

Advocacy Update
July 11, 2008

Previous issues of the Advocacy Update available at: <http://historicseattle.org/inthenews.aspx>

CONTENTS:

- **Historic Seattle PDA Position Announcement: Director of Fund Development**
- **Seattle Times: Stylish Street: On Federal Avenue we see all manner of manors, and cottages, too**
- **Upcoming Seattle landmark nomination and designations**
- **MOHAI Summer History Tours**
- **Columbus Dispatch: Satire: Seneca survives, vexing officials**
- **Re-Notice of Availability of FEIS: Seattle Center Master Plan**
- **Announcing MuseumsWiki**
- **Daily Journal of Commerce: \$140M parks levy proposed for playgrounds, bike trails, SAAM**
- **Top Web Resources for Arts and Cultural Organization Leaders**
- **Green-Duwamish River Map Available**
- **Seattle Post-Intelligencer Blog: Centralia's old houses**
- **Preservation Part of King County's Green Building Strategy**
- **Two local historians help to re-launch Vernacular Architecture Forum website**
- **Historic Tacoma's MLK/Historic K Street Guided Walking Tour**
- **KCIA 80th anniversary events**
- **Heritage Tree designated in Wedgwood neighborhood**
- **Fremont Historical Society Streetcar History Tour**
- **Daily Journal of Commerce: \$50M Skykomish cleanup moves into the next phase**
- **The Stranger: Pie in the Sky - The Building Bust Could Kill Some of Seattle's Most Ambitious Towers**
- **Ballard News-Tribune: Rubble is all that's left**
- **Time to Slim Down Mega Houses and Mega Garages?**
- **Project status of City of Seattle designated landmark conversion: First Church of Christ Scientist, 1519 E. Denny Way**
- **Crosscut Online Magazine: The Rose City blooms while the Emerald City fades**
- **Central District Development Update**
- **Commission Excellence Award for Barn Preservation Initiative**
- **Crosscut Online Magazine: Go, Nuke Building!**
- **From Friends of the Market regarding the Pike Place Market Capital and Renovation Levy**
- **Seattle Post-Intelligencer: Historic Arctic Club restored for new life as hotel**
- **Washington's Fishing Sheds Get Boost**
- **Seattle Times: Seattle mayor wants design review for all town homes**
- **Significant historic site endangered in South Park**
- **Aurora Bridge Suicide Deterrent Update**
- **Seattle Post-Intelligencer: We can cope with change in Seattle**
- **Crosscut Online Magazine: Little boxes, crammed together**
- **House Passes Bill Authorizing Historic Preservation Programs**
- **Daily Journal of Commerce: Magnolia library is reopening, the last Libraries for All project**
- **West Seattle Blog: Saving Fauntleroy Schoolhouse: New possibility for "back lot"**

**Historic Seattle Preservation and Development Authority Position Announcement:
Director of Fund Development**

Historic Seattle invites applications for the position of Director of Fund Development. Historic Seattle is the only city-wide non-profit organization devoted exclusively to the preservation of Seattle's historic and architectural legacy. Since it's founding in 1974, Historic Seattle has been a major advocate for and active participant in thoughtful and meaningful preservation and rehabilitation of historic buildings, landscapes and architectural artifacts. Additional information is available at: <http://www.historicseattle.org>

In carrying out all of the responsibilities that follow, the Director of Fund Development needs to provide a balanced mix of:

- Technical knowledge of fund development
- Attention to compliance with professional and legal standards
- Leadership by example
- Management skill
- Customer service, internally to other parts of the organization, to donors and to the community

The responsibilities of this position include working with the Executive Director, Historic Seattle Council, Historic Seattle Preservation Foundation and Historic Seattle staff to:

- Lead and manage capital, endowment, annual, sponsorship and membership efforts resulting in a comprehensive fundraising strategy focused on identifying, cultivating, soliciting and stewarding of individuals, corporations and foundations
- Oversee the development of promotional and informational materials related to charitable giving
- Undertake prospect research
- Create cultivation, solicitation and planned giving strategies specific to donor constituencies including the selection of appropriate consultants and management of contracts
- Plan and coordinate fundraising events, direct mail campaigns, fundraising activities, and volunteer corps who assist in donor cultivation and solicitation
- Implement the donor and member acknowledgment programs, as well as benefit fulfillment
- Supervise computerized record keeping and gift receipting
- Maintain compliance with relevant regulations, accounting activity and required reporting
- Provide staff support to the Historic Seattle Preservation Foundation and perform other duties supporting the Foundation.

The position reports to the Executive Director. A comprehensive salary and benefits package is offered.

Required Qualifications:

Education : Baccalaureate Degree or equivalent experience is required.

Experience : Five years of progressive results oriented fundraising experience and a fundamental understanding of capital, endowment, annual and major gift fundraising is desired. Experience in a related field, such as marketing or public relations, and a knowledge of historic preservation and real estate development, is desirable. Experience including fund development and board development experience is desirable. Candidates must have a working knowledge of outright and deferred gifts, and possess excellent human relations, communication, organization, leadership, administration, marketing, and computer skills. Ability to work effectively with people of diverse personalities, cultures and communication styles, including campaign volunteers, community leaders, business representatives, board members, and staff colleagues. Experience in a non-profit setting and working knowledge of public funding programs is desired.

Verbal and Written Communication: Ability to speak, read, and write standard business English. Exceptional verbal and writing skills. Ability to conduct meetings and speak publicly.

Computer Skills : Strong background in use of IBM compatible computers and standard software. Fluent in Microsoft products (e.g., Word, Access, Excel, Outlook, Explorer, PowerPoint) and related software programs. Experience with database use is preferred.

Ability to perform the following functions: General office skills (telephone, fax, typing, copiers, etc.). Ability to work under supervision and problem solve effectively. Ability to organize time effectively, prioritize tasks, and perform tasks in a self directed manner. Ability to cope with deadline pressures and project needs. Ability to work in a team environment. Ability to drive an automobile preferred.

Ability to perform the following essential physical requirements: Constant – hearing or taking in auditory information, seeing (including small detail) or taking in visual information, sitting. Frequent – talking, fine finger manipulation, lifting and carrying up to 10 pounds, repetitive hand and arm motion, handling/grasping, pushing/pulling. Occasional – standing, moving around the office and to offsite locations. Movement over

uneven surfaces and climbing steps (construction sites). Seldom – lifting and carrying up to 30 pounds or climbing ladders.

Work Environment: Work is performed primarily in the HSPDA main office (Dearborn House) as well as in the field, telecommuting options may be considered. The office is non-smoking, subject to temperature variations in both cold and hot weather, and has low natural light in some sections of the space. A portion of the office is accessible by a lift. Work areas are close together, requiring the ability to work with surrounding activity and noise. A portion of the work can occur offsite at other buildings owned by HSPDA and other sites.

Comments: This is an at-will position. The job description outlined above is not intended to represent an absolute or final list of all elements, activities or duties of the job. The statements above are intended to describe the general nature and level of work performed by the person assigned to this position.

Posting Date: June 18, 2008 Applications will be accepted until the position is filled. Applicants are encouraged to apply by July 20, 2008.

Additional information may be obtained by calling (206) 622-6952 ext.222 or at: jobs@historicseattle.org

Send a resume and “Letter of Application” addressing qualifications and interest in the position. Mail or deliver to Historic Seattle, Director of Development Search, 1117 Minor Ave, Seattle, WA 98101. Application by E-mail to jobs@historicseattle.org is preferred followed by hard copy submission.

Historic Seattle is an Equal Opportunity Employer.

Seattle Times

July 6, 2008

Stylish Street: On Federal Avenue we see all manner of manors, and cottages, too

By Lawrence Kreisman

"What style is it?" Practically every homeowner at one time or another asks this question, but the answer isn't always an easy one. In the late 19th and early 20th centuries, American architects mastered a mind-boggling vocabulary of columns, cornices, quoins and pediments. Smitten by what they saw in Europe and Great Britain, they came home with drawings, photographs and books on their favorite castles, country manors and town houses. Their commissions could be straightforward and accurate duplications or freely drawn combinations of elements from different periods, styles and countries.



