



WASHINGTON
TRUST FOR HISTORIC
PRESERVATION

2006 Annual Report

Dear Members and Friends of the Washington Trust,

IT IS MY PLEASURE TO PRESENT TO YOU THE WASHINGTON TRUST FOR HISTORIC PRESERVATION'S 2006 ANNUAL REPORT. Thanks to the support of our Board of Directors, members, donors, and grant makers, 2006 was a momentous year for our organization as we celebrated 30 years of working to preserve Washington's irreplaceable historic resources through advocacy, education, collaboration, and stewardship. Since its establishment in 1976, the Trust has worked in partnership with communities and individuals across the state to overcome threats and achieve successes in protecting our state's significant historic resources.

In 2006 we said goodbye to two long-time members of our Board of Directors, Mary Thompson and Eugenia Woo. Mary and Eugenia's contributions have truly transformed this organization, and while they may be off the Board, we're not letting them wander too far! We also welcomed four new Board members: Sara-Jane Bellanca of Seattle, Jerri Honeyford of Sunnyside, David Johnston of Bellingham and Reuben McKnight of Tacoma, all of whom are bringing fresh and positive ideas to our programs and initiatives.

Highlights of 2006 include partnering with the National Trust for Historic Preservation to help defeat the so-called Washington State property rights initiative, I-933; building the endowment fund to support and expand our Valerie Sivinski Washington Preserves grant program; expanding our membership base by welcoming the greatest number of new preservation supporters in a single year; and traveling to virtually every corner of the state to document historic points of interest as part of our Re-Visiting Washington: A Guide to the Evergreen State project that is due out in late spring, 2007.

We hope that you will enjoy this report and take pride in our 2006 accomplishments because they were all made possible by your generous financial support and commitment to preserving Washington's precious past.

Jennifer Meisner, Executive Director

Endowment Created for WA Trust Grant Program



Seattle's iconic Hat 'n' Boots is getting a grant boost.

2006 WITNESSED THE PUBLIC LAUNCH OF THE ENDOWMENT FOR THE WASHINGTON TRUST'S VALERIE SIVINSKI WASHINGTON PRESERVES FUND, WHICH PROVIDES GRANT MONEY TO COMMUNITIES THAT ARE ENGAGED IN PRESERVING A SPECIFIC HISTORIC RESOURCE. By providing small yet meaningful amounts of money, the goal of the fund is to help promote historic preservation at the community level. Since 1998, the fund has awarded nearly \$30,000 to 41 projects across the state.

In 2006, efforts to provide the Washington Preserves Fund with a long-term, stable source of grant capital took a giant leap forward. In June, Washington Trust Board Member Sondra Purcell and her husband Don

hosted a kickoff party at their Tacoma loft apartment to publicly promote the establishment of the fund in the hometown of its namesake, Valerie Sivinski. The generous outpouring of contributions that resulted from both this event and our 2006 year-end appeal has pushed the fund total above the \$25,000 mark. We look forward to building on that in the future and take pride in knowing that proceeds will be used in a manner Valerie would have wholeheartedly supported. In 2006, Valerie Sivinski Washington Preserves Fund grants were given to:

Bainbridge Island Parks Foundation, Bainbridge Island—\$385 to purchase a wood moisture meter for measuring the moisture content of logs harvested for the purpose of rehabilitating the Yeomalt Cabin.

Dayton Historical Depot Society, Dayton—\$500 to assist in the display of interpretive materials in a new kiosk at the Dayton Historical Depot.

Friends of Point Hudson, Port Townsend—\$300 to assist in developing a traveling photography exhibit of historic Point Hudson photos.

Garfield County, Pomeroy—\$1,500 in emergency grant funds to assist with repairs to the Statue of Justice that sits atop the Garfield County Courthouse.

Georgetown Community Council, Seattle—\$1,000 to assist the first phase of rehabilitating the Hat as part of the overall Hat 'n Boots restoration project.

Northport Historical Society, Northport—\$200 to obtain the equipment necessary to clear and restore the historic Boundary Cemetery.

Ritzville Public Development Authority, Ritzville—\$500 to assist in conducting a feasibility study for establishing a preservation trade school at the Old Ritzville High School.

