main Award went to the fabulous Pybus Market & Sustainability Center. Photo by Otto Greule Photography.

EXCELLENCE ON MAIN AWARDS

Conference attendees and guests joined us on Thursday evening at the spectacular Pybus Market for the annual Excellence on Main Awards where we recognized outstanding achievements throughout Washington's Main Street Network. For more information on our award winners check out our website: preservewa.org/excellence-on-main.aspx

Visual Impact

Street Furniture Project • Ellensburg
Ellensburg Downtown Association, J. Dub's Metalworks

Eisenbeis Building • Port Townsend

Port Townsend Associates, LLC

(See page 13 of this issue to read more about this project.)

Economic Vitality

Mill City Brew Werks • Camas

Community Partnership

Geddis Building • Ellensburg

Ellensburg Downtown Association, Kittitas County Chamber of Commerce, Ellensburg Business Development Authority, City of Ellensburg

Pierce Transit Trolley • Gig Harbor

Gig Harbor Downtown Waterfront Alliance, Pierce Transit, Gig Harbor Chamber of Commerce, City of Gig Harbor, Uptown

Entrepreneur of the Year

The Starlight Room • Port Townsend

Royal Sports Ellensburg • Ellensburg

Green Community

Langley Edible Centennial Garden • Langley

Outstanding Promotional Event

2013 Girls Night Out • Gig Harbor

Outstanding Special Project

Downtown Walla Walla Residential Guidelines • Walla Walla

Excellence on Main Award

Pybus Market & Sustainability Center • Wenatchee

Port of Chelan County, City of Wenatchee, Pybus Market Charitable Foundation

MOST ENDANGERED

The Wenatchee Valley Museum & Cultural Center served as the venue for the unveiling of our 2014 Most Endangered Historic Properties List. The Washington Trust once again used the power of video to introduce this year's list to a packed house on hand for our This Place Matters Reception, an affinity event held to help kickoff the RevitalizeWA Conference. Five entries from across the state are featured in this year's Most List, including a historic district, a downtown block, and a rustic log cabin. We invite you to read about each below and encourage you to view the videos to learn more about the significant challenges these resources face and to meet the local advocates working to preserve Washington's heritage.

To see the videos of the Most Endangered List of 2014, visit:

preservewa.org/current-list.aspx

FIRE HALL • PORT ANGELES



Designed by Seattle architect William Aitken and completed in 1931, the Art Deco Fire Hall was the first of three contiguous buildings that were to serve collectively as a city-government campus. Budget realities during the Depression, however, forced city leaders to scrap plans for the additional buildings, leaving the Fire Hall to serve triple-duty as the permanent home for the Fire Department, the City Council Chambers, and the city jail. Although the Port Angeles Fire Department moved to a larger facility in the 1950s, the Fire Hall remained in active use, serving as a juvenile home, Port Angeles' first YMCA, the city Sanitation Department, a senior center and, until closing in 2006, a popular café.

With deferred maintenance, foundation settlement, and seismic needs, recent assessments place the cost for core and shell upgrades at over one million dollars, with full rehabilitation likely to cost double that. Undaunted, city and county officials continue to champion reuse of the structure. Together with the former Carnegie Library (now the Clallam County Historical Museum) and the historic Clallam County Courthouse, in 2011 the Fire Hall was added to the National Register of Historic Places as part of the Port Angeles Civic Historic District, the only National Register-listed historic district within the city's core.

DOWNTOWN SPRAGUE

Originally called Hoodooville, the town of Sprague began as a sheep camp in the 1870s. Officially incorporated in 1883, the town changed its name to Sprague, in honor of Civil War Union General John Wilson Sprague, an executive with Northern Pacific Railroad which had a presence in town. In 1895, a fire virtually erased downtown, prompting the construction of modern fireproof masonry buildings following the blaze. Yet, even fireproof buildings need upkeep, and decades of deferred maintenance have taken a toll. On September 6, 2013, the easternmost building on the main block of downtown collapsed, forcing city officials to close down the street and condemn the entire block of adjacent structures. While the road has been re-opened with improvements made to the sidewalk, only one of the four businesses previously on the block have returned.

