

INSIDE:

PRESERVE WA FELLOWS

The first two of five articles from our wonderful fellows who attended RevitalizeWA

ARCHAEOLOGICAL LAW AND POLICY CENTER

An introduction to the new nonprofit organization from its president, Brian Durkin

DONOR FOCUS

Highlighting Swenson Say Fagét and their role in restoring the Yesler Terrace Steam Plant



MOST ENDANGERED PLACES

CELEBRATING 25 YEARS OF THIS VITAL PROGRAM AND ANNOUNCING OUR LIST FOR 2017

Revisiting Washington: from the sea to Spokane and everything in between

By Chris Moore, Executive Director

If you've driven through any of our booming cities or towns recently, you've probably wondered how much Washington State has changed in the last century. As a member of the Trust, if you're like us, you may have pondered that question while driving along any of our interstate freeways, wondering what a road trip might have been like before the 1956 Federal-Aid Highway Act. If you joined us in Ellensburg for the *This Place Matters* reception during RevitalizeWA, you saw a sneak peek at a project we've been working on over the last year to help connect to that history: Revisiting Washington!

Revisiting Washington is an interactive website and mobile application based on *Washington, A Guide to the Evergreen State*, a guide book published in 1941 through the Federal Writers Project American Guide Series. The original American Guide Series was an idea born during the Great Depression to boost national pride and morale while employing some of America's greatest writers and photographers. A guide book was published for each state in the Union at the time, covering state history, geography, and culture with photographs, maps, and drawings included. The series encouraged Americans to revisit and rediscover the heritage of their country, often expressed from a more detailed and inclusive perspective than it had been before. With twenty-one historic tours, our state's contribution is the second longest in the series and presents an in-depth description of the state's heritage and life in the first half of the 20th century.

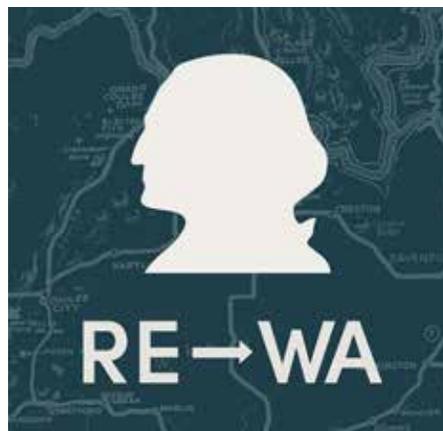
So what did we do? The Washington Trust first undertook this project nearly a decade ago, with support from WSDOT and Scenic Byways, by adapting the classic 1941 guidebook into a CD-ROM. The goal was to promote historic preservation and heritage tourism throughout the state by updating and improving access

to the information contained in the original guidebook.

The content of the new website and mobile application builds on our previous update, while still firmly rooted in the original 1941 tour material, to provide an even richer heritage experience. We've included heritage barns, National Register-listed sites and historic districts, and all our state's Main Street communities. We also received funding from 4Culture to develop additional thematic content and add sites and stories related to the Japanese American experience on Vashon Island. We will continue to seek funding to add similar thematic elements from around the state that highlight underrepresented stories, landscapes, and sites.

While much has changed in the state since the first publication, it may surprise you to discover all that does remain through the supreme beauty and variety of our state's natural and historic resources. We partnered with Artifacts Consulting out of Tacoma and Civilization out of Seattle to create a truly one-of-a-kind interactive experience. The program was designed so you can plan a trip along one of the scenic tours, look up information while you're on the road, or even "tour" the corners of the state from the comfort of your couch at home. Check it out today!

revisitwa.org



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Cathy Wickwire, *Operations Manager*

Trust News

Editor: Jennifer Mortensen

jmortensen@preservewa.org

Contact

Washington Trust for Historic Preservation

Stimson-Green Mansion

1204 Minor Avenue, Seattle, WA 98101

206-624-9449 • info@preservewa.org

preservewa.org



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Cover photo: *The Beverly Bridge, which spans the Columbia River between Beverly and Beverly Junction, is one of 2017's Most Endangered Places.*

Vintage Washington: celebrating 25 years of Most Endangered advocacy

A quarter century ago, the Washington Trust issued its first list of Most Endangered Places. The inaugural list included 14 threatened resources—an extensive and ambitious undertaking for the all-volunteer organization. Throughout the years, the Washington Trust's commitment to advocate for preservation of historic and cultural resources has been unwavering—we remain your "Voice for Preservation in Washington State." Our Most Endangered Places program perhaps best exemplifies this commitment.

On May 20, we hosted Vintage Washington, our annual fundraiser, at the Saint Edward Seminary Building in Saint Edward State Park. We have been actively involved in efforts to preserve the Seminary since 2012 when all historic buildings within Washington State Parks were a thematic Most Endangered listing that year. We were able to host Vintage Washington at the Seminary due to the tremendous work that has gone into envisioning its future, and we especially thank Washington State Parks, the City of Kenmore, and Daniels Real Estate for their roles in bringing that vision closer to reality.

Our program highlighted several advocacy achievements of the past quarter century and the long-lasting impacts they have had for preservation in our state. These included the Mukai

Farm & Garden on Vashon Island, a true grassroots advocacy campaign amidst a decade-long legal battle; the Green Mountain Fire Lookout in Glacier Peak National Wilderness Area, which is part of an ongoing conversation regarding historic resources in wilderness areas; and Washington's heritage barns, which helped spur the Heritage Barn Initiative that established the Heritage Barn Register and provides grants to barns across the state. As a finale for the evening, we unveiled our list of Most Endangered Places for 2017, which you can read about on pages 4-5 of this issue.

