



# 2003 Annual Report

## Dear Members and Friends of the Washington Trust,



102-year-old Stimson-Green Mansion in Seattle is Washington Trust headquarters. (Photo courtesy of Stimson-Green Mansion Catering Co.)

Thanks to you—our members, donors, grant makers, and friends—2003 was a year of tremendous progress and growth for the Washington Trust for Historic Preservation. Founded in 1976 to safeguard Washington’s historic resources through advocacy, education, stewardship, and collaboration, the Washington Trust’s capacity grew exponentially in 2003 after the generous donation of the Stimson-Green Mansion by Patsy Bullitt Collins in 2001, the change to a professionally staffed organization in 2002, and the growth of a strengthened and more diverse statewide Board of Directors and membership this past year.

None of this would have been possible without you. We hope that you’ll enjoy this annual report containing just

some of the highlights of what we achieved in 2003 thanks to your financial support and commitment to preserving Washington’s irreplaceable heritage.

Lisbeth Cort, Executive Director

## Funding Preservation Projects Around Washington



Snohomish City Manager Larry Bauman (left) accepts a Washington Preserves grant for the Carnegie Library from the Trust’s Kris Bassett. (Photo courtesy of Kris Bassett)

In 2002, we provided \$3,250 in grants to local preservation projects through our Valerie Sivinski Washington Preserves Fund. The Fund is a bi-annual grant program that provides up to \$1,000 to organizations involved in historic preservation around our state. The goal of the fund is to provide small yet meaningful amounts of money to help promote historic preservation where it really happens—at the community level.

These grants fund needs ranging from materials or services for “brick and mortar” projects to preserve a structure, to publications that promote historic preservation of a specific resource.

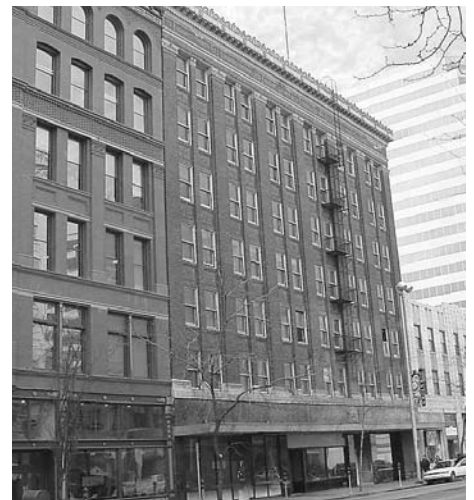
Highest priority is given to projects that are urgent in nature and/or contribute significantly to development of community preservation organizations.

In 2003, Valerie Sivinski Washington Preserves Fund grants were given to:

- City of Snohomish to help fund a reuse feasibility study for the Carnegie Building.
- Whatcom Museum of History & Art, Bellingham, to help supplement brick and mortar costs for immediate, emergency repair of the failing masonry on the south wall of their 1892 building.
- Quincy Valley Historical Society & Museum, Quincy, to help restore the front porch to the 1904 Reiman-Simmons House.
- Hough Neighborhood Association, Vancouver, to help with design and printing costs for a neighborhood tour brochure.

## Raising Awareness About Endangered Landmarks

Every year, many historic properties across Washington are threatened by demolition or neglect. Collectively, these properties contribute to the quality of life we enjoy and shape the daily experiences of living in small towns, large cities, and rural countryside across the state. The Washington Trust for Historic Preservation has, since 1992, maintained a 10 Most Endangered Properties list, bringing attention to threatened buildings and places in communities statewide.



The Rookery, Mohawk, and Merton Buildings in Spokane may be purchased by developers rather than demolished thanks in part to the 10 Most Endangered Properties list. (Photo courtesy of WTHP Archives)

Long used as a tool to highlight threats around the state, we improved our 10 Most Endangered Properties program in 2003 by working with board and staff to turn it into an annual list, issue a call for nominations, conduct a highly visible press conference which generated extensive press coverage statewide, and assign site reps to provide ongoing communication and assistance to each of the sites listed. As a result, two of the sites had been saved eight months after listing, and significant progress was being made on several other sites.

## 10 Most Endangered Properties List 2003

By the end of 2003, the future looked brighter for properties on our 10 Most Endangered list.

