The Goldfinch Standard: our round-up of best preservation achievements

A Cathedral to Science: photo documentation at Hanford

Recreational immunity: how it relates to historic preservation

Donor Focus: Swenson Say Fagét

PLUCKER BARN RESTORED
Making new family memories
JANUARY 17
Pints for Preservation
Reuben's Brews, Seattle
You're invited to raise a pint for preservation! As part of their ongoing “Thank you Thursday” series, Reuben's Brews will be donating $1 of every pint sold on January 17 to the Washington Trust. There's no easier way to support preservation than with a great brew and good company!

MARCH 12-14
National Preservation Advocacy Week
Washington, DC
Join our group of citizen lobbyists in advocating for national preservation policy and the Federal Historic Tax Credit. Travel scholarships are available! Contact us if you are interested in joining the team.

MARCH 24-27
Main Street Now
Seattle
We are thrilled to be hosting the annual conference of the National Main Street Center, Main Street Now, which will bring valuable economic development and preservation resources right to our backyard. Register today at: mainstreet.org/mainstreetnow

MARCH 25
Excellence on Main
Seattle
This year, we will be hosting the 2019 Excellence on Main awards reception in Seattle concurrent with the national conference, Main Street Now, as a separate, ticketed event. Tickets available now at: preservewa.org/excellence

MAY 18
Vintage Washington
Seattle
We are excited to announce that our annual fundraiser will be held at the Sand Point Landmark District in Magnuson Park, so save the date! Formerly known as the Sand Point Naval Station, it was listed as a Most Endangered Place in 2009. Don’t miss the opportunity to see preservation happening in person at Seattle's newest historic district and hear more about our work through the Most Endangered Places program. Tickets will be available soon!

JULY 9 – 12
Discover Washington: Youth Heritage Project
Olympic National Park
YHP will be taking a group of future leaders to Olympic National Park to explore the balance between historic preservation and land conservation. All high school age youth are eligible to attend—applications are now open at preservewa.org/yhp
I am so very pleased to be saying hello to all of you as the new president of my favorite organization! The Washington Trust has been my primary preservation “home” since an internship after college during which I learned a great deal, though the Trust benefited little. I like to think that I have made up the years for at least most of my early faux pas, and sincerely thank all the people who taught me by example to both whip out a bulk mailing in nothing flat, and quickly pivot to lobbying in the halls of Congress.

Having started in preservation when the rage for Victorian had reached its peak but before Art Deco was an accepted member of the Architectural Significance Club, it has been fascinating to be part of the transformation of the movement. One minute we were venerating Ann Pamela ‘Still She Persisted’ Cunningham and the Mount Vernon Ladies’ Association, while seemingly in the next breath, advocacy for the respectful preservation of Traditional Cultural Properties like Tamanawas Rock became not only normal in our state but assumed.

During grad school, I was lucky to have an architectural history professor who was on the leading edge of documenting Mid-Century Modern architecture and also vernacular American creations like shopping centers, and now we have stepped even farther and want to hang out with the cool kids at pop-up art experiences in grain silos and listen to jazz ensembles performing in defunct power plants.

Ann Pamela and Co. continue to deserve our deep appreciation, but we have distinctly broadened our perceptions of what is important to save. All the many victories over the decades of creating tools like landmark programs and national and state tax incentives still leave us struggling over how to articulate the concept of “place” and why preservation of it is meaningful for the present and future of our communities and, importantly, worth paying for. Like the Velveteen Rabbit, places become more “real” with worn spots and use, but how far can we go to reinterpret the idea of architectural integrity without diluting its relevance, and yet also recognize all the layers of the diverse history of a place or space? Maybe some of the answer lies in the partnership approaches like those working at Ebey’s Landing National Historical Reserve, and figuring out ways to live in more abandoned grain silos and re-use those power plants.

From the first gathering in Port Townsend in 1975, the Washington Trust has been steadily insisting that our state and nation pay attention to the preservation of those places and spaces that embody our fascinating history. Much gratitude is due to all those who have contributed time and funds these many decades to keep the organization growing and increasingly relevant. I look forward to continuing to work with all of you while we consider where we are going, and how to share with the future the amazing buildings, sites, objects, and structures Washingtonians have lived in, imbued with meaning, and learned in. Keep hanging out with the Trust, because preservationists are the cool kids, and we are making a difference.
Best moments in preservation from 2018

C&P Coffee Saved by the Community

In January last year, it was announced that the Arts and Crafts bungalow housing C&P Coffee would be put up for sale for $1.25 million. Located along California Avenue in West Seattle with current zoning that allows for multi-family housing and a building height of 30 feet, the property was listed as a “terrific development opportunity” in anticipation of a proposed upzone to 40 feet by the City of Seattle. The property quickly went under contract with a buyer, a developer who planned to demolish the bungalow. The community knew that if they didn’t act fast, the historic bungalow and the community space it created would be lost, and a beloved local business would be displaced.

Luckily, the lease held by the coffee shop owners, Cam and Pete Moores, gave them right of first refusal: if they could match or exceed the buyer's offer, then the property would go to them. Cam and Pete sprang into action to raise the financing needed to purchase the property with a group of co-investors and started a GoFundMe campaign to ask the community for help. Historic Seattle nominated C&P Coffee to our Most Endangered Places program and hosted a Valentine’s Day “HeartBomb” event at the shop – the largest HeartBomb turnout to date! Amazingly, just two months after the bungalow was listed for sale, Cam, Pete, and their partners successfully raised the $1.265 million needed to match the developer’s offer and purchase the property. We didn’t even have time to officially include it as a Most Endangered Place for 2018! The meaning of this incredible achievement was perhaps best summed up by the closing words of Cam and Pete’s letter to the community announcing that they would be able to purchase the property: “Your kindness and commitment have shown us clearly that the coffee house is more than four walls. It is a place where neighbors meet and strangers become friends. It is a place where music and poetry and art are essential. It is a place where social justice is expected and fought for. It is a warm cozy room on a cold day. It is a home. It is YOUR home.”