Thank you to all who were able to join us for our very special Vintage Washington, especially our generous sponsors who make our work possible:

Bassetti Architects
Kaspars Special Events & Catering
Swenson Say Fagét
Legacy Renovation
Coughlin Porter Lundeen
Pioneer Masonry Restoration Company
Rafn Company
Western Specialty Contractors
Bartlett Tree Experts
Enderis Company, Inc.
MacDonald Miller Facility Solutions
Nelson Electric
SHKS Architects



Our Vintage Washington Master of Ceremonies, King County Council Chair Joe McDermott, presents our retrospective: Most Endangered: A Look Back.

UPCOMING DATES

VALERIE SIVINSKI FUND APPLICATION DEADLINE October 13

Know a preservation project that needs some seed money to get the ball rolling or could use a professional building assessment to determine next steps? Apply for an award through the Sivinski Fund!

ANNUAL MEMBERS MEETING October 20

All members and friends are invited to attend as we highlight organizational accomplishments and activities over the last year. Join us at the historic Saranac Commons (19 W Main Ave, Spokane) from 5:30-7:30pm for light refreshments and lively conversation as members and friends have a chance to mingle with board members and staff. Please RSVP by October 13!

SANCTUARY OPENING GALA November (TBD)

Celebrate the restoration and elegant preservation of Seattle's oldest downtown church and most extraordinary new venue: The Sanctuary! All proceeds will go toward supporting historic preservation.

www.thesanctuaryseattle.com

SIVINSKI HOLIDAY BENEFIT December 5

Celebrate another year of preserving Washington's historic places and support the Valerie Sivinski Fund. We will announce the award winners at the benefit!

SANTA AT THE MANSION December 10

Join us in welcoming Santa back to the Stimson-Green Mansion for cider, cookies, and festive photos!

MOST ENDANGERED PLACES NOMINATIONS January 12

We accept nominations for Most Endangered Places all year round, but January 12, 2018 is the deadline to be included in the official video announcement at Vintage Washington 2018.

For more information about our events, please visit preservewa.org, or call our office at 206-624-9449.

2017 MOST ENDANGERED PLACES

The Washington Trust announced the 2017 list of Most Endangered Places on May 20 during Vintage Washington, our annual fundraiser. More information, including videos about these properties, can be found at preservewa.org/mostendangered.



BEVERLY RAILROAD BRIDGE • BEVERLY

The Columbia River is a defining feature of Washington State, but it also serves as a challenging barrier for cross-state travel. The construction of the Beverly Bridge, completed in 1909, was part of the westward expansion of the Chicago, Milwaukee & St Paul Railroad, and as a major engineering feat of its day, it signaled confidence in westward development.

By 1980, the route was closed, but due to its significance, the Beverly Bridge was listed on the National Register in 1982. Today, the old Milwaukee Railroad route has been converted to the John Wayne Pioneer Trail (JWPT)—part of an effort by conservation, recreation, and preservation advocates to create a statewide greenway trail system. The Beverly Bridge is the pivotal missing piece that would connect east and west portions of the JWPT. Advocates would like to see the bridge transferred from the Washington State Department of Natural Resources to Washington State Parks, and rehabilitated to complete the cross-state recreational trail.



CASCADE WORKERS' COTTAGES • SEATTLE

In the last decade, South Lake Union has transformed into a tech and biomedical center. Buildings constructed a century ago are vanishing, or being consumed by development. Three workers' cottages dating from 1911 are nearly all that remains of the years when Seattle's Cascade neighborhood was evolving into an early industrial hub for the city. Characterized by their modest size and design, buildings in the area reflected the working roots of the early tenants.

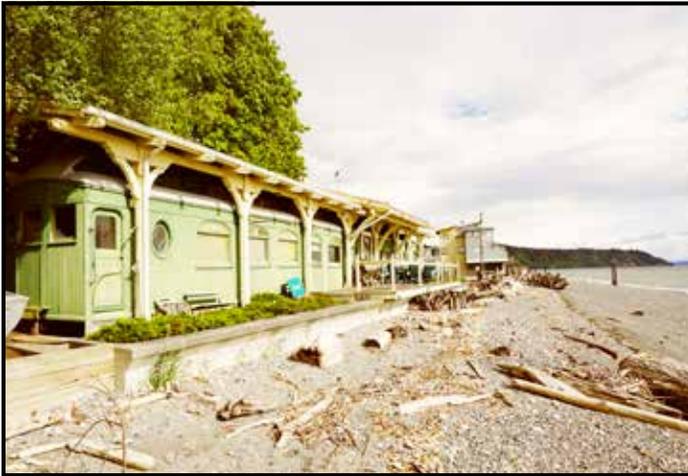
The three cottages have since been combined into one building, and alterations over the years have ultimately rendered the structures ineligible for local landmark designation. They are a crucial representation of the early history of the Cascade neighborhood, and while keeping them in place would be ideal, moving the structures might be the only chance for their survival. The struggle to balance new development without erasing the past remains ongoing in South Lake Union.



