

PRESERVATION NEWS

the newsletter of Historic Seattle

Educate. Advocate. Preserve.

VOLUME 30
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SPRING & SUMMER
2004

Highlights of *Preservation Seattle*, our On-line Magazine

Historic Seattle's award-winning monthly on-line magazine provides up-to-date information and insights about preservation issues facing Seattle and the Northwest. The magazine, which debuted in May of 2002, has produced over 130 original articles designed to keep you informed, engaged, and inspired. The on-line magazine includes six feature areas covering a gamut of topics...

Neighborhoods spotlights preservation issues in specific Seattle neighborhoods. Past issues have focused on Wallingford, Ballard, Pioneer Square, North Rainier Valley, Capitol Hill, First Hill, Cascade, Chinatown-International District, the University District, Squire Park, Queen Anne, Seattle's Waterfront, Columbia City, SoDo, Eastlake, Seattle Center, and Yesler Terrace.

Public Policy provides information about relevant regulations, programs, incentives, and action items now in play. Past articles have considered issues such as the Transfer of Development Rights in Seattle, transportation mitigation funds, tax credit programs, ballot measures and their relationship to preservation funding, proposed budget cuts to historic preservation at the local, state and national level, and conservation easements.

Voices is an interview with a local leader in historic preservation, broadly defined. Past interviewees include Seattle's Preservation Officer Karen Gordon, one-time City Council candidate and activist Grant Cogswell, Historic Seattle Council Chair and Seattle Housing Authority's General Counsel, James Fearn, and developer Ken Alhadeff.

Preservation and the Environment explores the close relationship between historic preservation and conservation ethics. Past articles have featured local park projects such as Gas Works Park, preservation of the Olmsted legacy, preservation and remediation at the Hanford Nuclear facility,

preservation issues at Woodland Park Zoo, and policy issues that govern the impact of new construction on our historic environment.

Techniques and Technology describes specific projects and provides "how to" advice. Past articles have explained how to research an ordinary house, how Pioneer Square's pergola was restored, how Town Hall Seattle was developed, and advice on how to start a career in preservation in Seattle.

Pending Landmarks provides insight and background on upcoming or recent Seattle Landmarks Preservation Board agenda topics. Past articles have explained how the 1962 Monorail came to the Board for review and how it was received, information about the Hat n' Boots project, the review and eventual demolition of the Sunset Hotel, and articles focused on building types, such as landmark libraries, schools, fire stations, and religious buildings.

Each article is based on information gathered as a part of Historic Seattle's advocacy work. All content generated for *Preservation Seattle* remains available on Historic Seattle's website 24-hours-a-day, in our archives. This also means that anyone, anywhere with web access, will know about preservation in Seattle. We receive e-mail from students, journalists, teachers, travelers, budding preservationists, job seekers, and elected officials based on *Preservation Seattle* content.

The monthly on-line publication also helps you, our members, know what we're up to. Because we generate new content every month, we look to you to provide ideas for new articles you'd like to see. Next time you're on-line be sure to visit www.historicseattle.org and click on the *Preservation Seattle* link.

Preservation Seattle



Historic Seattle's on-line monthly preservation magazine

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HISTORIC SEATTLE



DEDICATED TO ARCHITECTURAL PRESERVATION

SEE PAGE 4 FOR MORE ON PRESERVATION SEATTLE



Dear Members and Friends,

Historic Seattle is turning 30! We have grown and changed over these 30 years. We have more members, are engaging more people in our educational opportunities and in our advocacy activities, and we are still doing real estate and are often the only chance to preserve an important historic building. We also know that the last 30 years have seen a considerable change in how many of us receive our information. Mimeographs gave way to copy machines and now, fax machines, computers, and the internet are here to stay. We are challenged today to communicate effectively and clearly to many audiences about numerous preservation issues, some of which are very complex. To meet this challenge, Historic Seattle is continuing to adapt and I wanted to share some changes with you.

We want you to receive the information you need in a timely and efficient way; we want to make the best use of our resources in reducing the cost of printing and postage when practical; and we want to use new technology in a way that makes sense for our staff and for you, our members and readers.

A new web presence is on its way. We are now using our third website design and have heard from many of you that it is better and easier to use than ever, but we want to add electronic commerce and better information for everyone. We have published 22 issues of our on-line magazine *Preservation Seattle* with six new articles every month. You will find more information about that magazine in this newsletter. We welcome you to visit our website for information on preservation issues, Historic Seattle projects, and the latest information on our educational and other events. You can find the 2004 program publication at our site and in the future, all printed materials will also be on our website. Visit us 24 hours-a-day at www.historicseattle.org and watch for a new design in the next few months that will make our site even better and easier to use.

Electronic mail is a fact of much current communication. We know that most of our members are using the internet and e-mail. We have over 1,600 subscribers to our monthly electronic advocacy newsletter. Soon you will see its content expand to include other information and we plan to send a monthly notice to each of our members with e-mail

beginning in May. This is an efficient and inexpensive way to communicate current information. If you have not already shared your e-mail address with us, please consider it. We promise that we will not share it with anyone and that we will use it to help keep you better informed. Many of you already receive e-mail reminders on events and we have received favorable comments. Please send your e-mail address to info@historicseattle.org (with your name and address in the message so that we can place it in your member record) and indicate that you would like to receive electronic information. We are planning one or two e-mails per month, although Preservation Alerts can happen at any time. However, we never want to become spam.