The effect of the prolonged street closure has been felt throughout downtown: the grocery store and other operations have suffered a decline in business while the local bar & grill shut its doors entirely. Debris from the collapsed building remains piled high at the site. City officials and business owners have not given up, but recognize the challenges associated with structurally stabilizing the buildings and securing potential reinvestment. The block of buildings that do remain constitute the historic core of downtown Sprague and are a key element in the town's hope for economic revitalization.



GERED • 2014

THAYER BARN • DUVALL

Built during the Depression of the 1930s from a Sears & Roebuck barn catalogue and featuring a popular gothic style roof, the Thayer Barn is one of the few remaining dairy barns in the area and serves as a reference point for the community's agricultural heritage. Yet, the barn has not been actively used for years, and sits dilapidated along the roadside. A decade ago, notice went out that the property would be sold for redevelopment and local advocates raised a sizeable portion of funds needed to rehabilitate the barn into a community arts center. The deal fell through, leaving the barn to sit untended.

Earlier this year, the property did indeed sell and plans for a housing development are moving forward. Thankfully, the project sponsors have shown a willingness to incorporate the barn into the new development, provided advocates can come up with the needed funds. Presently, the Duvall Foundation for the Arts is working in partnership with the City of Duvall and the developers on plans for rehabilitation. In the short-term, advocates have been granted a temporary easement to shore up the barn. Long term plans call for the barn to be relocated on site. And a thank-you goes out to the Thayer Barn Project, a group of area residents responsible for nominating the barn to the Most Endangered List.



OYSTERVILLE HISTORIC DISTRICT



Founded in 1854, Oysterville is located in southwest Washington on the western shore of Willapa Bay, where an abundant source of oysters supported a booming shellfish industry. Oysterville's population peaked at about 900 residents in the 1870s. Today, a fine collection of mostly painted-wood, clapboard and shiplap sided structures with distinctive period architectural details remains, including two excellent examples of carpenter gothic farmhouses. Collectively, the historic structures dating from as early as the 1850s comprise a National Register Historic District.

The success of the historic district has created challenges, however, as the idyllic setting and small town feel has drawn a comparatively high volume of new construction within the district. Though a local Design Review Board is in place to ensure new buildings are compatible with the surrounding historic character, some integrity has been lost. Complicating matters, Pacific County, which has jurisdiction over the district, has been unwilling to intervene in instances where property owners have bypassed the required review process. Those concerned with the long term integrity of the district hope to see the county play a larger role in helping to support historic preservation in Oysterville.

ENCHANTED VALLEY CHALET • OLYMPIC NATIONAL PARK

Located in the heart of Olympic National Park, the 2-1/2 story, hand hewn, dove-tail-notched log structure is listed in the National Register of Historic Places for its association with the recreational development of the wild and remote interior of the Olympic Mountains. The Olympic Recreation Company completed the chalet in 1931, operating it as a seasonal wilderness hostel. Purchased by the National Park Service in 1953, it continues to serve as a ranger station and is the last structure of its type within the park's interior.

Winter flooding events along the Quinault River caused erosion, leaving a portion of the chalet cantilevered over the riverbank. Officials from Olympic National Park recently conducted an environmental assessment survey to consider the impacts of moving the chalet a short distance away from the river and determined that there would be no significant adverse impact to the designated Wilderness Area in which the chalet is located. This step forward will allow time to formulate a more permanent long-term plan; a large contingency of local advocates hopes to see the chalet remain in the Enchanted Valley for future generations to experience.



A progressive idea made into reality: Washington State's grange halls

By Holly Taylor, Past Forward

One of our state's cultural treasures, and best-kept preservation secrets, is its remarkable collection of grange halls. Ubiquitous in rural Washington, grange halls are woven into the fabric of agricultural regions, whether in isolated settings, in small towns, or in suburban districts that have expanded into former farmlands. Grange halls have been described as "a rich cross-section of American working-class vernacular public architecture," which just begins to convey the diversity of these historic resources.

The Grange is often thought of as a Midwestern organization; however, for the past 50 years, the largest grange membership in the country has been in Washington State. And while grange halls survive in many states, it appears that the largest number still in active use is in Washington, with 218 of these community buildings documented in 2012. Our state also has many extant former grange halls adapted for community, residential or commercial uses.

What is the Grange?

The National Grange was founded in 1867 in Washington, DC to advocate for the interests of farmers. Early grangers saw the need for a fraternal organization to serve rural residents similar to labor unions that represented industrial workers; a galvanizing issue was indignation against railroads and riverboat monopolies.