VALLEY SCHOOLHOUSE • VALLEY

Valley, Washington's "Little White Schoolhouse", was built in 1916 as an annex for the original 1905 schoolhouse on the property. A brick schoolhouse was built in 1917 and expanded in 1926, but of the three historic buildings, only the annex remains. The schoolhouse has served the school district in a variety of capacities through the years, but it is now vacant. District officials nonetheless hope to see it preserved and have offered to shift funds allocated for demolition toward relocating the building to a new site, provided there is a viable community plan for its rehabilitation and future management.

The Washington Trust has been working with community members over the last several months to put that plan together. While all parties are optimistic, there is still a lot of work to be done around fundraising and programming to ensure that the schoolhouse is preserved and successfully integrated back into the Valley community.



PARLOR CAR 1799 • WHIDBEY ISLAND

Built as an extra fare car, Parlor Car 1799 operated from 1901 to 1941 along the Northern Pacific Railway. Similar to a sleeping car, passengers purchased an additional ticket for the pleasure of sitting in this state-of-the-art parlor car. With its decorative glass windows, fine interior veneers, and intricate inlays, Parlor Car 1799 represents the Golden Age of rail travel in the United States.

The car was converted for use as a beach front cottage on Whidbey Island after its decommissioning in 1941. The owners now wish to redevelop the land and have generously offered the car to the Northwest Railway Museum in Snoqualmie. The museum has secured partial funding to relocate the car, but the timeline is tight and additional funds are needed to complete the move and support restoration efforts once the car is at the museum.



SCOTTISH RITE CATHEDRAL • TACOMA

The Scottish Rite Cathedral is a rare and early example of poured concrete architecture in Tacoma. Dating from 1922, it was designed by the acclaimed Tacoma architecture firm Sutton, Whitney and Dugan. The building's style defies easy categorization with elements of Art Moderne, Neoclassical, and Art Deco. The building anchors a prominent corner lot across from Wright Park in Tacoma's historic Stadium District, and has served as a fraternal hall, an events venue, and and most recently, a church.

The Scottish Rite Cathedral represents a larger issue of concern witnessed in urban areas across the country. The current religious congregation is unable to maintain the building, and due to the high land value, a developer plans to tear it down in the name of increasing density. To complicate matters, religious-owned properties are exempt from local preservation ordinances in Washington State, clearing the path for demolition.



WEYERHAEUSER CORPORATE CAMPUS • FEDERAL WAY

A joint effort between architect Charles Bassett of Skidmore, Owings & Merrill; landscape architect Peter Walker, founding partner of Sasaki Walker & Associates; and Weyerhaeuser Chairman George Weyerhaeuser, resulted in the design of the stunning 430-acre Weyerhaeuser Corporate Campus with buildings harmoniously integrated into the natural landscape.

The campus was recently purchased by a developer who has expressed interest in preserving the headquarters building, but is moving forward with plans to develop portions of the surrounding acreage. Local residents are concerned that the massing and design of proposed new construction will adversely impact the balance of the built and natural landscapes. Advocates are also concerned for the futures of the Rhododendron Species Botanical Garden and the Pacific Bonsai Museum, two distinct and significant cultural resources also located on the property.

With such an expansive campus, some level of development is inevitable; even the original plans indicated areas for future development. Due to its exceptional historic and architectural significance, however, particular care must be taken to ensure new buildings harmonize with the original design philosophy of the campus, which emphasized integration with the landscape and environmental sensitivity.

The Archaeological Law and Policy Center

By Brian Durkin, President, Archaeological Law and Policy Center

In 1906, the United States Congress passed the Antiquities Act—our country's first real attempt to protect our cultural resources. The Antiquities Act has the dubious distinction of being one of the relatively few laws found to be unconstitutionally vague, as courts held that an average person could not be expected to know the definition of the term "antiquity." While current archaeological practices and cultural resource laws and policies have addressed the issue of vagueness with more nuanced and inclusive processes, we are still confronted with many of the same challenges faced by Congress when it first addressed the issue of protecting our past.

In addressing these challenges, the current process is much more complex and requires knowledge of both the subject matter and the law. Now, to protect cultural resources, archaeologists must not only know how to identify the species of a fragmented animal bone and be

capable of recognizing cascade style projectile points, they must also have an in-depth understanding of the administrative process created by NEPA and Section 106 of the National Historic Preservation Act.

The same situation exists for saving historic buildings. Historians not only need to know the difference between Carpenter Gothic and Queen Anne architectural styles, but also how the historic tax credit program works, and the rules and regulations of the local landmark preservation board. With laws at every level of government addressing cultural resources—and the diversity of views and interests involved—it can be difficult or nearly impossible for a zooarchaeologist or an architectural historian to successfully navigate the legal landscape. This is where the Archaeological Law and Policy Center can help.

The Archaeological Law and Policy (ALP) Center is a boundary-spanning nonprofit corporation dedicated to

bringing individuals and organizations together to support and advocate for our past. The ALP Center works to identify the current legal and policy challenges facing archaeology and historic preservation communities. Once identified, the ALP Center brings together government agencies, Indian tribes, private companies, public interest organizations, private individuals and other interested parties to develop mutually beneficial solutions, advancing the interests of all parties.