Big progress at TwispWorks

When the U.S. Forest Service consolidated Methow Valley Ranger Station operations to Winthrop over a decade ago, many thought the Twisp campus was relegated to the history books. But the entrepreneurial spirit of local residents, combined with a generous $1 million loan from an anonymous donor to purchase the property, have given the campus new life! With the loan came a challenge to promote economic vitality in the Methow Valley by reactivating the 6.4 acre campus while creating a financially sustainable business incubator. Since 2009, nearly 45,000 square feet of revitalized space have been created, both in the 17 existing buildings and in newly constructed spaces, which currently house 35 tenants including over a dozen artists, two schools, light manufacturing, a brewery, and even the local newspaper and radio station! With the loan’s 10-year deadline approaching this coming June, 2018 was a critical year for progress and saw the fulfillment of a $1.5 million capital campaign. This financing will allow TwispWorks to finish renovating or building out the amount of leasable space on the campus needed to provide the rental income for TwispWorks to be financially self-sufficient. Construction is under way and when the build out and leasing is complete, TwispWorks will be able to secure the deed to this vital community asset. And the impact of TwispWorks expands well beyond the campus boundaries with programs like Methow Made and the recently established Methow Investment Network. The Methow Investment Network, another important 2018 accomplishment of TwispWorks, provides marketing, business mentorship, and small business loans in the Methow Valley. Stay tuned – we’ll be featuring this momentous achievement in a longer, more in-depth article about TwispWorks later in 2019!
Justin Dennis’ Excellence on Main Award

For the first time, an Excellence on Main award was given to someone too young to have a driver’s license. Justin Dennis of Gig Harbor was awarded Washington Main Street’s 2018 Entrepreneur of the Year award for his dedication to developing and promoting his business, “WSU Table Plants by Justin,” which he runs out of his local farmers market. Justin was nominated by the Gig Harbor Downtown Waterfront Alliance, a Main Street program that operates the market where he is a vendor, for his creativity and commitment. His product of succulents planted in used Cougar Gold cheese tins sparked his interest in entrepreneurship, which has blossomed over the last few market seasons. Not only has Justin learned the ropes of starting and managing his own business, but he has actively encouraged others to join him in starting businesses themselves. Since winning the award in April 2018, Justin has expanded his product line, forged partnerships, and created a “Kids’ Farmers Market Booth” open to other young people in the community.

Economic impact front and center at RevitalizeWA

Our annual conference, RevitalizeWA, is one of many opportunities for the Washington Trust to “walk the talk” in terms of community building and economic impact. Utilizing unconventional historic spaces and local businesses is key to this approach, which we modeled for the first time in Ellensburg at the 2017 conference and put into full effect in 2018 in Port Townsend. The Port Townsend Main Street Program applied to host the conference in large part because of a major street rebuild that was scheduled for spring and summer 2018. We were grateful and proud that RevitalizeWA 2018 brought over 300 attendees and nearly $140,000 in local economic impact to Port Townsend, boosting merchants during the inevitable hit that comes with construction. Speaking of new models, we were honored that Governor Inslee chose to host his first “on the road” RevitalizeWA event in conjunction with the conference in Port Townsend, presenting a unique opportunity for his conversation about developing more vital and vibrant communities to take place in the heart of one of Washington’s first Main Street districts.

Historic Seattle submits a Showbox landmark nomination ahead of developer

Seattle got a shock last year when it was announced that a developer is making plans for a 44-story tower on the site of the iconic Showbox theater. The community exploded in opposition to the project with the campaign to #SaveTheShowbox garnering attention from nationally-known musicians in support of preserving this icon of Seattle’s musical culture. Due to Seattle’s landmark ordinance and environmental review processes, the developer was compelled to nominate the Showbox for landmark status with no intention of preserving it or incorporating the building into their development. To ensure that the Showbox nomination was well researched and took a nuanced approach to the layered history of the building, Historic Seattle commissioned and submitted a landmark nomination ahead of the developer. This ensures a strong voice for preservation will lead the discussion of the landmark nomination, even though there will be opposition. Thank you to Historic Seattle and their co-nominators. Vanishing Seattle and Friends of Historic Belltown, for seizing the moment by making a gutsy move and beating the developer to the punch.

Important updates to the Spokane Preservation Ordinance

The Washington Trust had the privilege last year of supporting one of our local partners in advocating for a stronger municipal preservation program. The Spokane Preservation Ordinance underwent some major changes in 2018, including the addition of the ability for the Spokane Historic Landmarks Commission to create local historic districts. While Spokane has several outstanding districts listed on the National Register of Historic Places, this designation is honorary only; it is local ordinances that offer protections for historic properties. The new ordinance revisions also allow the Spokane Historic Landmarks Commission to give input through design review for replacement structures if a historic building, individually listed or a part of a historic district, is demolished. The new ordinance language also includes a provision that allows the Commission to deny demolition permits for buildings listed on the Spokane Register or ‘structures that are listed or eligible to be listed on the National or Local Register of Historic Places located in a downtown overlay zone, and contributing structures in all National Register Historic Districts.’ Another important change is the addition of a new criterion for eligibility in the Register that includes properties that represent “the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.” These, among several other positive updates, give the Spokane Historic Landmark Commission the ability to more effectively protect and manage historic resources in Spokane.

Above: Justin Dennis, Washington Main Street’s 2018 Entrepreneur of the Year, at his booth at the Gig Harbor Farmers Market.

Below: Water Street, one of downtown Port Townsend’s major thoroughfares and home to many local businesses, under construction during RevitalizeWA 2018. Photo by Otto Greule.
Wonder Building in Spokane

The former Wonder Bread bakery in Spokane has been undergoing a $12 million renovation to transform it into offices and an artisan food market. The historic bakery building, which made Wonder Bread and Hostess products up until 2000, was purchased in 2017 by Wonder Spokane LLC. Although the zoning would have allowed up to 12 stories on the property, the owners opted to preserve the historic building with an addition on the second floor (restoring part of the building that burned in 1947) and a glassed-in roof plaza on the third floor, with views across the Spokane River into Riverfront Park. In an interview with The Spokesman Review, the owners noted that they hope the building “becomes an iconic landmark for the city and for the north side of the river.” As construction is completed, focus will be on getting office tenants moved in (the first tenant officially moved in this past December) and then work will begin on assembling tenants for the artisan food market.