Nestled just east of Tenth Avenue East, one of north Capitol Hill's busy arterials, Federal Avenue East, is one of the city's most "stylish" streets — in more ways than one. It is chock full of beautiful houses designed by local architects in every imaginable traditional style popular in America in the first quarter of the 20th century.

First and foremost, Federal Avenue East is a street of "Revivals." Architects looked back to earlier house forms and embellishments, and created distinguished, elegantly

proportioned buildings to appeal to the growing, more affluent middle class. New England Colonials and Dutch Colonials shared the avenue with half-timbered English Tudors, Norman French manors, English country cottages and Spanish and Mediterranean villas. At the same time, large, informal Craftsman-style homes made inroads into the streetscape, bringing their rusticity to contrast with the formality of their more pedigreed neighbors. Another popular, less high-style form — the Classic Box or American foursquare — also shows itself

on Federal Avenue East, though it became far more common in the subdivisions east of Volunteer Park. Wedged in between are small, simple workers' cottages that have miraculously survived to this day.

A stroll along beautifully manicured Federal Avenue East reveals that, while contemporary buildings intrude here and there, for the most part the experience is hardly changed from what it must have been like back in 1930. If you want to know "What style is it?" you can start with a comparison of the popular styles shown here.



This multicolored, brick-clad Georgian Colonial residence, built in 1933, has a central entrance portico and formally arranged rooms to the left and right of the central entrance stair hall.

The current owner of the Georgian Colonial took down a wall between the kitchen and dining room to allow for activity to flow informally from one room to the other.

French

doors from the dining room lead to the patio and gardens. The new kitchen has simple paneled cabinetry in keeping with the vocabulary and age of the house. The arch between the rooms reflects the original arches present elsewhere.



Architects adapted a number of design ideas from British Tudor or Elizabethan manors, including half-timbering in the gables - decorative wood and stucco that reproduced the appearance of 16th- and 17th-century framing techniques. This 1904 house, designed by Graham & Myers, has a symmetrical street presence. Matching gables present a pleasant and rhythmic repetition that ties to the pitched roofs of the central entrance and gabled roof dormer.

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This shingled Craftsman house has three-story gabled wings framing a central entry and covered porch. Massive Doric columns define the entrance porch and give the house its major Classical reference. Built in 1909-10, the house was designed by the firm Siebrand and Heide.



Not all of the houses in this neighborhood are large. This small worker's cottage built by Fish Brothers in 1904 cost \$850 to build and was likely the least expensive house on the street. This residence was once known as the Gilmore House named for Seattle Times and Post-Intelligencer "society" reporter Laura Emory Gilmore, who lived here at one time.

The Dutch Colonial home's interiors were trimmed in Douglas fir, painted by previous owners in the living and dining rooms but preserved in the paneled library and in doors separating the living from dining room



(originally pocket doors). There is built-in seating on either side of the brick fireplace. Dale Chihuly drawings above the hearth are combined with his glass pieces on the piano. The sunroom is to the left.

The ca. 1900: Dutch Colonial, designed by Victor Voorhees, has

a gambrel or two-pitched roof with a "Dutch kick," the flared roof projection at its ends. It is a form often associated with traditional barns. This home is a variant with its shingled facade extending out from the south side of the house to allow additional space for the dining room and upstairs bedroom.

Take the tour: The Seattle Architecture Foundation and Historic Seattle co-sponsor a self-guided tour of Federal Avenue East that showcases beautiful gardens and interiors of these residences and others. Ticket price includes informative handouts and refreshments.

When: 1 to 5 p.m., July 12. **Tickets:** \$30. Tickets are required to enter the homes. Register in advance through Seattle Architecture Foundation, www.seattlearchitecture.org 206-667-9184. Day-of-event registration is at Trinity Lutheran Church, East Highland Drive and Federal Avenue East.



Upcoming Seattle landmark nomination and designations

The Seattle Landmarks Preservation Board will consider the following nomination and designations at its meeting on Wednesday, July 16, 2008 at 3:30 p.m. in the Seattle Municipal Tower, 700 5th Avenue, 40th Floor, Room 4060. The public is invited to attend the meeting and provide brief comments. Prior to the meeting, written comments can be sent to the staff of the Landmarks Preservation Board at beth.chave@seattle.gov. Copies of the Landmark nominations are online at: http://www.seattle.gov/neighborhoods/preservation/landmarks_current_nom.htm. These documents are large and may take sometime to download.

Designations:

Ankeny House, 912 2nd Ave W
Sorrento Hotel, 900 Madison Street

Nomination

Fischer Studio Building, 1519 Third Avenue

MOHAI Summer History Tours

Advance tickets should be purchased at www.brownpapertickets.com (1-800-838-3006). Walking tours: MOHAI members-\$20. General Public-\$25. Boat tours: MOHAI members-\$25, General Public -\$30. Day-of tickets subject to availability and additional \$5.

Roanoke Park – Roanoke Park sits above Portage Bay and is the site of many stately homes and mansions designed by the city's top architects. Join Leonard Garfield and Allan Seidenverg on this architecture & history tour that will include some interiors.

Saturday, August 2, 10 a.m. to noon

Columbia City – Join Mikala Woodward from the Rainier Valley Historical Society for a tour of Columbia City's Historic District. Learn about the early days, historic buildings, and recent developments in this rapidly changing community. Coffee & pastries (thank you, Columbia City Bakery) provided at the start of the tour.
Saturday, August 9, 10 a.m. to noon

Discovering Seattle Center – Seattle Center was the site of the 1962 World's Fair—an event that put Seattle on the global map. It became Seattle's Central Park but is now looked on as a dying relic, and is undergoing a public review to decide its future. Join Seattle historian Roger van Oosten and parks expert Elizabeth G. Walker for a tour of Seattle Center where you'll see it in a whole new light.
Saturday, August 16, 10 a.m. to noon

Lake Union – Explore the history of Seattle through the lens of Lake Union's many narratives: Native American, maritime, environmental, residential, recreational, engineering and industrial. Join MOHAI historian Lorraine McConaghy on a walking tour of the lake's western shore, from Gas Works Park, across the Fremont Bridge to the Center for Wooden Boats. This is a LONG walk—three miles and two hours in length. Transportation will be provided back to Gas Works Park at the completion of the tour.
Saturday, August 23, 10 a.m. to noon

Mercer Girls: Seattle's Cargo of Brides – In May of 1864, eleven single women arrived in Seattle from Massachusetts to find love, marriage, and a new life. They became known as the Mercer Girls, after Asa Mercer who brought marriageable women to Seattle to civilize the rough and tumble town. Researcher Peri Muhich will lead a tour of the Mercer Girls' favored spots in downtown Seattle, ending with a visit to the Fairmont Olympic Hotel.
Saturday, August 30, 10 a.m. to noon

Gardens of Seattle University – Along with horticulturalist Kathy Mendelson, stroll through one of Seattle's horticultural treasures, the Seattle University campus, that showcases work by Fujitaro Kubota, sculptor George Tsutakawa and Ciscoe Morris. See the new ethnobotanical garden that honors Upper Skagit elder Vi Hilbert.
Saturday, July 5, 10 a.m. to noon

A Boat Tour of Lake Union – Lake Union has been one of Seattle's most beloved and utilized waterways since the Duwamish settled its shores. Dick Wagner, Founding Director of the Center for Wooden Boats, will guide you on a historic look at the lake. Please bring your own lunch. Beverages and cash bar available on board. Offered in partnership with Argosy Cruises.
Saturday, July 19, 11 a.m. to 1 p.m.

