

THIS PLACE

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Updates to our Most Endangered Places program

Main Street Matters:
Ellensburg's first downtown hotel in nearly 100 years

PreserveWA Fellows:
Coping with the loss of a vernacular environment

Donor Focus: Rafn Company at Sand Point

MOST ENDANGERED

The Marine Supply Block in Anacortes added to Washington's list of Most Endangered Places

THIS PLACE

Summer 2019

Volume 2, Issue 3

A publication of the Washington Trust for Historic Preservation

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Cover photo: Interior conditions of the Olson Building, which is part of the Marine Supply Block in Anacortes.

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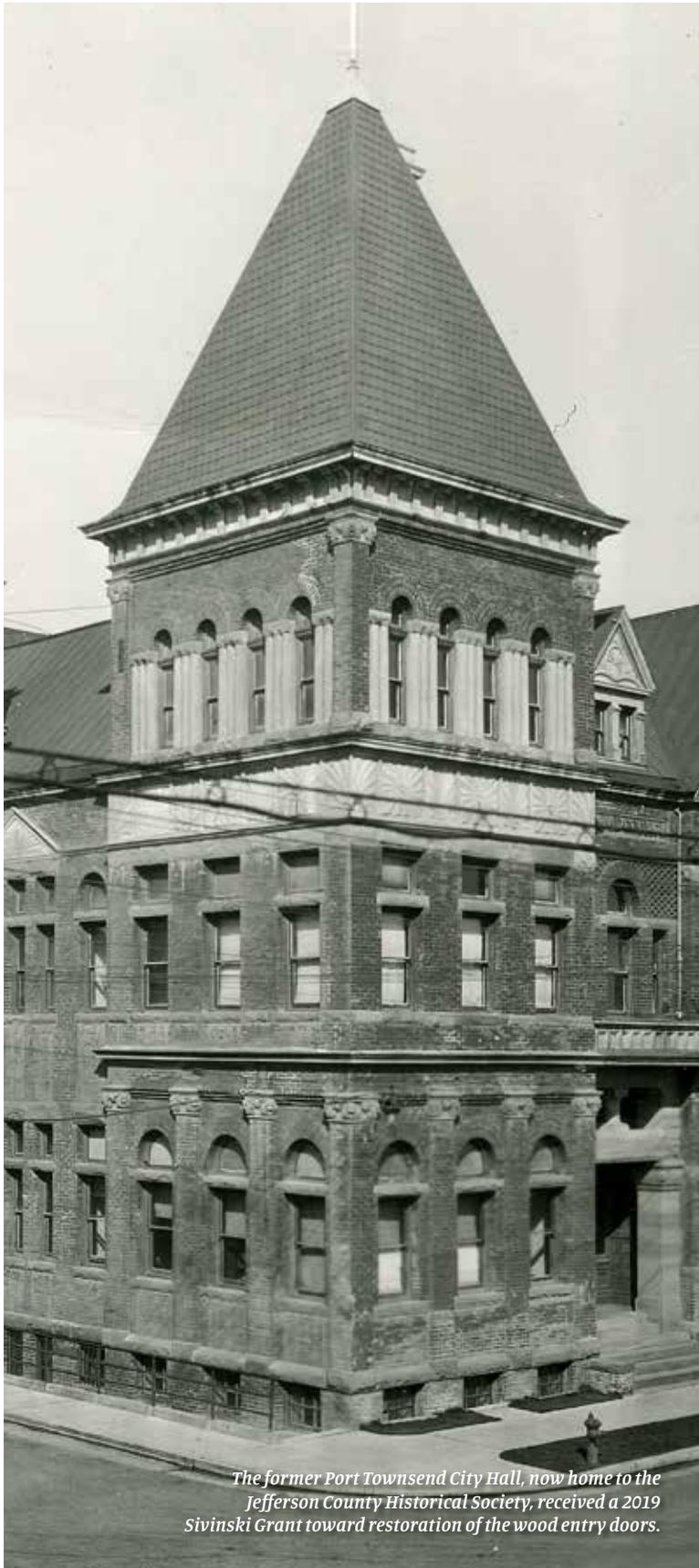
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**National Trust
Partners Network**

GET INVOLVED



The former Port Townsend City Hall, now home to the Jefferson County Historical Society, received a 2019 Sivinski Grant toward restoration of the wood entry doors.

AUGUST – SEPTEMBER

Barn and Cemetery Grant Workshops Statewide

The Washington Trust is hosting free workshops throughout the state for anyone wishing to learn more about both the Heritage Barn Preservation Initiative and the Historic Cemetery Preservation Program. Details at: preservewa.org/workshops

OCTOBER 15

Sivinski Fund Grant applications DUE

The Sivinski Fund provides grants of up to \$2,000 to organizations engaged in historic preservation around Washington State. More info about the 2020 application at: preservewa.org/sivinski

OCTOBER 18

Preservation 101 Workshop and Annual Members Meeting Spokane

Join the Washington Trust for a special “Preservation 101” workshop, followed by our Annual Members Meeting and Reception! *More information on pages 3 and 21 of this issue.*

OCTOBER 23

Barn and Cemetery Grant applications DUE

Applications for the Heritage Barn Grants and the Historic Cemetery Grants are both due October 23 by 5pm. Applicants must submit both digital and hardcopy materials.

DECEMBER 3

Sivinski Holiday Benefit Stimson-Green Mansion, Seattle

Celebrate another year of preserving Washington’s historic places with the Washington Trust, while supporting the Valerie Sivinski Fund, a program that awards grants to grassroots historic preservation projects across the state.

Perspective

ADVOCACY ALL YEAR

By Jennifer Mortensen, Outreach Director

The Washington Trust does not shy away from adapting to be more useful and relevant to our Washington preservation community, and we've recently made some changes to our Most Endangered Places program for just that reason. For a bit of background, the program began in 1992 as the Ten Most Endangered Properties List, or "10 Most Endangered" for short, and was an ongoing list limited to 10 properties total for the entire state at any given time. A new site would be added only if one of the existing 10 was either saved or lost to demolition. In 2003, the program was expanded to an annual list model, recognizing a slate of newly threatened properties each year. With this change, we deliberately avoided assigning a number to the amount of places listed each year and dropped the "10" from the title of the program. Any advocacy campaigns for places not completed within the year they were listed were moved to an ongoing "Watch List" — a sort of catch-all for ongoing preservation issues for the Washington Trust.

We stepped up the visibility of the Most Endangered program in 2012 when we switched from announcing the annual list at a press conference to making a video announcement at RevitalizeWA, Washington's annual preservation and Main Street conference. While preparing for the 2016 round of nominations, the Preservation Committee of our Board of Directors approved switching to an online nomination form and eliminating the annual deadline by accepting and engaging with nominations any time of the year. It was in this transition period that we also updated the name from "Most Endangered Historic Properties List" to the more inclusive "Most Endangered Places."