Just like things in print? We plan to continue printing and mailing our annual program brochure, annual report, candidate questionnaires, and other preservation updates to anyone who wants information in print. You will not see as many newsletters, but in 2004 you will get more postcard reminders and other printed materials than in past years.

We are committed to keeping in touch with you. Please let us know how our new communications are working for you. Happy 30th Anniversary to us all!

—John Chaney, Executive Director

Council of the Historic Seattle Preservation and Development Authority

James Fearn, Chair
Dennis Andersen
Steve Arai
Kevin Daniels
Jim Diers
Andrea Divoky
Michael Herschensohn
Larry Johnson
Mary McCumber
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PRESERVATION NEWS

is a publication of Historic Seattle

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Changes in Leadership

There have been a some changes in the last few months on the Historic Seattle Council, our 12-member governing board.

Patty Whisler and Karen Bean retire from the Historic Seattle Council

Patty Whisler finished serving her second four-year term and is committed to really trying to retire. Patty is a stalwart supporter of our education programs and helped usher in new advocacy activity for Historic Seattle. She most recently served as chair of the Advocacy Committee and vice-chair of the Council. We wish Patty and her husband Howard a good retirement. Karen Bean resigned from the Historic Seattle Council after almost 20 years of service. She and her husband Matt moved to Portland, Oregon where they both now work for the City of Portland. Karen applied her professional planning and preservation training expertise to help Historic Seattle. She held a number of officer positions on the Council.

Mary McCumber and Dennis Andersen appointed by Mayor Nickels

Mayor Nickels has appointed Mary McCumber to fill the mayoral position held by Patty Whisler. Mary returns to the Historic Seattle Council after serving in the early '80s on the Council and then serving on and chairing the City of Seattle Landmarks Preservation Board. She recently retired as Executive Director of the Puget Sound Regional Council and is interested in advocacy issues. The Mayor has also appointed Reverend Dennis Andersen to the Council to fill out the term of John Kucher, who resigned for personal reasons. We will miss John but welcome Dennis' experience and wit. Dennis recently co-authored *Distant Corner: Seattle Architects and the Legacy of H.H. Richardson*. Dennis served on and chaired the City of Seattle Landmarks Preservation Board.

Steve Arai and Rick Sever are reappointed to the Historic Seattle Council

The Council reappointed Steve Arai for another term. Steve has served on the Council as a mayoral appointee and now is reappointed by the Council. Steve recently

served as president of the Seattle Chapter of the American Institute of Architects and is a principal in Arai Jackson, architects and planners. Steve is also a member of the Historic Seattle Preservation Foundation Board. Rick Sever was elected by the Historic Seattle membership at the fall members meeting for a full term after being appointed to a partial term on the Council. A long time member and chair of the Preserving Your Old House committee, he is very interested in the educational programs.

Council officers elected for 2004

James Fearn will continue as Council Chair in 2004 as will Pete Mills as Treasurer. Andrea Divoky serves as Vice-Chair and Jim Diers as Secretary. Steve Arai rejoins all of the officers on the Executive Committee as the Member at Large.

Council and Committee Vacancies

There is currently one vacancy on the Historic Seattle PDA Council and nominations are considered annually. The terms are four years and all appointments are subject to confirmation by the Seattle City Council. The PDA Council meets monthly to review and direct organizational operations and the work of the Education, Advocacy, and Development committees. Those interested in serving on the Council or its Committees are encouraged to contact James Fearn, Council Chair or John Chaney, Executive Director, at Historic Seattle, 1117 Minor Avenue, Seattle, 98101, phone (206) 622-6952; fax (206) 622-1197; or e-mail jchaney@historicenseattle.org

Historic Seattle Receives Two Preservation Awards

Historic Seattle will receive a special recognition award at this year's State Preservation Awards, to be held in Tacoma on May 6 at the Knights of Pythias Hall. Our organization's on-line magazine, *Preservation Seattle*, will also receive an award in the "media" category.

Board of Directors
of the
Historic Seattle
Foundation

Michael Herschensohn,
President
Steve Arai
John Chaney
James Fearn
Gary Gaffner
Marie Strong
Pamela Zytnicki

Here is just one example of what you'll miss if you don't check out *Preservation Seattle* at www.historicseattle.org

Why Bad Things Happen to Good Buildings

BY HEATHER MACINTOSH

“Why are there so few protected landmarks in Seattle?”

I get that question a lot, both from locals who mourn the loss of a building like Queen Anne's now deceased Black House, designed by noted architect Andrew Willatsen, and interested outsiders from other cities with more landmarks and landmark districts. This question doesn't have a simple answer, but is related to what people think about preservation's place in Seattle, and what role they play, if any, in protecting what's left of the city's historic character.

“It's a young city. There just isn't much history here, and not so many important older buildings to save.”

Seattle was founded in 1851, which is not a long time ago geologically speaking, but is older than other communities with many more designated landmarks than we have. Seattle has a significant history, important to the country, and a sizable heritage community that knows and cares about it. HistoryLink, the nation's first on-line encyclopedia dedicated to local history, was established here. That resource is loaded with easily accessible proof that Seattle has no lack of history. It's not an issue of quality or quantity.