Behind the Scenes at Husky Stadium – Prepare for Husky fever early by joining Chip Lydum (Director of Husky Facilities) and Tom Porter (author of *The Glory of Washington*, *Husky Stadium: Great Games and Golden Moments*, and *A Football Band of Brothers*) for a behind-the-scenes walking tour of the UW's Athletic Facilities including Husky Stadium. Begin with an overview of UW sports history at MOHAI.
Saturday, July 26, 10 a.m. to noon

[NOTE: This is a satirical article from Ohio, but unfortunately we preservationists could change the town's name and make it work for us anywhere.]

Columbus Dispatch

June 22, 2008

Seneca survives, vexing officials

By Joe Blundo

In a shocking oversight, Columbus failed to demolish the Seneca Hotel. This blot on the town's record of razing landmark buildings has city officials asking what went wrong. The Seneca, at Grant Avenue and E. Broad

Street, is the kind of architectural gem Columbus developers usually grind into rubble to make way for a surface parking lot or a chain pharmacy. But this time, it didn't happen. "There's no use trying to sugarcoat it," said an official who asked to remain fictitious. "We stood idly by while some company with vision saved a historic building. Now, instead of another soulless corner, we're stuck with something that's probably going to lend interest to the cityscape for years to come. "Everybody's asking: Who dropped the wrecking ball?"

Completed in 1917, the Seneca was designed by Frank Packard, perhaps Columbus' most prominent architect. He or his firm designed buildings such as Orton Hall at Ohio State University, the Old Governor's Mansion on E. Broad Street and the Toledo & Ohio Railroad Depot on W. Broad Street. Although those buildings stand, Columbus has been successful at eradicating some of the Packard firm's other efforts, including the Virginia and Chittenden hotels. The Seneca, which became the headquarters of the Ohio Environmental Protection Agency when its hotel days were over, had been vacant since 1987 and seemed certain to fall.

But Campus Apartments of Philadelphia bought it and spent three years renovating it into rental units, with an elegant lobby and space for a coffee shop and, possibly, a restaurant. The renovation is widely considered a setback in the ongoing campaign to drain the historical significance from E. Broad Street. Demolitionists say, with the Seneca unrazed, the E. Broad corridor remains in danger of retaining its character as Columbus' most distinguished street. Said one: "Every time you save something like the Seneca, you're preserving a sense of place. Instead of a forgettable thoroughfare, you have a street that people want to show off to visitors. We can't have that. There's too much beauty on Broad Street as it is. Where's the balance?"

But demolitionists point to the recent elimination of the Firestone Mansion on E. Broad as evidence that the city hasn't abandoned its long-term goal of homogenizing itself. Were it not for some timely work by bulldozers, they note, Columbus might still be saddled with people coming from hundreds of miles away to eat at the Kahiki. It might still have the 19th-century Union Station instead of a 21st century facsimile. It might have a French Second Empire-style courthouse that people would visit for reasons other than pleading no contest to a misdemeanor. "Mark my words," said the demolitionist, "when people see the beauty and life that a preservation project like the Seneca injects into a neighborhood, they're going to be asking hard questions about who let this happen and why."

**Re-Notice of Availability of Final Environmental Impact Statement:
Seattle Center Master Plan**

A Final Environmental Impact Statement (FEIS) on the project described below is available for public review. The Lead Agency is the Seattle Center.

Project Name: Seattle Center Master Plan
Address: 305 Harrison St
Zone: NC3 85 feet

Project Description: Master Plan to chart the growth and development of Seattle Center for the next 20 years; create a new long-term investment plan to guide the Center's growth that responds to the transformation of surrounding neighborhoods, combined with changing entertainment and lifestyle trends; enable every asset of Seattle Center to reach its maximum potential in achieving the Center's mission, while meeting the changing demands of the City and region; make sufficient capital investments to allow Seattle Center to 'reinvent' aging facilities to stay current with changing market demands; and provide ongoing maintenance for facilities to retain their productive value.

Information Available - A copy of the Final Environmental Impact Statement is available for public review at the Seattle Public Library Downtown Branch, 800 Pike Street, Seattle WA 98101. Additional information about the project and a limited number of copies of the Final Environmental Impact Statement are available at the Seattle Center in Room 109 of the Center House, 305 Harrison Street, Seattle, Washington. An electronic copy of the document has also been posted on the Seattle Center web site at: <http://seattlecenter.com/century21>.

Seattle Center Redevelopment
305 Harrison Street, Room 109
Seattle, Washington 98124-4019

Appeal Process: Appeals of this decision must be received by the Hearing Examiner no later than July 15, 2008. The appeal notice shall set forth in a clear and concise manner the alleged errors in the decision.

Announcing MuseumsWiki

The MuseumsWiki is the international collaborative website for museum professionals and other experts in the field of cultural heritage. It is intended for museum personnel to participate in providing museum-related material like abstracts, experiences, links, papers, projects, recommendations, and more. Especially other collaborative websites related to cultural heritage are invited to be presented in the MuseumsWiki.

Help for participation is available at

* <http://museums.wikia.com/wiki/Help:Contents>

* <http://museums.wikia.com/wiki/Museums:FAQ>

Authors might consider creating an account so that their contributions will be attributed to their name. Visit the website at <http://museums.wikia.com>

Daily Journal of Commerce

July 1, 2008

\$140M parks levy proposed for playgrounds, bike trails, SAAM

By Shawna Gamache

Seismic and mechanical upgrades to the Seattle Asian Art Museum in Volunteer Park were recommended by a citizens committee. The 1933 building is a city landmark. A citizens committee has proposed a \$140 million parks levy that could be on the November ballot. The major projects recommended include seismic repairs at the Langston Hughes Performing Arts Center and the Seattle Asian Art Museum, and bringing 23 playgrounds up to current codes.

The 29-member citizens committee said in its report that research shows strong public support for a parks levy. It also argued that the 2000 Pro Parks Levy was able to leverage more money than the nearly \$200 million that came from Seattle property taxes and that parks funding will decline rapidly when the 2000 levy expires at the end of the year. Mayor Greg Nickels said in March that a 2008 levy should include only \$75 million in repairs and improvements for the Pike Place Market. He said he didn't want to saddle voters with a big levy request in a year with so much uncertainty over the economy. He said parks and Seattle Center improvements can wait.

But Seattle City Council members said there are still a lot of parks that need work. They paid for a survey of Seattle residents that showed support for a \$140 million levy and formed the committee in April to review and craft the levy. Council received a final report from the committee on Friday. The council will meet on Monday, July 7 to discuss the report and on Thursday, July 10 for a public hearing. The report recommends a six-year levy with money for:

- converting three wading pools to spray pools (\$800,000)
- new parks atop reservoirs at Jefferson Park, Myrtle, Maple Leaf and West Seattle Reservoirs (\$6.3 million to supplement Pro Parks Levy funds)
- extending the Burke-Gilman and Duwamish bicycle trails, and building an overpass at Thomas Street to provide a trail connection between South Lake Union, Queen Anne and the Olympic Sculpture Park (\$7.9 million)
- constructing three new skateboard parks (\$1.2 million)

Playground upgrades will cost \$10.4 million and seismic upgrades at Langston Hughes will cost \$2.5 million. The proposal also recommends spending \$11 million on seismic and mechanical upgrades for the Seattle Asian Art Museum in Volunteer Park — about half of what that work is expected to cost. The 1933 art moderne building is a protected landmark. The proposal includes \$24 million to buy new park land, facilities and trail corridors, and to finish development of parks in the International District, Whittier Heights and Crown Hill on property purchased through the 2000 levy. It recommends setting aside \$15 million for neighborhood and community grants.

In its report, the committee also recommended that the city look at a future levy to pay for repairs at community centers, swimming pools and art and cultural centers. It said the city should create a metropolitan park district and let landowners transfer development rights to secure green space. The committee held seven meetings, conducted four community outreach workshops and one public hearing, and reviewed more than 350 potential projects. Cedar River Group was hired as a consultant and prepared the report.