I founded the ALP Center in January 2017 after seeing a need for legal and policy support—not only in Washington, but in states with fewer laws and organizations advocating for the protection of our past. My interest in these issues goes back to my time as an undergraduate at the University of Washington. The archaeological question that fascinated me most was whether mountain goats are native to Olympic National Park and how this debate relied upon the archaeological data. In a field that often struggles to explain why its research is beneficial, the research and identification of 3,000 year-old mountain goats had a clear link to a present-day debate.

Even after earning my master's degree in Archaeology from the University of Utah, I still struggled with the intersection of the law and archaeology; specifically understanding the administrative process and procedure surrounding the removal of mountain goats in Olympic National Park. This led me to earn my J.D. from Vermont Law School and to become a licensed attorney in the state of Washington. Now, those lingering questions have finally been answered. I look back at the administrative record of the mountain goat debate and I can understand the weighing of evidence by the National Park Service, which led to the removal of the mountain goats.

It will take much more than an understanding of the administrative process to accomplish the goals of the ALP Center, but it is a start. As I learned from archaeology—you can talk about how to excavate an archaeological site for days, but eventually you need to grab a shovel and start digging. Our shared past belongs to all of us, and it is worth protecting.

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RevitalizeWA 2017

In April, preservationists and downtown revitalization professionals from across the state flocked to downtown Ellensburg for the 7th annual RevitalizeWA conference where they enjoyed three days of educational workshops, tours, and opportunities to learn from and connect with peers.

Highlights included: keynote speaker Bernice Radle, small-scale developer and owner of Buffalove Development in New York; our first Young Preservationists Pub Crawl through downtown Ellensburg; tours of upper floor possibilities and downtown walking tours led by Mr. McCloskey's 7th grade students; and the Excellence on Main Awards.

With over 275 registered attendees and an estimated \$72,000-\$100,000 in economic impact on the local community, RevitalizeWA 2017 was our largest conference to date. Thank you to the good folks at the Ellensburg Downtown Association for serving as our local hosts, and to all the presenters, attendees, and sponsors who made it such a success!

Read the first two articles from our PreserveWA Fellows on pages 8-11!



The "family photo" of RevitalizeWA 2017 attendees.

MAIN STREET ECONOMIC IMPACT

The National Main Street Center recently commissioned a Fiscal Impact Analysis by Jon Stover & Associates to help understand the true impact of Main Street programs nationwide. Between 2015 and 2016, four sample programs—the Washington Main Street Program, the Oklahoma Main Street Program, the Pennsylvania Main Street Program, and Boston Main Streets—were evaluated and found to have had a net fiscal impact ranging from \$2.4 million to \$22.3 million more tax revenue than would have been expected without the presence of a Main Street program. For each dollar invested by the respective state or city, an additional \$3.01 to \$12.73 in tax revenue was generated due to the attributed increase in economic activity. The Washington Main Street Program represents the high end of these ranges, with nearly \$17 million additional state tax revenue, and \$12.73 generated per dollar invested.

These numbers reflect Washington's 16 nationally-accredited Main Street Communities. As there are 32 Main Street Communities with state designation, the overall economic impact is even higher. Congratulations to our Washington Main Street Communities across the state for your outstanding work!

Excellence on Main 2017:

ORGANIZATIONAL EXCELLENCE

Gig Harbor Downtown Waterfront Alliance

COMMUNITY PARTNERSHIP

Selah Downtown Association's Tree Top Park

OUTSTANDING SPECIAL PROJECT

Downtown Bellingham's Morning Jam Series

VISUAL IMPACT

Langley Main Street Association's Frick Lane

VISUAL IMPACT

Kleinberg Building (Ellensburg)

OUTSTANDING PROMOTIONAL CAMPAIGN

Downtown Camas Association's Downtown Camas Videos

OUTSTANDING PROMOTIONAL EVENT

Downtown Association of Yakima's Dia de Los Muertos Chalk Art Festival

SUSTAINABLE FUTURE

PtEider (Port Townsend)

ECONOMIC VITALITY

Downtown Walla Walla Foundation's Downtown Farmers Market

ENTREPRENEUR OF THE YEAR

Arktana (Camas)

EXCELLENCE ON MAIN AWARD

Greg Hafner (Kent)



Excellence on Main winner Greg Hafner along with other members of the Kent Downtown Partnership

Notes from a young preservationist

By Allison Bremmeyer, Graduate Student, Washington State University

It has been said that a town without a story to tell does not survive as a community. However, that is not to suggest that some places have a story while others do not. Rather, it speaks to communities whose members seek to create new opportunities from long-established traditions—something that is not an easy feat in a rapidly-evolving world. This is especially true for small towns and rural areas, as changing economic circumstances can often threaten a specific way of life that (in some cases) has been sustained over many generations.

History tells us that not all communities have the tools necessary to overcome these challenges, but in Washington, residents from all walks of life understand the importance of preserving their stories while also fostering an environment where new ones can flourish. The commitment to this idea was on full display at the 2017 RevitalizeWA conference in Ellensburg this past April, where

community leaders throughout the state demonstrated the ways in which a diversified economy can be established from local traditions. To that end, the process of identifying and capitalizing on existing assets varies, but the keys to success in the Evergreen State seem to fall into three categories: marketing, diversity, and collaboration.