**Elks Building – Tacoma.** In a major victory for this building and for preservation in general, the State Court of Appeals filed a decision on January 14, 2004 that affirmed the City of Tacoma's authority to use eminent domain to preserve a pivotal downtown structure. Linking the City's responsibility to protect the public interest with the saving of historic buildings, the Court wrote that "a landowner who allows his property to fall into disrepair endangering the community thus transfers his decision-making authority over the property to the elected representatives of the community." While this may not be the end of the fight to save the Elks Building, it is a significant decision for preservationists in Tacoma and elsewhere in the state.

**Rookery, Mohawk, and Merton Buildings – Spokane.** The demolition permits on these three downtown buildings are all still active, but there are two developers (one local and one from out of town) who are negotiating with the owner to acquire these National Register-eligible properties in the heart of Spokane.



**First United Methodist Church – Seattle.** The National Trust for Historic Preservation, the Washington Trust, and Historic Seattle provided extensive comment responding to a draft environmental impact statement (DEIS). Historic Seattle received a grant from the National Endowment for the Arts to aid in the effort to save the church; this money will be offered as a contribution to a design charrette to explore alternatives to church demolition within the language of our joint letter on the DEIS. In

the meantime, an ad hoc community group [www.friendsoffumc.org](http://www.friendsoffumc.org) has formed to focus attention and raise community awareness of the church's imminent destruction and to demonstrate to the City Planning Commission that the community feels that demolition would be an enormous mistake.



**Hyer Farm – Sequim.** Under the ownership of the local buyer who acquired this farmstead in May 2003 from the State Department of Transportation, the farmhouse has been rehabilitated and attention is being directed now toward the barn and outbuildings. Efforts are underway to find funding to secure the future of the barn, with the possibility that the entire site may again be used for agricultural purposes.



**Olympia Brewery – Tumwater.** As expected, the owner SABMiller ceased brewery operations at this site in July 2003, and the Old Brewhouse continues to be a priority historic project for the City of Tumwater. Negotiations are ongoing for the potential sale of the entire SABMiller Tumwater property. Recent discussions with a representative of the American Water Bottling Company are reported to be very favorable, including their willingness to cooperate with the City to help preserve the

Old Brewhouse. In turn, City officials continue to stand ready to work closely with the new owners should the sale go through. According to Mayor Ralph Osgood, "Having the Old Brewhouse on the 10 Most Endangered Properties list sends a strong message of support from the historic preservation community statewide."



**Jefferson County Courthouse Clocktower – Port Townsend.** Jefferson County officials report that the County is wrapping up pre-design plans for the structural and architectural changes involved in rehabilitating the County Courthouse. While the clocktower is clearly the architectural element most in need of wind and seismic support, the plans highlight structural shortcomings throughout the building. This activity comes on the heels of the preparation last fall of an historic structures report for the clocktower itself, funding for which came in part from a

National Trust Preservation Services Fund grant. Funding remains the key issue. Unfortunately, Jefferson County was unsuccessful in their bid last year for a \$1M Save America's Treasures grant. However, the County remains committed to rehabilitating this important community landmark and has joined the Washington Trust and other organizations in actively voicing support for a state historic county courthouse rehab funding bill.

## Shelton High School Gymnasium – Shelton.



After the initial agreement offer by the School Board that proposed a one-year time frame to raise money and begin rehabilitation of this Art Moderne

gymnasium, discussions are continuing between the District and the Friends of Shelton Gymnasium. The focus of recent meetings between representatives of the two groups was exploring potential partnerships and other options for securing the future of this building. Grassroots support within the community for the Friends' efforts appears to be growing.

## Point Hudson – Port Townsend.



No definitive decisions have been made regarding the future of this former U.S. Quarantine

Station, and discussions continue between the owner, the Port of Port Townsend, and interested community members and groups. With the recent adoption by the City Council of a Comprehensive Scheme for Port properties, City and Port officials are currently in discussions on joint planning for Point Hudson. The City is also embarking on an update to its Shoreline Master Program, and this effort is likely to affect the future use of the site.

## Old Ritzville High School – Ritzville.

The owner of this 1910 school building, who several years ago abandoned plans to adapt it for use as senior housing, is now working actively to revive those plans. The Washington Trust has arranged a meeting with the owner to discuss the future of this site.