Although the nomination window has technically been open year-round since we debuted that change in 2016, we continued holding an annual announcement event each spring. Especially after moving the announcement from the conference in April to our annual fundraiser, Vintage Washington, in 2017, we realized that having that annual

announcement was unintentionally reinforcing the old pattern of a once-a-year program.

For the past year, we have been working with our Preservation Committee to make updates that will emphasize the rolling nomination structure and truly make the program more responsive and community-focused year-round. We do still plan to acknowledge new Most Endangered Places at Vintage Washington, but also plan to make official announcements about new additions to the list throughout the year as nominations come in and are reviewed regularly by our Preservation Committee. We hope this will give us the opportunity to hold more advocacy-centered events around the state and strengthen our local partnerships.

Over the past three years, in addition to featuring newly listed Most Endangered Places at Vintage Washington, we have also highlighted success stories from past years and featured local partners who made them possible. This approach has helped us better communicate and celebrate that historic preservation is rooted in partnerships. We are honored to be able to support local communities and help make historic preservation happen all over Washington State.

And finally, the other change we've instituted is to do away with the old "Watch List" and combine all ongoing campaigns into a single list of Washington's Most Endangered Places. After sorting through the campaigns on the Watch List, we removed those places where threats have subsided, and with our most recent additions — the Marine Supply Block in Anacortes announced in May and The Showbox in Seattle announced in June — our current list now features 26 Most Endangered Places in Washington. Profiles for all 26 can be found on our website.

So let us know, any time of the year, if there's an endangered place in your community. Also, read on to learn more about our two newest advocacy campaigns: the Marine Supply Block and The Showbox. 📌

Preservation 101 WORKSHOP



October 18 ■ 5:00-7:00pm

Northwest Museum of Arts and Culture
2316 W 1st Avenue, Spokane, WA 99201

Join the Washington Trust for Historic Preservation and our partners for a Preservation 101 workshop in Spokane in conjunction with our Annual Members Meeting. In addition to meeting preservation partners and learning the basics of historic preservation, we'll be hearing about the recent success story of the designation of Browne's Addition as a local historic district.

- Meet statewide and local partners in historic preservation
- Learn the basics of preservation advocacy and how to save the places that matter to you
- Understand the difference between the local, state, and national registers
- Hear how Browne's Addition became Spokane's first local historic district, what it means, and what it will take to designate another local historic district in Spokane

Please RSVP online by Friday, October 11: preservewa.org/rsvp





Most Endangered Places

MARINE SUPPLY BLOCK

By Jennifer Mortensen, Outreach Director

At the time it was listed on the National Register of Historic Places in 1987, the “Marine Supply & Hardware Complex” included four structures. Starting on the north portion of the block and moving south down Commercial Avenue, the four buildings included the wood-frame Anacortes Junk Co. (formerly a livery stable), two square 50-foot by 50-foot buildings which together comprise the retail space of Marine Supply & Hardware, and the brick A. Olson Building on the southeast corner of the block. The buildings are a critical historical and visual link between the Anacortes commercial core and its working waterfront.

Marine Supply & Hardware started out in the livery stable building in 1916 as the Anacortes Junk Co., founded by Mike Demopoulos. In 1924, Demopoulos purchased the two neighboring buildings and changed the name of his business to Marine Supply & Hardware. Demopoulos bought a portion of the A. Olson Building in 1937 (including the shed that had been built in the alleyway between the Olson and Marine Supply & Hardware), acquired the remainder in 1976, and at the time of the 1987 National Register listing, it was used for storage for Marine Supply & Hardware.

Demopoulos' son Themo bought the business and the city block from his father's estate in 1981 and operated Marine Supply & Hardware with his son, Steve. They sold the entire block to the Port

of Anacortes in November 2014 and in 2017 sold the Marine Supply & Hardware business and its inventory to Roy and Lea Mayberry, owners of Alley Cat Antiques. The southern end of the Marine Supply & Hardware store was reconfigured to accommodate the Mayberrys' antique store, and the northern end continues to house the old hardware store, complete with original staff.

With the major change in property ownership and the Port of Anacortes demolishing the old livery stable building earlier this year, local advocates nominated the remaining buildings on the block to the Most Endangered Places program. With the Marine Supply & Hardware Building having been such an integral part of the marine economy of Anacortes for so many decades and having owned all the buildings on the block for many of those years, it seemed appropriate for the three buildings (and alleyway infill) to be dubbed the Marine Supply Block.

In happier news, after public outcry over the Port expressing disinterest in the amount of investment it would take to rehabilitate the Olson Building, the Port recently gifted the Olson Building to the Anacortes Housing Authority (AHA). Although the transfer is encouraging, the future is anything but certain. The AHA faces huge rehabilitation costs for the Olson Building, and the Port has not been public about its intention for the wood frame buildings still under their ownership.

preservewa.org/marine-supply

Opposite: Views of the Marine Supply Block in Anacortes along Commercial Avenue looking north (top) and south (bottom).



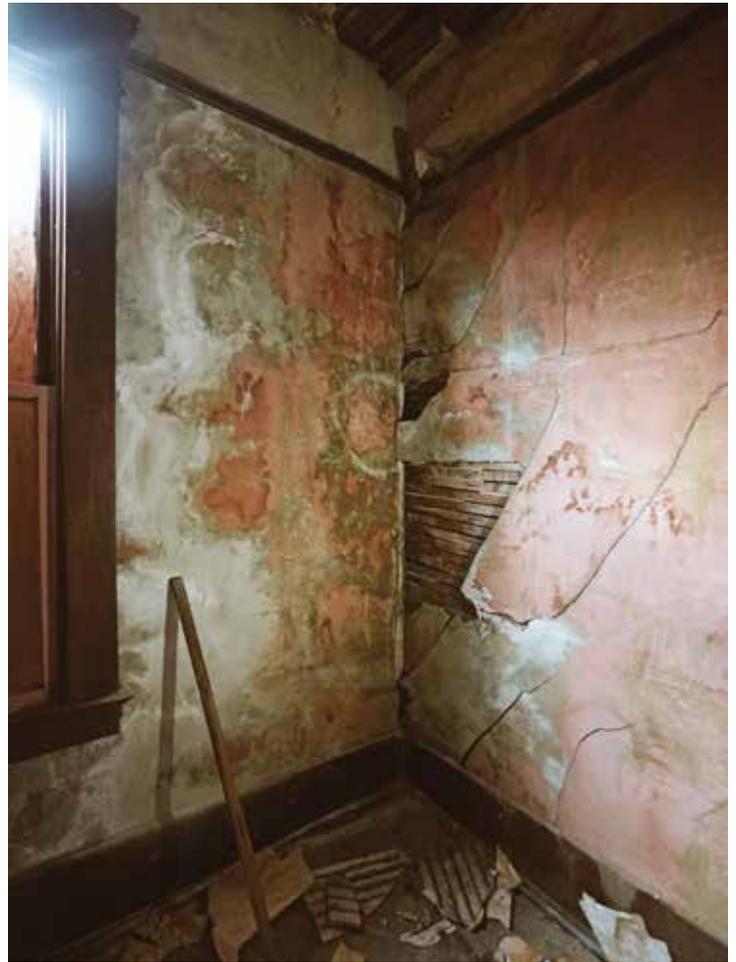
Below: Interiors of the Marine Supply & Hardware store.