The organization is formally known as the Order of the Patrons of Husbandry, and the name grange designates individual lodges. Local organizations are called "subordinate" or community granges, and were established by groups of farmers with a charter from the National Grange.

Washington's first grange was established during the territorial period in 1873, six years after the National Grange was founded, and was known as Waitsburg #1. Subsequent granges were numbered in the order they were chartered, and the charter number is part of each grange's name.

The Washington State Grange formed in 1889, and in the early 20th century,

Washington often led the nation in the number of new granges organized. The State Grange gained political clout through participation in Progressive coalitions, and membership grew steadily. Today, the Grange remains active in all 39 counties. Most granges have their own halls; Clark, Lewis, Snohomish, Spokane, and Stevens Counties each have more than a dozen halls still in active use.

The Grange is strong in Washington in part because the diversified agricultural economy has remained viable, expanding in the 1930s-40s with large-scale federal reclamation projects. Other factors include the Grange's support for cooperatives, nonpartisan principles, and statewide initiatives supporting public utility districts and family farm water rights.

Grange halls: purpose-built vs. adaptive reuse

In addition to "formal" use for grange meetings, grange halls are used informally for all kinds of gatherings. The Grange's educational and social mission has always included service to non-members through hosting events that enrich rural community life, an especially important role in unincorporated areas without public facilities. This mission contributes to the Grange's vitality, and supports preservation and ongoing use of halls. Even with growing interest in vernacular architecture, grange halls have received little consideration from scholars. Numerous books chronicle Grange history at the national and state levels, but include little information about grange halls.

Because hall ownership is solely the responsibility of local granges, most groups initially met at schools, churches or other locations, building up membership for several years before building or acquiring their own hall. "Purpose-built" grange



Mountain View Grange #98, Klickitat County, a purpose-built grange hall. Photo by Holly Taylor.



Narcisse Grange #301, Stevens County, originally constructed as a rural school. Photo by Holly Taylor.

halls, constructed by local chapters to serve as meeting halls, tend to follow a typical pattern. Land and building materials were often donated, and volunteer labor provided, by grange members. Costs were financed through fund raising events like dinners and dances, along with donations from members.

Construction of a new hall for Haynie #169 in Whatcom County in 1934 illustrates this pattern:

“One of our members...came up with the idea that if the members who had trees would donate them and members would cut and haul them, another member...who had a saw mill would saw the lumber. We sold enough gravel...to have the basement dug and money left over to buy nails, windows, and paid for the sawing of the shingles. Our carpenter member...had charge of the building of the hall and its planning. Everyone helped.”

This reliance on volunteer labor and donated materials was not limited to the Depression era – it is documented for halls built in Washington from the 1890s until the 1980s, and it explains much about the character and simplicity of these buildings. It is also a significant factor in the evolution of this building type, as volunteers repeatedly modified their grange halls

to address functionality and maintenance.

Purpose-built halls are usually narrow rectangular buildings measuring roughly 30’ wide and 60-90’ long. They are generally one story with a front gable entrance vestibule that opens onto a large meeting room. Most have a kitchen and dining room in the basement or in a rear addition.

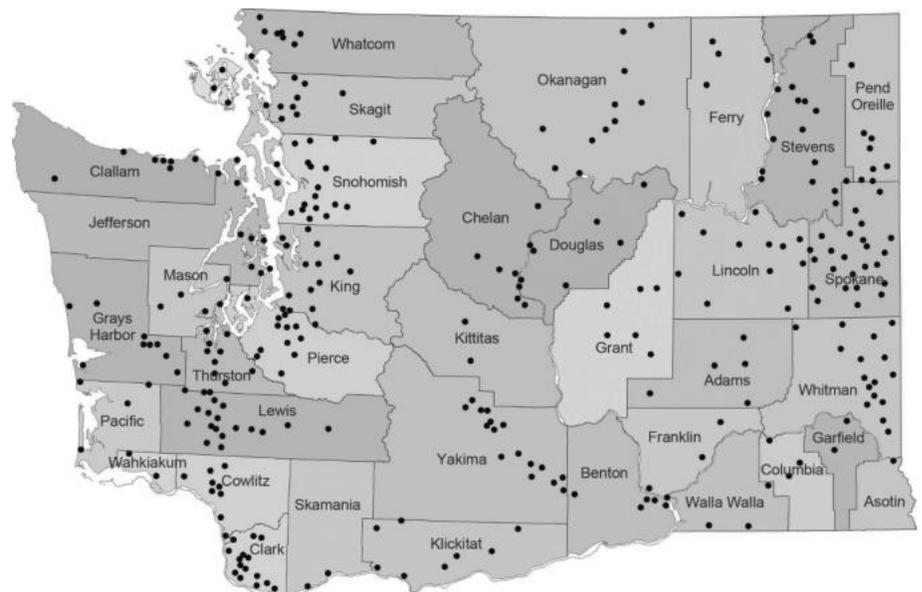
In 1928, the National Grange published *Grange Hall Suggestions*, which