Marketing

*The man who whispers down a well,
About the goods he has to sell
Won't reap the gleaming dollars
Like one who climbs a tree and hollers.*

There is no simple, one-size-fits-all solution for making our stories heard. Making them appeal to both residents and visitors alike is no walk in the park, either. But if there is one place in Washington that encourages lifelong residents to create an authentic atmosphere and experience for first time visitors, it is Ellensburg and Kittitas County. In the RevitalizeWA

educational session "One Direction: Destination Your Town," South Carolina-based marketing and branding expert Tripp Muldrow teamed up with the Kittitas County Chamber of Commerce's Director of Tourism, Amy McGuffin, to give a crash course on how to effectively brand a place as a go-to destination.

By drawing on the geographic and cultural features that make central Washington unique, Muldrow helped the county

embark on a tourism-based marketing plan several years ago that has gradually carved out an identity for Kittitas County. The county's umbrella tourism brand, 'LIVE LIFE IN COLOR,' is designed to promote the small-town, rural lifestyle of Kittitas County residents by highlighting things to do and see around the county's major population centers. At the same time, it encourages visitors to document their experiences online through hashtags like #MyEllensburg and #DiscoverCleElum. Thanks to the rebranding effort, McGuffin noted that in Ellensburg alone, lodging tax revenues have increased by 21 percent in recent years.

Overall, Muldrow and McGuffin made the case for one of Washington's most underutilized economic drivers: tourism. Broadly speaking, "Tourism is rarely at the table," Muldrow remarked, and research by the Washington Tourism Alliance proves he is not wrong. As of 2016, overall growth in Washington tourism has slowed and dropped from the state's fourth largest industry to the fifth. This is due in part to a failure to attract out-of-state visitors to areas outside of King, Pierce, and other urban counties that buoy the state's tourism industry. By marketing the features and characteristics that make your town unique—including cultural and heritage assets—visitors are more likely to add your town to their list of travel destinations.

Diversity

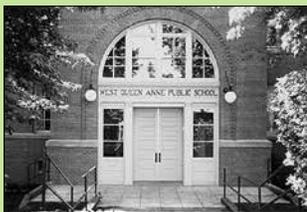
Establishing an identity is important, but so is creating an inclusive environment where all members of the community are represented. During the panel "Manufactured Home Park as Heritage Site: A Case for Shady Acres," Central Washington University Anthropology Department faculty members J. Hope Amason and Rodrigo Renteria-Valencia illustrated the politics of space vs. place. In this case, a county-wide moratorium on manufactured homes



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is threatening to turn the Shady Acres mobile home park in Ellensburg into a rodeo fairgrounds parking lot and makeshift storage area for 4-H farm animals. For the city's white residents, Amason suggests it is an issue of "problematic aesthetics," alluding to the larger societal stigma of mobile and manufactured homes. However, Guadalupe Huitron, an Ellensburg resident and member of Friends of Shady Acres, disputes the notion that the park is an eyesore. Having grown up in one of the park's thirty homes, Huitron spoke from personal experience, as well as on behalf the 132 Hispanic residents of Shady Acres, by maintaining that the community works hard to keep tidy households.

While the average tourist seeks out stories and experiences that they cannot get at home, they often fail to consider that for every story that is memorialized or enshrined into the public landscape, there are usually a few that were left behind in the process. This poses some important questions: with all the meanings and perceptions assigned to a place, which version prevails and why? More importantly, is it possible for multiple interpretations of a single environment to co-exist?

In her workshop "Leveraging Diversity," former Director for Diversity at the National Trust for Historic Preservation, Tanya Bowers, offered strategies for giving a voice to everyone. To that end, understanding what diversity is (and is not) and recognizing that there are many manifestations of diversity, is key. Not only can it represent gender, race, age, sexual orientation, income, or education level, it can also mean a specific way of thinking (e.g. politics or religion). Bowers suggests that being cognizant of these factors and being able to acknowledge that there may be knowledge gaps between your life experience and that of someone else, is a step in the right direction toward getting everyone at the table.

State Architectural Historian Michael Houser and Kim Gant, State Survey Coordinator, remind us that like populations, diversity of buildings is

also important. In the concluding session, Gant pointed out that "Real places happen organically. They don't just happen overnight." So, if the local community's ugly duckling building is slated for demolition, reconsider! Adaptive reuse projects come to mind, specifically of the brewery type. Conference keynote speaker Bernice Radle, a New York-based urban planner and owner of BuffaLove Development, encourages B.O.D.: beer-oriented development. Being in the heart of hop country, it is an opportunity to take advantage of the millennial generation's favorite beverage: locally-brewed craft beer.

Collaboration

The historic preservation community and civic leaders across Washington know that improving quality of life through quality of place cannot be accomplished without a coordinated effort. However, Derrick Hiebert, Mitigation Strategist for the state's Emergency Management Division, revealed a lack of coordination between emergency management and cultural resource/historic preservation personnel on the local level.

In the event of a disaster in our communities, the impact on the built environment is rightfully overshadowed by the safety of citizens. Nonetheless, the two are intrinsically intertwined. The brainstorming session at the Kittitas County Historical Museum established a fundamental understanding for how residents can work to structure state-level support and develop plans to safeguard historic and cultural resources in the



Guadalupe Huitron with Friends of Shady Acres presents at RevitalizeWA 2017.

disaster recovery process. Hiebert emphasized the need to strengthen relations between DAHP officials and local emergency personnel, which would make the recovery process more efficient. For more info on existing efforts, visit: <https://seaw.memberclicks.net/november-2016-disaster-preparedness-committee>.

