

THIS PLACE

SAVED! The Historic Colville Indian Agency cabin has been restored

Hutton Settlement: Celebrating 100 years serving the community

Main Street Matters: A tradition of partnerships and persistence in Dayton

Donor Focus: Daniels Real Estate making big progress at St. Edward Seminary



TWISPWORKS

A model for rural economic development

THIS PLACE

Fall 2019

Volume 2, Issue 4

A publication of the Washington Trust for Historic Preservation

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Cover photo: The entrance to the Valley Goods pop-up holiday store in the Hosey Building at TwispWorks. Photo by Anne Acheson Photography.

GET INVOLVED



We've hosted "Pints for Preservation" in Seattle before, but now we want to take it statewide. Stay tuned for more dates and more chances to say hello!

DECEMBER 17

Youth Heritage Project application OPEN!
Port Townsend

All high school-age youth are invited to get hands-on with historic preservation and maritime heritage this summer in Port Townsend! Students will have the chance to give input and help shape our management plan for the new Maritime Washington National Heritage Area. Applications due April 11!

preservewa.org/yhp2020

JANUARY 27

Pints for Preservation
Three Magnets Brewing, Olympia
4:30pm – 6:00pm

Raise a glass for preservation! The Washington Trust will be in Olympia for Main Street Advocacy Day, and we want to say cheers to our members and friends in the community. Stop by and say hello!

JANUARY 31

Pints for Preservation
Tacoma

Raise another glass for preservation! Join us in Tacoma to celebrate our Goldfinch Standard, which highlights the best of preservation accomplishments from 2019 across the state.

MARCH 10-12

National Preservation Advocacy Week
Washington, DC

Join our group of volunteer citizen lobbyists in advocating for preservation at the national level and the Federal Historic Tax Credit. Travel scholarships are available, so contact us if you are interested!

APRIL 6-8

RevitalizeWA 2020
Wenatchee

After a one-year hiatus, Washington's annual statewide conference focused on preservation and economic revitalization returns this spring. Registration opens in January!

preservewa.org/revitalizewa

Introduction

CONNECTIONS

By Alex Gradwohl, Events Coordinator

On my second day of work at the Washington Trust for Historic Preservation, I found myself driving a 14-seater van full of teenagers down windy roads into Olympic National Park. In the preceding 24 hours, I had arrived at work to see the stunning Stimson-Green Mansion for the first time, met my new coworkers amidst a day of errands and packing, and taken my inaugural Washington State ferry ride. Moving from Chicago to Seattle and jumping right into a week-long, off-site educational program all in the same week may have been a bit overwhelming, but I can't think of a better orientation to the energy, enthusiasm, and mission of the Washington Trust.

During that first week, I served as a group leader for the Youth Heritage Project, an annual multi-day heritage field school that connects high school students with the historic, cultural, and natural resources of Washington. (*Read more about this year's YHP on page 14.*) Throughout the week, I watched as these impressive and passionate students engaged with preservation and conservation issues, participating in hands-on learning activities and coming up with creative solutions to real-world cultural management problems.

This experience underscored for me the power of events and programs to engage and educate, inspire and connect, motivate and affect real change. I first came to believe in the transformative power of events while working for Rare, a global environmental nonprofit based in Washington, DC. At Rare, I coordinated special events and site visits that connected largely US- and Europe-based donor audiences with remote project sites around the world. I helped bring distant communities and habitats to life for our audiences through inventive programming, inspiring speakers, and, most importantly, the human-to-human connection fostered by special events.

One of my more memorable experiences involved bringing a group of 25 board members to a remote mountain village in Colombia to participate in a community parade, rallying support for a watershed protection initiative proposed by our local partners. Watching our board president salsa with a person

in a giant sloth costume was certainly a highlight of the day, but the real transformative power of the event became clear through less flashy moments: a conversation between new acquaintances about the importance of habitat protection, a financial commitment to support future work in the area, a new idea about how to craft policy to work for the local farmers. Through experiences like this, I witnessed how events and programs can help connect different types of people, create new understandings, and inspire much-needed action.

More recently, while earning my graduate degree in public history, I've explored how events and programs can be utilized to engage people with the places, stories, and personalities of the past. Working with Landmarks Illinois—Illinois' statewide historic preservation nonprofit—I witnessed the ways in which specific places can make tangible the connections between past and present, building a sense of continuity and engagement for our communities. I found that events and programs, when used effectively, can help connect people both with each other and with the past.

At the Washington Trust for Historic Preservation, I'm excited to contribute to events that make these kinds of ties between communities and places they value. I'm also interested in creating opportunities that connect people with the places that matter to "other" communities, reinforcing the importance of diversity and inclusivity within historic preservation. I am thrilled to be a part of the many Washington Trust events that foster this kind of engagement—from the Youth Heritage Project and RevitalizeWA Conference to our annual VintageWA fundraiser and local advocacy workshops.

I'm also excited to explore new and different types of events in coordination with our board, volunteers, partners, and staff. My goal is to create interesting and engaging events that will reach new audiences, increase public outreach, and create value for you, our members. If you have any questions, concerns, ideas, or simply want to say hello, please don't hesitate to email me at agradwohl@preservewa.org. I look forward to meeting you soon at an upcoming event! 🍷

REVITALIZE WA

WENATCHEE

APRIL 6-8, 2020



RevitalizeWA is Washington's annual statewide conference focused on preservation and economic revitalization, brought to you by Washington State Main Street Program, the Washington Trust for Historic Preservation and the Washington State Department of Archaeology & Historic Preservation. RevitalizeWA is a great way to both dip your toe in the world of Main Street and dive deep into its economic development and preservation principles.