Seattle's history is of its own making, shaped by specific geography, geology, politics, climate, and its place on the national map. It's the northwest corner of the continental United States, as far away from East Coast conventions as one can get if one wants to live in a city. That context lends significance to the place and the character of its older buildings and structures.

Relative youth does not translate to having no history worth saving. Richland, Washington, developed primarily as a company town for the Hanford Nuclear facility, just established its first historic district of workers housing from the mid-1940s. It is home to perhaps the only nuclear reactor recognized by the National Register, also built during World War II. Richland is a small, mostly post-war town that is increasingly recognizing the value of what it has and what it is, and is incorporating this into city planning and cultural tourism. The high school's mascot is a mushroom cloud.



Queen Anne's now-demolished Black House

Willatsen Collection; Special Collection, Manuscripts, & University Archives, UW

“Everything worth saving has been saved.”

A member of the preservation community actually said this to me a few years ago. While a number of cherished landmarks and landmark districts are protected by city ordinance, there are many, many more, both downtown, and in the city's many neighborhoods. A list of potential landmarks in the expanded downtown area, as identified during a number of environment impact studies, includes buildings such as the potentially threatened terra-cotta-clad Lincoln Mercury dealership on the edge of South Lake Union, the Medical Dental Building on East Olive Way near Pacific Place Mall, and, a number of older hotels that might not pass muster on their own as landmarks, but might as a district.

Seattle's neighborhoods are chock-a-block with significant buildings, not yet protected through the landmarks process. For example, the recently refurbished Sorrento Hotel on First Hill is arguably one of the city's outstanding historic hotels, but it is not a designated landmark. Likewise, the Egyptian Theater on Capitol Hill, beautifully restored and well-maintained by its owners, Seattle Central Community College, isn't protected by landmarks ordinance either. Nor is Millionaire Row, a collection of dazzling houses on Capitol Hill. With two exceptions, the equally dazzling collection of early 20th century houses on Queen Anne Hill's southwest slope (now minus one significant, though altered mansion), are not part of a designated historic district.

Seattle's neighborhoods are chock-a-block with significant buildings, not yet protected through the landmarks process.

“People interested in landmarks and preservation are elitists trying to keep status quo. Seattle just isn’t that kind of place.”

Actually, Seattle is known, nationwide, for its rehabilitation of hotels, apartment buildings and large historic homes into affordable housing. Local preservation architecture firm Stickney Murphy Romine seems to do little else. Two of the first big preservation wins in Seattle were associated with low income and working class history—Pioneer Square and Pike Place Market, respectively. Seattle’s version of Jane Jacobs, activist architect Victor Steinbrueck, was as much a labor advocate, as he was a preservationist. No silver spoon there. Even wealthy philanthropists, like the late Patsy Collins, bought and preserved an old family property with an aim to sustain its operation through an on-site business—in that case, a catering company. Historic Seattle, chartered in 1974 to protect the city’s architectural heritage, has created 80 units of affordable housing in its development projects.

Conversely, many of Seattle’s Public Development authorities, conceived with broad development objectives, or to create affordable housing, have rehabilitated historic buildings in the process of their work.

“In this economy, preservation just has to take a back seat. It’s time to hunker down. Basic services are what’s important. Preservation is frivolous.”

Actually, preservation tends to follow the economy inversely. When the economy is good, threats of demolition are often higher because there’s more money for new development. Higher and denser building envelopes make more of a difference to preservation when someone can actually take advantage of the opportunity. When the economy is bad, less security and capital tends to mean that developers will expend less money to fix up a property and make it useful. At least they do not tear it down while it generates some revenue. Tacoma’s preservation benefited from extended economic doldrums.

A number of studies have demonstrated that historic preservation produces more jobs than new development because these projects tend to be more labor intensive. Preserving the unique character of places has also been linked to increased business activity in older neighborhoods and urban districts. The National Trust for Historic Preservation maintains a collection of case studies demonstrating the link between preservation and economic revitalization.

Also, in times of insecurity, many people feel comforted by

familiar environments. The loss of icons, or even character buildings in neighborhoods, has a negative effect on community spirit. When unique and historic character is a neighborhood selling point, chronic tear downs might be seen as lowering the desirability of a place, as do in-fill projects with designs incompatible with their historic context.

“Preservation is tantamount to communism!”

The above statement is paraphrased from an interview with a long-time preservationist who cut his teeth in Ballard. The capitalistic spirit that drives developers and homeowners with an eye toward maximizing return on their investment is the most difficult element of preservation advocacy in Seattle, and in most other parts of the country. Property rights concerns are strong in the West, so strong that it is somewhat surprising we have so many historic structures still standing. Clearly, property rights and a *laissez faire* attitude toward the past aren’t the only forces driving development here.

Preservation is a bipartisan issue, supported by a number of presidents on both sides of the two-party coin. The Clinton Administration had *Save Americas Treasures*. The current administration has *Preserve America*. Though the two parties might bicker about what constitutes a landmark, preservation has something for both groups. Preservation’s bipartisan character makes lobbying for better preservation incentives—tax incentives, grants, mitigation packages, federal and state programs—and funding for regulatory preservation offices, slightly easier.

Preservation’s close relationship with sustainability could make it compatible with the Green Party’s agenda, but this has yet to emerge on that party’s platform.