Main Street 101 panelists Linda Haglund (Wenatchee Downtown Association), Mary DesMarais (Gig Harbor Downtown Waterfront Alliance), Lee Rafferty (Vancouver Downtown Association), and Dan Smith (Historic Downtown Kennewick Partnership) reminded us that the ability to "Do what you can, with what you have, where you are" is how successful communities make their stories heard. To that end, recognizing and being able to utilize existing assets—be they cultural, recreational, or otherwise—is a key part of keeping traditions alive while also promoting progress and plan(s) for the future. For communities in Washington, marketing, diversity, and collaboration are some of the most effective tools for making that happen.

Let's make the good stuff happen

By Nick Fazio, Assistant Long Range Planner, Cowlitz County

If there is one thing that has become apparent in this country lately, it is the deep craving that we collectively have for honest communication. Americans are generally tired of sugar-coating, political correctness, and “reframing” (which is just another way of saying spin-doctoring). For better or worse, speaking with a sense of candor gets the attention of an audience in a more authentic way. So, while some of what you're about to read may appear to be a stinging critique, it comes from a good place.

We all agree, historic preservation is critical and necessary. The value of what we do as preservationists doesn't need to be restated, so I won't do it. Instead, I'll point out that historic preservation needs to get with the program.

I am a Long Range Planner, which means I wear many hats. My job consists of holding lots of community meetings and talking to a lot of strangers. I develop strategies for healthy communities, serve on our Transportation Advisory Committee,

review ordinances for relevance, and occasionally rewrite them. I also do a lot of educating. I try to meet people where they are at, and talk to them about planning in a way that they can connect with. I tell people every day that my entire job is to work with my neighbors to figure out how to make the world a better place. A lot of people roll their eyes at that explanation, but it is honestly how I feel. Incidentally, I also manage our Historic Preservation Program. I am an urban planner in a primarily rural county who is incrementally becoming an expert in historic preservation.

While talking to my many colleagues at RevitalizeWA 2017, it became clear that I am under-credentialed. As a PreserveWA Fellow, I suppose that was to be expected. The hundreds of professionals attending are experts with a capital “E;” each one seemed to have decades of hard work and experience under their belt. Their passion for preservation, history, and all things old, beautiful, or charismatic

was apparent. Knowledge, skills and anecdotes were present in spades. It was inspiring to be rubbing shoulders with some of the top preservationists in Washington.

However, I had a sinking feeling that there was something missing . . . something I couldn't put my finger on. It was akin to being out of touch. There was a lack of awareness, or of being current and relevant. It felt like there was only a handful of attendees that were there to figure out how to fix our places—how to revitalize our Main Streets and renew our civic pride in historic places.

Let me be clear, I don't think it was because my colleagues don't care. On the contrary, it is obvious that my colleagues care very much. However, there is an anemic haze hanging over our collective efforts. The same hackneyed concept has a stranglehold on urban planning, too. As planners, many of us continue to miss the big picture. We continue to plan in silos and vacuums, instead of just making the good stuff happen. My experience at RevitalizeWA 2017 gave me a glimpse into the world of historic preservation, and I sense that preservationists may be missing the big picture as well. As experts, maybe we are failing to collaborate and coordinate in ways that can make real change.

I find myself asking if I am way off-base here. There were definitely some bright spots of inspiration and nourishment throughout my time in Ellensburg. Mike McCloskey, the local middle school teacher who guides generations of students through their required history course, is truly an admirable educator. His story is so homey and warm; I was in an instant, transported back to the memories of being a youngster in my own hometown, one of thousands across this great land of ours. His class came to speak to us all, 50 very adult-looking strangers staring intently at each child's face as they



An educational session at the Ellensburg Events Hall during RevitalizeWA 2017.



Mike McCloskey's 7th grade class giving RevitalizeWA attendees a tour of downtown Ellensburg.

struggled to find words to express their experience in Mr. McCloskey's class. Of course, some were able to more clearly articulate what they had learned about history and place than others. I think that was the point. The audience was reminded of our own humble beginnings, being little people and first starting to make our own connections and attachments to our own individual places.

Monica Miller gave us an inside look at the Gallery One Visual Arts Center. A self-proclaimed art lover, I found myself ravenously eating up not only the wondrous art on display, but also her shrewd story of building a cosmopolitan experience in a small ranching community. Ellensburg is fortunate to have a network of dedicated and talented art advocates working to imbue beauty and inspiration into the public realm.

Of course, one of the last sessions of the conference was the discussion of Shady Acres. Led by the engaging and spirited Guadalupe Huitron, the presentation served as an emotional and provoking testament to the values we place on different communities. I am originally from New Mexico,

so Guadalupe's irreverent stance in speaking Truth to Power felt close to home. I thought, "FINALLY. We are hearing about preservation work in a community of color."

Last but not least, was the conference logistics themselves. Conference organizers opted to hold this event not in a convention center, but in a compact and historic downtown. Attendees walked from session to session, spread out among half-a-dozen historic buildings, each one with its own story to tell. Ellensburg put on a great face for us, and the conscious effort to engage us as professionals in a setting that "walked the walk" was very much appreciated.