For more information or to sign up for email updates, visit: preservewa.org/revitalizewa



LEARN • TOUR • NETWORK • CELEBRATE

TWISPWORKS

A model for rural economic development

By Chris Schneider, Director of Marketing and Development, TwispWorks

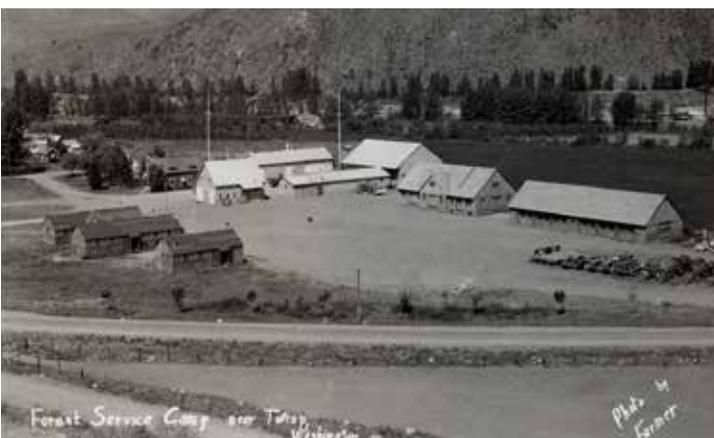
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Nestled in the foothills of the North Cascades, the Methow Valley ranges from lowland prairies and shrub steppe at the mouth of the Columbia River to mountainous spires and breathtaking vistas near Washington Pass. Several small towns with a community of approximately 5,600 people lie scattered along the Methow River. An eclectic mix of Indigenous people, ranchers, and homesteaders, as well as recent transplants, the Methow's people have chosen a lifestyle based on rural living. They appreciate the land and their community. If you haven't visited the Methow Valley, you will be charmed.

Like many places in the rural West, as industries like mining, logging, ranching, and farming began to wane, recreational tourism became an important alternative for the local economy. Today, close to half a million people come to the Methow Valley each year to take advantage of a wide array of outdoor recreation, including hunting and fishing, hiking, camping, cross-country skiing, mountain biking, rock climbing, and white-water rafting. The Methow also offers rich arts and cultural opportunities, including local galleries, music festivals, theater performances, and fine dining.

While a vibrant tourism economy is beneficial, it also creates challenges. An economy rooted in tourism is subject to wide seasonal fluctuations, has greater sensitivity to the health of the national economy, and is made up primarily of service industry jobs that rarely provide a living wage. By the year 2000, the Methow's economy was fragile, lacking diversity and clear pathways to stability and economic success.

The Civilian Conservation Corps constructed the first buildings on the former U.S. Forest Service campus in the 1930s.





5

During this time, the U.S. Forest Service relocated their main headquarters from the town of Twisp to Winthrop. The 6.4-acre ranger station with several residences, machinery warehouses, and administrative buildings was largely abandoned for the next 10 years. In 2009, the Forest Service put the site up for public auction. Inspired to preserve the property, a citizen task force formed to create a master plan for the site, now known as TwispWorks. Hundreds of people contributed their vision for the campus, and a clear mission emerged: to increase the economic vitality throughout the Methow Valley by developing the site as an economic engine and community hub, delivering programs that would support individuals, businesses, and industries. An anonymous donor stepped up to purchase the property for \$1 million with the agreement that if within our first 10 years, our campus operations could be self-sustaining through rental and earned income, they would forgive the loan and hand over the deed.

Above: AmeriCorps volunteers learn new skills and assist with campus renovations.

*Right: The Valley Goods store offers locally produced goods and features Methow Made products.
Photo by Steve Mitchell.*

Today, TwispWorks has become a prominent site in the community, both as a placemaker and as an institution that supports economic vitality. As a placemaker, TwispWorks community and staff renovated more than 50,000 square feet of interior space to incubate businesses and modernized the campus' infrastructure. Today, the 17 buildings on the TwispWorks campus are home to more than 35 organizations from media companies and working artists, to manufacturers who collectively employ more than 100 people. TwispWorks plays a critical role in the local economy as a center for education, innovation, and creativity.





As a supporter of economic vitality, TwispWorks delivers several programs that support local businesses and entrepreneurs. For example, Methow Made provides sales, marketing, and retail support for locally made products from jewelry and birdhouses to farmers selling value-added products like cider and cheeses. The Methow Investment Network connects businesses looking to start or grow with investors who believe in putting their dollars to work locally. In just its second year of operation, the Methow Investment Network facilitated more than \$2.75 million in loans to local businesses who otherwise may not qualify for traditional lending programs. We are also creating programs to help young people build life skills as well as training and apprenticeship opportunities, ensuring that local businesses can attract and retain skilled workers. Finally, we advocate for critical issues in our community, like the economic impacts of climate change and closing the digital divide by bringing reliable internet to underserved communities.

Today, our vibrant campus reflects a commitment to sustainability and environmental stewardship. In the renovation process, we used existing and “upcycled” materials whenever possible. We are home to a community solar program and an electric car charging station. Our gardens feature native, drought-tolerant plants, and while we’ve modernized the buildings on campus, we also pay tribute to our rich heritage as a U.S. Forest Service Ranger Station through signage and displays that share information about the campus’ history and importance in the community.

During the summer of 2019 we celebrated our 10th anniversary. Our campus operations are self-sustaining, and, per our agreement with our anonymous donor, we received the deed to campus, ensuring that TwispWorks will continue to serve the needs of the Methow Valley for decades to come!