Haller House acquired by Historic Whidbey

For the past six years, Historic Whidbey has been hitting the pavement to raise the needed funding to purchase the historic Haller House in Coupeville. Built in 1866, it is a unique resource because of its early construction date, but also as one of a relatively few structures in Washington State with a direct connection to the Civil War. Historic Whidbey was founded on the premise of saving the Haller House, and in their efforts to do so, the group capitalized on partnerships at all levels. They received funding through private donations from citizens; grants from the National Park Foundation, the National Park Trust, the Norcliffe Foundation, and the Coupeville Lions Club; and a preservation easement purchased by the National Park Service. Despite some seemingly impassable roadblocks along the way, Historic Whidbey never faltered in their ambition to acquire the Haller House. In this way, the group represents the best of grassroots preservation efforts having a positive impact on the community. We’re happy to deem this 2013 Most Endangered Place a “Save!” The resident raccoons who have claimed the attic space as their own may have mixed feelings about this outcome, but the rest of us are thrilled. Now comes fun part — the path toward rehabilitation!

Historic Cemetery Preservation Grant Program

2018 saw the first round of grant funding for Washington State’s new Historic Cemetery Preservation Grant Program, established in 2016 with the enactment of House Bill 2637. Any cemetery over 50 years old was eligible to apply for grant funds toward capital projects that would help preserve outstanding examples of historic cemeteries across the state. We received requests totaling over $1.6 million from 47 cemeteries during this first round of the grant program and were able to award 32 grants totaling almost $455,000. We were delighted to see the Governor’s proposed budget include the Historic Cemetery Preservation Grant Program for the upcoming 2019/2021 biennium and hope you will join us this year as we advocate for the legislature to continue funding this program.

St. Edward Seminary groundbreaking event

In 2012, the Washington Trust included all historic properties within the Washington State Parks system on our list of Washington’s Most Endangered Places. The poster child for this thematic listing was the Seminary in St. Edward State Park, an impressive Renaissance Revival style building that has been largely closed off to the public since State Parks acquired the site from the Seattle Archdiocese in 1977. As the largest underutilized building in the State Parks system with rehabilitation costs far exceeding Parks financial capacity the Seminary was at the forefront of our advocacy efforts. Thankfully, after several years of planning and negotiations, a public/private partnership emerged to adaptively reuse the Seminary as a lodge-style hotel. Led by Daniels Real Estate, the plan required cooperation with Washington State Parks, the City of Kenmore, Bastyr University, preservation advocates, and hundreds of supporters who understood the value of a historic building situated within a state park. The plan even required legislative action to give State Parks the authority needed to negotiate a long term lease of the site. On December 7 last year, project partners and advocates, including Washington Trust staff and board members, convened at St. Edward State Park for a ceremonial groundbreaking, a culmination of many years of effort and cooperation. Construction is now underway and is anticipated to last two years. The campaign to save the Seminary demonstrates the positive impact of partnership and shared goals. While there were challenges and some disagreements along the way, the great majority of those involved truly believed the building could be saved and worked together toward that end. We can’t wait to celebrate at the grand opening in 2020, and you’d better believe you’ll see this project as a Goldfinch Standard again! 🍗
Having to wake early and feed the animals and milk the cows in the barn, and couldn’t wait until his dad, Fritz, ‘modernized’ with self-propelled machinery. Robert’s boys and daughter grew up stacking hay bales in the barn and tending to 4-H horses and cows.

In the early 1980s, however the barn became more of a place to store ‘stuff,’ filling up with old parts, discarded appliances, lumber—basically, anything and everything under the sun. Despite this, it was still a place for the fourth and fifth generations of Plucker kids to explore in hopes of finding “treasures.”

In 2015, with the barn nearing 100 years in age and becoming more and more dilapidated, Robert applied and was accepted for a Heritage Barn Grant in the 2015-2017 biennium of the Washington Capital Budget. As the bids to do the work came in from various sources, it became apparent as to the size and scope the project would entail. One-half of the siding of the 90×60-foot barn would need replaced, all original hardware would need to be refurbished or replaced, and all of the doors would need to be rebuilt. Despite what appeared to be a daunting task, the family realized that they could do the work better and for less money if they did the work themselves.

Extensive research led to Eric Sederburg of Eastern Oregon Custom Milling. He was able to source and mill the same vertical grain wood siding they used a century ago and rebuild the windows. The original metal hardware for the barn rails, handles, and rollers, all rusted to what appeared to be complete disrepair, was sandblasted and painted by Custom Coat in Pasco, to appear as new as they were 100 years ago. With the grant and needed materials secured, it was then up to the family to do the hard work.

In April 2017, no fewer than 12 family members, including brothers, sisters, grandkids, cousins, and spouses, took up the task to tear out the old and put up the new. Lessons were learned and treasures were found. While tearing out one side of the barn, up to 12 “petrified” chicken eggs were found in perfect

Heritage Barns

MAKING FAMILY MEMORIES

Plucker Barn in Walla Walla County restored

By Ron Plucker

Washington State’s Heritage Barn Initiative has helped many families in the state save what is arguably the most historically significant structure they have. One superb example is that of the Plucker Family Farm barn in Walla Walla County. The farm was homesteaded by Charles Plucker in 1879. Charles had immigrated to the United States in the 1850s, joined the U.S. Army, and was sent west to Fort Simcoe near what is now Yakima. Upon his discharge in 1861, he settled in Walla Walla and became one of the city’s founding fathers, operating a successful painting business before finally settling on the homestead, 12 miles north of Touchet on the Touchet River.