Right: The Marine Supply & Hardware storefront on Commercial Avenue.



Adding to the urgency, the ground floor of the entire block is filled with active local businesses concerned about their leases and spaces: Marine Supply & Hardware and Alley Cat Antiques occupy the wood frame buildings; the Bikespot bike shop is in the alleyway infill; and Marine Documentation Services, The Business record shop, and Classic Upholstery in the Olson Building. The Marine Supply Block is critical to downtown Anacortes not only for its long history, but also because of the value it provides to the businesses and community of Anacortes today. 📌

Special thanks to Elaine Walker at the Anacortes Museum for providing historical information about the Marine Supply Block.



Above: Interior conditions of the Olson Building.

Left: Architectural details of the cornice at the corner of the Olson Building.





Most Endangered Places

THE SHOWBOX

By Jennifer Mortensen, Outreach Director

Completed in 1917, the building now known as The Showbox was originally built as the Central Public Market, a competitor to the nearby Pike Place Public Market. In 1939, the building underwent a substantial Art Moderne remodel and opened as a performance venue, "The Show Box." For the next 80 years, the building continued mainly as an entertainment venue, with some stints as other ventures and a few periods of vacancy. The period of history most people will personally remember The Showbox for began with a new management company taking over the venue in 1979. The Showbox began to feature Punk Rock and New Wave-era bands, eventually becoming the premier rock venue in the city. In the 1990s, The Showbox also held comedy shows in addition to continuing to nurture Seattle's growing rock scene. The Showbox has changed

management several times in the recent past, but it continues to be a pioneering music venue and a key feature of Seattle's identity as a music city.

In 2018, a developer announced plans for a 44-story tower on the site of The Showbox, and 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. Historic Seattle is leading a coalition of local groups to advocate for preservation of The Showbox, including Friends of The Showbox, Vanishing Seattle, and Friends of Historic Belltown.

Due to Seattle's landmark ordinance and environmental review processes, the developer was compelled to nominate The Showbox for landmark review with no intention of preserving the building or incorporating it 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 and their partners commissioned and submitted a landmark nomination ahead of the developer. Historic Seattle also nominated The Showbox to the Most Endangered Places program, and the Washington Trust announced its inclusion on the list the morning of the nomination meeting of the Seattle Landmarks Board on June 5. With a strong voice for preservation leading the discussion at both the nomination and designation meetings, The Showbox was unanimously voted a City of Seattle Landmark on July 17.

"I think the addition and alterations to The Showbox actually do not take away from its historic integrity. If anything they add to the historic significance because they maintain the layering of these ordinary non-grand buildings. They have to change, they have to adapt. They have to do things to continue to remain relevant and be in use. It clearly and honestly reflects that, and I think all these transformations . . . add to its significance and resilience."

— Manish Chalana, Seattle Landmarks Board



In the October 2018 issue of *This Place*, the Washington Trust featured The Showbox as an example of a historic place that is relevant to today's community but may not fit the traditional mold of a historic landmark. The Washington Trust attended both Seattle Landmark Board meetings to speak in favor of landmarking The Showbox, and it was refreshing (not to mention a little surprising) that Landmark Board members recognized and embraced this dichotomy. Three board members spoke directly to the fact that the physical changes of The Showbox add to the significance of the building rather than detract from it.

“What I see here . . . is a building and a space that has . . . develop[ed] this cultural cachet that has enabled it to survive so many different economic events and changes in ownership and major cultural shifts. And through all that . . . the name has persisted, but also the architecture and the space and the sense of place has persisted.

“Over time it’s taken on sort of a cultural patina that persists, where all these little minor modifications that happen over time start to have meaning in-and-of themselves. In fact, the Secretary of Interior Standards acknowledge that changes that happen over time to buildings do have meaning in their own right, so changes aren’t necessarily a bad thing. They’re more of a record of what’s going on in that place over time.

— Jordan Kiel, Chair, Seattle Landmarks Board

The Showbox is now a City of Seattle Landmark, but this victory is far from the end of the fight. The next step is for the Landmarks Preservation Board staff to negotiate controls and incentives for the building with the owner. Controls are specific limitations on alterations to protect designated features of the building. Incentives are financial benefits and zoning and building code relief that are available to a designated landmark. The property owner may make a financial “hardship” argument in an effort to have no controls placed on the landmark, so the only way to permanently protect The Showbox is to find a preservation- and community-minded buyer. Historic Seattle has made known to the owner that the organization is interested in purchasing the building and is continuing their due diligence efforts to make an offer and purchase the property through a fundraising campaign. Historic Seattle has decades of experience operating, rehabilitating, and maintaining historic properties throughout Seattle and would be an excellent steward of The Showbox. 📌



Left: The Showbox marquee has become an icon of the Pike Place Market neighborhood.

Above: Full house for a Johnny Marr show at The Showbox in September 2018. Photo by David Lee.



Above: Three shots from the designation meeting of The Showbox on July 17. Clockwise from top left: the crowd cheering in response to the unanimous vote of the Board to landmark The Showbox, the Board voting, and smiles outside the meeting room. Photos from Historic Seattle.

“We’re at an interesting point in the way we’re understanding history and the way we understand landmarks in that in order for our history to remain relevant to future generations, we have to start recognizing more commonly cultural significance. Using one narrative to describe the arc of history doesn’t work anymore.

“In this instance, the changes that The Showbox has experienced really reinforce its cultural significance, reinforce its history. . . . Contrary to some arguments that have been made, I don’t think they take away from the significance of the venue and I don’t think they take away from the story we can tell. In fact, I think they add to it.”