Executive Director Don Linnertz (left) and Board Chair Ray Johnston (right) prepare for the July 4th Parade where they carried the ceremonial “deed” to celebrate the official acquisition of the campus!



Top row and center: "Dinner @ TwispWorks: A Cultivated Evening" was held to celebrate 10 years of TwispWorks and featured local food and beverages.

There's a lot to do here! People can enjoy our community plaza and relax with a picnic lunch while kids play in the outdoor water feature. Diners can order Asian-inspired plates from the Fork Food Truck or have a beer at the Old Schoolhouse Brewery taproom. Shoppers can visit local artisans in their workshops or attend classes on nature journaling and honeybee production. TwispWorks is also home to the Methow Valley Interpretive Center, featuring exhibits on the natural and Native American history of the Methow Valley.

In 2020, we will complete our campus renovations with the construction of an outdoor performing arts pavilion. Working in partnership with local arts organizations, we'll offer a wealth of arts and cultural programming from Memorial Day to Labor Day weekends, including musical performances, live theater, and art shows — all for free! There is always something to see or do at TwispWorks.

Each year, 15,000 people visit TwispWorks, and if you're not one of them, you need to check us out! You can start by visiting our website at twispworks.org. TwispWorks is a model for what successful rural economic development looks like and shows what's possible when people and place come together. 🍷



The TwispWorks campus features public space and public art like the massive steel sphere, "Entro," by sculptor Bernard Hosey (left) and "The Lookout" by Tori Karpenko (right).



Most Endangered Places

HISTORIC COLVILLE INDIAN AGENCY

By Janet Thomas, Stevens County Historical Society



The Historic Colville Indian Agency and McPherson Family Home in Chewelah was gifted to the Stevens County Historical Society in 2010. The Society had deliberated for many months before deciding to accept the gift, but the historical importance of the Agency finally convinced the Society to take the gift. With an ideal location near the existing community museum, it was thought that with a little paint and some small repairs, it could serve well as an additional museum space for the region's history.

The first known use of cabin was as an Indian Agency and residence of the agent, John A. Simms, and his wife. The property changed hands only a few times and ended up being purchased by Dr. S.P. McPherson in 1906. It stayed in the McPherson family for 104 years when it was gifted to the Society in 2010. The community owes the McPherson family a debt of gratitude for keeping this piece of regional history for so long.

The hopes for a quick solution were lost when work began and it became apparent that more than cosmetic changes were needed. The sill logs were so badly rotted that they would not have supported the cabin for very much further into the future. The roof,



The first known photograph of the cabin circa 1880 and the modern replication, 139 years later.



the floor, and the porch all had to be replaced, and the chinking between the logs also had to be removed and replaced. In addition, the fireplace, which was pulling the cabin down, would have to be removed, and the gap filled.

As work began, Murphy's Law came into play — everything took twice as long and cost twice as much, or more, than planned. A one- or two-year project is now ending its ninth year. The process was difficult and costly, and at each stage, it looked worse and worse — and then even worse. It seemed as though the cabin would never be saved.

The Washington Trust's first formal contact with the Agency cabin was in 2013 when it was placed on the list of Most Endangered Places in the state. In the October 2015 issue of this publication, the Washington Trust published an article by Don McLaughlin about the archaeological work being done on the site. Now it is time for an update.

The Agency, which has become the cabin's short name, has gone through an almost unbelievable transition while still staying the same old building. As of June 30 of this year, the Society concluded a nearly four-year capital project, partially funded by a Washington State Heritage Capital Grant, and declared the Agency preserved.

The sill logs were replaced and a foundation put under the building, giving it a solid footing. The windows were all re-glazed, painted, and reinstalled. The roof was replaced with composite shake style-shingles which will protect the building for decades. Chewelah Painting stepped up and took the initiative on the surfaces of the cabin. They found a contractor who volunteered his services to power clean the building inside and out. Then Chewelah Painting stained and sealed the wood surfaces and will soon

reinstall the chinking. The Chewelah Boy Scouts installed concrete piers and topped them with split logs for people to use during programs there in the future. The names of individuals who have donated time and supplies is too long to mention here, and their names are being gathered for a much-needed thank you.

The next phase of Agency work is already in process. A grant from the National Society of the Colonial Dames of America in the State of Washington provided exterior lighting, which was installed in the fall. Following the lighting, the next priority is the safety of the site and the building, in particular leveling the uneven ground. Some trees and brush have been removed, but other trees and stumps remain and need to be removed. The parking lot and an underground sprinkler system are next and awaiting fundraising.

The first known photograph taken of the Agency, circa 1880, shows 11 people in front of the cabin. Those in the photograph were identified by Murray McCrea, the child in the photograph. Recently, while a large work party was making the last push to finish the preservation phase of the work, a photograph was taken that roughly replicated the first. One hundred and thirty-nine years separate the photos, yet clearly the Agency is intact. Although there is so much work yet to be done, the Society hopes that the Agency will be a place to bring people together. 🖼️

Above: Chinking the cabin during rehabilitation. Photo by Adam VandenBerg.

HUTTON SETTLEMENT

A neighborhood of care

By Jessica Laughery, Director of Community Relations & Communication,
Hutton Settlement Children's Home

Mr. Levi W. Hutton, the founder of the Hutton Settlement, was born in Fairfield, Iowa, in October 1860 and lost his father in infancy and his mother at the age of six years. As time went on, feeling his loss keenly, this youth's dream was someday to build a home to befriend orphaned children.