## Five Mile Schoolhouse – Mead.

For the past few years, the Friends of Sky Prairie Schoolhouse have led the charge to preserve this 1937 WPA schoolhouse, and the prospect of this occurring has evolved from promising to excellent in the past two months. By December 2003, the Friends had raised \$65,000 toward their acquisition goal when the owners, the Mead School District, turned their attention to using the Five Mile School for the Mead Education Parent Partnership (MEPP), a program that provides support for about 150 home-schooled students within the district. Rehabilitation of the schoolhouse would be consistent with Secretary of the Interior standards, and costs would be borne by the School District. Pending final approval, this would be an excellent outcome for the once-threatened building.

## Your Trust in Action in 2003



- Washington Preserves Fund Grants
- ▲ 10 Most Endangered List Properties
- General Technical Assistance

In 2003, the Washington Trust provided assistance to local preservationists in 53 communities statewide.

## Providing Preservation Assistance Statewide



The once-threatened Five Mile Schoolhouse in Mead may be used by the Mead Education Parent Partnership. (Photo courtesy of WTHP Archives)

Thanks to being professionally staffed, the Washington Trust provided a new, higher level of technical preservation assistance to local preservationists in 53 communities on the phone and through e-mail in 2003. In addition, staff made field visits to 23 communities (Bellingham, Cashmere, Centralia, Chelan, Coupeville, Dayton, Dupont, Hanford, Longview, Mead, Nooksack, Olympia, Oysterville, Port Gamble, Port Townsend, Sammamish, Seattle, Shoreline, Snohomish, Spokane, Tacoma, Walla Walla, and Yakima) in order to provide technical assistance, meet elected officials and preservationists, learn about local issues, and spread the word about the benefits of historic preservation. We spoke regularly at statewide programs, including three State Advisory Council meetings and Main Street's Downtown Institute, in order to promote preservation. We also participated in development of a new state historic preservation plan, under the leadership of the Washington State Office of Archaeology and Historic Preservation.

We developed and launched the first Washington Trust web site, [www.wa-trust.org](http://www.wa-trust.org), in 2003. The website and redesigned quarterly newsletter, *Trust News*, kept members and interested individuals up to date on issues, events, services, and preservation successes statewide.

WASHINGTON TRUST FOR HISTORIC PRESERVATION

Home
About Us
Become a Member
Contact Us

### Welcome

Welcome to the Washington Trust! The Washington Trust for Historic Preservation is a statewide, non profit organization founded in 1976 to safeguard Washington's historic places through advocacy, education, stewardship and collaboration. While the Trust has been around for nearly 30 years, our capacity has grown exponentially in the past two years.

## Educating the Public

More than 350 grassroots preservationists, professional planners, and preservationists from around the state attended our conference, "Planning and Preservation: Essential Tools for Economic Development" co-hosted with the Washington Chapter of the American Planning Association. Nationally recognized and in-state speakers shared the latest thinking, ideas, and case studies about ways that historic preservation serves as a critical economic development tool in communities across the state and country. Held in Spokane's beautifully renovated Davenport Hotel, the conference showcased Spokane's many historic neighborhoods and successes through mobile workshops, sessions, and tours.



April brought historic house professionals from around the country to the Washington Trust's Stimson-Green Mansion when we hosted and co-sponsored "Historic House Museum Issues and Operations" with the American Association for State and Local History. The mansion provided a perfect backdrop and laboratory to learn about best practices in operating historic houses for public benefit.

And, the Washington Trust initiated and developed a pilot program for the first public tours of the Stimson-Green Mansion, Dearborn House, and First Hill in partnership with Historic Seattle. More than 300 residents and tourists toured the mansion in 2003.



The exquisite front entry hall of the Stimson-Green Mansion always takes visitors' breath away. A regular program of public tours enables more of the public to enjoy this historic home and Dearborn House. (Photo courtesy of Stimson-Green Mansion Catering Co.)

## Serving as Strong Stewards



*L.C. Jergens Painting Co. returned the Stimson-Green Mansion exterior to its original colors in the fall of 2003. (Photo courtesy of L.C. Jergens Painting Co.)*

After the gift of the Stimson-Green Mansion by Patsy Bullitt Collins in 2001, the Trust's Stimson-Green Mansion Catering Company subsidiary initiated its first business plan in order to streamline operations and increase revenues, which support the ongoing maintenance of the mansion.