— Kathleen Durham, Seattle Landmarks Board

VINTAGE WASHINGTON

By Kristy Conrad, Development Director; Photos by C.B. Bell Photography

For the third year running, the Washington Trust's annual fundraiser Vintage Washington took place in a unique historic venue—providing an opportunity for our guests and program partners to learn more about our advocacy work while experiencing firsthand the incredible presence, character, and ongoing functionality of the historic places we work to save.

This year, Vintage Washington unfolded at the Sand Point Naval Air Station Landmark District, located within Magnuson Park in Seattle. Though Seattle's newest historic district, only designated in 2011, the Sand Point Naval Air Station is deeply rooted in Seattle city history. At Sand Point, Bill Boeing tested his first airplanes. In 1924, the first aerial circumnavigation of the globe was launched and later completed at Sand Point. In 1927, famed aviator Charles Lindbergh landed *The Spirit of St. Louis* there and was treated to a ticker tape parade in downtown Seattle. During World War II, when the 13th Naval District stationed at the air base oversaw the front lines in the Pacific theater, Sand Point was home to 8,000 military personnel.

When the air station was later decommissioned, the Washington Trust worked with partners like the Friends of Sand Point to try to save a number of historic structures across the campus. After we named Sand Point to our Most Endangered Places list in 2009, community support rallied around the site, and Sand Point was established as a National Register Historic District in 2010 and as the City of Seattle's eighth local historic district in 2011. Today, the Sand Point Naval Air Station Landmark District is an exciting case study for adaptive reuse and community revitalization, which Vintage Washington guests were able to witness firsthand.

The evening began with wine and a little atmospheric jazz (provided by Seattle JazzED) as guests gathered at the historic hangar in Sand Point's Building 30, now operated by Seattle Parks and

Recreation as an events venue. Guests then departed for short walking tours, orbiting in groups through three key Sand Point sites. At Building 30, Sand Point Arts and Cultural Exchange (SPACE) Executive Director Julianna Ross led a tour of the west wing of the historic administration building, which after a 2013 renovation is now home to 32 artist studios and a public arts gallery. At Building 18, Outdoors for All Associate Executive Director Connor Inslee discussed his organization's renovation plans for the historic





Above top: Guests of Washington Trust Board member Alanna Peterson (far right) at Vintage Washington.

Above bottom: Horace Foxall introduces his guest Holly Giermann to Dan Say.

Left: Guests touring Sand Point's Building 9, now Mercy Magnuson Place, during Vintage Washington.





former firehouse, soon to be reborn as Outdoors for All's headquarters, complete with climbing wall. And at Building 9, representatives from Tonkin Architecture and Rafn Company joined Mercy Housing Northwest President Bill Rumpf to walk guests through their multi-year rehabilitation of the historic barracks into Mercy Magnuson Place, which now provides 148 units of affordable housing along with community services spaces, an early learning education center, and a small health clinic, since its opening in August 2019.

After the conclusion of the tours, guests adjourned back to the hangar, where Kaspars Catering & Events served a delicious family-style meal while our emcee, King County Councilmember and Washington Trust board member Joe McDermott, kicked off the evening's program. House Speaker Frank Chopp was welcomed to the stage, attesting to the importance of preservation in Washington State and remembering the tireless perseverance of the late Les Tonkin of Tonkin Architecture in working to renovate Sand Point Building 9 for affordable housing prior to his passing. In tribute to Les, an honor award—dubbed “the Les Tonkin Award for Passionate Preservation” for the occasion—was presented to Mercy Housing Northwest.

The evening's program then shifted to focus on our Most Endangered Places advocacy. While in previous years Vintage Washington has served as the platform for the announcement of each year's new Most Endangered Places list, this year Washington Trust Outreach Director Jennifer Mortensen outlined updates to our Most Endangered Places program. Because of the many Most Endangered Places

campaigns from across the years that remain currently active (preservation efforts don't always fit a neat yearly timetable, after all), we at the Washington Trust will now maintain one ongoing Most Endangered Places list comprising all active campaigns, with new campaigns added throughout the year as needed.

Several community partners from past Most Endangered Places campaigns were on hand to attest to the program's role in helping save threatened historic sites. Friends of Sand Point founder Lynn Ferguson spoke about the Washington Trust's help in rallying support around Sand Point's national and city designation as a district; Historic Whidbey President Lynn Hyde shared the story of the 150-year-old Haller House in Coupeville and how crucial the property's listing as a Most Endangered Place had been in saving it. Marilyn Hedges of the Palouse to Cascades Trail Coalition attested to the Washington Trust's key role in a coalition of statewide partners who helped advocate for the Beverly Bridge in central Washington, which earlier this year was allocated \$5.1 million in rehabilitation funds from the Washington State Legislature and Governor Jay Inslee. After these success stories, Washington Trust Outreach Director Jennifer Mortensen took the stage to highlight an ongoing campaign, the fight to save the Weyerhaeuser Campus in Federal Way, and to name the first 2019 addition to the Most Endangered Places list, the Marine Supply Block in Anacortes. We hope to recount the Weyerhaeuser Campus and Marine Supply Block as “saves” at a future Vintage Washington!

Bolstered by the amazing community partners who helped lead our guests on tours across the Sand Point campus and illustrate the impact of our Most Endangered Places program on sites across Washington, and by sponsors, members, and donors who not only attended the event but also contributed generously towards the evening's fundraising appeal, Vintage Washington 2019 was a smashing success. We heartily thank everyone involved for supporting our work, and we invite you to mark your calendars for next May for Vintage Washington 2020! 🍷

Top row: Speakers during the Vintage Washington program from left to right, Washington's former Speaker of the House Frank Chopp, Marilyn Hedges of the Palouse to Cascades Trail Coalition, and Washington Trust Executive Director Chris Moore.

Lower four clockwise from top left: Guests of Washington Trust Board member Patrick Hanley, Cindy Flanagan and Debra Hansen of Save Weyerhaeuser Campus with Susie Wickwire, Seattle JAZZED, and guests from SHKS Architects including Board member Hannah Allender.

Donor Focus

RAFN COMPANY

Mercy Magnuson Place apartments at Sand Point Building 9

By Steve Stroming, Project Executive

Just finishing construction at the old naval station in the Sand Point neighborhood of Seattle, Mercy Magnuson Place was the complete renovation of a pre-WWII era naval barracks building. Upon completion, the building now contains 148 units of workforce housing, community and supportive services spaces, the Denise Louie early learning education center, and a Neighborcare Health community health clinic.

The project was developed and is owned and managed by Mercy Housing Northwest. The project team included Tonkin Architecture for shell, core, housing, and program spaces; IL Gross Structural Engineers; Environmental Works Community Design Center for the early learning center; and Miller Hayashi Architects for the health clinic.