included a model floor plan that influenced halls built following rural electrification in the 1930s. Older halls are commonly wood frame with various cladding; newer materials such as concrete block have been used since the 1940s to essentially replicate traditional forms.

In contrast to purpose-built halls, almost one-third of Washington’s grange halls were originally constructed for other purposes. Schools are the most common buildings adapted for use as grange halls, an ownership transition usually associated with rural school consolidation. Other grange halls in Washington started out as community clubs, churches, commercial buildings, barracks, a Woodmen of the World hall, beer bottling plant, hotel, depot, Moose Lodge, tavern, and an apple packing plant.

Adaptive reuse of schools and churches is explicitly endorsed in *Grange Hall Suggestions*. As a sustainable preservation strategy, adaptive reuse is often regarded as a contemporary urban phenomenon, so it is noteworthy that the National Grange embraced “recycling” of rural community buildings almost 90 years ago.

(Continued on page 11.)



Closely associated with farming regions, grange halls are clustered in river valleys in western and central Washington, and widely dispersed across the eastern part of the state. Map by Michele Savelle.

County Courthouse Grant Program preserves more than just buildings

By Chris Moore, Executive Director

Justice is meted out daily – sometimes in a schoolyard, on a playground, or perhaps a local tavern. But typically (and hopefully!), it is within the confines of a courtroom. And what grand courtrooms we have here in Washington State! Washingtonians are fortunate that the great majority of our 39 county courthouses are historic in nature, offering up a variety of architectural styles while representing different periods of development in our state's history. And we are even more fortunate that the state legislature has seen fit to assist counties in preserving these local treasures: in 2005, with an initial allocation of \$5M from the capital budget, the legislature established the Historic County Courthouse Rehabilitation Grant Program. For the 2013-15 biennium, \$2M in grant funds were available.

Housed within the Department of Archaeology & Historic Preservation (DAHP), the matching grant program has enabled county governments to implement historically appropriate treatments to their courthouses in a manner that preserves and enhances the character of each. This means that beautiful, aged wood windows can

be retained and restored, rather than replaced with vinyl (in some cases, it has allowed counties to scrap vinyl replacement windows from an earlier re-model and go back to historic materials). It has allowed counties to repair and replicate ornamental sheet metal cornices, rather than remove them all together and leave a void in the architectural language the courthouse expresses. And, the program has prompted counties to uncover, restore, and highlight significant features long ago buried by unfortunate 're-muddles.'

But preservation is more than architectural eye candy. Our county courthouses are houses of justice, so they must serve the public justly. Courthouses must function differently today than they did when constructed 60, 80, or 120 years ago. The County Courthouse Rehabilitation Grant Program has been responsive to this: included in project scopes of work for many courthouses are accessibility improvements for those with disabilities, public safety enhancements, and efficiency measures allowing counties to capitalize on the tremendous

embodied energy contained in these structures while updating outdated mechanical equipment and other inefficient infrastructure (the greenest building is the one already standing!). To be sure, counties

place a high priority on implementing the above measures, but the grant program enables them to do so in a way that complements rather than detracts from the historic character of the building. It is an entirely natural course of action to adapt historic buildings for continued use.

Including the grant funds available in the 2013-15 biennium, DAHP has reviewed, processed and awarded a total of 53 matching grants to 25 counties across the state. Overall, more than \$14.6M in funding has been awarded, leveraging over \$39M in total capital improvements to historic houses of justice. Courthouse grant funds have been a boost to the state's economy as well: because preservation projects are more labor intensive requiring more workers than new construction, project expenditures tend to remain within the local economy.