Read the report online by going to www.seattle.gov/council and scrolling down to “Parks and Green Spaces Levy.”

Top Web Resources for Arts and Cultural Organization Leaders

From Arts Consulting Group Inc.

Strategic Planning – Highlighting its theme that [There Are Many Ways To Do it Well](#), the National Endowment for the Art's [Lessons Learned Toolsite](#) provides planning advice from an eclectic group of consultants affiliated with its (now defunct) Advancement Program. Starting with a clear and helpful introduction, the site is divided into six sections (First Steps, Looking in the Mirror, The Conversation, The Process of Planning, Money Matters and Moving On). Each provides checklists, insights, tips and perspectives from a wide variety of experienced arts professionals. <http://arts.endow.gov/resources/Lessons/index.html>

Fundraising – Don't miss the opportunity to present your organization to a world of potential donors. With over ten million hits last year, Guidestar (<http://www.guidestar.org/>) is far and away the most popular online source for finding information on non-profit organizations. Most important is that the site encourages organizations to provide supplemental information to the raw data drawn from IRS 990 forms that it presents. If your organization hasn't yet visited the site to review its profile, don't delay. By providing information on your mission and programs, your organization will become far more visible to the funders who want to find and research you before considering a contribution. Guidestar requires registration for all users, even the casual browser, but the process is simple, fast and free.

Advocacy - The American Arts Alliance is changing its name to the Performing Arts Alliance, but its website continues to provide excellent advocacy tools for all arts organizations as well as up-to-the-minute updates on pending arts legislation. Of particular interest: the [Take Action](#) zip code search engine which returns profile information on any congressional district's representatives and state senators, including e-mail links for each. This is an excellent way for each of us in the arts and cultural industry to consistently create a public dialog about our positive impact. <http://www.americanartsalliance.org/>

Volunteer Management – ServiceLeader.org, a project of the RGK Center for Philanthropy, provides information on all aspects of volunteerism, including a library of handbooks and guides and a complete set of resources for volunteer managers. Of particular interest is the site's section on Virtual Volunteering, the rapidly expanding sector of volunteerism where tasks are completed by computer via the internet. What can a virtual volunteer do? With effective management structures in place, much more than one might think, including development research, grant proposals, technical consulting, government advocacy, marketing surveys, proof-reading and graphic design. Visit <http://www.serviceleader.org/new/index.php> for frequently updated resources on how to expand your programs by employing this rapidly growing sector of volunteerism. If you do begin a

virtual volunteer program, don't forget to submit your organization's new opportunities to the new Virtual Volunteer Search Engine at VolunteerMatch (<http://www.volunteermatch.org/>). This site, the web's most-accessed source for teaming volunteers with nonprofit organizations, continues to expand its offerings and is packed with helpful advice for governance leaders and volunteer managers, including tools for tracking volunteer hours and a monthly newsletter. Registration is quick and simple. Some services not mentioned here require a fee.

Ethics - Independent Sector has updated its online library of ethical policies with new material covering online giving, marketing, individual professional practice standards and more. This is an excellent resource for any group reviewing its fiscal systems or fundraising policies. Visit <http://www.independentsector.org/issues/accountability/standards2.html> for examples of real policies drawn from more than eighty nonprofit organizations.

One-Stop Shopping – The Complete Toolkit for Boards, sponsored by the Management Assistance Program for Nonprofits, offers an extensive library of resources covering nearly every aspect of nonprofit operations. Well-organized, comprehensive, and concise, The Complete Toolkit is an indispensable source of nuts-and-bolts information on effective governance. Newly formatted with a graphic presentation that is much easier on the eyes, this collection of fact sheets, forms, board manuals, and sample policies continues to provide the web's single best source of free information on non-profit operations. www.managementhelp.org/boards/boards.htm

Additional Resources – No review of tools available to board members on the web would be complete without mentioning BoardSource (<http://www.boardsource.org>), hosted by the National Center for Nonprofit Boards. It requires visitors to pay a fee for most resources, but if you are not familiar with the site, it's well-presented and worth a visit. One of its most helpful features, a compilation of the answers to questions asked of its staff over the years (now searchable by topic), remains available at no charge. <http://www.boardsource.org/Knowledge.asp?ID=3>

Green-Duwamish River Map Available

By Pat Filer, Heritage 4Culture

Summer is the perfect time to seek out firsthand the unexplored corners and hidden treasures revealed by the new Green-Duwamish River Map. The brainchild of Cari Simson (Duwamish River Cleanup Coalition) and colleague Michele Savelle, this user-friendly map highlights historical, cultural, and environmental sites located along the lower portion of the Green-Duwamish watershed and joins the ever-growing list of fabulous new resources for King County residents and visitors. Bicyclists, birding enthusiasts, hikers, paddlers, and other recreational users will find this an especially valuable and thought-provoking tool.

Balancing the needs of wildlife, recreation, and industry continues to be a challenge for the Green-Duwamish watershed. So, purposefully, Green-Duwamish River Map was also developed to illustrate the “current condition” of the watershed and to serve as a starting-point (foundation) for the communities surrounding the entire Duwamish River Valley when creating a long-range and cohesive vision for the future.

This project was successful because of the dedicated leadership of Cari and Michele; the committed partnership between the Duwamish River Cleanup Coalition, the Cascade Land Conservancy, and the Environmental Coalition of South Seattle; and the support and input from a lengthy and comprehensive list of community volunteers, heritage specialists, local Tribe members, and professional organizations. The proposal for the Green-Duwamish River Map project was awarded full funding last year through 4Culture’s Heritage Special Projects Program due to its well-prepared scope and innovative plan.

Maps are available at no cost at many local community sites, such as libraries, museums, and community centers. To order a copy of the Green –Duwamish River Map or for more information about this project, visit www.duwamishcleanup.org.

Seattle Post-Intelligencer Blog
June 27, 2008
Centralia's old houses
By Aubrey Cohen

Centralia is one of the 12 best places in the country to buy an old house, according to *This Old House* magazine. *This Old House*, with help from PreservationDirectory.com, chose neighborhoods based on architectural diversity, craftsmanship of homes, preservation momentum in the area and neighborhood amenities such as walkability, services and community. "What we found is that people who live in historic places aren't just lovers of golden-age architecture, but of old-fashioned neighborhood values as well," the story says.

This Old House calls attention to Centralia's revitalized historic downtown and the Edison District, which features movie theaters, antique shops and the Olympic Club, a brick 1915 tavern. "Centralia has become a haven for West Coasters looking for a Mayberry, USA, way of life," the story says. Oh, and there are lots of nice Victorian and Craftsman houses too. Albany, Ore., was the other Northwest town that made the list.

Preservation Part of King County's Green Building Strategy
By Bob Ferguson, District 1 King County Councilmember

I am proud to announce that the County Council has written historic preservation into law as a sustainable development strategy for King County. The King County Council approved a new green building ordinance June 23 which I amended to include historic preservation. The original ordinance only addressed new construction and did not recognize the green benefits of historic preservation.

Historic preservation is inherently green because the adaptive reuse of existing buildings is an excellent large-scale recycling strategy. By preserving our historic buildings, we preservationists not only protect our cultural heritage but also our environment because of the environmental harm caused by demolition and new construction. I worked to ensure that the green building ordinance was amended to acknowledge the proper role of historic preservation in environmental sustainability. I am committed to raising awareness that preserving historic buildings is key to protecting our cultural sustainability and our environment.