The 240,000-square-foot Colonial Revival-style building, which was originally constructed between 1929 and 1944, is on the National Register of Historic Places. Prior to construction, it had been unoccupied for more than twenty years and had fallen into

disrepair; Rafn's first order of business was to clean the building from top to bottom.

During the period when the building sat empty, it was susceptible to damage from the natural elements. Many portions of the roof had deteriorated to the point of caving in, causing extensive water damage and mold growth. Clean up involved hauling out 135 100-yard dumpsters full of hazardous materials.

The next order of business was to address the substantial amount of water running down the hill from the Sand Point neighborhood to Lake Washington, undermining the building. We tore into the basement slab and constructed a new waterproofing and drainage system, pumping out 120,000 gallons of water per week during the project's first winter. We then reinforced and repaired the building's roof where it had been open and exposed to the elements resulting in severe water damage. In the worst area, this required us to completely reconstruct a section of shed roof and two complete dormers.



Right: The community room at Building 9 during renovation with the new roof structure visible.

Lower left: Preparation for installing a shotcrete shear wall for seismic stability.

Lower right: Center portion of Building 9 after completion.



We also upgraded the seismic stability of the building by incorporating new steel brace frames and concrete shear walls attached to the building's exterior walls, which connect the foundation to the roof.

The renovation portion of the project included preserving, restoring, and repairing significant historical features, including its historic entrances, corridors, stairwells, windows, and third floor dormers to ensure that the character of the building was maintained as well as retaining compliance with the Secretary of the Interior's Standards for Rehabilitation. Additionally, we restored and/or replaced all of the historic sheet metal architectural elements on the exterior including collector boxes and over a quarter mile of gutters. And finally, new roofing completed the exterior renovation.

During the apartment and support space build-out, our work focused on improvements to accessibility, energy efficiency, interior light and ventilation, and new building systems. We installed a substantial amount of insulation to bring energy efficiency up; most notably the entire third floor was insulated with spray foam. And finally, we installed new mechanical systems to bring operating costs down.

This complex renovation and new affordable housing project included eight funders and five separate construction contracts. 🏠

Opposite left: Rot and fire damage at Building 9 before renovation.

Opposite right: Repairing the shed roof of Building 9.

COPING WITH THE LOSS OF A VERNACULAR ENVIRONMENT

By Hayden Campbell

Vernacular environments celebrate the everydayness of place. Such environments are often described as invisible or interstitial spaces in the city; those which are not grand or opulent but have rich utility and meaning. Vernacular environments are vital as they are a physical reflection of the community that lives in, and uses, that space. Importantly, historic preservation has expanded from a field focused on patriotic sites and grand

architecture to preserving cultural landscapes and sites that embody the intangible heritage of underrepresented communities. This evolution demonstrates the field's capacity to connect historic preservation with cultural histories at the local level and develop a more diverse collection of historic sites. Vernacular environments have the potential to do just that: tell the story of everyday space and preserve socially complex structures that have meaning to vulnerable communities. Vernacular spaces capture what is common and make it into something authentic that we now long for in the modern built fabric of cities.

Historic preservation practices are often at odds with social justice and equity as preservation can be an act of cultural marginalization. Jonathan Bell, in his writings about the politics of preservation, says that a dominant interpretation of a heritage site can overwhelm other interpretations integral to the layered significance of a place (Bell, *The Politics of Preservation: Privileging One Heritage Over Another*, 2013). The end result is that the minority or alternative interpretation is forgotten, and the minority group becomes disempowered and excluded from the heritage of that space. These marginalizing forces have been at work in Seattle's Chinatown-International District for more than a century, and because of that its vernacular fabric is vulnerable to erosion and erasure. Vernacular environments are inextricably linked with intangible heritage



The Panama Hotel and Tea House at 6th Ave S and S Main Street, built in 1910.



Left: New American Hotel at 7th Ave S and S King Street, built in 1916.

Below: NP Hotel on 6th Ave S adjacent to the Panama Hotel, built in 1914



in the sense that vernacular spaces are born from the context of their environments. Taking the historic context of the district into consideration, there were major social and physical disruptions that impacted the neighborhood nearly every decade. Beginning with the Jackson Street regrade which physically formed the land in 1909, to the internment of the Japanese community in 1942, and

then finally the construction of Interstate 5 which tore through the core of the district in 1965. Seattle's Chinatown-International District is a historically contested space, a battleground of urban renewal and transit infrastructure projects. In 1986, the Seattle Chinatown-International District was added to the National Register of Historic Places, cementing its urban form as we know it today.

Nihonmachi Alley on the north side of Jackson Street between 6th and Maynard Avenues. Mural work by Erin Shigaki



One year after Interstate 5 was constructed, the National Historic Preservation Act of 1966 was passed, somewhat in recognition of the damage that urban renewal was causing to the historic urban form of American cities. In Lawrence Kreisman's 1986 National Register of Historic Places nomination, he writes that "The International District lost nearly 40 hotels and its population dropped substantially (from 5,000 to 1,300) between 1950 and 1978 during a period of highway construction, urban renewal, and general economic decline in the area" (Kreisman, 1986). One such hotel was the Tacoma Hotel which was a four-story single room occupancy (SRO) hotel built of stone, concrete, or cement block construction on the corner of 8th Ave S and Jackson St. The SRO typology is notable in this district as they make up 26 of the 42 contributing buildings in the Seattle Chinatown Historic District (Kreisman, 1986).

Taking stock of the individual buildings lost, it may not seem like any significant historical structures were lost, but that is the essence of the vernacular environment. This was a mixed-use neighborhood which had a variety of industrial, commercial, and residential structures that added to the richness and complexity of the space. Moreover, it is the accumulated loss of neighborhood fabric and community that is so damaging and irreversible. Author John B. Jackson suggests that "The contemporary way to study the vernacular dwelling is to see it not as an autonomous realm but as a structure which achieves completeness by relating to its environment" (Jackson, *A Sense of Place, A Sense of Time*, 1994). That is precisely what was taken from the Chinatown-International District as a result of the construction of Interstate 5. The district lost its original neighborhood context and had a hard edge constructed through it. That boundary conceals more than a century of neighborhood fabric and has stymied any future growth that the district may have enjoyed.