“Preservation in Seattle isn’t what it used to be in the days when Pike Place Market was saved. Those were the days. People just don’t have that kind of activist passion or leadership anymore.”

It is true that the character of preservation has changed in Seattle since its beginning in the late 1960s and early 70s, when fringe group of activists operated in the context of widespread, passionate protest. In many ways, it’s a lot easier for preservationists now. The issues are slightly different, the field is more professional, policies are more mature and supportive, and the nature of advocacy has changed with the development of the World Wide Web.

Many of the big battles that helped motivate the first

A number of studies have demonstrated that historic preservation produces more jobs than new development because these projects tend to be more labor intensive.

Events of Interest

The Seattle Architectural Foundation Viewpoints Tours
May through October, 2004. For brochure and registration, contact (206) 667-9184 or www.seattlearchitectural.org

National Preservation Conference, *New Frontiers in Preservation*
Louisville, Kentucky, September 28-October 10, 2004. Registration (800) 944-6847 or www.nthpconference.org

Society of Architectural Historians, Marion Dean Ross Pacific Northwest Chapter Annual Meeting
Eugene, Oregon, October 8-10, 2004. Registration www.sahmdr.org or Shirley Courtois (206) 325-9346

When Bad Things Happen, continued from pg. 5

generation of preservation's advocates in the 1960s and 70s have passed, have been won or lost, and in many cases, passed out of memory for those of us in the next generation. What's left to save is the vernacular environment of streets and neighborhoods, collections of buildings that contribute to the character of the whole. This kind of preservation takes neighborhood activism that is far from dead in this city.

The institutionalization of preservation has helped protect our historic built environment by establishing a set of rules, regulations and criteria for establishing significance and appropriateness of changes, but has, in some ways, alienated a large segment of the population passionate about saving the good stuff. Nothing drains passion like reading through a 400-page environmental impact statement, or sitting through a three-hour public hearing waiting to speak for two minutes. People seem interested in helping out, but often feel a loss of power as they struggle through the complicated processes designed to solicit their input.

“Why doesn't Historic Seattle do more to save endangered buildings?”

“Why are we still losing old buildings with all these regulations in place?”

“Why doesn't Historic Seattle or the City just landmark all buildings worth landmarking?”

“How can Historic Seattle let buildings like the Black House and the Twin Teepees be torn down without a fight?”

When Historic Seattle was first established in 1974 as a public development authority, it was charged with preserving the city's architectural heritage. For many years and with very little staff support (just an Executive Director and some administrative assistance), Historic Seattle developed many endangered properties, and is unusual within the preservation community nationwide in this regard. Most preservation groups are education and advocacy oriented, in part because it's much cheaper not to develop properties. Developing properties is also extremely time consuming.

Historic Seattle's executive directors have had relatively little time to attend all the community meetings, conduct research, follow public processes, develop relationships and build grass roots support necessary to be effective advocates.

Slowly, over the past thirty years, the organization has grown to support more educational programming, and most recently (2001), raised enough money to hire a full time preservation advocate.

The first year or so of this new role in the community laid the groundwork for better vigilance. Advocacy requires eyes in the community looking out for potential threats, and help from the city's Department of Planning and Development, which reviews all permits.

Now that full-time advocacy is three years old at Historic Seattle, we're much better able to support an endangered buildings list, due out in the next few months. This list, which we're calling “Lost, Saved, and Endangered,” will help educate the general public about past and present threats, in hopes that we can get community support. Landmark nominations are one component of advocacy, and can be time consuming for one person working on a number of issues at once. If many people work on nominations together, many can get produced quickly, and in some cases, proactively.

Last year, Historic Seattle and the City of Seattle Landmarks Office hosted a landmarks nomination workshop, which we're improving this year. The goal of the workshop is not only to empower anyone to write a successful nomination, but to actually start a number of real nominations with a built-in support group.

Historic Seattle is still dedicated to preserving Seattle's built heritage after 30 years, but needs more members, more community support, and an expanded network of engaged watchdogs. We can provide the technical assistance. We can also be the coordinated central point for networked information, provide educational information about threatened buildings, share community concerns with policy makers, and read those 400-page policy documents and make official comments.

What we need is the dedication and passion of engaged neighbors and volunteered time – time spent preparing nominations, writing letters, walking through your neighborhood with eyes toward potential trouble, and attending public meetings.

There's plenty of work to go around to save the best of Seattle's past. The question is, will *you* lend a hand to the cause?

Improvements at the Dearborn House

This fall and winter, Historic Seattle benefited from the generosity of several supportive businesses. In November, following the expert color advice of both Laurie Taylor of Ivy Hill Interiors and Karen Hovde of Interior Vision in the Arts & Crafts Style, painter Mark Lickliter of Lickliter Painting covered the sterile white walls of the dining room with a restful sage green color and unearthed the mahogany picture railing that had been painted white years ago. Rejuvenation Lighting and House Parts donated a beautiful fixture and wall sconces for the room. Bradbury & Bradbury Art Wallpapers donated over 50 feet of its fir and acorn frieze to embellish the walls of the upstairs hall. Karen Hovde contributed hours of her time to install the papers. Please come visit and see the results of their efforts. Historic Seattle is grateful for the contributions of our members and supporters.

In the next few months, Dearborn House will be a construction zone again as a new accessibility lift is added at the northwest corner of the building and accessible bathroom improvements are made to allow development of the basement into the Patricia Fleck MacKay Historic Preservation Library.