The Plucker Homestead property includes the sites of a number of historically significant events. On April 30, 1806, on their return to the east after a winter on the coast, Lewis and Clark, Sacajawea, and the rest of the Corps of Discovery traversed through what is now the property on an old Indian road. Clark’s journal for the day’s travels states, “we took leave of these friendly honest people the Wollahwollahs . . . and . . . continued our rout through an open level sandy plain to a bold creek [now called the Touchet River] 10 yds wide . . . there are many large banks of pure sand . . . drifted up by the wind to the height of 15 or 20 feet, lying in many parts of the plain through which we passed today [sic].” These banks of sand are still visible today, referred to by the Plucker family as “the dunes.”

In 1855, according to journals of the U.S. Army, on a hillside on the farm overlooking the Touchet River, Chief Peopeomoxmox of the Walla Walla tribe gave himself up under a white flag of truce to troops of the Oregon Mounted Volunteers to allow his encamped tribe time to escape. Days later, the soldiers and Indians began the four-day Battle of Walla Walla/Frenchtown, leading to the Chief’s unfortunate and infamous death.

In about 1920, after the original barn had burned down, Charles’ son, Fritz, built the current barn to house the workhorses and store the feed, hay, and tack needed to support the teams required for all of the pull-machinery. Robert, the third generation owner and patriarch of the family, remembers

Left: The Plucker Barn under construction in 1925.
Opposite: The Plucker Barn in 2015, prior to receiving a Heritage Barn Grant.
condition surrounded by old hay, presumably placed there by a pack rat over six decades ago. All of the missing door handles and rollers were found hidden beneath years of dirt and old, hard cow- and horse-pies. A jig was built to build the doors and fit them in place. The old nails were placed in an old wash pan, and by the end of the project it was filled to the brim. The nails are now used by all the great-grandkids to practice their nailing into an old stump. Half-round period gutters were installed to prevent water damage to the foundation, snow guards were added to the roof to prevent snow slides along the sides of the barn, and new period-style lighting was added to make the barn workable at night.

After three months of work, the barn was ready for a fresh coat of paint. Worried that the original paint might have lead properties, testing determined it to be lead-free, saving time and money. Through expert consultants from the Spokane area, it was determined to use a slow-dry primer and paint suitable for both old and new wood. With the family settling on Sherwin Williams’ “Heritage Red” and “Extra White,” the barn now stands in all its past glory. Finally, the entire inside of the barn was cleaned out, with only the old horse-drawn tack, antique farm equipment and memories remaining, with new memories of future generations to come.

For Robert, as huge as the barn project was for the family, and as dramatic as the change of the barn from a dilapidated structure to again the centerpiece of the farm, it was how the family came together during that time that made the project worth every effort. Every minute of work on the barn was looked forward to by every member of the family. In fact, Robert’s youngest grandson, three-year-old Cooper, learned a valuable lesson; while pounding an old nail back into the framework of the barn, much to the chagrin of his father trying to remove the nails, he observed, “if you work hard you make money.” And in this case, you make memories.

The Heritage Barn Initiative is a program of the Department of Archaeology & Historic Preservation. Funding from the program has worked to preserve over 100 barns across the state. For more information, be sure to visit: dahp.wa.gov/heritagebarngrants
I grew up in Richland, Washington, next to the Hanford Nuclear Reservation. In March of 2017 as part of a research fellowship on heritage documentation, I had the opportunity to spend a week photographing the newly established Manhattan Project National Historical Park. I was there to make a contemporary record of B Reactor (1944), the world’s first full-scale nuclear reactor which produced plutonium for the Trinity Test in New Mexico and the Fat Man bomb dropped on Nagasaki, Japan. Arguably the greatest engineering feat of the 20th century, and the most terrible, a Promethean altar of science, the B Reactor has long held a fascination.

So what is heritage documentation?

Following the Great Depression, Roosevelt’s New Deal created a number of make-work programs including the Works Progress Administration, the Farm Security Administration, and the Civilian Conservation Corps. Since 1933, the National Park Service has administered one such program, the Historic American Buildings Survey (HABS), which documents and catalogues American architectural heritage through written histories, measured drawings, and photographs. While most New Deal-era programs no longer exist, HABS remains active. In 1969, the National Park Service added the Historic American Engineering Record (HAER) to record infrastructure, machinery, and industrial history. In 2000, its scope of conservation was expanded again with the Historic American Landscapes Survey (HALS). Together these three are our nation’s Heritage Documentation Programs. Their archives constitute the most accessed records in the Prints & Photographs Division of the Library of Congress.

To satisfy the strict requirements of the programs, the Secretary of the Interior laid out standards for photographic documentation which include the use of a large format camera and black and white film. The smaller format cameras most people are used to have a lens centered on and perpendicular to the film or digital sensor. With the large format camera, the lens and the film are connected by a flexible bellows allowing each to be positioned independently. This provides the required in-camera control over perspective and the plane of focus. Additionally, to meet the 500-year archival standard of the Library of Congress, black and white sheet film is used and is processed by hand.

It was with these parameters that I set out to document the B Reactor and environs. Nothing like B Reactor had ever been built before; interpreting its engineering, major systems, and methods of construction was no small feat, especially with only a few days to do so. Fortunately, there were a few things working in my favor: I had visited B Reactor before; I had worked in nuclear industry through high school and college; I am a practicing architect and laboratory planner; and I was a student at the Pacific Northwest Preservation Field School, a program in the theory and practice of historic preservation through University of Oregon.
To access the site, I went through a background check to receive my security clearance and identification; portions of the national park are still within the secure boundary of the Hanford Nuclear Reservation. Each day it was about an hour drive from Richland to B Reactor, and I would have to stop and be processed at a secure gate. The Hanford site is a kind of wildlife preserve. Only a small fraction of the land, which is half the size of Rhode Island, has been disturbed by construction. Large herds of elk and deer roam throughout, and it is not uncommon to see rabbits, geese, quail, coyotes, and porcupines.