For the 2013-15 biennium, 12 grant have been awarded to the following recipients:

- Adams County: funds will assist with ADA improvements to restrooms and elevator upgrades on the WPA era courthouse in Ritzville;
- Benton County: grant funds will go toward the rehabilitation of the National Register-listed courthouse in Prosser, a project which includes energy efficiency improvements with a new HVAC system;
- Clallam County: rehabilitation of interior and exterior character-defining features coupled with ADA restroom improvements to the courthouse in Port Angeles at the base of the Olympic Mountains;
- Columbia County: restoration of historic elements on the exterior of the courthouse in Dayton – constructed in 1887, it stands as the oldest operating county courthouse in the state;



Grant funds will go toward clock tower stabilization and window rehabilitation on the National Register-listed Okanogan County Courthouse, completed in 1915.

Heritage Barn Preservation Initiative remains a key program of State Historic Preservation Office

By Chris Moore, Executive Director

For the fourth biennium running, the legislature allocated funds from the 2013-15 Capital Budget to assist with rehabilitation of historic barns. The program, now firmly ensconced within the Department of Archaeology & Historic Preservation (DAHP), works to raise awareness of historic barns statewide, acknowledges the stewardship and commitment owners have demonstrated toward their barns, and provides matching grants intended to enable barns to remain viable components of working agricultural lands.

Beginning with the first round of reviews in the fall of 2007, DAHP has now completed the review for seventeen rounds of nominations to the Heritage Barn Register. The outcome is the inclusion of nearly 600 historic barns to the state's Heritage Barn Register, acknowledged for their historic significance and the role each has played in shaping the agricultural heritage of Washington. With the support of the legislature, 46 barns statewide have been repaired, stabilized, re-roofed, painted, and underpinned, along with many other treatments, enabling their continued utility. These barns sit on farms collectively

associated with over 37,000 acres of land under active agricultural use.

In January of this year, the Heritage Barn Advisory Committee met in Olympia to review the new round of grant applications. Out of 77 applications received, 20 projects were ultimately selected for funding. With four grant rounds under its belt, the Heritage Barn Advisory Committee has reviewed 316 applications, awarding nearly \$1.5M in matching grants to 66 barns statewide. The program has been acknowledged nationally, receiving a Preservation Honor Award from the National Trust for Historic Preservation in 2012. It has also motivated counties to embrace local collections of historic barns for purposes of heritage tourism: Skagit County has developed a

barn tour complete with smartphone QR codes, while an organization called the Barn Quilts of Kittitas County has installed over eighty quilts on historic barns, establishing the Kittitas County Barn Quilt Trail.

To learn more about the barn program, download information about the Heritage Barn Register, and see images of the state's designated Heritage Barns, visit the Department of Archaeology & Historic Preservation website at:

dahp.wa.gov/heritage-barn-register



Awarded a barn grant in the 2013-15 biennium, owners of the Barnhart Ranch hope to stabilize their turn of the 20th century timber-frame barn.

- Douglas County: grant funds will be used to replace the roof and restore wood elements on the widow's walk atop the courthouse in Waterville;
- Ferry County: assist with replacing the roof on the Depression-era courthouse in Republic;
- Franklin County: window rehabilitation on the magnificent copper dome-topped courthouse in Pasco;
- Jefferson County: rehabilitation of the historic windows in Superior

Court at the 1892 courthouse, part of Port Townsend's National Historic Landmark District;

- King County: ADA restroom upgrades and entry door restoration at Seattle's landmark courthouse;
- Lewis County: exterior masonry rehabilitation to the courthouse in Chehalis, recently recommended for inclusion in the National Register of Historic Places;
- Okanogan County: window rehabilitation and clock tower stabili-

zation, in association with general energy efficiency improvements to the courthouse in Okanogan;

- Spokane County: assistance with structural stabilization and rehabilitation of first floor portions of Spokane's elegant, chateausque-style courthouse.