At the age of 18 years, Mr. Hutton decided to come west, spending time in California and Oregon before reaching Spokane in May of 1881, via a four-horse team overland from Portland, Oregon. The beginning of 1882 found him a fireman on a Northern Pacific locomotive. Later, Mr. Hutton served the same railroad as an engineer for 17 years. After being transferred from the main line to a branch rail line running into the Coeur d'Alene Mountains, Mr. Hutton became a partner in the famous Hercules Mine and began amassing the

fortune that made his boyhood dream, which had remained foremost in his mind.

In 1917, Mr. Hutton purchased 300 acres located nine miles northeast of Spokane, nestled at the base of hills facing the rich Spokane Valley. The construction of the Hutton Settlement began April 1, 1918. Five acres were used for the buildings, 140 acres were put under cultivation, and the remainder was left as pasture and woodland. The founder's idea was to make the Settlement as self-supporting as possible, giving the children a home where they could learn to work as well as play.

One hundred years after our founding, the Hutton Settlement continues to nurture, educate, and prepare children who are in need of a safe and healthy home. It is our vision that through excellence in residential care and family engagement, the Hutton Settlement will empower each child to lead an independent and fulfilled life of value and contribution.



Opposite left: Levi W. Hutton, referred to as "Daddy Hutton" by the children, was admired by the board, staff, community, and the kids that called Hutton home.

Opposite right: Construction began the Spring of 1918 and was completed just over a year later. Pictured is a view of the cottage construction.

Right: Aerial view of the Hutton Settlement campus in 2019.



The Settlement continues to serve children on-campus in residential care from age five to 18, with services continuing following high school graduation. Academic progress is also supported through a life skills development program for all high school residents. The program includes independent living skills training, personal assessments, relationship and career coaching, employment exploration and obtainment, and significant college scholarship awards. College and career support through life coaching and case management continues for all graduating residents up to age 24.

The Hutton Settlement provides on-site, wrap-around services that build a genuine community of care. Our model of care is guided by the Circle of Security attachment-based parenting model intending to enhance awareness and emotional attunement. With many of the children dealing with social and behavioral health issues associated with complex trauma and insecure attachments, there is an intentional investment in building capacities and skills in emotional intelligence through social emotional learning opportunities.

For 100 years, the Hutton Settlement has accepted no government funding and instead relies on rental income from our portfolio of commercial real estate. This unique funding model has allowed us to remain consistent in mission and focused on serving children, rather than seeking contracts.

Still today, kids thrive on the basic lessons Levi so fervently believed in and which were the very foundation of the legacy of love he left: a hard day's labor; a turn for a fellow man; compassion for animals; loyalty to and respect for one's friend, city, state, and country; perseverance in education; reverence for a higher being; and finally fun on the playground and with each other were among his fundamental beliefs.



We strive to provide a holistic model of education and activity to provide and foster these assets and complement the children's public school learning in the West Valley School District. Through extracurricular programs, students develop critical thinking and emotional intelligence and explore elements that bring them joy. Each program also intentionally provides the opportunity for the kids to serve others in the greater community. It is a primary goal that through their participation, youth will learn to look beyond themselves towards the needs of others through community and global engagement as well as activities that foster awareness, empathy, and servant leadership skills. 🇺🇸

Above: Current students and alumni take part in our rich educational opportunities including our summer farm-to-table campus market and "Team Trek," an expedition teaching teamwork and resilience.

Donor Focus

DANIELS REAL ESTATE

We all have places that matter to us

By Kym Michela, Michela Communications

At Daniels Real Estate, we understand that historic preservation is about reflecting our past while inspiring our future. Never easy, our team has worked with others to reposition the former Sears distribution center to become Starbucks Center; restored Union Station, the Cadillac Hotel, Merrill Place; and saved Seattle's oldest downtown church building, the former First United Methodist Church, as part of The Mark high-rise project. Today the former church, renamed The Sanctuary, is an example of preservation combining contemporary upgrades and modern interiors with the historic built fabric.

St. Edward Seminary is our present-day preservation project and wouldn't be so without the advocacy of the Washington Trust for Historic Preservation. Having sat empty for over 40 years in disrepair, the building was the 2012 poster child for Washington's Most Endangered Places and its future looked bleak. Fortunately, with the help of the Washington Trust and hundreds of preservation supporters, we were able to sign a long-term lease with the Washington State Parks Commission to save the building.

We are pleased to say that the exterior restoration was completed this fall by tradesmen and women who skillfully restored the building back to its former glory. It took them months to catalog and remove all the original windows for refurbishment. Most of the existing roof tiles were detached, restored, and reattached on top of a newly installed waterproof membrane, and the masonry façade was carefully cleaned and repaired. Inside, all plumbing and electrical feeds are now up to code.

Interior construction will soon be underway, and when completed, visitors will discover the striking