Revisiting Washington

IN EARLY 2006, THE WASHINGTON TRUST FOR HISTORIC PRESERVATION RECEIVED A \$200,000 GRANT FROM THE FEDERAL TRANSPORTATION ENHANCEMENT PROGRAM TO UPDATE THE 1941 WORKS PROGRESS ADMINISTRATION (WPA) BOOK, *WASHINGTON: A GUIDE TO THE EVERGREEN STATE* BY CREATING AN INTERACTIVE, MULTI-MEDIA CD. IT WILL INCLUDE ORIGINAL TEXT ANNOTATED WITH CURRENT INFORMATION ALONG WITH ADDITIONAL MATERIALS SUCH AS PHOTOS, AUDIO SUPPLEMENTS AND GPS COORDINATES TO COMPLEMENT THE MODERN TRAVELER'S EXPERIENCE IN TOURING WASHINGTON STATE.

The Washington Writers' Project produced the original volume as part of the American Guide Series under the auspices of the WPA's Federal Writers' Project, a Depression-era program that employed more than 6,000 writers nationwide from 1935 to 1943. This series of comprehensive guidebooks covered the then 48 states as well as Washington, D.C., Alaska and Puerto Rico. The Washington state guide, the second longest in the series, contained twenty-four tour routes that guided travelers through county seats, agricultural centers, national and state parks, major cities and small towns along the main branches of Washington's early road system.

Sixty-five years later, the Washington Trust began its reexamination of this work by revisiting and resurveying all of these routes over last summer and early fall. While much has changed, it was surprising to discover all that remained as well as the unparalleled beauty and variety of our state's natural and historic resources.

At the same time, Washington State Archives and the Washington State Historical Society, which published the original work and still owns the rights to it, took on the archival research, which involved finding historic photographs, movies, maps, and music; oral histories, and other ephemera reflecting the period. Our project consultants, Artifacts Consulting, Inc., and Rusty George Creative, assisted us in the compilation, development and creation of this updated digital guide. The final package is expected to be released in time for the summer 2007 driving season.

2006 Most Endangered Historic Properties List

SINCE 1992, THE WASHINGTON TRUST HAS MAINTAINED A LIST OF HISTORIC PROPERTIES IN DANGER OF BEING COMPROMISED OR LOST ENTIRELY. Each year, the Trust works with stakeholders to raise awareness and increase support for the preservation of listed resources. In 2006, 10 properties were included on our Most Endangered List, while active advocacy campaigns remained for 14 properties being tracked on our Watch List. Two press conferences were held a day apart in front of First United Methodist Church in Tacoma and next to the Jensen-Byrd Building in Spokane, respectively. Washington Trust staff and members of its Board of Directors attended alongside local preservation advocates to show their support. Over the course of the year, the Trust, with local, state and national partners, has worked to achieve successful preservation results for properties on the Most Endangered List.

Please note that the status of the following properties is as of year-end 2006. Look for updates in current and future 2007 issues of Trust News.



National Guard Armory, Bellingham—The Washington National Guard Armory was used as a site for military training from the time of its construction in 1910 until 1953, when the main floor of the structure was converted into Mead's Rolladium, a public roller-skating rink. In 1972, Western Washington University (WVU) purchased the building from the National Guard for \$1, but in 1989 university officials were forced to discontinue public use for safety reasons. WVU's Facilities Management Director and

Real Property Manager have been working with the Trust to develop preservation strategies and alternatives for the building. WVU trustees have indicated an interest in ensuring that the historic elements of the armory are preserved as it is redeveloped, and are seeking funds to complete a structural assessment.



The Kelley Farm, Bonney Lake—Bisected by the historic Naches Trail, The Kelley Farm represents a portion of one of Pierce County's earliest Donation Land Claims, the 160 acres given to Ruben Ashford Finnell in 1853. The Kelley Family owned the property from 1864 until 2001, when it was sold to T&S Properties, LLC. The 50-acre parcel, including the c.1910 farmhouse

and surrounding outbuildings, is zoned to allow single-family residential development, but an advisory board charged with creating a master plan for the Fennel Creek Corridor, which includes The Kelley Farm, reported at a Pierce County Council meeting last December that the preferred alternative would be public acquisition of the 333 acres that encompass Fennel Creek. It is hoped that an agreement can be reached that would retain the Kelley Farm as part of a larger open space acquisition.