The specific amendments I proposed to King County's green building law include:

1. Making it King County policy to favor historic preservation because of its environmental benefits.
2. Making it the law for King County to preserve and restore historic landmarks and properties eligible for landmark designation that are owned by the county except in cases where a certificate of appropriateness is granted by the King County Landmarks Commission.
3. Defining historic preservation and adaptive reuse as sustainable development strategies.
4. Bringing historic preservationists to the table by making the county's historic preservation office a member of the county's "green building team."
5. Carving out jurisdiction for the King County Landmarks Commission to waive LEED requirements if they would damage the historic integrity of our county's cultural resources and landmark buildings.
6. Favoring sustainable development strategies such as passive ventilation and daylighting that are common elements of historic buildings.

As always, I welcome your feedback on this or any other issue. I can be reached at (206) 296-1001 or bob.ferguson@kingcounty.gov.

Two local historians help to re-launch Vernacular Architecture Forum website

The Vernacular Architecture Forum is pleased to announce the launch of its new website at:

<http://www.vafweb.org/>. The old URL at vernaculararchitectureforum.org will continue to work, but will be phased out over the next year. Thanks to the VAF Website Committee members for all their hard work in creating and developing this site with Web designer, Robert Eckhardt. The committee members from across the nation included two local historians: Cathy Wickwire of the Washington Trust for Historic Preservation, and Eugenia Woo of Artifacts Consulting (2008 committee chair).

The site's online bibliography is especially useful for researchers. If you have any comments about the website, VAF would love to hear them. If you have news, content, or images to submit, please email the Web Editor at editor@vafweb.org.

Historic Tacoma's MLK/Historic K Street Guided Walking Tour

Saturday, July 19, 10:30 am and 1:00 pm

Co-sponsored by Tacoma Historical Society

Free walking tours depart from People's Park, 9th and MLK. Guides will discuss past, present and future with an emphasis on historic neighborhood identity and community preservation initiatives. Highlights include the Historic K Street Business District, Johnson Candy Company, historic churches and meeting halls, and Tacoma Medical Center. For more information contact info@historictacoma.net.

KCIA 80th anniversary events

Time flies! It's been 80 years since William E. Boeing Jr. sat on his father's lap during the 1928 dedication of Seattle's first airport. This July he will return to King County International Airport/Boeing Field and participate in festivities to celebrate the airport's eight decades of aviation history. Please join us for a special ceremony with Mr. Boeing and King County officials on Friday, July 25, at 10 a.m. to honor the Boeing family for their continued support of their "hometown" airport and the aviation industry.

Celebrate with us again on Saturday, July 26, with a day of fun for the whole family as King County International Airport hosts an open house from 10 a.m. to 4 p.m. The event will be packed with activities, including historic aircraft displays, visits to the Museum of Flight, scenic flights, and a plane pull hosted by Big Brothers Big Sisters of Puget Sound. Airport tenants will showcase their business while visitors and guests share in the memories. For more information, visit www.kingcounty.gov/airport for more information, or call 206-205-3790

Heritage Tree designated in Wedgwood neighborhood

From the July 2008 edition of the Wedgwood Community Council Newsletter

By Valarie Bunn

The spectacular scarlet oak tree at the corner of 38th Avenue NE and NE 77th Street in the Wedgwood neighborhood was honored on May 31 in a special ceremony naming it a Heritage Tree. The Heritage Tree program is a joint venture of the Plant Amnesty organization and the City of Seattle's Office of Urban Forestry.

City of Seattle Arborist Nolan Rundquist told of being awestruck when, while supervising tree pruning work on a nearby street, he rounded the corner and came upon the scarlet oak. Mr. Rundquist immediately submitted the tree for nomination to the Heritage Tree award.

With the homeowner's permission, a recognition plaque has been placed near the base of the scarlet oak. Arthur Lee Jacobson, author of *Trees of Seattle*, provided the description written on the plaque of this scarlet oak as the largest of its species in the city. According to Mr. Jacobson who was present at the award ceremony on May 31, this scarlet oak is estimated to be from 60 to 80 years old but has grown faster than others of its species and age due to ideal conditions. The soil is very rich and moist and the tree was planted in a clearing where it has received full sun. The tree's roots have not pushed up the sidewalk because the tree has found plenty of ground moisture to support its growth so the roots are not "searching" out to the sides.

City Arborist Nolan Rundquist noted that someone has bunched up soil against the base of the scarlet oak, which is not good for the bark or roots. The city's Street Tree Management Program has an air spade, an excavation tool which uses great volumes of compressed air to break up soil faster than digging, and without damaging tree roots. Mr. Rundquist will schedule the air spade to be used at Wedgwood's scarlet oak to help maintain its health.

At the Heritage Tree award ceremony Sen. Ken Jacobsen (Washington State Legislature, 46th District) drew a comparison of the scarlet oak to trees which, in past centuries, were meeting places for kings. "This is a worthy tree for us to meet under," Sen. Jacobsen said. Wedgwood resident Scott White noted that he and his children pass by the tree on their walking route and that in future years his children will know, love and value the scarlet oak as part of Wedgwood's heritage.

For more information about the Heritage Tree program, see:
www.seattle.gov/transportation/heritagetree

Fremont Historical Society Streetcar History Tour

On Thursday July 31 at 7:00 p.m., Heather McAuliffe and Erik Pihl from the Fremont Historical Society will lead a guided tour of one of the former streetcar lines through Fremont. John Cox, a driver for Sound Transit, will show and explain historical street car artifacts at the beginning of the tour - not to miss! The tour starts at the former Fremont Car Barn (34th/Phinney) and lasts about 1 1/2 hours. Event is free.

Daily Journal of Commerce July 3, 2008

\$50M Skykomish cleanup moves into the next phase By Katie Zemtseff



The second phase of cleaning up massive oil contamination beneath the town of Skykomish has started and includes moving three historic buildings, removing oily soil underneath them and then putting them back. The work is being done and paid for by BNSF Railway, under an agreement between BNSF and the Washington State Department of Ecology. Team members include Strider Construction as general contractor, ENSR as environmental consultant and Nickel Brothers as building movers.

BNSF had a fuel and maintenance depot in Skykomish that leaked oil into the ground and the Skykomish River for about 80 years, between 1890 and 1970, the year the depot was closed. Larry Altose, spokesman for Ecology, said Ecology has a letter from the mid 1920s complaining that oil in the river was bad for fishing.

The entire cleanup, including work completed in 2006 and projects slated for the next four summers, is estimated to cost \$50 million. Jim Pendowski, manager of Ecology's toxics cleanup program, said the project is among the most complex cleanups ever undertaken in Washington. This phase will treat five acres along Railroad Avenue and parts of Fourth and Fifth streets. Teams are excavating about 15 feet below the surface to replace oily soil and remove oil from groundwater. Altose said the work will "get down into the bloody, messy details."

Once that work is done, the team will bring in clean soil, repave streets and return the buildings. Two of the three historic buildings are on land not owned by BNSF, though the properties are located directly across from the railroad's property. The buildings are the old railroad depot, an old house and the Whistling Post Tavern. BNSF is also installing a barrier under a five-block area. The hydraulic containment barrier will go down to the silt layer, about 25 feet underground. It will isolate BNSF's rail yard property from the rest of the town to stop contaminants from entering city property. BNSF must clean its own property, but has a longer timeline to do so.

The next phase will involve moving more properties in Skykomish to treat soil under them. Work will include in-place treatments, temporary relocation of up to 10 houses and buildings, and wetland restoration in the former channel of Maloney Creek. That work should be done by 2011. The 2006 project removed contaminated soil along the western riverfront. BNSF replaced a levee, river sediment and soil beneath five houses, ending the flow of oil into the Skykomish River.

Skykomish is using this opportunity to replace water lines and install pipes for a new wastewater treatment plant. The plant will be constructed on state-owned property near an old air field outside of town. Skykomish now has a septic system and it is in a floodway. Skykomish Mayor Charlotte Mackner said the town is grateful that the cleanup is on track so it can get completed as soon as possible. "We're all looking forward to a having a cleaner, more vibrant town in a few short years." Gus Melonas, BNSF spokesman, said the company is pleased with the progress. "We're progressing with this plan with an ultimate goal to remove (and) identify the product."