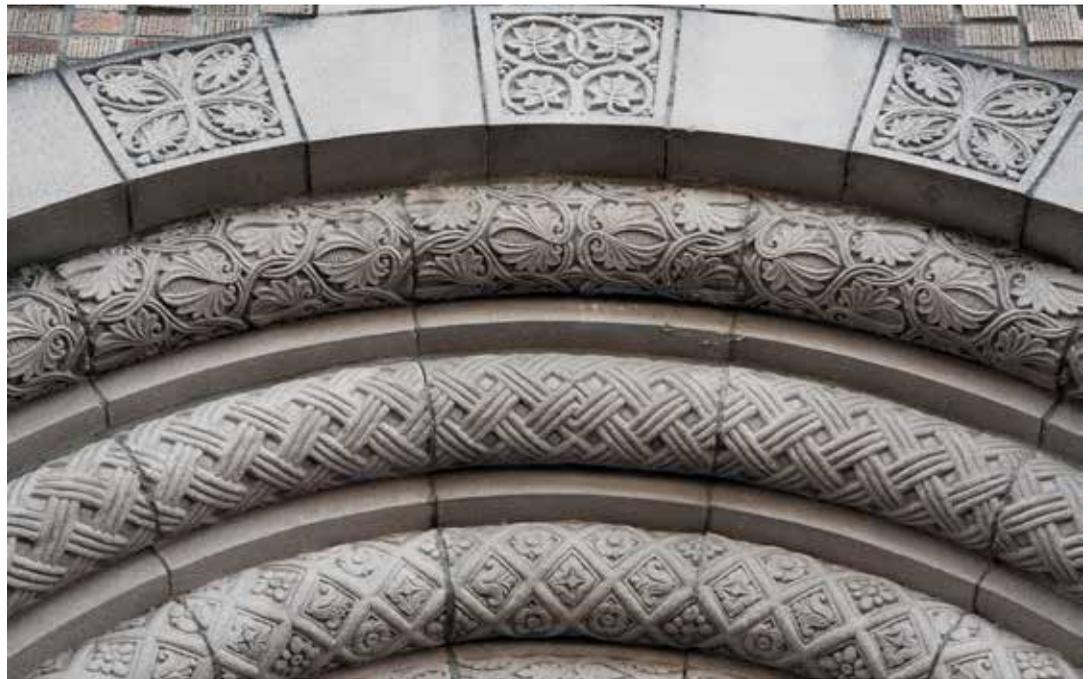
Romanesque Revival architecture with Art Deco interiors reimagined as a quintessential Pacific Northwest lodge. As a designated historic property, all heritage elements are restored to the Secretary of the Interior's Standards and maintain their historic integrity in spaces that echo former uses.

Dormitories on the upper floors will be transformed into 70 lodge rooms and 12 suites with décor elements that celebrate the architecture of the landmark building. Student classrooms on the lower floors will become inviting conference and gathering spaces for business retreats and family reunions. The dining hall will be a restaurant dedicated to locally sourced foods, with a culinary garden located on site. The seminary library on the second floor will soon offer areas to meet and lounge with a pub area and outdoor balcony seating. On the ground-floor level, the former barbers' room will be The Cave wine bar with outdoor seating. New for the building will be a wellness spa located in the south wing of the building that will focus on natural healing. All Lodge amenities will be available for park visitors to enjoy as well as overnight guests.

While we are focused on the physical preservation and redesign of the building, we are also focused on collecting memorabilia and photos from the building's past. We are fortunate to have former seminary students who can share the history and daily life so that we can design a story wall that captures the origin of the building and state park.

For project updates, please visit our construction website at thelodgeatstedward.com. It includes photos, renderings, and videos of the exterior preservation. We plan to post some interior updates, but we also look forward to a special reveal with our friends at the Washington Trust — so stay tuned! 📸

Architectural details of the St. Edward Seminary.



From left to right: Original roofing tiles removed and carefully stacked; installation of the roofing tiles with the vapor barrier; original windows removed for full rehabilitation and reinstallation.



Above: A conceptual rendering of the former seminary dining hall adapted as a farm-to-table-style restaurant.

Right: Scaffolding on the exterior of St. Edward Seminary while masonry work was underway.



Youth Heritage Project

OLYMPIC NATIONAL PARK

By Alex Gradwohl, Events Coordinator

In July 2019, the Washington Trust for Historic Preservation held our eighth annual Youth Heritage Project (YHP) at Olympic National Park. YHP is a four-day immersive field school that connects high school-age students and their teachers to our state's historic, cultural, and natural resources, in order to nurture the next generation of Washington's advocates and activists. YHP is a central piece of our organization's work to engage younger and more diverse audiences in historic preservation. The location and topics for YHP change each year, allowing students to explore new areas of our state and address real-world, place-based issues in historic preservation.

This year, our group visited Olympic National Park (ONP), where the National Park Service has been tasked with protecting a wide variety of historic, cultural, and natural resources. Through site visits, case studies, guest speakers, and group discussions, our participants wrestled with how to define and balance these different and sometimes competing priorities within public lands, using ONP as a real-world case study.

After a crash course in resource management at ONP, students broke into smaller groups to apply what they had learned to real decisions currently facing park leaders. They were asked to investigate a specific issue, analyze various proposed solutions, and present their own recommendations. Each student group was tasked with creating an action plan, which required making tough decisions between competing interests and priorities.

Two groups visited a trail shelter listed on the National Register of Historic Places and discussed the tension surrounding human-made structures in Wilderness Areas. They then evaluated and provided recommendations on ONP's new Wilderness Management Plan. Other groups developed a set of recommendations for the Elwha River Bridge, which was built in 1926 and is currently in need of repair or replacement. The remaining student groups tackled a problem in the Elwha River Valley, where a rapidly changing river has washed out a major access road. YHP participants were tasked with selecting between three plans of action: building a long bridge over the



Opposite: The YHP 2019 group on the dock at Lake Crescent.

Below: Students presenting their ideas at the concluding Town Hall event.

Below lower: Students at the Sol Duc Trail Shelter discussing historic places in designated Wilderness Areas.



floodplain, rerouting the road through old-growth forest on higher ground, or declining to restore motor vehicle access to the area.