As new stewards of the Stimson-Green Mansion, the Washington Trust used consultants to complete an historic structures report and a full appraisal of the contents of the mansion in 2003.

We hired noted British Columbia architect Donald Luxton, who founded the "True Colors" program in Vancouver, to conduct an historic paint analysis for the Stimson-Green Mansion's exterior. By fall 2003, the mansion had a beautiful new paint scheme in the original colors chosen by architect Kirtland Cutter—its first exterior paint job in 13 years.

## Improving Organizational Capacity Through Fund Development

In order to expand our development program, we established the Washington Trust's Preservation Circle – our group of lead donors who make annual unrestricted gifts of \$1,000 or more. The Preservation Circle enjoys many benefits, including invitations to exclusive events such as our 2003 bordeaux wine tasting at the historic Frank Lloyd Wright-designed Brandes home in Issaquah.

Thanks to the Seattle Foundation, Henry M. Jackson Foundation, National Trust for Historic Preservation, Office of Archaeology and Historic Preservation, and the Washington Women's Foundation, the Trust raised new grant revenue totaling \$23,900 in 2003.

And, in hopes of establishing a new model for collaborative fundraising by preservation partners in King County, the Washington Trust worked with Historic Seattle to explore successful ways that other nonprofits in our region have worked together in fund and membership development. Funded by a National Trust Collaborative Pilot Project grant and conducted by consultants from the Evans School of Public Affairs, Nancy Bell Evans Center, at the University of Washington, the study highlighted many opportunities for future collaboration.

The Trust's membership grew more than 30% in 2003, and members contributed generously to special appeals for our Valerie Sivinski Washington Preserves Fund and unrestricted gifts.

Eastern Washington board members led the Washington Trust board in raising more than \$6,000 for our Valerie Sivinski Washington Preserves Fund at a gala auction during our statewide conference in Spokane.



*More than \$6,000 was raised for the Valerie Sivinski Washington Preserves Fund at the gala auction. Auction chair Kris Bassett, right and helper Hollis Palmer. (Photo courtesy of Katie Franks)*

## Advocating for Good Legislation

Working through our strong Public Policy & Advocacy Committee and with local partners, the Washington Trust lobbied for state and Federal preservation-related legislation, including a bill in Washington State establishing new "smart codes" and Federal legislation to fund State Historic Preservation Offices, grants to Certified Local Governments, and transportation enhancements. With the support of a generous donor to help build a strong grassroots network, the Trust provided scholarships for ten Washington preservationists to participate in national Lobby Day, sponsored by Preservation Action in Washington, D.C. We continued to serve as an active member of Washington's Heritage Caucus during the state legislative session.



*Washington Trust president Michael Sullivan, left, and vice president Timothy Bishop, right, advocate for state and Federal legislation as members of the Public Policy & Advocacy Committee. (Photo courtesy of Katie Franks)*

**2003 Board of Directors:** Teresa Brum, President; Michael Sullivan, Vice President; Eugenia Woo, Secretary; Brian Krueger, Treasurer; Elizabeth Anderson; Kris Bassett; Ginny Butler; Fran Einterz; Roberta Farris; Anne Fennessy; Joseph Finnie; Kathryn Franks; Don Heil; Larry Hibbard; Julie Hourcle; Caroline Lemay; Linda Milsow; Joanne Moyer; Janet Rogerson; Mary Thompson; Deborah Vick; Brian Westmoreland

**Staff:** Lisbeth Cort, Executive Director; Hollis Palmer, Stimson-Green Mansion General Manager; Donna Smoak, Administrative Assistant



**WASHINGTON  
TRUST** FOR HISTORIC  
PRESERVATION

Washington Trust for Historic Preservation  
Stimson-Green Mansion  
1204 Minor Avenue, Seattle, WA 98101  
Phone: 206-624-9449 - Fax: 206-624-2410  
E-mail: [info@wa-trust.org](mailto:info@wa-trust.org)  
Website: [www.wa-trust.org](http://www.wa-trust.org)