Event Snapshot



Wayne Dodge

Virginia Nicholson signing copies of her book, *Among the Bohemians*, after a sold out lecture at Frye Art Museum in March.

Office Volunteers Make Things Happen

Historic Seattle is happy to welcome three new office volunteers to our team this spring.

Marjorie Bianco assists with data entry and membership mailings each Monday from 10 am – 2 pm. She is retired from the United States Navy Medical Service Corps. Volunteering isn't a new activity for Marjorie. She has been active in the Boy Scouts, California Blood Bank Society, Bothell High School Senior Project Board, and as a Sunday school teacher. She also enjoys reading, cooking, sight-seeing/travel, and antiques.

On Tuesdays from 10 am – 2 pm, *Ann Gillespie* helps with volunteer data entry and planning education activities. Ann also currently works part-time as the bookstore manager for the Klondike Gold Rush Museum. She has a certificate in Museum Studies from the University of Washington and this fall she will attend Youngstown State University's Masters Program in History, working on a certificate in Historic Preservation. In Ann's free time, she has been photographically documenting Seattle area cemeteries.

Thursdays from 10 am – 2 pm *Christine Barrett* works in the office as our general office assistant. Christine is retired from the School of Medicine at the University of Washington. When not helping out in her many volunteer efforts, Christine enjoys local history, calligraphy and family history.

As a non-profit with a small staff, Historic Seattle is very grateful for the assistance received from our many volunteers.



Office volunteer Ann Gillespie

Events of Interest

Will Fellows

A Passion to Preserve: Gay Men as Keepers of Culture

Saturday, June 26, 2 pm, Bailey/Coy Books, 411 Broadway East. Author talk and readings by local gay preservationists. From large cities to rural communities, gay men have long been impassioned pioneers as keepers of culture: rescuing and restoring decrepit buildings, revitalizing blighted neighborhoods, saving artifacts and documents of historical significance. *A Passion to Preserve* profiles early and contemporary preservationists from throughout the United States. For further information: www.wisc.edu/wisconsinpress/books/2457.htm

Events of Interest

Historic Seattle Council meetings
third Thursday at 8 am at Dearborn House, 1117 Minor Avenue
(206) 622-6952

Seattle Landmarks Preservation Board
first and third Wednesday at 3:30 pm
Rm. 1003, Arctic Club, 700 Third Avenue
(206) 684-0228

King County Landmarks Commission
Fourth Thursday at 4:30 pm
Room 3210, Bank of America Tower, 701 5th Avenue, unless otherwise announced.
Contact: King County Historic Preservation Program, Office of Business Relations and Economic Development,
(206) 296-8689

Save the Buildings Fund

Created in 1999, the Save the Buildings Fund provides a special pool of resources to protect and preserve threatened historic buildings. During the initial fundraising campaign, donations of cash and multi-year pledges, as well as foundation and public grants, totaled \$1.9 million.

The Fund was designed to allow Historic Seattle to:

- Study the feasibility of preserving specific buildings
- Delay demolition by purchasing options on threatened buildings
- With options in hand, find the most appropriate owner, developer, and user for the building
- Purchase, rehabilitate, and manage an historic building without diverting funds from Historic Seattle's core programs
- Repair and maintain historic properties owned by Historic Seattle

To date, the Save the Buildings Fund has supported these important preservation activities:

- Provided technical and financial assistance to 16 historic property owners whose buildings were damaged by the 2001 Nisqually Earthquake
- Allowed Historic Seattle to purchase the 1907 Dearborn House
- Saved the 1889 Cadillac Hotel in the Pioneer Square Historic District by funding feasibility and shoring studies when the owner proposed demolition, and contributing to Historic Seattle's ultimate purchase of the building
- Restored the 1957 modernist Egan House
- Provided repairs and maintenance for other properties Historic Seattle owns

The Save the Buildings Funds have now been exhausted. In order to meet emergency preservation needs in the community without jeopardizing core programming, Historic Seattle plans to revitalize the Save the Buildings campaign. We invite you to donate to this valuable fund to help us protect and preserve irreplaceable historic buildings. If you can make only one donation, please make it to the Annual Fund, which supports our ongoing advocacy, education, and preservation programming. However, if you are able to make two contributions, please consider supporting the Save the Buildings Fund, as well.

Leaders Wanted

The Historic Seattle Preservation Foundation, the non-profit arm of Historic Seattle, is seeking additional Board members. The Foundation Board's primary responsibility is raising funds to support all of the organization's activities. Strategies include identifying and recruiting new members – both individuals and companies, cultivating and soliciting donors, promoting attendance at lectures and tours, and organizing fundraising events. The Board meets every other month on the second Thursday from 12 noon – 1:30 pm at the Dearborn House. If you want to help us grow by sharing your talents with the Foundation Board, please contact Barbara Flynn at (206) 622-6952, ext. 225.