As our culminating activity, students presented their recommendations during a Town Hall-style meeting in downtown Port Angeles. Joined by Mayor Sissi P. Bruch, Washington Trust board members, NPS staff, and students' families, YHP participants proposed their solutions to an expert panel composed of decision-makers currently facing the same issues. We were all truly impressed by the students' creative, thoughtful, and professional proposals, and panelists provided great feedback to our participants. If you'd like to learn about our students' solutions and recommendations, we encourage you to check out the 2019 YHP Final Report available on our website.

This year, we were delighted to once again partner with the National Park Service (NPS) and the Department of Archaeology & Historic Preservation (DAHP) to design and implement YHP. We extend our deepest thanks to both agencies for serving as our

anchor partners and funders since establishing the Youth Heritage Project in 2012, allowing hundreds of students to attend the program free of cost. We would also like to extend a special thank you to the Makah Tribe and NatureBridge Olympic Conference & Retreat Center for hosting our group during the event, as well as our additional funders, without whom YHP would not be possible: the Puyallup Tribe of Indians, the Stillaguamish Tribe of Indians, the Port Gamble S'Klallam Tribe, the Suquamish Tribe, the Tulalip Tribes, 4Culture, SHKS Architects, Daniels Real Estate, and Bassetti Architects.

Interested in participating in next year's adventure? We are delighted to announce that YHP 2020 will take place in Port Townsend, where we will explore preservation issues related to the recently designated Maritime Washington National Heritage Area. Be sure to check our website for updates in the coming months! 🇺🇸

Above upper: Canoeing on Lake Crescent.

Above lower: Students at the Elwha Ranger Station Historic District discussing the best way to deal with the Elwha River Road washout.

Main Street Matters

SMALL TOWN GRIT

A tradition of partnerships and persistence in downtown Dayton

By Marcene Hendrickson, Board Member, Dayton Development Task Force

In the early 1980s, Dayton was dying. Farming practices were changing with machinery replacing laborers, and the city's largest employer, Seneca Foods, had dramatically decreased its workforce. The ripple was felt in Dayton's historic downtown district—businesses closed, local bank deposits were down, and buildings were neglected. The people of Dayton realized something needed to be done.

The Chamber of Commerce director called a town meeting, which almost 300 people attended. Ideas were shared, and the group tried to focus on establishing goals—economic development, historic preservation, beauty, or just a nicer place to live? We determined that we did not want to become a “theme” town but rather be true to who we were: a historic downtown.

We began with small projects so that we could develop enthusiasm among our citizens. One of the first projects was the old flour mill on Main Street. We got permission from the owners to clean up and

landscape the weedy lot, and one Saturday, we invited volunteers to arrive early with shovels and trucks. By nightfall, we had a park. We were overjoyed at this initial success, but problems arose: who would pay the water bill and who would mow the grass? Eventually, Frontier Federal Bank (now Banner Bank) bought the park. We had learned lesson number one: never start a project without a long-term maintenance plan in place.

Learning from our first project, we determined that accountability and ongoing partnerships were crucial, so we formed a nonprofit, which we named the Dayton Development Task Force. Next, we needed a commitment of local support and formed a LID (Local Improvement District) through which building owners taxed themselves based on square footage.

With the nonprofit organized and support from stakeholders secured, we pursued grants for additional funding and embarked on several major downtown projects.



Left: Aerial view of downtown Dayton, surrounded by farmland.

Opposite above: The Columbia County Courthouse, the oldest county courthouse in Washington State.

Opposite below: The Liberty Theater lighting up downtown Dayton.

In partnership with the City of Dayton, we helped transform our streetscape through paving our formerly crowned asphalt highway in concrete, burying storm drains, and adding sidewalks, street lights, trees, and street furniture.

A volunteer Courthouse Committee formed to support the rehabilitation of the Columbia County Courthouse, in partnership with the County, which utilized the Historic County Courthouse Rehabilitation Grant program and brought the oldest courthouse in the state of Washington back to its original splendor.



Closed since 1965, the Liberty Theater's roof had leaked for 10 years, causing the floor to rot. The community decided to restore the theater, and, after it opened in 2001, to provide additional support in the form of volunteer work on the building next door to help the theater expand a few years later. Today, we not only have live productions and musicals, we also screen current and classic films, showcase children's programs, and hold meetings in the space.

Our work has been long and sometimes difficult. Task Force volunteers have joined us with a variety of talents, including artists, construction people, investors, and leaders. They have been ordinary citizens taking a chance. While we have varied in our personal motivation and highest priorities—from economic development to social events to historic preservation—by working together, we have made strides in all these points. Our work continues! 🍷

The Dayton Development Task Force joined the Washington State Main Street Program in 2013. The organization is a designated Washington Main Street Community.

Heritage Barns

NOVELTY HILL FARM

By Stephanie Pickering

I was eight weeks old when my family moved back to the farm where my dad was raised. Since he literally married the girl next door, it was also a move back home for my mom. Growing up in the old drafty farmhouse, my siblings and I took for granted the two beautiful barns that were as much a home for us as our house. Sliding the big barn doors open to greet our animals, feeding the eager calves with warm bottles of milk, swinging in the hay loft, arranging and rearranging the bales into forts and tunnels, grooming our dairy calves for the fair—our childhood centered around the barns that had been hand-built by our grandfather and great-grandfather.

Our family has owned our 70-acre farm since the late 1800s. My great-great-grandparents, George and Emily Pickering, purchased the land from the original homesteader, Mr. Peets, in 1884. Their son, Alfred, and his wife Jeanette (“Netty”) Pickering continued farming the land and had 10 children. A railroad was built through the farm in 1906, and the farmhouse was finished that same year. A favorite family story always puts my current life as a working mother in perspective: while the railroad was being finished, Netty Pickering would feed 10 railroad workers, then feed the 12 people in her family, all while cooking with a wood stove.