Lone Star Cement Building, Concrete—Concrete was once home to the Superior Cement Industrial Complex, at one time the largest concrete manufacturer in Washington, and the Lone Star Cement administration building is one of its last vestiges. Constructed in the 1920s but abandoned since the late 1960s, the building has suffered substantial damage. In 2006, students from the University of Oregon Historic Preservation Program completed a comprehensive assessment of the office building, and the town of Concrete will use that assessment to inform the rehabilitation process as it gets underway in 2007, in hopes the structure will serve as the future site for town offices.



Howard S. Wright House, Everett—Construction magnate Howard S. Wright built this 1905 home, located in Everett's Rucker/Grand Avenue District neighborhood. A neatly ornamented example of a Classic Box, complete with a hip roof and carved brackets, the property received a letter of commendation for the preservation of its historical character from the Everett Historical Commission in 1989. A fire in 2002, however, badly damaged the building and it, along with the historic house on the adjacent lot, was put on the open real estate market. Historic Everett rallied their resources and purchased both properties, with a goal of combining residential units and professional office space in a manner that will honor and highlight the historic character of these two houses. Congratulations to Historic Everett!



Stephenson House, Kent—Although the 1889 farmhouse built by members of the Stephenson family in the once-rural Kent Valley had been converted to a multi-unit apartment building years ago, enough of the structure's character-defining features remained to make it eligible for listing in the National Register of Historic Places. But in 2006, new owners submitted plans to the City of Kent that would demolish the Stephenson House to make way for a retail/office complex. Advocates

appealed the City's decision to grant the demolition permit, but despite testimony from the Washington Trust and

others, the Hearing Examiner upheld the City's finding that tearing down the building would have no adverse environmental effects. The owners plan to move forward once all the necessary permits are in place.



Fort Steilacoom, Lakewood—The four surviving cottages at Fort Steilacoom, constructed between 1858–1859, stand as

wonderful and uncommon examples of Greek Revival architecture in Washington state. All four, however, require new roofs. The State Department of Social and Health Services (DSHS) owns the buildings and, in consultation with the State Department of Archaeology and Historic Preservation (DAHP), is in the process of replacing two of the roofs, slated for completion in 2007. Due to budget constraints, the remaining two roofs are unlikely to be replaced in the coming year.



LaFramboise Farmstead, Yakima County—The LaFramboise Farmstead is a one-of-a-kind resource

consisting of four buildings: an 1885 church, believed to be one of the valley's earliest Presbyterian Churches; a 1902 farmhouse; a barn completed soon after; and a storage shed constructed c. 1910. The proposed expansion of the City of Moxee's urban growth boundary would rezone the land surrounding the farmstead from agricultural to industrial. This would threaten the historic farmscape by inviting large-scale factory/warehouse development on parcels adjacent to the National Register-listed buildings. A ruling on the proposal is expected from Yakima County officials in 2007.