Historic Seattle Reaches 30-Year Milestone

2004 is a landmark year for Historic Seattle – we commemorate our founding on October 24, 1974! Historic Seattle has many special activities planned in the coming 18 months to celebrate our 30th Anniversary. On July 10th we will launch a vessel in the annual Seafair Milk Carton Derby to raise public awareness of the need for preservation (construction volunteers still needed!). We will host a one-day Preservation Scavenger Hunt in August where teams will compete for prizes by following challenging clues to lost, saved, and endangered building sites around Seattle and then party together at the Good Shepherd Center. We also plan to present community preservation awards in October, unveil a 30th Anniversary poster, and host a Halloween Masquerade Party at the Stimson-Green Mansion on October 29th. Additional anniversary activities are still in the planning stages, so stay tuned for updates. In the meantime, we invite you to celebrate with us throughout this special time.

An Early Announcement of our 2005 Out-of-Town Tour

Los Angeles: Architecture, Design, and Historic Preservation

January 13-17, 2005

Historic Seattle invites you escape the dark and rainy days of January to discover architecturally rich and diverse Los Angeles—a city with a long and vital history and architectural heritage. It also has done a great deal to preserve and protect its finest buildings and successfully reuse them. This five-day tour explores ornate Victorian residences, grand early twentieth century commercial buildings, flamboyant and eclectic movie and vaudeville palaces, and extraordinary Art Deco landmarks. You visit the Greene Brothers' Arts & Crafts residences in Pasadena, prototypical bungalows in streetcar suburbs, and the most important of the textile concrete block houses of Frank Lloyd Wright.

The highlight of the trip—and one of the reasons for its timing—is a major exhibit at the Los Angeles County Museum of Art, *The Course of Invention: The Arts & Crafts Movement in Europe and America, 1880-1920* is the first exhibition to assess and compare the influence of the movement in Britain, Europe, and the United States. It includes nearly 300 exquisite works of furniture, decorative and applied arts from Great Britain, Scandinavia, Germany, Austria, Hungary, Belgium, and the United States.

Your presenters and guides are experts in history, architecture, and preservation. They include Dr. Robert Winter, who co-authored the definitive architectural guide to Los Angeles and is author of several books on bungalows and the Arts & Crafts movement, Mitzi Mogul, a preservation planner and the President of the Art Deco Society of Los Angeles, Edward Bosley, Executive Director of the Gamble House, Wendy Kaplan, Decorative Arts Curator at the Los Angeles County Museum of Art, and expert guides from the Los Angeles Conservancy.

Program includes five days/four nights accommodations (double occupancy) at the Jonathan Club, a beautifully preserved private clubhouse downtown, most meals, all tours and excursions, museum and house admission fees, and all bus transportation. Participants are responsible for booking and paying for their air or rail transportation to and from LA.



Bruce Boehner

The Art Deco Wilburn Theater, Los Angeles

The cost of this program is expected to be approximately \$1,500 per person. This includes a tax-deductible contribution of \$100 to Historic Seattle Preservation Foundation.

Spaces are limited to 42. A full description of the program will be sent to members in June. If you are interested in reserving space, please contact Historic Seattle.

Celebrate National Historic Preservation Week

The week of May 3- 8 is National Historic Preservation Week, a time to reflect on the value of built heritage in our communities. Celebrate it in high style the following week with an elegant tea and tour of two historic First Hill homes – Dearborn House (1907) and Stimson-Green Mansion (1899-1901) – on Tuesday, May 11. This special tour, led by architectural historian Larry Kreisman, begins at 1 pm at Dearborn House, 1117 Minor Avenue at Seneca Street. Following the tour at 2:30 pm, tea and a splendid selection of homemade sweets and savories will be served at Stimson-Green Mansion. The cost for tea and tour is \$20 for members of Historic Seattle and the Washington Trust and \$25 for the general public. Space is limited to 25 participants and pre-registration is required. To register, please call (206) 622-6952.

Proceeds support the mission of Historic Seattle and the Washington Trust for Historic Preservation, non-profit organizations dedicated to preserving historic places in Seattle and throughout Washington State.

Events of Interest

SWSHS/Log House Museum "Homes with History Tour"
Saturday, June 5, 10 am-4 pm. 10 historic sites include the John Bennett residence, the Homestead Restaurant, the Villa Heidelberg and the newly refurbished West Seattle Library. Tickets: \$15; \$10 seniors 65 or over available through the Log House Museum (206) 938-5293, www.loghousemuseum.org or at Northwest Art and Frame in West Seattle.

St. Anne School Home and Garden Tour

Sunday, June 6, 12-4 pm. Six Queen Anne homes include an 1892 home, 1909 colonial revival by Arthur Loveless, and an English Tudor revival with magnificent views. Advance tickets (\$15-\$20) are available at Gerrard, Beattie & Knapp/Queen Anne Real Estate, Pat's on the Ave., Queen Anne & Magnolia Paint & Interiors, Ken's Market on Queen Anne. Day of tour tickets are \$25 at St. Anne School. Info: (206) 285-1100.

Earthquake Report: Three Years Later

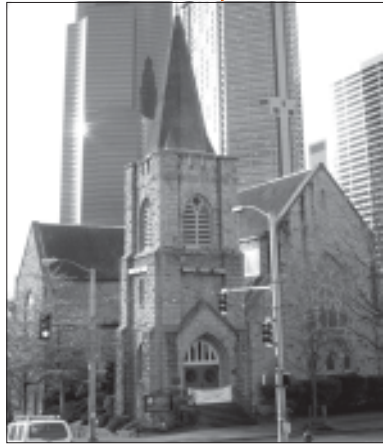
Rumble, clatter, crash. Streets moving like carpets caught in an updraft. Car alarms. Dazed pedestrians. What do you remember about the Nisqually Earthquake?