The Stranger

July 2, 2008

Pie in the Sky - The Building Bust Could Kill Some of Seattle's Most Ambitious Towers by Dominic Holden

On First Hill, a massive sign obscured by layers of graffiti ballyhoos the Boylston, featuring 43 luxury condominiums with slab-granite countertops, workout facilities, and valet parking. But the website on the sign no longer exists. On Ninth Avenue and Pine Street, a lot sits vacant. Records for the site show that since May of last year, the site's developer hasn't pursued a permit for a 37-story tower. Near Green Lake, promises made in 2004 to redevelop the Vitamilk dairy into hundreds of residential units have produced only an excavated maw.

Seattle's building boom has busted, despite cranes on the skyline for developments that broke ground before the economy took a dive last summer. Some projects, specifically three- and four-story apartment buildings, seem to be keeping pace, but the more ambitious towers are on hold—perhaps indefinitely. "In terms of intake, the number of permits [is] down by about 8 percent," says Alan Justad, spokesman for the city's Department of Planning and Development (DPD). "But the value of those permits... is down about 40 percent," indicating that fewer ambitious projects are being planned. Indeed, records from DPD indicate that 35 major projects have stalled in the design-review process since this time last year. Several more whose developers have filed permit applications or submitted updated designs are in doubt.

Matthew Gardner, a land-use economist and principal of real-estate analysis firm Gardner Johnson, says, "I do not expect any new residential [towers] to break ground this year." While Seattle's economy is faring better than parts of the country that have a glut of condos and few buyers (like Miami), the strained national market is forcing developers to prove they can presell many of the units before they get financing. Buyers, meanwhile,

have a hard time getting loans to buy the presale units. Gardner adds: "Unless you are digging a hole, I'm not quite sure it's going to happen."

Even a hole in the ground is no guarantee. Last August, construction halted at Second Avenue and Pine Street, the site of the extravagant 1 Hotel & Residences. And last week, developer Paul Brenneke sold his share of the 1 Hotel project, leaving Starwood Capital Group literally and figuratively in the hole. Also last week, plans for a 37-story luxury condominium tower on Eighth Avenue and Pine Street were shelved until at least next year. But next year may not look much better for condo developers, says downtown realtor James Stroupe. "Right now, if you don't see a crane for new [condo] construction, it's not getting built until 2011," he says. Stroupe says developers will probably build the project on Second Avenue—eventually—but not others. "Just look at the ones that look ridiculous," he says. "They probably won't get built."

Perhaps the most ambitious project in town is the Heron and Pagoda Towers, two 550-foot skyscrapers containing condos, a hotel, and a shopping mall. Although developer Alec Carlin says a master use permit application was filed this month, he's not sure it can break ground in this economy. "Timing is everything," Carlin says. Carlin was one of the few developers who even returned calls. Nitze-Stagen, which is planning a 38-story office building, and Schnitzer West, planning a 40-story office tower, both on Fifth Avenue, didn't return calls about their projects. Realtors cite the potential implosion of Washington Mutual (its stock dropped from \$45 to \$5 in the last year), which is estimated to hold about a million square feet of downtown office space. If WaMu were to abandon its two downtown towers, demand for new office space would plummet.

The paradox in the doom-and-gloom forecast, however, is that demand is expected to resume at roughly the same moment supply disappears. "For year-to-date, we're effectively balanced for total condo sales as the past years," says Dean Jones, president of Realogics, one of Seattle's preeminent development consultants. But, he says, "We'll have a real dearth of condos by 2010."

Ballard News-Tribune
July 3, 2008
Rubble is all that's left
By Dean Wong



Forty-three years of tradition ended last week in one hour as demolition crews turned the Ballard Denny's into a pile of rubble to make way for a condominium. The building with its unique roof and architectural features, designed by architect Clarence Mayhew, opened as a Mannings Restaurant in 1965 and the Denny's chain took over in 1983, continuing a tradition of 24-hour service and a place for the neighborhood to gather. Owners BCC Mikie Ballard LLC will build an eight-story, 260-unit condominium on the site. "I think it is sad," said Randi Hansen. "It is taking away a place that has been here forever. A place with affordable food. A meeting place for seniors." "It's landmark," said Bill Damon. "It's the

history of Ballard and Seattle." The Seattle Landmark Preservation Board voted in February to protect the diner as a city landmark. It reversed that decision and, in May, voted unanimously to allow it be taken down.

A group called Save Mannings was formed to save the building. The group said it was an example of Google architecture. That style is known for its distinctive design meant to attract customers. Save Mannings received the support of Alan Hess, an architect who wrote the book "Google: Fifties Coffee Shop Architecture." The loss of the Denny's is compounded by the closing and eventual demolition of the Sunset Bowl, located one block east, frequented by generations of Ballardites. It will be replaced by an apartment building.

The Denny's building occupied the intersection of 15th Avenue Northwest and Northwest Market Street that some refer to as the gateway to Ballard. The morning Denny's came down, people stopped by and reacted with sadness and anger. "I thought it was pretty distinct," said Brad Gallaway. "You could mention it to anyone and they know what you are talking about. It was a fixture here for a long time. I thought it was pretty distinct." "I liked it," said Hansen. "It was different and cheerful. You saw it once you got into Ballard."

Damon said Ballard is losing its character and charm. "The building expressed itself completely different from any structure in Seattle," he said. When asked if she will miss Denny's, Laurie Silver said "oh hell yeah." "I will miss my favorite waiter. Tell Barry I still love him. I thought it was fun and different from all the boxes," said Silver. Dorothy Thrasher said it was unusual to no longer see the building. "The people who worked here had always been friendly to me. It's part of the history of the neighborhood. It's almost like losing a family pet," Thrasher said.

Old timers remember the roast beef, Swedish pancakes, Belgian waffles and free Thanksgiving dinners served to seniors at Mannings. "Mannings was good food, reasonable prices," said Hansen. "It was a popular place to go." Damon said he feels sad about Ballard. People don't have a place to congregate anymore. "Ballard has lost its charm," he said. "I miss it," said Debbie Davis. "It a place for people to gather and have coffee and spend time with family."

Mark Allenhunt was born and raised in Ballard and graduated from Ballard High in 1988. "They need to tear the condos down rather than old buildings. It's not right," Allenhunt said. Michael Johnson lives in Fremont and had to see Denny's destruction for himself. "It's a shame we're all becoming high rises," Johnson said. "Why replace it with something we can't afford. As a student, its hard to find a place to live." Debbie Davis said there are already too many condominiums in the area and Sunset Bowl is now waiting for the wrecking ball. Renters are also losing apartments to condo conversions. "Where are people going to go? What are they going to do? A lot of people living in apartments are worried," said Davis.

Hansen was displaced two years ago when her apartment was converted to a condominium. "Look at Ballard. It has nothing left. It's like a mini-downtown," said Hansen. People stopped by the demolition site and took pictures on their digital cameras. Others just stood there and stared at history disappearing before them. "It's a beautiful day. But it's sad to see Denny's go," said Davis.

Central District News Blog

July 2, 2008

Time to Slim Down Mega Houses and Mega Garages?

By Scott

You can find one on just about every other block: a huge, three story, four to five thousand square foot house plopped down next to much smaller, older, reasonably sized homes. And as you may have seen in the PI yesterday, City Councilmember Richard Conlin is working with Sally Clark's Land Use & Planning Committee to draft new regulations to control them. The main focus is to restrict the size of houses based on the size of the lot, effectively giving a few more feet of open space on each side and in the backyard of the house.



I'll be honest: the size of the houses doesn't bother me. In fact, I think increased setbacks between property lines and houses is going in the direction of more suburbanization, which is the opposite of what we need in a growing city. There's no public benefit to an extra foot or two on either side of the property line or few hundred extra square feet of space in the backyard. That's not space that anyone can enjoy or do anything with. The only benefit is a private one to the existing neighbors, letting in a bit more light, etc, but it's not a game changing difference.