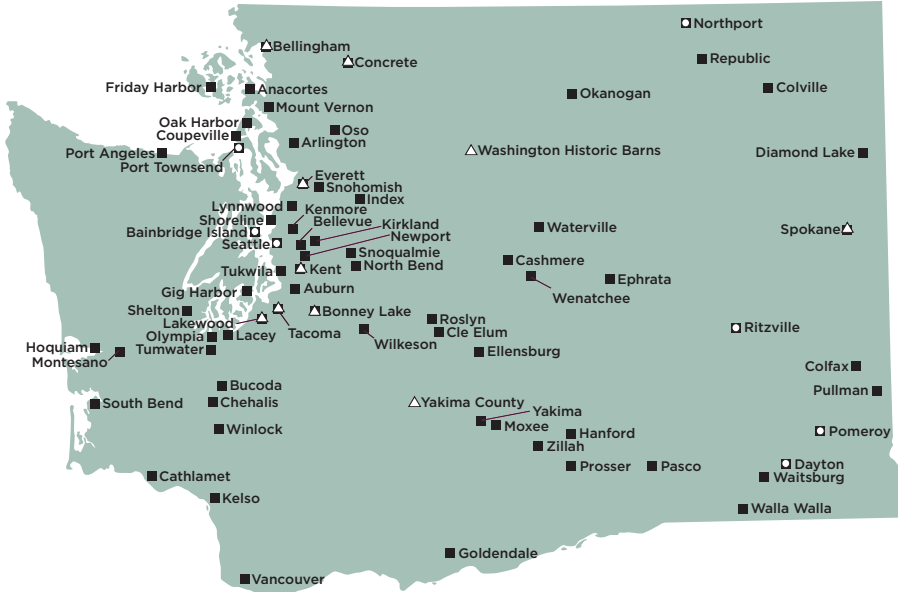


Jensen-Byrd Building, Spokane—Originally constructed as the Marshall Wells Hardware Co. in 1910, the 120,000

square foot National Register-eligible Jensen-Byrd Building is one of the largest structures in downtown Spokane. Owned by Washington State University, an RFP issued for redevelopment of the building elicited several proposals that would have demolished the historic structure. Prompted by the reactions of local and statewide preservationists, WSU hired Portland-based SERA Architects to conduct a feasibility study for the building's rehabilitation, the findings of which were released last October. While university officials have not publicly announced a future course of action, there continues to be widespread support in the community for a program of adaptive reuse for the site.

Continued on next page

Your Trust in Action in 2006



○ Washington Preserves Fund Grants △ Most Endangered List Properties ■ General Technical Assistance

In 2006, the Washington Trust provided assistance to local preservationists in 68 communities statewide.

Anacortes, Arlington, Auburn, Bainbridge Island, Bellevue, Bellingham, Bonney Lake, Bucoda, Cashmere, Cathlamet, Chehalis, Cle Elum, Colfax, Colville, Concrete, Coupeville, Dayton, Diamond Lake, Ellensburg, Ephrata, Everett, Friday Harbor, Gig Harbor, Goldendale, Hanford, Hoquiam, Index, Kelso, Kenmore, Kent, Kirkland, Lacey, Lakewood, Lynnwood, Montesano, Mount Vernon, Moxee, Newport, North Bend, Northport, Oak Harbor, Okanogan, Olympia, Oso, Pasco, Pomeroy, Port Angeles, Port Townsend, Prosser, Pullman, Republic, Ritzville, Roslyn, Seattle, Shelton, Shoreline, Snohomish, Snoqualmie, South Bend, Spokane, Tacoma, Tukwila, Tumwater, Vancouver, Waitsburg, Walla Walla, Waterville, Wenatchee, Wilkeson, Winlock, Yakima, Yakima County, and Zillah (plus all the cities and towns we drove through and visited while doing field work for our WPA Project).

2006 MOST LIST—Continued from prior page



First United Methodist Church, Tacoma—In 2006, MultiCare, a nonprofit healthcare provider, purchased First United Methodist Church intending to demolish the structure in order to expand its facilities. Shortly after purchasing the sanctuary, however, MultiCare transferred ownership back to the congregation. The action prevented the historic church in Tacoma's Hilltop neighborhood from being considered for landmark status, because of a 1996 State Supreme Court ruling exempting religious organizations from local preservation ordinances. This is alarming, as the case sets a precedent for using religious institutions as a veil to avoid applying local preservation ordinances to eligible historic structures. Demolition of First United is expected in early 2007.



The Historic Barns of Washington, statewide—As the Washington Trust's first thematic inclusion on the Most Endangered List, historic barns as a threatened resource have garnered quite a bit of attention. With these iconic structures facing a variety of challenges, owners often find it difficult to keep historic barns in continued, viable use as part of a working agricultural landscape. But solutions for barn preservation do exist. In December of 2006, the King County Council announced funding to establish a grant program to assist with barn rehabilitation. Championed by Councilmember Kathy Lambert, it is hoped that King County's program will serve as a model for similar programs in other counties and possibly at the state level.