For most of us, the disaster has faded from memory, but for Historic Seattle, the quake was a benchmark in our development as an organization. In the months and years following the event, we learned what we could do, what we

were about, and who really cared about preservation in our community.

The Save the Buildings Fund, conceived to provide ready cash for endangered properties, was a source of \$250,000 we could pledge, early on, to the rebuilding effort. We partnered with Seattle's Office of Economic Development to make our funds go even further. We also saw the need for solid information about contractors experienced in historic preservation and specialized repair

Marrisa Nalkin



Trinity Episcopal Church

work, and about funding programs available for all historic buildings. Because of the Save the Buildings Fund, we were able to increase our part-time advocacy staff to full-time and, in so doing, expand our relationship with the community and the press.

We were also able to step up and speak out against the prevailing notion, immediately after the earthquake, that historic buildings weren't safe. Well-maintained, seismically strengthened buildings *are* safe.

Historic Seattle provided funds where government agencies, such as FEMA, could not. Religious properties such as Trinity Episcopal Church, Seattle Hebrew Academy, and Mount Baker Park Presbyterian Church suffered great damage, but both Trinity and the Hebrew Academy were denied FEMA funds due to their religious functions. Both have since won their appeals, but only after working very hard to make their cases. Historic Seattle's check was among the first they received after the earthquake.

Our organization reached out to the most heavily damaged historic districts – Pioneer Square and the Chinatown International District – to provide gap funds while property owners waited for “checks in the mail.” In many cases,

businesses needed funds fast to open their doors to earn money to pay for repairs. Pioneer Square properties that received grants from Historic Seattle included: 901 Occidental, McCoy's Firehouse, Bread of Life Mission, Compass Center, and Sluggers Sports.

In the Chinatown International District, we saw larger buildings significantly damaged, many of them ideally suited for rehabilitation and use as affordable housing. Our grants helped pay for plans that got property owners closer to reviving historic hotels that had stood mostly vacant for decades. We provided grants to repair and rehabilitate the Milwaukee Hotel, the Alps Hotel, the Hong Kong Building, the Hip Sing Building, the Bing Kung Building, the Bush Hotel, and the Bush Hotel Annex.

And of course, there's the Cadillac Hotel, poster child of the earthquake. The Pioneer Square building, one of the first structures to be built immediately after the Great Fire of 1889, was threatened with demolition soon after the quake. Funds committed to earthquake response were directed toward this “special case.” We got a second opinion on engineering and shoring options using National Trust for Historic Preservation engineers that laid the groundwork for preservation of the property (initial shoring efforts would have removed the upper floor of the building). We drew together a group of experts and determined the building could be saved. We bought the building in 2003 and are soon to break ground on the work that will transform the historic hotel into the future home of the Klondike Gold Rush Museum.

Because Historic Seattle could “put our money where our mouth is” during a time of great community need, we were able to show Seattle we are about more than education and advocacy. Developing endangered properties is one of our greatest legacies. But as we look ahead to the future and the threats facing our community, we know we can't develop every single historic property worth saving.

We will see greater gains by advocating and facilitating stewardship and preservation development in Seattle, and this comes from reaching out and providing information, coordination, support, and praise. Every day. Not just in the face of natural disasters or in the context of threats, but in the spirit of community building that sparked our formation in 1974. Three years after the earthquake, Historic Seattle is more committed than ever to making our past an integral part of our city's future.

Historic Seattle: Dedicated to Architectural Preservation

Program and Membership Registration

















Membership Categories

- New Member
- Renewing Member

- Student \$25
- Individual \$40
- Family \$65
- Contributing \$100
- Corporate
 - (1-24 employees) \$250
 - (25+ employees) \$500




Visit www.historicseattle.org for additional information on these events

Upcoming Event Listings





-  Landmark Nomination Workshop 5/8 (LNW4)
Free/donation
-  Tea & Tour Pass (members only) (TPAS4)
Member: \$45; Public: \$NA (see description below)
-  Emil Sick Tea & Tour 5/16 (DB4)
Member: \$20; Public: \$NA
-  Eastlake Modernism Tour 7/10 (EMT4)
Member: \$10; Public: \$15
-  Members Meeting: Kirkland Heritage Church 8/7
Free/donation
-  Eddy Residence Tea & Tour 8/7 (M4)
Member: \$20; Public: \$NA
-  Out-of-Town Tour: Portland, OR (9/10-12) (PORT4)
Paid in full after April 30, \$575
Single-room supplement, \$100 (SS4)
-  Bungalow Fair Pass (MBPAS4, BPAS4)
Member: \$25 Public: \$45 (see descriptions below)
-  Pre-Fair Embroidery Workshop (9/24) (EW4)
Member & Public: \$110
-  Bungalow & Craftsman Fair (9/25 & 26) (BLF4)
Member: \$5 Public: \$10
-  Gustav Stickley Lecture (9/25) (GS4)
Member: \$10 Public: \$15
-  Arts & Crafts Textiles Lecture (9/25) (SAC4)
Member: \$10 Public: \$15
-  Bungalow Colors: Exteriors Lecture (9/26) (BCE4)
Member: \$10 Public: \$15
-  Wallingford Bungalow Walking Tour (10/2) (WBWT4)
Member: \$15 Public: \$20
-  Members Meeting: Butterworth/Wright Chapel (10/28)
Free/donation
-  Top of Smith Tower Tea & Tour (11/7)
Preservation & Tea and Tour Passholders only