So therein lies the problem. We shouldn't be living and working in a world where involving our youth, or telling the stories of people of color, or supporting art, or having events spread out through a compact and walkable downtown, is considered innovative, brave, new, or unique. These things should be inherent and a simple part of everything we do.

I for one, will start at home. I will push myself and my department

as hard as I can to make a more engaging, more honest, and more representative historic preservation program. I will work hard to tell the stories of those that are underserved or disenfranchised. I will legitimize our youth and show them that there is a place for them in this world, and that there are good jobs and awesome opportunities right here at home. I will show them that preserving their hometown is a worthy reason to stay after high school. I will engage with our community partners, neighbors, and anybody else who wants to be involved. I will not let budgets, politics, priority work, old attitudes, ignorance, or just plain apathy to prevent me from making our community better every day.

Preservationists have been trail blazers in the past. Before we can be trail blazers again, we should succeed in communication, collaboration, equality, and honesty. We should be doing the best planning work possible. There is no telling where we can push the field of historic preservation next—we just have to get the other stuff down first.

Adaptive re-use of the historic Yesler Terrace Steam Plant

By Dan Morrow, PE, Principal, Swenson Say Fagét & Brad Miller, Principal, Miller Hayashi



Historic aerial view of Yesler Terrace and Harborview Hospital; the Yesler Terrace Steam Plant is in the bottom right. Photo from the Seattle Municipal Archives.

History of the Steam Plant

Yesler Terrace represents many 'firsts'. It was the Seattle Housing Authority's (SHA) first public housing project, it was our state's first public housing project, and due to the efforts of attorney Jesse Epstein, SHA's first Director, it was the first public housing project in the nation to be racially integrated. It was built to serve low-income families, as well as workers in the defense industries.

During design in the late 1930s, the SHA was concerned that due to the close proximity of the homes, smoke from the individual chimneys of each home would blow into the windows of the units up-wind. The solution? Yesler Terrace was the first low-income housing project in the West to provide heat from a centralized, forced hot water circulation heating system, with a 150-foot tall smoke stack. This not only solved the smoke dilemma, but it also cost \$2.50 less per unit for the occupants—a significant number in that era.

After 45 years of service, the Steam Plant was decommissioned in 1989,

when renovations to Yesler Terrace residential units rendered the plant unnecessary. In the mid-2000s, SHA laid plans for the redevelopment of Yesler Terrace, with a goal to provide greater density and a mix of subsidized and market rate housing. As part of the redevelopment process, Yesler Terrace was nominated for landmark status. The innovative, but much-altered residential structures were not designated, but in October 2010, the City of Seattle's Landmarks Preservation Board designated the Yesler Terrace Steam Plant a City of Seattle Landmark. The designation report noted the building's distinct early modern character, its curved concrete façade and projecting eave overhangs, the uniquely striated texture of the board-formed concrete, and the monolithic concrete stack rising from its center.

Adaptive Reuse of the Steam Plant

At the time of landmarks designation, SHA commissioned a feasibility study that determined the Steam Plant could be renovated to house important SHA

self-sufficiency services. The team of Miller Hayashi Architects paired with Swenson Say Fagét (SSF) was selected to lead the renovation design. Miller Hayashi worked with SHA, the Seattle Landmarks Preservation Board, the Washington State Department of Archaeology & Historic Preservation, and community partners, to fit the diverse program requirements into the empty concrete shell. Miller Hayashi's over-arching goal was to let the building's unique character and texture shine through, while introducing new elements such as a circulation and services core linking four staggered floor levels, insulation to meet energy performance goals, mezzanines, and interior finishes to support program needs.

Many specific design opportunities arose. They included re-use of rooftop coal chute openings as skylights, re-envisioning the concrete roof for use as an outdoor play area, installing panels of glass flooring to reveal the full height of the stack within the Head Start classrooms, and using the geometry and concrete finish of the truck ramps and coal hoppers to give character to meeting rooms and public spaces.

Specific design challenges arose as well. Determined to recreate the unique concrete finish cited in the designation report, Miller Hayashi studied old photos and found that the texture appeared to be the imprint of the same raked-cedar siding used to clad the residential structures. Knowing that the siding had been demolished in the 1980s renovation, Miller Hayashi worked with SHA to search storage rooms and found a short length of original siding. With that knowledge, the architects were able to work with a specialty concrete contractor to refine a technique to recreate the finish in repair areas. The most significant singular challenge however, arose with the need to

structurally reinforce the 150' tall smoke stack.

Retention of the Full-Height Smoke Stack

The 2010 feasibility study had foreseen that the stack would either need to be significantly shortened, or retrofitted with a steel liner to meet current seismic code. When SHA hired Miller Hayashi and SSF in 2012, the team investigated further to see if they could find a less expensive solution to keep the stack full-height. After discovering the smoke stack contractor's logo on

a cast iron ash clean-out door, SSF reached out to the Alphons Custodis Chimney Construction Company, still in business in St. Louis, MO, and obtained the original construction drawings from April 1941. Drawings of the stack had been unavailable to SHA, and this was a major break. Information on the drawings was confirmed by core drilling; using this information, and non-linear earthquake modeling of the structure, SSF determined that an interior lining would not be required. A seismic retrofit to meet current renovation

standards could be accomplished by anchoring the stack to the concrete building structure of the plant. This extra bit of investigative homework saved the SHA over \$750,000 in construction costs.