In practice, built heritage preservation can be problematic, resulting in displacement and cleansed urban environments. Jennifer Minner, Professor of City and Regional Planning at Cornell University, writes that "preservation and renewal of historic buildings, districts, and landscapes affirm the continuity and evolution of urban society" (Minner, *Revealing Synergies, Tensions and Silences Between Preservation and Planning*, 2016). This dialogue has the power to connect generations of residents through the shared experience of the built environment. Coexisting with a historic urban fabric reinforces place attachment and captures the layered meaning of that space added over time. There is an innate friction that occurs between equity, economy, and the environment which often benefits economy (Minner, 2016). Oppositional economic forces manifest in the built environment in the form of gentrification and redevelopment, each of which can negatively impact the existing community by acting as forces of displacement. As a response to these economic pressures, Minner contends that community surveys that include the public in the process of identifying historic assets can capture more sites that represent minority history. Public interaction with preservation practices will be essential if equity, economy, and environment are meant to coexist in the field of historic preservation. ■

2019 ANNUAL MEMBERS MEETING



October 18 - 7:00-8:30pm

Northwest Museum of Arts and Culture
2316 W 1st Avenue, Spokane, WA 99201

All members, friends, and Preservation 101 workshop attendees are invited to join us for the Washington Trust's Annual Members Meeting and Reception. Board president Holly Chamberlain will highlight organizational accomplishments and activities from the past year, and members in attendance will be presented with the slate of nominees recommended to serve on the Board of Directors beginning in 2020. We invite you to join us for light refreshments and lively conversation about preservation in our state.

Please RSVP online by Friday, October 11: preservewa.org/rsvp



Main Street Matters

HOTEL WINDROW

Ellensburg's first downtown hotel in nearly 100 years will open this fall

By Molly Jones-Kerchner, Director, Ellensburg Downtown Association

Downtown Ellensburg is nestled among rolling hills in Central Washington, just off the I-90 corridor. Historic buildings dating back to 1889 frame the district along with flower planters, historic light posts, and murals depicting the history of the town. Streets are busy, shops are vibrant, events are plenty, and there is no shortage of places to find local beer or wine. Downtown provides places to live, work, and play while being safe, walkable, and welcoming. Soon, downtown will also provide a place for visitors to stay when Ellensburg's first downtown hotel in nearly 100 years opens this fall.

The story of Ellensburg's downtown mirrors many downtowns across the nation. It has taken years of effort by dedicated individuals and a focused Main Street program to reach the point of being able to support a hotel. Downtown is home to the once run-down Geddis Building that presented empty storefronts and boarded-up windows. After a City of Ellensburg subcommittee, The Downtowners, spearheaded a massive improvement project, it is now one of the most highly sought-after buildings to open up shop. Downtown is also home to the historic Elks Building that sat vacant for 10 years. After a private buyer purchased it for an adaptive reuse restoration, it is now the home to multiple businesses and an event space.

Still, a major element was missing: a downtown hotel. The Downtowners hired a consultant to determine the feasibility of downtown supporting a privately owned, boutique hotel. The result was positive, and Steve Townsend, an Ellensburg

transplant with a career in hotel management, began working with partners to move the project forward.

Named after terminology in the hay industry that is heavily present in Ellensburg, the Hotel Windrow project was born. It will feature 59 high-tech guest rooms along with a restaurant and cocktail lounge named Basalt. It will also include multiple meeting spaces and views stretching far beyond downtown from the rooftop bar. It will be unlike any hotel in Ellensburg, allowing guests to stay within the downtown core with easy access to Central Washington University's campus and the Kittitas County Fair Grounds and Events Center. The hotel will attach to the north side of the historic Elks Building, requiring the design of the hotel to complement the historic nature of downtown flawlessly. To blend new and old construction, original brick walls from the Elks Building will be exposed inside Basalt.

Hotel Windrow has been working to establish a strong relationship with the community, supporting local auctions with gift baskets, popping up at the Ellensburg Farmers Market to distribute samples from their restaurant, and providing multiple walking tours a week as the construction progresses. While the goal of the hotel is to provide their guests with a top-notch experience within the walls of their establishment, an extremely close second is getting their guests out into the downtown to support local shops, restaurants, and events. Just as improvements on neglected historic buildings allowed downtown to support a hotel, the hotel will assist downtown in its ability to continue to develop and thrive. 🏠



Above: Hotel Windrow, the new neighbor of the rehabilitated Ellensburg Elks Building on the right, under construction in July.

Right: Touring the interior of Hotel Windrow while under construction.

Lower: Basalt serves up treats at the Ellensburg Farmers Market.



Book Review

BUILDING REUSE

Sustainability, Preservation, and the Value of Design

By Jennifer Mortensen, Outreach Director

Sustainability and historic preservation go hand-in-hand. In Kathryn Rogers Merlino's recently published book, *Building Reuse: Sustainability, Preservation, and the Value of Design* (University of Washington Press, 2018), the author ably makes the case backed by both data and engaging case studies.

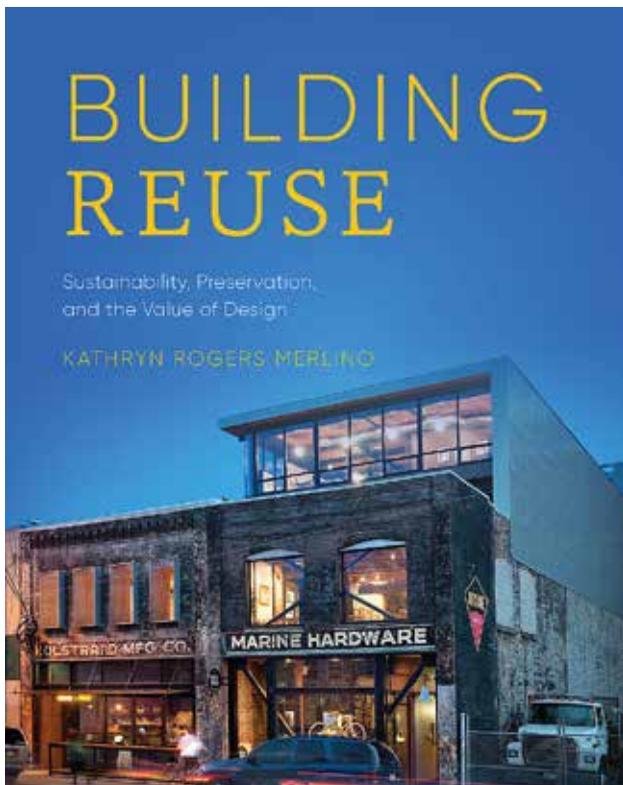
The book's core argument revolves around the importance—even necessity—of reusing existing buildings. Rogers Merlino writes that building reuse must be innovative and include a broader range and larger volume of buildings. The book begins by exploring the philosophical elements of why and what we value (and what we should value) in the built environment, guides the reader through the history and parameters of traditional historic preservation policy, the importance of urban design and character,

and only then delves into the metrics and data of building reuse. With this wide-ranging context to support her, Rogers Merlino is able to articulate both the value of historic designations as well as their limitations as an effective sustainability strategy. Ultimately, she argues that we must look beyond historic significance as a reason to reuse buildings:

“Attaching value to buildings exclusively because of their notarized historical significance ignores the fact that all buildings inherently hold value as environmental artifacts. They are repositories of extracted and manufactured materials and represent expended energy and carbon emissions, and as such they hold great value as environmental resources.”