While on Hanford Nuclear Reservation, I had the unexpected pleasure of access to the pre-Manhattan Project sites that are part of the park, including Hanford High School (1916), the Allard Pump House (1908), the White Bluffs Bank (1909), and the Bruggemann Ranch (1907) which was designated by the Washington Trust as one of Washington’s Most Endangered Places in 2018. In the limited time, I was able to take a few general shots inside and outside of each building. The floor of the last remaining building at the Bruggemann Ranch is littered with timber and roofing, nails, spark plugs, and rabbit bones. Barn owls were in residence at both the high school and pump house. The bank, the only structure remaining of the town of White Bluffs, was being rehabilitated and afforded me the unusual opportunity to capture pictures of construction work in progress. These kinds of visual records can be extremely valuable to future historians and preservationists.

My visit to the B Reactor occurred outside of the normal tour season which was important in order to make photos without interruption. The public is allowed on the grounds around the site and in most of the ground floor spaces within the reactor building. Some areas like the valve pit are off limits due to their industrial nature, and a few places like the reactor core itself and its control rod and safety rod rooms remain monitored as radiological zones.

The building is roughly a three-tiered ziggurat with most spaces spread out around the reactor in the first tier. The graphite core and control rods occupy the space at the center and up into the second tier. Safety systems sit above the reactor in the top tier. Hidden below grade is a twenty-foot-thick concrete slab. The exterior is a combination of cast-in-place concrete for mission critical elements and reactor core shielding, while concrete block and concrete brick masonry were used in less sensitive areas for expedience of construction. While utilitarian in nature, the shape and sequence of spaces create a dramatic reveal. One enters through a normal-looking door in a block wall and walks through a wide corridor with a concrete floor and block walls painted green and white. Ducts and pipes run overhead, also painted white. Green wooden doors line either wall opening into rooms, shops, and lavatories. At the end is a similar pair of doors beyond which the space opens out and rises up, cathedral-like. Turning to the left, you are confronted by the expansive, lighted face of the reactor, the ends of its 2,004 process tubes arranged in a grid with enormous standpipes flanking each side and branching off into a rhythm of valves and fittings.
I spent the next few days exploring the rooms and corridors that are open to the public including the control room, radiation monitoring lab, accumulators and their enormous ballast tanks, electrical and ventilation equipment rooms, the instrument shop, and Enrico Fermi’s office.

On my last day, we (myself and two staff from Mission Support Alliance, the stewards of B Reactor) entered the radiological zone to photograph the safety systems which sit above the reactor. The health physics technician performed a Geiger counter check on each of us, along with the camera gear, after which we put on personal protective equipment (PPE) and climbed several steep flights to a room not on the tour route in the upper portion of the ziggurat. During the reactor’s active operation vertical safety rods, long metal tubes filled with boron, were suspended aloft by cables. In an emergency, they would release dropping by gravity into the reactor shutting down the chain reaction by absorbing neutrons. Today, these rods have been permanently lowered into the core.

Above the top of the core, we set up on a narrow metal catwalk with pipe railings—not easy with a large format camera. There was not enough room to fully open the tripod. Framing and focusing the image proved to be a challenge. I took four shots but only the first turned out. Unbeknownst to me at the time, the tripod settled slightly, throwing the focus off for all but the first sheet of film. We packed up and hauled out, with a very brief glimpse at the discharge face of the reactor on the way back down. Another Geiger counter check confirmed that we had followed our protocols and were free to return to the public side of the building where I packed up my gear and drove off the Reservation for the last time.

A public exhibition of silver gelatin prints will be on display at Allied Arts’ Gallery at the Park (89 Lee Blvd.) in Richland from March 5 through 29, 2019, with an opening reception to be held on Friday, March 8 from 6:00-8:00 pm. The show will largely feature photography of B Reactor and its engineering and construction, but will also include the Bruggemann Ranch, the Allard Pump House and canals, Hanford High School, and the White Bluffs Bank. To view more photos of the Manhattan Project National Historical Park or to read more about my visit to B Reactor, visit the Washington Trust’s website: preservewa.org/cathedral-of-science

Upper left: The exterior of B Reactor (1944), showing its resemblance to a ziggurat.
Upper right: Looking at the underside of the ballast tanks and the connection to the accumulators. 4x4 wood posts provide a “soft brake” if the ballast tanks were to crash down in an emergency. The system pumps are in the background.
Lower left: The reactor operator’s console and scram panel within the Control Room inside B Reactor. The clocks have been set to the time when B Reactor went critical on September 26, 1944, marking the world’s first self-sustaining chain reaction. This chair is an original, although a different chair is placed here during tour season.
Lower right: A hand-painted, wooden warning tag prevents workers from closing a cooling system valve at the loading face of the reactor.
LOCKNER V. PIERCE COUNTY

How the legal concept of recreational immunity affects historic preservation

By Alanna Peterson, Attorney, Pacifica Law Group, & Vice President, Washington Trust Board of Directors

Federal, state, and local government, landowners, and nonprofit organizations (such as the Washington Trust for Historic Preservation) work together to secure public access to and enjoyment of historic resources. One critical tool is the state’s recreational immunity statute, which encourages public and private landowners to open their land to outdoor recreation (which is defined broadly and includes viewing or enjoying historical or archaeological sites) by limiting landowners’ liability for unintentional injuries to the public. Last year, the Washington Supreme Court clarified to whom and in what circumstances the recreational immunity statute applies, but questions of importance to the historic preservation community remain.

The recreational immunity statute, RCW 4.24.210, promotes public access by shifting the risks of engaging in outdoor recreation from the landowner to the recreational user. While a landowner is generally obligated to keep visitors safe and warn them of potential dangers, if the recreational immunity statute applies, a visitor instead enters at their own risk and the landowner owes them only a duty to warn of certain hidden dangers and not to intentionally harm them. The recreational immunity statute applies broadly to any public or private landowner permitting public access to view or enjoy historical or archaeological sites (for example, public tours of a historic building or a public trail to a culturally significant site) as long as no fee is charged.

Although the concept behind the recreational immunity statute is relatively straightforward, its application by the courts is often far from it. For example, in Lockner v. Pierce County, a recreational user sued Pierce County after she fell riding her bike on the Foothills Trail, which is a rail-to-trail path maintained by the County’s parks department. The County argued that it was immune from the suit under the recreational immunity statute because the trail was open to the public, without charge, and for recreational purposes. The court of appeals (the intermediate branch of our state court system) disagreed. In reaching that decision, the court of appeals concluded that the recreational immunity statute applies only if (1) the landowner retains the authority to close their land to the public, and (2) the land is open to the public solely for the purpose of outdoor recreation and no other purpose (i.e., transportation).