The main problem with these new houses is the way they relate to the street, and I don't think that is usually a factor of their size. If you take a new house and compare it to the older ones next to it, the biggest problem is the huge, street-facing, two-car garages that take up the entire first floor of the structure. It creates an unfriendly environment for pedestrians and sets the livable portion of the house way up and apart from everyone at street level or standing at the front doors of neighboring houses.

The good news is that parking requirements are also under review with the city. I spoke to Councilmember Sally Clark today, and she said that she is concerned about the way garages overwhelm the design of houses on small lots, saying that it often "looks like the house is designed around the car instead of the people". Here's a couple of changes they're looking at in her committee:

- Limit the amount of space that a garage can take up as a percent of the front face of a house
- Restrict builders from putting garages closer to the street than the livable parts of the structure
- Possibly relax off-street parking requirements for smaller and narrower lots that don't have alley access or that are adjacent to good transit options
-

Councilmember Clark seemed least sure about that last requirement, saying she's open to it but wants to listen to neighbors first. I'm sure she's anticipating the "but what about my street parking" argument that I've heard many of my friends make here in the CD. But I would really question why we're still requiring single family houses to be built around cars in an age where the cost of gas is skyrocketing and people are starting to drive less. Not to mention the fact that most existing garages are used for storage, not parking. Why not at least relax the requirement and let the market decide whether people want to pay for a garage (both in cost and unattractiveness) instead of forcing it on both the homeowner and their neighbors?

After all, most older houses in our neighborhoods don't have garages, and we've always gotten along fine without them. Why hold new houses in those same neighborhoods to a different standard?

Project status of City of Seattle designated landmark conversion: First Church of Christ Scientist, 1519 E. Denny Way

Construction is well under way and on schedule. The development team has been on site carefully removing interior sections that will be replaced with the new structures. Extra time and care was allotted for this process as much of the interior materials will be re-used in the individual homes. From church pews and marble walls, to ornate plaster work and 100 year old timbers, the amount of careful recycling must be a record for the area.

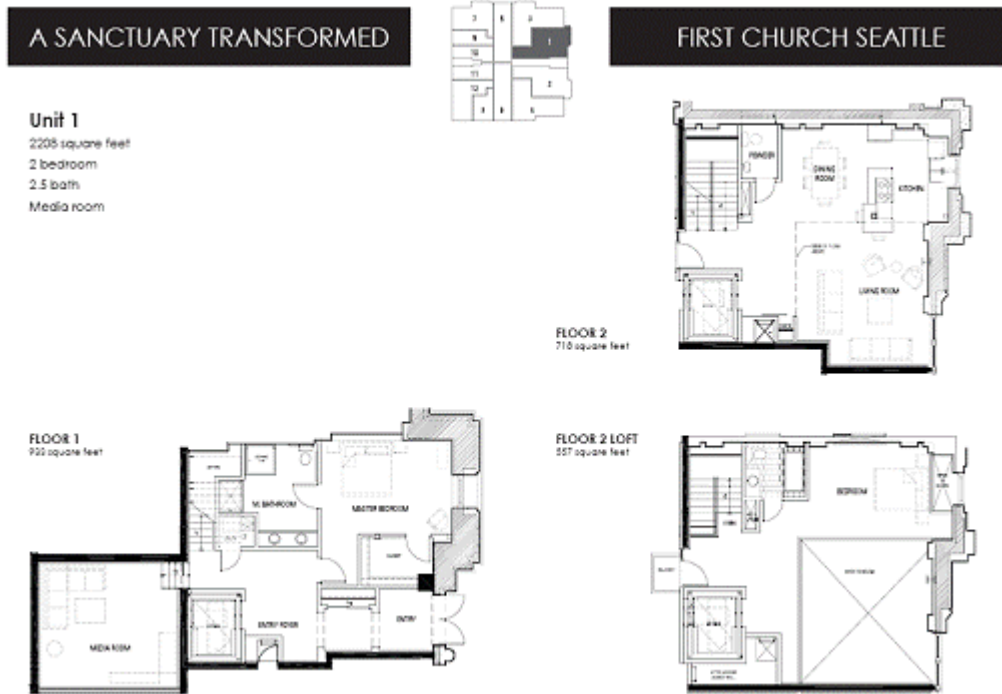
While the site itself is prepared for the new homes to be constructed within it, Seachrist Design Associates are hard at work designing the interiors for the homes. The team could not be happier with the seamless way in which they are blending the classic design elements of the ornate historic building with the best available fixtures and materials demanded by the finest luxury properties of today.



Presale pricing will be released soon along with completed interior specifications. *Two of the units have already been sold. Individuals who wish to purchase a raw shell unit, have the ability to join the design process in visualizing their new home. Work with Sechrist Design Associates or with your own designer, bring your ideas to fruition.*

In the meantime it is possible for design oriented buyers to purchase their own space and participate in the design process. One buyer has already secured a unit and retained their own architect, creating their dream residence within this historic structure. "We are open to more of this sort of thing." said Ryan Thompson. "If someone wants to get involved early and either work with our designers or retain their own we have the ability to

commit to shell pricing and secure a unit right now. Otherwise we will be releasing exciting interior specifications along with pre-sale pricing opportunities for completed homes in the near future.”



For more information, please visit: <http://www.firstchurchseattle.com/>.

Crosscut online magazine

July 7, 2008

The Rose City blooms while the Emerald City fades

By Knute Berger

Portland and Seattle are among the top 10 "best-designed" urban areas, but Seattle ranks lower in part because of its record on historic preservation. BusinessWeek has a story on a new study by architectural firm RMJM Hillier to find America's best-designed cities. Their research focused on the man-made environment (sorry, no points for pretty scenery). Seattle and Portland made the list, but it's interesting to note why Seattle didn't rank higher.

The magazine spells out the criteria used for determining the winners: To come up with the list, RMJM Hillier compared U.S. cities with populations over 500,000 according to 10 design-related categories, including the number of buildings featured on the National Historic Register, the quality and quantity of public transit systems, the number of "green" buildings and level of sustainability, and the number of architectural and design awards won. They also consulted the heads of local chapters of the American Institute of Architecture. After whittling the list to the 10 cities with the highest rankings, pollster Zogby International conducted interviews with adult residents of those cities, asking them to describe the quality of life and the creative atmosphere of their environment. Then, adhering to a perhaps less than entirely scientific methodology, the cities were ranked.

The results for the "Top 10 Cities for Design:

1. Chicago
2. New York
3. Boston
4. Los Angeles
5. Portland, Ore.
6. San Francisco

7. Seattle
8. Denver
9. Philadelphia
10. Washington, D.C.

The study also names three "Cities to Watch": Minneapolis, Baltimore, and Phoenix. BusinessWeek has a slide show of the winners (http://images.businessweek.com/ss/08/06/0625_design_cities/index.htm), and RMJM Hiller has details (including more on their methodology) in a press release. The magazine gives the following summaries for why Portland and Seattle rated:

No. 5 Portland, Ore.: One of the smaller cities on the list, Portland has long proclaimed its urban greenness. Portland architects also design their buildings and projects to blend in with their surroundings, making for a distinctive urban aesthetic. Approvingly, 72% of respondents professed to be happy with the quality of the city's architecture. ...

No. 7 Seattle: While Seattle has achieved a high level of architectural sustainability and has won a respectable number of Community & Housing Design Awards, its comparative lack of cultural institutions and buildings on the National Historic Register (perhaps not surprising given its status as one of America's newer cities) kept it from placing higher. Of those surveyed, 74% rated their quality of life as either "good" or "excellent."

The comment about Seattle's lack of National Register buildings is interesting since there has been controversy about Seattle's landmarks process, and concern that recent boom times have allowed too much of the city's heritage to be bulldozed. Some have even questioned whether the city has too many landmarks.