The book dives into the statistics of building reuse, covering building efficiency, initial and recurring embodied energy, strategies and tools for “greening” buildings, the problem of building material waste and debris, and much more. Although there is a substantial amount of data presented in the book (and an excellent collection of references in the endnotes of each chapter), Rogers Merlino never loses her narrative voice, keeping the information accessible and enjoyable to read.

The remainder, and actually the bulk, of the book features 13 building reuse case studies from the Pacific Northwest, mainly in Washington State: Seattle, Tacoma, Bremerton, Bellingham, Spokane, Walla Walla, and Portland, Oregon. The author gives succinct histories of each case study before describing the design of the building reuse in greater detail. The book importantly recognizes a wide range of sustainability features in those



Cover of *Building Reuse* by Kathryn Rogers Merlino.

descriptions—some of which a reader might expect, such as preserving original building materials and installing solar panels, and some of which are less obvious, such as project materials being sourced locally and considering a building's proximity to public transit. While there are certainly repeated energy efficiency strategies used across many of the case studies that results in some redundancy in the information provided, each case study still stands on its own as an engaging read.

Another strength of the case studies is the variety in the type of projects presented. Some projects feature architecturally or historically significant buildings, resulting in a more historic preservation-forward approach. The 1907 SIERR Building at the McKinstry Station, an icon of Spokane's Inland Empire, is a local landmark and listed on the National Register of Historic Places. This national recognition allowed the project to utilize the National Historic Tax Credit Program in its financing, requiring a reuse design that prioritized historic details while still allowing for the incorporation of innovative features and modern adaptations. Other case studies make more substantial changes to the design of the original buildings, prioritizing performance and making the projects ultimately more sustainability-forward. The 1974 Edith Green-Wendell Wyatt Federal Building in Portland, Oregon, underwent a major rehabilitation which essentially retained only the building's massive eighteen-story concrete frame, upgrading it with state-of-the-art mechanical systems, energy- and water-saving features, a new glass and steel façade, and a visually-distinctive solar roof.

The range in case studies highlights one of the author's main arguments which is that all buildings, by virtue of the energy and materials that went into their construction and their embodiment of a culture, have value and can contribute to a sustainable future by being creatively and innovatively reused. Additionally, Rogers Merlino specifically calls on the architectural design community and architecture schools to be more engaged in the work of building reuse in order to realize that sustainable future. The author writes:

"Redesigning an existing building presents a challenge to the typical design process, and often the best innovation comes from a reconsideration and improvement of the past. . . . With good design and a new environmental ethic of reuse, older and historic buildings can be perceived not as targets for demolition but as sites ripe for reinvention."

Below upper: The interior of the SIERR Building in Spokane.

Below lower: Before and after renovation of the Edith Green-Wendell Wyatt Federal Building in Portland.



Whether you are new to sustainability as a counterpart to historic preservation or a seasoned professional who knows LEED backward and forward, there is much inspiration to be found in the pages of *Building Reuse*. Each case study represents an astonishing amount of investment, passion, effort, and teamwork over many years, and each set of choices made speaks to the particularity of the individual buildings and their histories. Ultimately, *Building Reuse* describes and demonstrates how good design can enhance a building's resilience and, most importantly, reveal and enhance an existing building's value. Preservation is a continuum, and as such, the lives of buildings have many chapters. It is inspiring to see new chapters being written for such a variety of existing buildings—historically designated and otherwise—with sustainability and innovation at the fore.

Kathryn Rogers Merlino is an associate professor of architecture and the director of the Center for Preservation and Adaptive Reuse in the College of Built Environments at the University of Washington.

Historic Cemeteries

MEDICAL LAKE CEMETERY

By Connie Cada

The Medical Lake Cemetery is located on a quiet gravel road in the heart of farm country near Medical Lake, 15 miles southwest of Spokane, with the earliest grave dating back to 1864. The cemetery has never been part of county or city government and has therefore always been totally dependent upon volunteers. Over the years, enthusiasm sadly waned, and the cemetery was neglected until a group of local citizens formed the Medical Lake Cemetery Association in 1993. For over 30 years, Janice Radmer has served as President of the Association organizing volunteers to improve the condition of the cemetery by mowing, planting, pruning, as well as fundraising to cover the cost of fencing and other maintenance. Additionally, Radmer has been documenting the graves and updating the plat map that was originally recorded during the formation of the cemetery in the 1800s.

The tranquil cemetery contains the remains of 62 veterans including 23 American Civil War soldiers, all of whom fought on the federal side. Other veterans are from World Wars I and II as well as the Korean, Vietnam, and Persian Gulf Wars. City founders are also buried there.

In 2017, Angel Rios, a graduate student at Eastern Washington University in Cheney, took a historic preservation class in which students prepared the paperwork for a property to be listed on a historic register. Rios decided to work on a project that might actually make it onto the historic roster. Radmer agreed to Rios' request in part because of the protections that would be afforded the 1,108 graves in the cemetery.

Rios' report used many historical sources to pull together information about the location. In addition to the records Radmer had gathered and maintained over the years, Rios interviewed several fifth-generation Medical Lake residents to see what they knew about the site and what they had learned from their parents and grandparents. Her efforts paid off, she received an "A" on her project, and in the spring of 2018, the Medical Lake and Jerue Cemetery was placed on the Washington Heritage Register.

No sooner had the ink on the certificate dried than information on the 2017-2019 Historic Cemetery Grant opportunity through the Department of Archaeology and Historic Preservation became available. Rios worked with Connie Cada, Medical Lake Cemetery Association Secretary, to prepare the grant





application before the June deadline. In August, they received word the grant had been approved. Cada oversaw the funded projects which included rebuilding and graveling the dirt road, purchase of a mower, monument restoration of 82 broken or leaning tombstones, interpretive signs to explain the history and development of the town and cemetery, and a 30-foot flagpole.