The County asked the Washington Supreme Court (our state’s court of last resort) to review the court of appeals’ decision. The Washington Trust for Historic Preservation—along with other stakeholders, including land trusts and outdoor recreation organizations—filed an amicus curiae, or “friend of the court,” brief to identify for the Court the negative and far-reaching consequences that the court of appeals’ narrow interpretation of the recreational immunity statute would have on the diversity and accessibility of recreational opportunities in this state.

In a unanimous decision, the Washington Supreme Court reversed the court of appeals’ decision and held instead that the recreational immunity statute applies to Pierce County. In doing so, the Court clarified that the recreational immunity statute applies to all land held open to the public for recreational purposes, regardless of whether the land is also open to the public for other purposes. This is a significant victory for historic preservation in our state, of which public access is often only one of multiple beneficial uses that a historic resource may provide.

The Washington Supreme Court declined to decide, however, whether a landowner must retain the authority to close their land to the public for recreational immunity to be available, and that question remains open. This ambiguity has potential implications for historic resources to which public access is guaranteed or facilitated by legal agreements, such as preservation easements or grant agreements. Many funding sources (such as some transfer of development right programs and the Heritage Barn Grant program) require as a condition of approval that land be open to the public to some extent. Because the Washington Supreme Court declined to decide it, it is now up to the legislature or courts in future cases to resolve this issue. Both avenues will provide additional opportunities for the historic preservation community to work alongside other stakeholders to promote and facilitate public access to historic resources.
Donor Focus

SWENSON SAY FAGÉT
STRUCTURAL ENGINEERS

Restore the Cape Flattery Lighthouse, a National Treasure

By R. Gregory Coons, PE, Principal, Swenson Say Fagét

For over 160 years, the lighthouse at Cape Flattery has guarded the entrance to the Strait of Juan de Fuca, guiding vessels from sailing ships to super tankers through strong tides and dangerous rocks around the most northwesterly point in the lower 48 States into Puget Sound. The Lighthouse is located on Tatoosh Island, within the Makah Indian Reservation, and was used for millennia as a seasonal village site for fishing and whaling. In 1854, Congress set aside funds for construction of a series of West Coast lighthouses, including the Cape Flattery Lighthouse. Construction occurred over the next few years, and the Cape Flattery Lighthouse was manned and lit for the first time in 1857. The U.S. Lighthouse Service, followed by the U.S. Coast Guard, maintained and operated the lighthouse until 2008 when it was decommissioned, its functions replaced with a mast holding automated beacons.

Cape Flattery Lighthouse is a Cape Cod style lighthouse, with an 80-foot tower occupying the north half of a 30×40-foot keeper’s dwelling. The tower is stone and brick masonry construction to about 52 feet, with an iron watch room and lantern above. The iron section of the tower is constructed of sixteen iron plates fastened to an equal number of iron ribs at the watch room level, which extend through the iron lantern room floor to form the frame for the lighthouse’s glass. The tower’s roof is copper and is supported by an iron frame springing from the vertical iron ribs below. The tower is accessed by a reinforced concrete stair, which was built in the early 1930s. The keeper’s dwelling is constructed of stone exterior walls, brick interior walls, and old growth lumber floors and roof. The dwelling was expanded around 1899 with one-story additions to the east, west, and to the north.

Swenson Say Fagét (SSF) structural engineers and Cardinal Architecture were hired by the National Trust for Historic Preservation, working for the Makah Tribe, to assess the structural integrity of the lighthouse and associated fog signal building. Due to the extreme weather conditions at the Cape and lack of maintenance over several decades, both the lighthouse and fog signal building have suffered significant water damage. At the lighthouse, water infiltration through the south dormer has caused significant wood decay resulting in a collapse of the second floor over the original entry hall. The second floor bedrooms of the keeper’s quarters are also in danger of collapse. As a temporary measure, SSF and Cardinal Architects recommended emergency shoring and basic envelope repair to prevent further collapse. Long-term repair would include replacement of the decayed structure, cleaning and painting of the cast iron tower, permanent envelope repair, and new mechanical systems for basic lighting, heating, and power.

Unfortunately, there is currently no source of money for the U.S. Coast Guard to undertake necessary repairs. The National Trust for Historic Preservation announced the lighthouse as one of their National Treasures last year, and the Makah are working on a preservation plan for the long-term use of the lighthouse with funding from the National Park Service and the National Trust. We encourage readers to visit the National Trust’s website and sign the petition to fund repairs to the lighthouse, and also to visit Neah Bay and to take the short hike down the Cape Flattery Trail to view the lighthouse.

For more information and links to references for this project, please visit: preserveswa.org/cape-flattery

ssfengineers.com
Valerie Sivinski Fund

2019 SIVINSKI GRANTS

By Jennifer Mortensen, Outreach Director

Each year the Washington Trust for Historic Preservation provides grants to local organizations across the state through the Valerie Sivinski Fund. This grant program embodies the mission of the Washington Trust by supporting preservation projects where they really happen: at the local level. Named for Valerie Sivinski, a beloved former board member and board president of the Washington Trust, the first grants were awarded in 1998. Since its establishment, the Fund has awarded nearly $160,000 in cash grants and building assessment services to 150 preservation preservation projects initiated by local organizations and advocates across the state. Recipients of the 2019 Valerie Sivinski Fund grant awards were publicly announced December 4 last year at the Washington Trust’s annual Valerie Sivinski Fund grant awards were publicly announced December 4 last year at the Washington Trust’s annual Valerie Sivinski Fund grant awards were publicly announced December 4 last year at the Washington Trust’s annual Valerie Sivinski Fund grant awards were publicly announced December 4 last year at the Washington Trust’s annual Valerie Sivinski Fund grant awards were publicly announced December 4 last year at the Washington Trust’s annual Valerie Sivinski Fund grants were awarded to the following organizations:

Washutucna Heritage Museum
Awarded $300 toward measures to secure the L.L. Bassett Building in Washutucna and prevent further damage and deterioration from exposure to weather. Efforts utilizing Sivinski funding will be specifically focused on patching the roof and boarding up windows. The Museum eventually hopes to raise enough money to fully restore the building and bring it back into community use.