The Pickering family raised dairy cattle and produced milk for three generations. Originally the cows were hand milked, and the milk containers were picked up by riverboat on the Snoqualmie River. The barns were built in 1932, and much of the main barn was built using recycled lumber from an abandoned church. After they installed electricity, they began using milking machines. The cows were sold in 1963, after my dad became a large animal veterinarian. My parents continued to farm on the side, however, raising three children, gardens, pigs, calves, horses, and llamas.

Our beautiful barns are 87 years old and have survived aging, lack of use, floods, fire, human errors, and drainage issues. It was difficult to see the peeling paint and rotten siding on the aging barns that housed our childhood, however the cost of repairs made rehabilitation out of reach. In 2016 and 2017, we received grant funds from the Washington State Department of Archaeology and Historic Preservation as well as King County’s Historic Preservation Program to help replace siding, rebuild doors, replace the foundation, and paint the Dairy Barn. We bought a milling machine to mill the wood to match the original shiplap siding. Due to the financial assistance we received for the Dairy Barn, we were able to use our own funds to save the smaller barn (the Calf Barn) which was in a low, wet, and sinking area and had mud and water flowing through it. It needed significant structural work and was on temporary bracing.

In 2018, we moved the Calf Barn to higher ground north of the Dairy Barn. We replaced the foundation, bracing, and siding where needed. This move was timely, because without intervention the barn would have crumbled under the weight of the February 2019 snowstorm.



Larry Pickering, grandson of Alfred and Netty, with his daughters Suzanne and Stephanie, at Novelty Hill Farm.



As tradition would have it, my parents, my sister, myself, and our spouses live on the farm and are raising the sixth generation of Pickerings. We are also raising gardens, flowers, bees, bunnies, and many acres of pumpkins. Novelty Hill Farm is now open seasonally to the public. We grow acres of pumpkins for the fall pumpkin season and have a Fall Festival for families. We also sell pre-cut Christmas trees from Thanksgiving to Christmas. These activities have been a great way to meet people in the community and share the history of the farm. Now a new generation of children in the area will make memories of their own in these beautiful barns. 🍂

The Heritage Barn Initiative is a program of the Washington State Department of Archaeology and Historic Preservation. For more information, visit: dahp.wa.gov/heritagebarngrants.



Upper top: The south facade of the Dairy Barn at Novelty Hill Farm before rehabilitation.

Lower top: Serious flooding affecting the Calf Barn before being moved.

Above: Novelty Hill Farm south facade after rehabilitation.

Right: The north facade of Novelty Hill decked out for the holidays!



Book Review

NOAH'S TOWN: WHERE ANIMALS REIGN

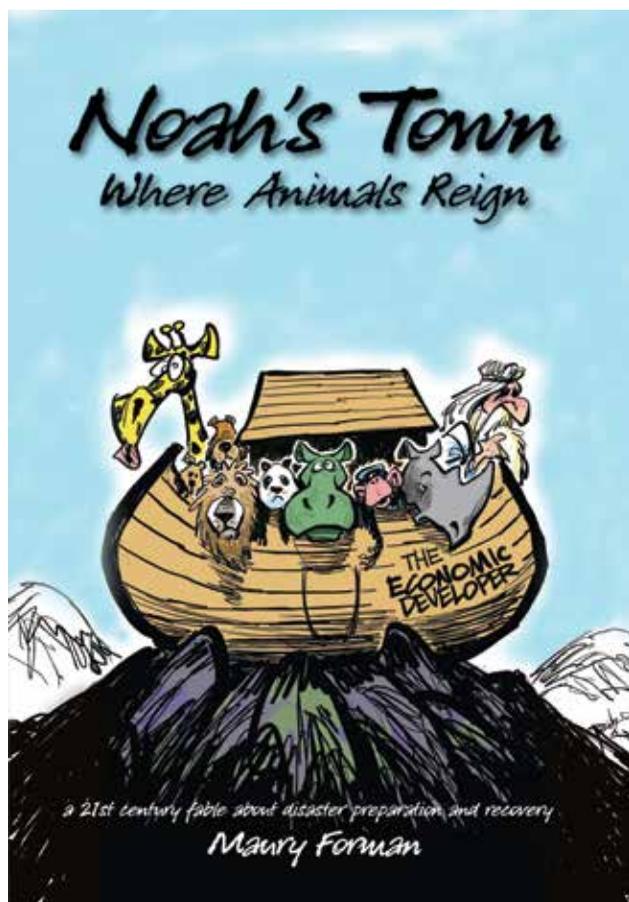
By Robb Zerr, Rural, Small Business & Marketing Services Director,
Washington State Department of Commerce

Starting a small business requires you to be a bit of a gambler, especially when you're opening a storefront on one of the nation's many main streets. Not only must you face new competition at every turn, but the ever-present malls and mega-stores that lure customers away from once-crowded downtowns. Losing customers can be a disaster for any small

business where the owner has often sunk their life savings into the idea of being their own boss. Indeed, entrepreneurship is one of the hallmarks of our country, building a business from scratch and making it successful.

But the real disaster often goes unseen. While focusing so hard on building a business, we often forget to protect it from the many catastrophes that can shatter our dreams, empty our wallets, and empty the vibrant main streets that are the foundation of local economies. When it comes to disaster planning, we often foolishly double down and roll the dice.