2006 Watch List Properties: Packard House, Anacortes; B Reactor, Hanford; Ellensburg Depot, Ellensburg; Collins Building, Everett; First United Methodist Church, Seattle; Schooner Wawona, Seattle; William O. McKay Ford, Seattle; Snoqualmie Falls Lumber Company, Power Plant, Snoqualmie; Rookery and Mohawk Buildings, Spokane; Elks Building, Tacoma; Olympia Brewery, Tumwater; Preston-Shaffer Milling Co., Waitsburg; Fort Walla Walla/Jonathan M. Wainwright Memorial VA Medical Center, Walla Walla; Our Lady of the Assumption/ St. Urban's Church, Winlock

The Washington Trust in D.C.



CONTINUING THE TRADITION OF SENDING ONE OF THE LARGEST DELEGATIONS TO OUR NATION'S CAPITOL

FOR LOBBY DAY, THIRTEEN PARTICIPANTS ACCOMPANIED THE TRUST'S THREE STAFF MEMBERS TO WASHINGTON, D.C. IN MARCH 2006. Generous support from Gull Industries and Nitze-Stagen & Co., Inc. provided scholarship assistance for many participants' travel expenses. With visits to each office of the congressional delegation representing Washington state, Lobby Day attendees took advantage of the opportunity to detail preservation activities in each district while describing the many remaining needs statewide. The sustained annual presence of Washington preservationists at Lobby Day does influence the debate over historic preservation issues as they unfold at the national level: We continue to speak with a loud and clear voice nationally!

Serving as Strong Stewards



IN 2006, THE WASHINGTON TRUST CONTINUED ITS EFFORTS TO IMPLEMENT THE STABILIZATION AND

REHABILITATION PRIORITIES IDENTIFIED IN THE 2002 STIMSON-GREEN MANSION AND CARRIAGE HOUSE HISTORIC STRUCTURES REPORT. Towards this end, the Trust applied for an \$83,000 matching grant from the Washington State Heritage Capital Projects Fund (HCPF). Authorized in 1995 and administered by the Washington State Historical Society, this fund has provided some \$4 million in grants given biennially to heritage organizations and projects across the state to build museums, restore historic structures, and interpret and preserve the heritage of the state in other ways. Recipients of HCPF grants need to match each dollar of state funding with two dollars of their own. During the last legislative session, the total amount of funds available in the grant program was increased from \$4 million to \$10 million.

With its \$250,000 Stimson-Green Mansion Building and Site Rehabilitation Project, the Washington Trust's grant proposal included exterior building rehabilitation work, interior systems and finishes upgrades, and site rehabilitation and landscaping. Approximately half of the funds would be dedicated to implementing the landscape master plan that has been in the works since 2004. The Washington Trust is happy to report that its project was ranked high on the list of those recommended for funding in the 2007–2009 biennium. This list was included in the Governor's Capital Budget released in December of 2006 and should be finalized during the 2007 legislative session.

Thanks to Your Support, I-933 Defeated!

THE WASHINGTON TRUST JOINED HUNDREDS OF LOCAL AND NATIONAL GROUPS THAT WORKED TO DEFEAT THE SO-CALLED PROPERTY RIGHTS INITIATIVE, I-933, WHICH WAS RESOUNDINGLY VOTED DOWN ON NOVEMBER 7, 2006. I-933 would have outlawed the basic land use, zoning, and historic preservation regulations that protect property values and preserve a community's unique character and sense of place. The Washington Trust applied for and received a \$5,000 Preservation Fund grant from the National Trust for Historic Preservation to help the No on I-933 campaign reach out and educate historic preservation supporters about the impacts of this initiative. Many thanks to Washington Trust members who sent special contributions to support our advocacy efforts last fall, and to National Trust members who joined the Washington Trust. The National Trust matched your contributions in donations to the No on I-933 campaign, helping to defeat the initiative. Finally, thanks to all of our members for spreading the word about I-933 and for your efforts in defeating it. Your support proved how much you care about preserving Washington's treasured historic places and quality of life.

Historic Preservation Makes Sense (and Dollars!)