For more on the Historic County Courthouse Rehabilitation Grant Program, visit the Department of Archaeology & Historic Preservation website at:

dahp.wa.gov/courthouse-preservation

Seattle's pending retrofit program for unreinforced masonry buildings

By Greg Coons, Principal, Swenson Say Fagét – A Structural Engineering Corporation

On February 28, 2001, a magnitude 6.8 earthquake centered on the Nisqually River Delta rocked Western Washington. In the City of Seattle, 31 buildings were “red tagged” as being too hazardous to enter with the majority concentrated in the historic Pioneer Square area. Of the 31 red tagged structures, 20 were unreinforced masonry (URM), traditional brick buildings built in the late 19th or early 20th century. The heavy damage to this single construction type was not a surprise to the City of Seattle’s Department of Planning and Development (DPD), or to structural engineers. In every earthquake, these buildings

are damaged in greater numbers and extent than any other type of building. This should alarm those interested in historic preservation because URM structures represent a large percentage of our historic buildings.

Seattle took steps to improve the safety of these buildings back in the 1970s with passage of dangerous building ordinances. Later, the City adopted requirements that mandated seismic safety upgrades when URM buildings had significant work done, or the building’s use was changed to a higher risk. Following the Nisqually Earthquake, the City recognized that the current program was not moving

fast enough, and in 2008 a technical committee was formed to study and recommend a mandatory retrofit ordinance based on similar programs in California. The committee, with technical assistance from the Structural Engineers Association of Washington, developed guidelines to identify which highest risk URM buildings require complete retrofit, and which could be strengthened to provide significant increase in safety at a lesser cost than a full retrofit. This was coined as “bolts-plus” retrofit.

In 2012, the City formed the URM Policy Committee

to consider how the technical recommendations could be implemented. This committee has been compiling information to recommend a retrofit program to improve resident safety and increase building survival during a seismic event. The program will include a threshold for retrofit requirements, a timeline for compliance, incentive options, potential funding options, and enforcement/penalties for non-compliance. The URM Policy Committee commissioned a survey report to identify URM buildings within city limits, a trial public outreach program, and a cost benefit analysis. With the presentation of the cost benefit analysis in March, all three commissioned reports have been completed. The URM Policy Committee is currently working to align the findings from all the reports and recommendations with the public comments and to develop a proposed retrofit program for City Council to consider later this summer.

Historic buildings are particularly vulnerable to earthquakes because their structural technology has become outdated. URM structures are so vulnerable that even smaller earthquakes can cause serious damage. This happened in the Pioneer Square Historic District after the Nisqually Earthquake where 7 out of the City’s 30 red tagged buildings were located, but worse can happen. After the 1989 Loma Prieta earthquake hit Santa Cruz California, the destruction to the masonry buildings in the Pacific Avenue Historic District was so severe that the downtown area was removed from the National Register of Historic Places. The City of Seattle is taking steps to avoid such a misfortune. The intent of Seattle’s URM policy is to minimize damage, protect people, and preserve our history. In other words, if we don’t take care of our historic masonry buildings, an earthquake will.



Pioneer Square District earthquake damage after the 2001 Nisqually Earthquake. Image courtesy of Haunted Seattle.

Mark your calendars for Vintage Washington 2014

On Friday, September 19, from 5:30 - 8:30 pm, join the Washington Trust for our fourth annual Vintage Washington event: a festive evening of libations, food, and music at Seattle's landmark Stimson-Green Mansion.



New this year, the evening features spirits tasting and craft cocktails by Seattle's Copperworks Distilling Company, which will include a cocktail crafted specifically in honor of the Stimson-Green Mansion. Copperworks is located at 1250 Alaskan Way in a historic building in the heart of Seattle's downtown waterfront. The distillery focuses on creating premium spirits that can stand impressively on their own or serve as a delicious base for new and classic cocktails. All of Copperworks spirits are distilled from premium malted barley, primarily grown in Washington State, and the distillation process takes place in its four traditional (and incredibly beautiful) Scottish copper stills. Copperworks' gin, vodka, and all-malt whiskey are aged in charred, new American Oak barrels. Please visit Copperworks' website at copperworksdistilling.com for more information about their distillation process and tasting room hours.

In addition to spirits tasting, the party will feature a specially crafted menu using locally sourced ingredients created just for the event. In addition to delicious spirits and food, guests will enjoy live music and great company in the unrivaled splendor of the Stimson-Green Mansion. The glamour and charm of the Mansion are never more evident than during a party, so don't miss this opportunity to celebrate preservation in one of Seattle's most stunning historic homes. We will also offer Washington wine and beer at the event.