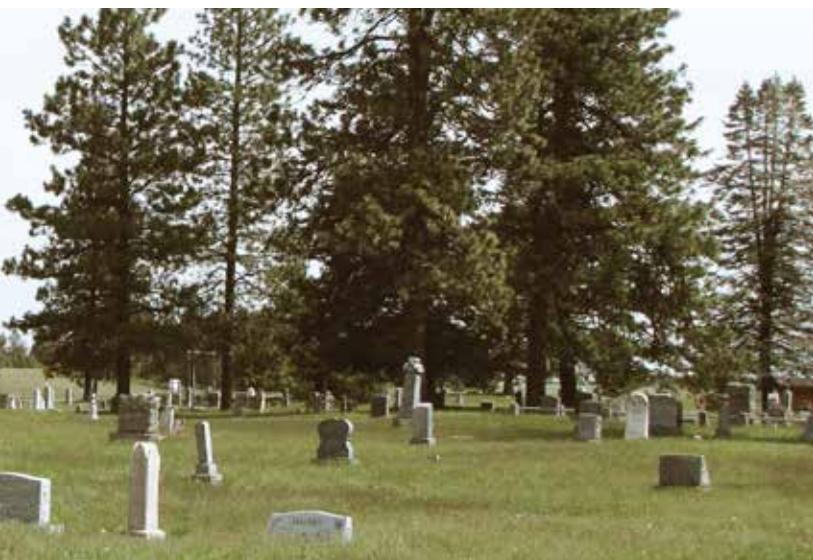
It has been a busy year for the charming cemetery. Alongside the grant-funded work and ongoing routine maintenance, the Association raised the funds for and installed a columbarium. This new addition provides current and future generations of Medical Lake residents the option of a resting place in the serene historic cemetery. The cemetery is open to the public during daylight hours, and we invite you to visit. 🇺🇸



Above: Medical Lake Cemetery board members in 1993.

Upper left: Monuments at Medical Lake Cemetery before the grant project.

Left: A panoramic view of Medical Lake Cemetery after the grant project.



WHERE IN THE WA

Although it's not our goal, we did manage to stump our readers with the photo featured in our April 2019 issue of *This Place*. The small, river rock structure was built circa 1935-37 as a public restroom and is a contributing feature of the Landsburg Headworks Historic District located near the city of Maple Valley in eastern King County. A special thanks to board member Steve Stroming for submitting the photo for our readers to guess.

This historic district consists of cultural resources associated with the construction and evolution of the City of Seattle's Cedar River water system. As early as 1880, the Cedar River had been identified as a potential source of water for the City of Seattle, but politics and economics delayed construction of the initial phase until 1899. On January 10, 1901, water began flowing from the Cedar River into Seattle's system with the inauguration of the timber crib diversion dam and intake at Landsburg and the almost 30 miles of pipeline that fed the city's reservoirs. George

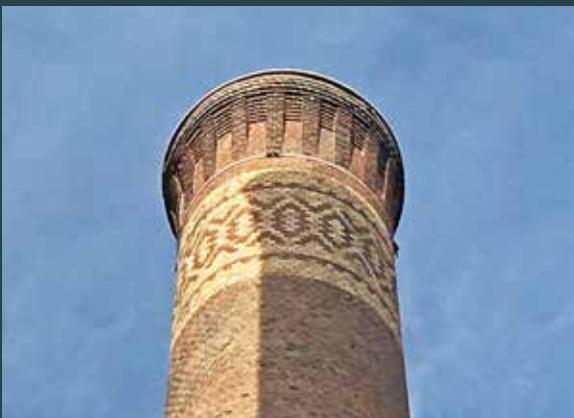
Landsburg is said to have received the honor of having the headworks named for him after serving as the first gatekeeper for the then manually-operated sluice gates.

Over the next 25 years, additional pipelines and reservoirs were constructed to meet the water needs of a fast-growing Seattle, but the original headworks remained largely the same until the 1930s. Site upgrades early in the decade were followed by the replacement of the original wooden crib dam with a concrete dam in 1935. It was also during this time that the site received a more finished landscape treatment with the goal of attracting and serving visitors. Initially, trees, grass, and flowers were planted, and railings and sidewalks were constructed as amenities for those who followed the green and white signs marked "W. D. Route" (Water Department Route) that led motorists from Seattle to Landsburg. With the replacement of the original dam in 1935 came further improvements for public visitation, including the construction of two river rock restrooms, a river rock retaining wall, and a river rock pathway. These river rock structures give the site its distinctive rustic look and are attributed to a Seattle Water Department employee.

Although not featured in our Revisiting Washington guide, this site could be visited as your own side trip on the Renton to Mount Rainier National Park Tour. This tour runs southeast from Renton through Maple Valley and Black Diamond to Enumclaw, then drops south until it approaches Mount Rainier National Park. The road crosses many rivers and gorges, often picturesque, and terminates within sight of the peaks of the Cascades. 📍



revisitwa.org/tour/1d-renton-mount-rainier-national-park/



Where in the WA - Summer 2019

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

Send us pictures of yourself in your favorite places around our state, and we might be able to feature them as a "Where in the WA" in the future!



Above left: The concrete powerhouse at the Landsburg Headworks.

Above: Washington map from the RevisitWA app showing the location of the Renton to Mount Rainier National Park Tour in red.

BARN & CEMETERY GRANTS

STATEWIDE WORKSHOPS

In partnership with the Department of Archaeology and Historic Preservation (DAHP), the Washington Trust is pleased to announce that funding is available for both Heritage Barn Grants and Historic Cemetery Grants. This will be the seventh round of grant funding available for owners of historic barns and the second round of grant funding for those with stewardship responsibilities over historic cemeteries.

The deadline to submit applications for both grant programs is:
Wednesday, October 23, 2019



The Washington Trust for Historic Preservation administers both grant programs and will be hosting free workshops throughout the state for anyone wishing to learn more about both the Heritage Barn Preservation Initiative and the Historic Cemetery Preservation Program.

Each workshop will begin at 6:00pm with the first hour (6:00-7:00pm) about the Historic Cemetery Grants and the second hour (7:00-8:00pm) about the Heritage Barn Grants.

More information, along with a link to an online video of the workshop at:

preservewa.org/workshops



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

Payment Information

- I am enclosing a check payable to the **Washington Trust for Historic Preservation** or **WTHP**
 Please bill my credit card: Master Card Visa
 Card # _____ Expiration Date _____ CV2 Code _____
 Billing Address _____
 Signature _____
 My employer will match my gift (please send form from employer)

Membership Levels:

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Individual / Household:

- \$50 Individual
 \$75 Household
 \$100 Preservation Contributor
 \$250 Preservation Advocate
 \$500 Preservation Patron
 \$1000 Preservation Circle
 Other \$ _____

Students, seniors, and those on a limited income, we graciously appreciate any amount you are comfortable contributing.

Non-profit/Corporate/Government:

- \$75 (Non-profit only)
 \$100 Preservation Contributor
 \$250 Preservation Advocate
 \$500 Preservation Patron
 \$1000 Preservation Circle
 Other \$ _____

Corporate sponsorship opportunities with additional benefits are available beginning at \$750. Contact us for more information.

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