New Life for the Steam Plant

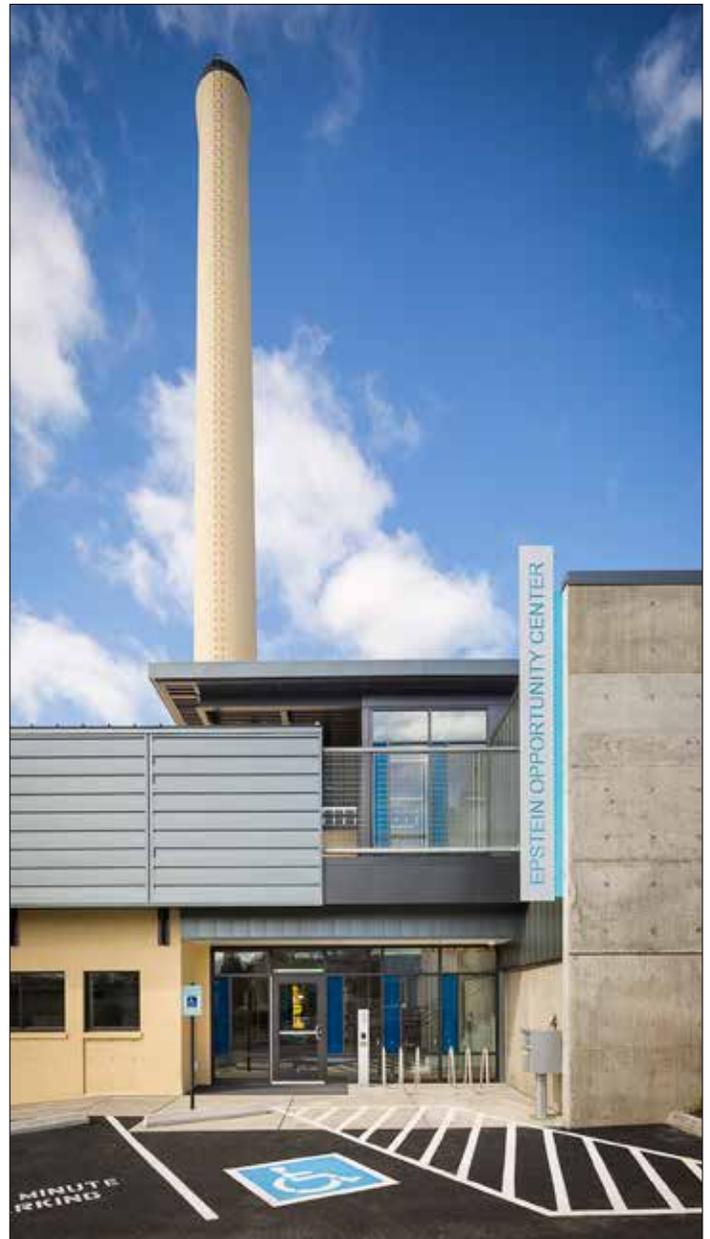
The doors of the Yesler Terrace Steam Plant were opened to the public on May 6, 2015. Fittingly, the Steam Plant has been renamed the Epstein Opportunity Center in honor of Jesse Epstein, the primary force behind the creation of the SHA, and his outstanding legacy of 'firsts'.



New interior of the Yesler Terrace Steam Plant. Photo by Andrew Pogue Photography.



View of the smokestack through the chimney opening.



Exterior of the rehabilitated Yesler Terrace Steam Plant. Photo by Andrew Pogue Photography.

WHERE IN THE WA IS YOUR TRUST?

We received five correct guesses from all over the state for the structures featured in our April 2017 issue of *Trust News*. Todd Scott, Preservation Architect with the King County Historic Preservation Program, was the first to guess the cooling towers at the old Satsop Nuclear Power Plant in Elma. He also noted that the site now operates as the Satsop Business Park, a facility owned by the Port of Grays Harbor. This is adaptive use at its finest, as who could imagine this second act for such a property! Correct answers also came from Barbara Smith of the Kent Downtown Partnership, Alex McGregor of Colfax, Larry Vogel of Edmonds, and Phil Brooke of Kosmos.

While now more of a curiosity for passing motorists on US Highway 12, the cooling towers remain as a legacy of the era when nuclear power was seen as the promise of the future, much like wind and solar renewable energy is today. Unfortunately, this promise was never realized, as the Washington Public Power Supply System (whose acronym "WPPSS" became commonly known as "Whoops"), completed only one of the five nuclear power plants undertaken. Mismanagement that caused delays and cost overruns resulted in what is said to be the largest municipal bond default in United States history.

The 1,800-acre Satsop Nuclear Power plant was never finished, and subsequently never activated, but the Port of Grays Harbor has made lemonade out of these lemons. Satsop's successful transformation into a mixed-use business park features 600 acres of developed areas (home to over 30 businesses) and 1,200 acres of managed forest land. The site has also enjoyed recent fame as a filming location for such productions as *Transformers: Age of Extinction*.



Views of the Satsop Nuclear Power Plant. Photos by Dave Sizer Photography.



Where in the WA? July 2017

For your next challenge, can you identify the structure seen here? If so, email us at info@preservewa.org or call us at 206-624-9449 with the answer. Good luck!

We welcome images from 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. Email us a selfie with your favorite landmark, or post it on our Facebook page.

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