Tickets are \$75 and are now available through Brown Paper Tickets; all proceeds from Vintage Washington sup-

port the preservation programs of the Trust including Discover Washington: Youth Heritage Project, a four-day field school connecting high school students to the natural and built environment; the Valerie Sivinski Washington Preserves Fund, providing technical assistance and small grants to grassroots organizations working to preserve community landmarks; and the Most Endangered Historic Properties List, bringing attention to threatened historic properties

We invite all of our friends and supporters to mark your calendars for this not-to-be-missed event. We are a membership-driven organization and depend on those who care about Washington's historic places to support our work. Vintage Washington is a wonderful way to support the preservation of the places that matter, in a place that matters. If you cannot attend Vintage Washington this year, in lieu of a ticket, please consider making a gift to the Trust to strengthen the voice of preservation in Washington!

Have questions or interested in sponsoring Vintage Washington? Contact Kelly Hufty at khufty@preservewa.org or call 206-624-9449.

Thanks to our current Vintage Washington sponsors:



(Continued from page 7.)

The illustrated 1950 *Washington Granger's Guide* documents the state's grange halls near their numerical peak; archival collections are housed at the State Grange Headquarters in Olympia, and at UW and WSU Libraries Special Collections.

Significance of grange halls as community buildings

As vernacular buildings, grange halls are rarely architectural monuments, but are significant for their historical associations and ongoing use as community buildings. As sites that embody collective memories and foster cultivation of social capital, grange halls may be evaluated as Traditional Cultural Properties, which are eligible for listing in the National Register because of their association with the cultural practices of living communities.

Whether purpose-built or examples of adaptive reuse, most grange halls exhibit incremental changes such as accessibility ramps, kitchen or restroom additions, and replacement of windows, cladding or roofing materials addressing maintenance issues or energy upgrades.

Rather than compromising the integrity of grange halls, these ongoing modifications, or "improvements" as they are defined by grange members, should actually be recognized as character-defining features of this building type. As such, many alterations that support ongoing use may be considered to contribute to, rather than detract from, the significance of grange halls and other community buildings that are cultural landmarks.

The author would like to thank Jeffrey Karl Ochsner and Kathryn Rogers Merlino, University of Washington Architecture Department, for their guidance in completing Grange Halls in Washington State: A Critical Investigation of a Vernacular Building Type, accessible at <http://hdl.handle.net/1773/24280>. Fieldwork was supported by an Elisabeth Walton Potter Research Award from the Marion Dean Ross Chapter of the Society of Architectural Historians. For more information, contact: holly@pastforwardnw.com

An architectural memorial

We had four correct responses to the April Where in the WA, with the most detailed coming from Charles McGehee of Ellensburg: "It's a sculpture entitled *Breaker* by artist Adam Kuby. It's in Aberdeen, WA. It is made of 309 sandstone blocks which were carved in 1909 for the facade of Aberdeen's JM Weatherwax High School. The building burned in 2002, the stones salvaged and used in this sculpture." The three other correct identifications came from Jay Turner of Tacoma, Pansy Bray of Hoquiam, and Erich Ebel of Lacey.

In keeping with our theme of art from our April issue, we chose *Breaker* as an interesting example of building memorialization through art. In addition to being a way to give a piece of history new life in the public eye, the sculpture is quite striking and certainly a beautiful addition to Aberdeen. At night (as it was pictured in the April issue), the sculpture is just as dramatic and engaging as it is during the day, being lit by color-rotating LEDs that highlight the contours and details of the architectural elements.

From the artist Adam Kuby: "A cresting wave is emblematic of the present moment when the wave is at its apex. And yet in that moment are also carried the forces of the past that created the wave. To me, these tough, enduring stones from the old school represent the forces that shaped Aberdeen.

"And further, implicit in every wave is not just the past and the present but also the future – the next wave. What will Aberdeen's next chapter be? What will the next generation be like? And who among them will grow up to be exceptional in ways we can't even begin to imagine?"

At the Trust we eminently prefer buildings to be preserved and remain in use as buildings, but in the face of unforeseen events, a little creativity can help salvage a tragedy. Congratulations to Aberdeen and artist Adam Kuby on a job well done, and thanks to our readers for their responses!



Daytime image of *Breaker* by Adam Kuby. Photograph by Larry Workman.

Where in the WA? July 2014

For the next challenge, something a little out of the ordinary. Can you identify the location of the Washington place pictured below? If you can, 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 that we might be able to feature as a Where in the WA in the future. Good luck!