IN 2006, THE DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION (DAHP) RELEASED ITS MUCH ANTICIPATED REPORT ON THE POSITIVE ECONOMIC EFFECTS PRESERVATION-RELATED ACTIVITIES HAVE ON NEIGHBORHOODS AND COMMUNITIES. The study, "The Economic Benefits of Historic Preservation in Washington State," clearly demonstrates several ways in which historic preservation works as a tool for local economic development. It focuses on the Federal Investment Tax Credit and Washington's Special Valuation Tax Program, illustrating that rehabilitation projects utilizing these two incentive programs resulted in annual average spending of \$83.5 million from 2000 to 2004. In turn, this investment generated total sales of \$221 million, supported 2,320 jobs in several economic sectors, and paid \$87 million in wages and salaries for each of the years studied. In addition, the study shows that:

- Washington's "Main Street" communities create \$165 million in total sales each year, supporting 2,625 jobs, and generate \$67 million in wages.
- In 2004, heritage tourists visiting history-related resources spent \$630 million, which supported 20,025 jobs and \$510 million in wages statewide.
- Property values for single-family homes in some designated historic districts rise at a faster rate than comparable homes in undesignated areas.

Along with DAHP and local partners, the Washington Trust participated in two press conferences announcing the report's findings in Seattle and Spokane, with a third scheduled for Tacoma in early 2007. To access the Executive Summary of the report, visit the Department of Archaeology & Historic Preservation's website at: www.dahp.wa.gov.

Envisioning Puget Sound's Maritime Heritage

IN DECEMBER OF 2005, THE MARITIME HERITAGE TASK FORCE CHARTED A COURSE FOR THE CREATION OF A SUSTAINABLE, PUGET SOUND-BASED MARITIME HERITAGE PRESENCE. Much of 2006 was spent implementing the initial steps of a two-year work plan designed to achieve that presence. In addressing the recommendations of the Task Force, the following has been accomplished:

- Coastal Heritage Alliance developed a comprehensive business plan for operating a heritage shipyard and Historic Seattle entered into talks with King County to discuss leasing a suitable site along Lake Union's north shore.
- Seattle's Museum of History and Industry is proceeding with plans to move to the Armory building at South Lake Union, creating a hub for maritime heritage at that location.
- Nearly \$1 million was raised in 2006 for start-up costs associated with the shipyard, capital improvements, and planning for interpretive exhibits at South Lake Union.
- The Maritime Heritage Network, a conglomeration of maritime organizations located around Puget Sound, now sponsors a website providing a clearinghouse for local maritime-based attractions.
- Through the Parks & Recreation Department, the City of Seattle appropriated \$400,000 to assist with the temporary relocation of the Schooner Wawona, a move designed to prevent the ship from being disassembled.

For updates on progress in the coming year and to access the full report of the Maritime Heritage Task Force, please visit the portion of 4Culture's website dedicated to the Maritime Heritage Initiative at www.4culture.org/preservation/projects/maritime.



Thirteen counties statewide received \$5 million towards saving historic courthouses such as this one in Garfield County.

Preserving Justice

ONE PRESERVATION CAMPAIGN THAT THE WASHINGTON TRUST WAS VERY ACTIVE WITH IN 2006 ADDRESSES UNMISTAKABLE LANDMARKS THAT DEFINE MANY CITIES AND TOWNS ACROSS THE STATE: HISTORIC COUNTY COURTHOUSES. A \$5 million legislative allocation from the State Capital Budget established the Historic County Courthouse Rehabilitation Grant Program in the 2005–2007 biennium. By the conclusion of 2006, all available funds had been awarded to counties as matching grants and many of the projects to rehabilitate and preserve Washington's incredible stock of county courthouses were well underway. Overall, the \$5 million went to 13 counties statewide (seven in eastern Washington and six in western Washington) and worked to leverage over \$18 million in overall capital improvement to historic courthouses. The Washington Trust is thrilled to announce that Governor Gregoire's budget for the 2007–2009 biennium, released in December of 2006, once again included \$5 million to continue this important grant program. Please take a moment to thank Governor Gregoire and the state Legislature for supporting the preservation of Washington's historic houses of justice. Special recognition also goes to the Department of Archaeology & Historic Preservation for their tremendous role in making the courthouse program a success.



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