North Bay Historical Society
Awarded $1,000 for the rehabilitation of the Sargent Oyster Building in Alyn. Sivinski funds will specifically go toward the purchase of lumber for rehabilitating the interior walls. The North Bay Historical Society plans to use the building to document the history of the oyster industry in North Bay and create a museum with live oyster processing demonstrations.

Lakewold Gardens
Awarded $1,000 toward the replacement of the existing shingle roof of the Wagner House at the gardens in Lakewood. A new roof, needed due to moisture damage from leaks, is crucial for the continued preservation of the Carroll O’Rourke library and the many artworks and antiques in the house that were collected by the Wagners.

Schooner Martha Foundation
Awarded $1,000 toward the replacement of the portlights on the Schooner Martha. The portlight replacement project is part of a larger overall cabin rehabilitation; the 111-year-old cabin has begun leaking in the past couple of years and needs restoration to protect the historic wooden vessel and keep her seaworthy.

Ellensburg Masonic Temple Association
Awarded $1,500 toward the rehabilitation of the dining room of the Masonic Temple in Ellensburg, specifically the flooring. The dining room project will also include lathe and plaster repair as well as the replacement of poorly installed ductwork with a more historically-sensitive alternative. The Association received the Sivinski Fund’s first-ever pro bono building assessment from Artifacts Consulting in 2017. They have since repaired the failing truss beam discovered through the assessment and are moving on to rehabilitating interior spaces.

Jefferson County Historical Society
Awarded $1,500 for the rehabilitation of the front entry doors of the historic City Hall building in Port Townsend. Funds will be used to hire a local woodworker to remove, refinish, and repair the doors.

San Juan Historical Museum
Awarded $1,000 toward the replacement of the shingle roof of the King Farmhouse in Friday Harbor. In addition to general deterioration due to age and weather, many shingles were blown off during high winds last year.

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preservewa.org/sivinski
Book Review

SEATTLE NOW & THEN

By Cathy Wickwire, Operations Manager

Readers of the new book, Seattle Now & Then: The Historic Hundred (Documentary Media, 244 pages, $49.95) will see the culmination of a lifetime of work by author Paul Dorpat. The book follows a familiar format first introduced in his long-running Seattle Times column: show a historic photo paired with a recent image that attempts to recreate the same view from the same location. The “Now” photos are beautifully composed by Dorpat’s more recent sidekick, photographer Jean Sherrard, but they take a back seat to the rich detail and almost exotic imagery of the “Then” photos. However, as intended, they serve as a helpful guide to unlock the past.

In 100 such pairings, the book celebrates the topographical and architectural changes over almost 170 years of Seattle history as it tells our city’s stories. For Dorpat, it’s always about the story, which helps bring the past alive. Through these stories, the book not only documents our history and industry, but also reminds us of all that makes our city what it is today. This includes telling the story whenever possible of the Native Americans who made this area their home for millennia before European American settlers arrived in the mid-19th century.

The book serves as a touchstone for longtime residents but also a guide for newcomers, even those who may plan to stay only a few years. Many of the historic photos are readily available while others are rare finds from Dorpat’s collection, but it’s worth buying the book to have them all together. It’s also worth spending time with the book and taking a deep dive into its pages in what becomes a guided meditation on our past and present.

A quick perusal can elicit an initial reaction of surprise at all the changes that have occurred over the years. Pioneer homes once stood where today’s skyscrapers now rise, and nondescript parking lots or freeway overpasses reveal themselves to be the site of some past architectural treasure. Thankfully, the book roots the present in a landscape often from the unrecognizable past, especially photos of long gone hills that were sluiced into Elliott Bay in the name of progress. In Seattle, we see that we not only took hills away but made new land with them on former tide flats and at the base of bluffs that lined our shores. Despite these epic transformations, the contours of the remaining hills and the waters are familiar even in the early photos of a sparsely settled Seattle.

A closer look shows how much remains. For lovers of old buildings, each set of photos is a search for something familiar that resides in both. Panoramic photos in particular become a “Where’s Waldo?” game, and players are rewarded with new views of old friends, some of whom are no longer with us. Finding those survivors brings the past into the present with the extant buildings that remain. What also becomes apparent is that buildings that look old to us today are themselves the second, third or even fourth structure on the site with only their older neighbors to guide us in the historic photos.

Every generation thinks that the change going on in the present is greater than any in the past. This book stands testament to the fact that change has always been present in Seattle. It also demonstrates the importance of managing that change so that we can still glimpse familiar friends in old photos. More than anything, our efforts as preservationists and the love people have for buildings all over the city stand out, especially as the book also celebrates the survival of local landmarks such as West Seattle’s beloved Admiral Theatre.
BOARD OF DIRECTORS

At the close of 2018, we said goodbye to three board members whose terms had ended: Kevin Kane of Seattle, Mark Hannum of Seattle, and Susan White of Des Moines. Our deepest appreciation goes to all of them, but special thanks to Mark for serving as Treasurer and to Susan for serving as Secretary. Three new board members elected at the Annual Meeting in Walla Walla last fall will begin a three-year term of service in 2019: Hannah Allender of Seattle, Kalpa Baghasingh of Bellevue, and Betsy Godlewski of Spokane. In addition, Patrick Hanley of Walla Walla will begin a one-year term through our young professional position.