The award winning Eisenbeis in Port Townsend

In 1873, Port Townsend's first mayor, Charles Eisenbeis, constructed this building as part of his legacy. It was the city's first stone building, a 20x70 single story structure. In 1889, two brick stories were added to the building, giving it its current profile. Eisenbeis—an ambitious business leader who also built the 40,000 square foot Mount Baker Block Building, the Earthenworks Building, the original Customs House and the grand Manresa Castle—made the bricks for this building and many others in his local brickworks. In 1903, the building became the New Eisenbeis Hotel and over the years housed a variety of restaurants, saloons, and the original Rose Theater.

In 1956, there was a major "facelift" to the building which removed the original bay windows. In 1976, the building was placed on the National Register of Historic Places, but fell into disrepair until purchased in 2003 by Ritch Sorgen and Marlies Egberding. In 2007, the owners invested significantly in renovating the building, including reconstructing the bay windows, and began converting

the upper floors into condominiums. Unfortunately, continued work was stalled by the economic downturn.

In 2012, Port Townsend Associates LLC, including real estate broker Michelle Sandoval and Kirk Lanterman, purchased the building for \$900,000. With new energy and enthusiasm, the business partners were determined to complete the project. In 2013, the building spent six months encased in scaffolding and white plastic sheeting to protect the ongoing façade work from moisture.

Two new retail condominium spaces were created on the main floor facing Water Street, for a total of four commercial units; the upper floors house nine residential condominium spaces.

When the scaffolding and white sheeting came down, the stunning transformation was revealed, with the

name Eisenbeis once again proudly gracing the cornice. The bay windows now shine in the sunlight, and the building's handsome colors add sophistication and grandeur to the street.

About Time, a popular women's clothing shop that has anchored downtown Port Townsend for more than 30 years, moved into the Eisenbeis Building and had their biggest day ever at their grand reopening January 18, 2014. Owner Jeannine



The Eisenbeis during renovation, clad in scaffolding.



The beautifully restored Eisenbeis Building.

Kempees said customers marvel at the chic new space with its gorgeous hardwood floors, stylized lighting, and floor-to-ceiling French doors that overlook the historic Cracker Factory. Joglo Indonesian Imports, specializing in Indonesian art and crafts, has two retail condominiums in the Eisenbeis Building including a new 1500 sq. ft. store adjacent to About Time. Owners Bonnie and Phil Christoffersen opened the new space on the same day as About Time and say they have noticed a huge difference in the walk-in traffic with the accessible, ground floor entry.

The rehabilitation of the historic Eisenbeis Building has added sophistication and style to the heart of the downtown historic district. While the rehabilitation was a lengthy process and faith waivered over the years, the amazing transformation has spurred consumer confidence and created stability for the downtown commercial historic district.

Congratulations to Port Townsend Associates, LLC and all involved in the restoration of the Eisenbeis Building on their 2014 Excellence on Main Award for Visual Impact!

Announcing the Trust's 2014 Annual Business Meeting

Please join us for our 2014 Annual Business Meeting and reception to be held Friday October 17, 2014 in historic Port Townsend:

Bartlett-Cotton Building
607 Water St.
Port Townsend, WA 98368

All are invited to attend as board president David Strauss highlights Trust accomplishments and activities over the past year, and members have a chance to mingle with board members and staff.

Please RSVP for this event by contacting our Membership and Events Coordinator, Kelly Hufty, at 206-624-9449 or khufty@preservewa.org.

2015 Valerie Sivinski Washington Preserves Grant Program deadline

The Valerie Sivinski Washington Preserves Fund is a program of the Washington Trust that embodies our mission by providing small, yet meaningful grants to local groups striving to save cherished community landmarks.

The deadline for submitting grant applications this year will be Wednesday, October 5, 2014. Information and application materials will be available soon on our website:

preservewa.org/washington-preserves-fund.aspx

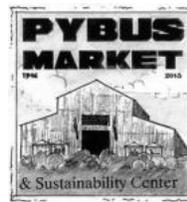
For additional questions about the applicaiton and for information on donating to the Fund, please contact Cathy Wickwire at cwickwire@preservewa.org or 206-6224-9449.

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Many thanks to the generous sponsors who helped make our annual Preservation and Main Street Conference possible!



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