NUMBER	TOTAL
_____	\$ free/donation
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ free/donation
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ free/donation



TEA & TOUR PASS — \$45

-  Available only to our members, this pass offers terrific savings on all our Tea & Tour events.
-  Admission and automatic registration to three wonderful private homes, including the Top of the Smith Tower Tour that is an exclusive property and not available as a separate offering.
-  Bring non-member guests for \$20 each.*

MEMBER BUNGALOW FAIR PASS — \$25

-  This pass offers significant additional savings to members on Bungalow Fair events.
-  Admission and automatic registration to the Bungalow Fair (valid both days) and all three lectures.
-  Discount on one additional admission to 2004 Bungalow Fair and lectures.*
-  *NEW THIS YEAR:* Early (9 am) admission to the Fair on Saturday. Doors open to the general public at 10 am.

NON-MEMBER BUNGALOW FAIR PASS — \$45

-  *NEW THIS YEAR:* This pass offers significant additional savings to non-members on Bungalow Fair events.
-  Admission and automatic registration to the Bungalow Fair (valid both days) and all three lectures.

*You may bring a non-member guest for the cost of a Member's registration. Just sign up on the registration form under the Member's Price category.

I'm making an additional contribution of \$ _____

Contact me about volunteer opportunities

Contact me about planned giving opportunities

Make checks payable to: Historic Seattle

Total Amount \$ _____ **Payment Method** _____

Name _____

Account Number _____

Street _____

Expiration Date (MM/YY) _____

City, State, Zip _____

Name on card _____

Daytime phone () _____

Signature (if charging) _____

E-mail _____

Please detach page and mail to: **Historic Seattle, 1117 Minor Avenue, Seattle, WA 98101.** If paying by credit card, you may fax this page to: (206) 622-1197 or you may phone in your membership and registration by calling (206) 622-6952.





Capping off our 2004 Tea & Tour program is the exclusive Passholder-only tour of the residence at the top of Smith Tower

programs
at a
glance

Top of the **NEW EVENT!** Smith Tower Tour Passholders-Only Tea & Tour

When: Sunday, November 7, 12-4 pm
Where: 506 Second Avenue
Tickets: Preservation and Tea & Tour Passholders only, see page 11.

We promised you a great surprise for the final Tea & Tour of the year and here it is. Ivar Haglund didn't live at the top of the Smith Tower, but if he'd seen it today, he'd want to. When Ivar owned the landmark 1914 skyscraper, the distinctive pyramidal crown housed a gigantic water tank. During renovation and upgrades to the building by Samis

Foundation, the water tank was removed. This opened up the entire space for a multi-level residence with some of the most intriguing views to the city and Sound through its Gothic-arched windows. Thanks to the generosity of its current tenants, Petra Franklin and David Lahaie, Preservation Pass and Tea & Tour passholders are invited to see this remarkable new art-filled space on Sunday afternoon, November 7th from 12 pm to 4 pm. You will also have an opportunity to see the exotic Chinese Room (if not closed for a private party) and to go out on the observation deck if the weather permits. This is an exclusive event open only to passholders. It is not too late to upgrade your Tea & Tour registration to include the pass or to buy one. Our first Tea & Tour of the season is May 16.

2004 PROGRAMS

May

- 8 Landmarks Nomination Workshop
- NEW** 11 Dearborn & Stimson House Tour with High Tea Preservation Week Event
- 16 Tea & Tour Emil Sick Residence, Denny Blaine

June

- 5 Out-of-Town Tour Westhome and Yakima SOLD OUT
- 8 Tour Dearborn and Stimson Houses

July

- 10 Neighborhood Exploration Eastlake Modernism Self-Guided Tour
- NEW** 10 Milk Carton Derby at Green Lake 30th Anniversary Event
- 13 Tour Dearborn and Stimson Houses

August

- 7 Members Meeting Heritage Hall, Kirkland
- 7 Tea & Tour Eddy Residence, Medina
- NEW** 8 Preservation Scavenger Hunt
- 10 Tour Dearborn and Stimson Houses

September

- 10-12 Out-of-Town Tour Portland, Oregon Deadline to sign up: July 1
- 14 Tour Dearborn and Stimson Houses
- NEW** 24 Pre-Bungalow Fair Embroidery Workshop
- 25-26 Bungalow Fair & Lectures
- 25 Gustav Stickley Lecture
- 25 Arts & Crafts Textile Lecture
- 26 Bungalow Colors: Exteriors Lecture

October

- NEW** 1-22 On-Line Auction 30th Anniversary Event
- 2 Neighborhood Exploration Wallingford Bungalow Walking Tour
- 12 Tour Dearborn and Stimson Houses
- 28 Members Meeting Butterworth/Wright Chapel
- NEW** 29 Halloween Masquerade Party

November

- NEW** 7 Tea & Tour Top of the Smith Tower: Passholder-Only Event
- 9 Tour Dearborn and Stimson Houses

December

- NEW** 14 Dearborn & Stimson House Tours with High Tea Special Holiday Event

Historic Seattle
The Dearborn House
1117 Minor Avenue
Seattle, Washington 98101

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