Hannah Allender
Hannah is an associate designer at SHKS Architects in Seattle, a practice concentrated on sustainable renovation and reuse of historic buildings and sites. Prior to joining SHKS in 2010, she earned a Bachelor of Architecture from the University of Oregon. Focused on the adaptive reuse of community buildings, Hannah’s projects have included work at the Pike Place Market, the Phinney Neighborhood Association Brink Building, the Northwest Improvement Company in Bly, the Bellingham Federal Building, and the recent renovation of the Seattle Public Library Lake City Branch, and have received awards from Historic Seattle and the AIA Washington Council. As an exceptional Lake City Branch, and have received awards from the Youth Heritage Project and RevitalizeWA. She is also a communicator and creative designer, Hannah leads public visioning workshops for community spaces and contributes to the Youth Heritage Project and RevitalizeWA. She is also a talented artist, continuously finding ways to incorporate her passion for sketching and painting into her work.

Kalpa Baghasingh
Kalpa Baghasingh is a graduate of the University of Illinois at Urbana-Champaign with a dual masters degree in Architecture and Urban Planning, and with a specialization in Preservation. Since joining Schooley Caldwell in 2011, Kalpa has provided project management, architectural design, feasibility and planning studies, document production and construction administration services. She is an expert on Historic Tax Credit projects and Historic Structure Reports. She has worked on a variety of building types and she is able to provide a holistic and contextual approach to design, whether it is interior renovation, master planning or both. Kalpa is a founding board member of the non-profit Young Ohio Preservationists, which has received national acclaim for its work. She calls herself an “accidental artist” and finds making clay pottery therapeutic. She loves to travel to lesser known places and is a sucker for handwritten letters.

Betsy Godlewski
Betsy Godlewski is a returning board member and has been interested in historic preservation since she was a small child growing up in the South. Her early career as an exploration geologist brought her to the Pacific Northwest where the historic architecture continues to fascinate her. As Development Director of the $31 million capital campaign for the renovation of the historic Fox Theater in Spokane, she secured Save America’s Treasures and National Endowment for the Arts grants for the theater, and was instrumental in bringing the Historic Tax Credits and New Markets Tax Credits to the renovation, marking the first use of the NMTC’s use in Spokane. Betsy served on the Spokane City/County Historic Landmarks Commission (1992-1997) and on the Washington Trust for Historic Preservation board (2011-2016). Betsy has been Development Director at the Northwest Museum of Art & Culture for the past six years.

Patrick Hanley
Patrick Hanley is a graduate of Eastern Washington University with a degree in Geography and a GIS certificate. He now works for the City of Walla Walla as a GIS Utility Specialist. His interest in historic preservation began during his internship for the City of Cheney, where his supervisor was a key figure in many of the local preservation groups. Patrick was involved in nominating the Cheney High School/School House Lofts for the SHPO Sivinski Award for Outstanding Achievement in Historic Rehabilitation, and his senior project was nominating a local house for the Cheney Historic Register. Recently, Patrick has been focusing on his new job, but is working to become more involved with the Downtown Walla Walla Foundation, the Washington Trust for Historic Preservation, and continuing his education in historic preservation.

EXCELLENCE ON MAIN

March 25, 2019 • 6:30pm
Optimism Brewing Company • 1158 Broadway, Seattle

RevitalizeWA is on hiatus for one year, due to our co-hosting Main Street Now, but we won’t let that stop us from recognizing and honoring all the wonderful work of our Washington Main Street Communities! We will be hosting the 2019 Excellence on Main awards reception in Seattle, concurrent with the national conference, but it will be a separate, ticketed event. Join us on Monday, March 25 at Optimism Brewing to celebrate exceptional entrepreneurs, organizers, and preservationists from communities across the state. Tickets are available now!

corchcraft is steeling their wits for the 2019 Excellence on Main awards reception. The annual event honors the state’s most outstanding businesses, leaders, and organizations for their contributions to the civic and economic life of their communities. This year, we are proud to announce the following honorees:

- The Outstanding Business Award will be presented to a small business that has made a significant impact on its community through its products, services, or community involvement.
- The Outstanding Community Leadership Award will be given to an individual who has demonstrated exceptional leadership in championing the community’s interests and fostering a sense of belonging.
- The Outstanding Young Professional Award will recognize a young professional who has shown exceptional leadership and commitment to their community.
- The Outstanding Volunteer Award will be presented to an individual who has made a significant contribution to their community through volunteer work.

Tickets are available now on the Optimism Brewing website. We look forward to seeing you there!
WHERE IN THE WA

With the exception of one unidentified reader, we stumped everyone once again with the photo featured in our October 2018 issue of This Place. Sent by text message to our office, this person’s guess identified the deteriorated but striking false front building as “Bertha’s house in Anatone, WA.” It seems that this building is known by different names by different people. At least, that’s the case with Dayton resident Marrene Hendrickson who submitted the photo. According to Marrene, she and her husband travel through Anatone often and captured the image of what she refers to as the old “Crow Hotel” built in 1889 on one of their journeys. She noted that it was about to fall down, but that has been the case for quite some time. This interesting “Old West” building caught our eye as well when we traveled through Anatone in the fall of 2006 while completing the initial fieldwork for our Revisiting Washington project.

It’s not a surprise that this building in particular and Anatone in general is not on the radar of most Washingtonians. Tucked in the farthest southeast corner of the state, Anatone is an unincorporated community at the foot of the Blue Mountains south of Clarkston in Asotin County. After European settlers arrived in the area in 1877, the first business, a trading post, was established the following year. Platted in 1901, Anatone’s growth and population peaked shortly after but has remained relatively stable since. It’s locally famous for its population sign that enumerates more animals (cats, dogs, and horses) than people. According to the online database of Washington Place Names at the Tacoma Public Library, the town is named after a Nez Perce Indian woman who lived in the area. One story says her name was Anatone while another says it was Tony Ann but was reversed to produce Anatone.

To visit Anatone yourself, you really need to make a point to travel there as it’s not on the road to anywhere except Oregon, located 18 miles to the south. Happily, it’s a featured side trip on the Asotin to Hoquiam Tour on our Revisiting Washington guide. Visit it at the beginning or end of this tour that spans the state from the fresh water of the Snake River across the rugged Cascade Mountains to the saltwater of Grays Harbor.

revisitwa.org/side_trip/anatone

WASHINGTON PLACE NAMES AT THE TACOMA PUBLIC LIBRARY
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