A disaster can come in many forms, and planning for this inevitability is one of the most important things any business owner can do. It not only protects your own livelihood and investment, but that of your employees, your suppliers, and your neighbors. Maury Forman, an economic development humorist and longtime advocate for Main Street and downtown revitalization as the Senior Manager for the Washington Department of Commerce for almost 30 years, has written a clever, witty fable that serves as a warning for communities, and downtowns in particular, to prepare for the inevitable. Disasters are not a matter of if, but when, and Maury's simple tale about Noah's Town is both entertaining and instructive.



Cover of *Noah's Town: Where Animals Reign*, by Maury Forman.

On the one hand, *Noah's Town: Where Animals Reign* is a fable that tells the story of how the descendants of Noah's Ark integrated themselves into society and formed a sustainable and growing tourism economy in their downtown area. That is, until the never-expected, once-in-a-lifetime storm causes havoc among residents and tourists. It's a cross between the biblical story of Noah and the folktale of Chicken Little. On the other hand, it is a tutorial on how to identify crises and prepare for them, either by reducing their impact or reducing the likelihood of them occurring. Look just beyond the fable and you have a workbook for your own business or community.

Downtown small businesses provide the oxygen that often keeps an entire community healthy. They are a major stimulator for economic growth and a key revenue generator for local government. They also represent the image and character of a city. Downtowns are unique in that they are typically the only neighborhood that belongs to and is shared by everyone in the region.

Studies have shown that after a major disaster hits a downtown, one in four businesses never reopen again. In rural communities the percentage of businesses that don't recover is as high as 60%. The International Downtown Association reports that downtowns average just three percent of citywide land, but can account for 31% of citywide tax revenue. This means for every one percent of citywide land, downtowns provide approximately 10% of the tax revenue in the form of contributions to the city's assessment base and generating property tax revenues.

Forman recognizes that these disasters are inevitable, but that does not mean that investing in disaster preparation and a well-promoted plan can't reduce the financial and personal damage to families and businesses. The United States spends far more on helping people rebuild after disasters than on prevention. Only 40¢ of every \$100 is spent on disaster risk reduction, and only 20% of the money that the Federal Emergency Management Agency distributes in disaster grants is earmarked for pre-disaster work.

There is a saying in the disaster relief community that \$1 of disaster prevention saves about \$6 on cleanup and recovery. Unfortunately, many communities are betting that disasters will not occur in their downtowns. To Forman, preparedness is a moral investment.

Noah's Town is not a preachy tome on crisis planning. On the contrary, there is plenty of humor—from groan-out-loud puns to hilarious plays on words—complete with some not-so-subtle coffee cup wisdom. In the epilogue, Forman draws upon a task force report, *Resilient Washington State: A framework for Minimizing Loss and Improving Statewide Recovery after an Earthquake*, for recommendations that every community should consider and implement. Disasters are inevitable, from the slightly disruptive to the life-changing, and *Noah's Town* will help you conquer your fears of impending doom in a memorable, charming way. ■



A graphic from the conceptual storyboarding for *Noah's Town*.

WHERE IN THE WA

We had two Spokane members call in their correct guesses for the historic site featured in our Summer 2019 issue of *This Place*. Ralph Fishburn was first to identify the smokestack as belonging to downtown Spokane's iconic Central Steam Heat Plant. Mrs. Russell "Punky" Helgeson almost didn't call because "everyone in Spokane knows the Steam Plant smokestacks." We suspect that others had the same thought and didn't bother to submit a guess. Rising to a height of 225 feet, the Steam Plant's pair of smokestacks have graced Spokane's skyline since 1916 and remained in active service for 70 years as part of Washington Water Power's operations. With a neoclassical design attributed to the renowned Spokane firm of Cutter & Malmgren, the plant's steel-reinforced and brick structure measures 140 feet long and 83 feet wide and rises to three stories in height. At its peak, the plant provided steam heat to over 300 downtown buildings but had ceased to be economically viable by December 1986 when the last boiler was shut down.

The steam plant remained vacant and unused for some 10 years before it began its transformation through adaptive reuse thanks to the vision of its owner, now known as Avista Corporation, and development team, Wells and Company. The project not only reimagined new uses for the steam plant but created a complex of buildings that included construction of the new Courtyard Building and rehabilitation of the adjacent Seehorn-Lang Building, an 1890 freight warehouse. The renovated industrial complex reopened as Steam Plant Square in December 1999 and now houses more than 80,000 square feet of unique office, retail, dining, and event space. Thanks to the use of historic tax credits, the steam plant retains many of its original interior features and machinery, including its four massive steam boilers, 1,200-ton coal bunker, and, of course, the iconic smokestacks. These days, the smokestacks gain even greater prominence through the steam plant's "Light Up the Stacks!" program, which provides an opportunity to celebrate or promote philanthropic and cultural events in the community.

Given its status as the unofficial capital of the Inland Empire, it's not surprising that Spokane is included on three separate tours in our Revisiting Washington guide. You'll travel through Spokane on a north-south tour from Laurier at the Canadian border to Pasco in the Tri-Cities and on a cross-state east-west tour from the Idaho Line to Seattle. Spokane is also on a third tour that follows a route known locally as the Pend Oreille-Palouse Highway, which roughly parallels the Idaho-Washington Line. 🗺️

revisitwa.org/spokane



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Where in the WA - Fall 2019

For your next challenge, can you identify the object 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 steam plant stacks on the Spokane skyline circa 1930s.

Above: Washington map from the RevisitWA app showing the three tours that run through Spokane.



The Washington Trust for Historic Preservation is launching a strategic planning process, and **we want to hear from you!** Your feedback is critical in helping us chart our organization's way forward.

preservewa.org/survey

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