I checked to see how Portland and Seattle compare in terms of National Register sites using the National Park Service's database (<http://www.nps.gov/nr/research/index.htm>). The database includes registered and eligible sites, so it's a broad brush. But the results surprised me. Seattle had 160 listings in the National Register database while Portland had more than three times as many, 538.

There could be a lot of reasons for the disparity — differences in the development climate and building codes that encourage more use of the federal tax incentives that National Register designations allow. Or Portlanders could have made more efforts to designate groups of properties (like fire stations and schools). Or maybe Portlanders are just more into history. Those are among the possible reasons one preservation consultant cited to me.

City size and age are not likely to be reasons, however. Portland is smaller than Seattle and only six years older (founded in 1845, Seattle in 1851). Also, being on the National Register, which doesn't provide guaranteed protection but is honorific, isn't the be-all-and-end-all of preservation. San Francisco, for example, has about the same number of listings in the database as Seattle.

Nevertheless, the numbers suggest to me that Portlanders have worked harder to integrate historic preservation into the fabric of their city — I'd wager you don't get that many National Register listings unless individual property owners are on board. One other piece of evidence for that: There's also a big difference in the number of city landmarks in the two cities. Seattle has more than 350, according to the city's Web site, while Portland's lists well over 600.

At the very least, the comparison should put to rest the idea that Seattle is somehow overburdened with historic landmarks or that we have a low bar for determining what is preservation-worthy. Not only do the pros see preservation as essential to sustainability and great urban design, but Seattle is seen as having, if anything, preserved too little.

Central District News Blog
June 27, 2008

Central District Development Update By Scott

If you ever listen to CNBC, they'll often talk about which investments are "recession proof" and likely to hold their value even as the economy declines. I think we can add the townhouses construction sector to that list, since they're holding to a steady pace of development even as interest rates rise, credit tightens, and property values slide.

And townhouses are exactly what is planned for a line of properties in the 1100 block of Yakima Ave S. First, at 1115 there's an old one-story triplex that will be demolished, replaced with 4 units of townhouses across two buildings. It appears that the new structures will have the usual first floor garage and parking court arrangement. <http://web1.seattle.gov/DPD/permitstatus/Project.aspx?id=617>



Triplex will be demolished and replaced with 4 units of townhouses in 2 buildings

Then just to the south at 1119 there's a vacant lot where they're planning another 4 units of townhouses in two more buildings, again with attached garages. Both of these properties are midway up the hill towards Leschi/Mt. Baker and will have pretty good views towards the west.

<http://web1.seattle.gov/dpd/luib/Notice.aspx?id=8322>

The next project is officially a Capitol Hill one, since it is just on the north side of Madison (the universally accepted demarcation between the CD & the hill). But it's still close enough to be of interest to us. The plan is to tear down the old muffler shop that sits on the northwest corner of 13th & Madison (just behind the Elysian Brewing Co). In its place will rise a 108 unit apartment building with 5,000 square feet of ground floor retail. This continues the rapid expansion of retail options around 12th & Madison - it'll be interesting to see what goes in there once it's finished.

There's a design review scheduled for July 16th at 6:30pm.

<http://web1.seattle.gov/dpd/luib/Notice.aspx?id=8335>

[NOTE: Why should you care? Seattle neighborhoods are changing rapidly and many areas are becoming increasingly dense. Design Review is one tool the City employs to create a better city, giving the Department of Planning and Development and citizens a voice in the design of most new multifamily and commercial buildings. Good design creates pedestrian-friendly streetscape and enhances a neighborhood's character. Find out more with the handy-dandy (and brief) Community Guide to Design Review at: http://www.seattle.gov/dpd/stellent/groups/pan/@pan/@plan/@drp/documents/web_informational/dpdp_020258.pdf.]

King County Landmarks Commission National Alliance of Preservation Commissions Commission Excellence Award for Barn Preservation Initiative

The King County Landmarks Commission is receiving a Commission Excellence Award from the National Alliance for Preservation Commissions for its outstanding Barn Preservation Initiative. This initiative integrates identification, protection, funding, technical assistance, and outreach into a comprehensive program that is a national model.

Located on Puget Sound in Washington State, King County covers 2,134 square miles (larger than Delaware), and with over 1.8 million people, it is the nation's 13th most populous county. The Commission was

established in 1978 to preserve the resources which best reflect 11,000 years of cultural history for future generations.

Over three decades, the program has broadened from traditional documentation and protection of landmark buildings, to include identifying scenic highway corridors, creating archaeological sensitivity models, developing a cemetery preservation initiative, drafting a climate change assessment plan for cultural resources, and promoting economic development through restoration of historic main street districts. The Commission protects cultural resources in the county's unincorporated area (1,755 square miles), and provides contract preservation services to 17 of the county's 38 municipalities.

King County's population increased by 500,000 people in the last twenty years, real estate values skyrocketed, and development pressure is the primary threat to the preservation of historic resources. A rural property rights movement has developed in response to new land use restrictions. The economic viability of farming on the urban fringe has diminished, although a shift toward small scale intensive farming has helped to mitigate the loss of dairying and other traditional activities.

Recognizing these challenges, the Commission's comprehensive Barn Preservation Initiative includes many elements:

- Intensive Certified Local Government-grant funded surveys of historic agricultural areas, adding over 250 barns and farmsteads to King County's Historic Resource Inventory.
- Nominating agricultural properties to the National Register, King County Landmarks Register, and local city registers.
- Preparing a report titled "Protecting Historic Barns in the Snoqualmie Valley" which examines models from around the nation, and lays the foundation for a program combining grants, code and tax relief, tourism promotion and outreach.
- Presenting the County Executive's Historic Preservation Award to outstanding barn rehabilitation projects undertaken by a fourth generation family owner and a suburban city restoring an 1897 farmstead as a living history park.
- A presentation on King County's Barn Preservation Initiative at the 2006 National Preservation Conference in a session organized by the National Barn Alliance.
- Successfully nominating "historic barns throughout Washington State" to the Washington Trust for Historic Preservation's annual list of Most Endangered Historic Places. This was the Trust's first thematic listing, and focused statewide attention on the plight of barns.
- Co-sponsorship (with Cooperative Extension) of the Harvest Farm Tour, a popular annual event which highlights historic barns among many working farms open to the public for special demonstrations.
- Working with County Councilmembers to establish a Barn Preservation Fund. The first barn grants were awarded in 2007, with additional awards made in 2008.
- Other outreach efforts include producing a promotional poster for museums, libraries and food co-ops; collaborating with galleries on exhibits of local barn paintings and photographs; working with University of Washington architecture students to document historic farmsteads; integrating barn preservation into the County's Rural Economic Development Strategies plan; and collaborating with 4Culture to designate King County as a Preserve America community and to secure grant funding for an agricultural heritage tourism project.



Ollala Canyon Farm Barn, 1910

The impact of this wide-ranging effort can be seen at many levels. Locally, barn preservation is a visible issue among elected officials, and a component of regional discussions about sustainable farming. Statewide, King County's leadership in proposing the "Most Endangered" listing, developing a barn grant program and conducting policy research contributed to the rapid, successful creation of the Washington State Heritage Barn Preservation Program, established

by the legislature in 2007. Nationally, King County's initiative and Washington's barn bill are promoted by the National Barn Alliance as model barn preservation efforts. What matters most are the steady stream of calls and emails from property owners throughout King County, many of whom are not especially fond of government, who say "I want to save my barn and I've heard that you can help me."

The Commission's leadership is exemplified by endorsements of the Barn Preservation Initiative by many partners in the fields of preservation, agriculture, tourism and community development. Presentations requested by commissions in neighboring Pierce, Snohomish and Thurston counties demonstrate regional interest in the program. King County played a key leadership role in shaping the state's barn preservation program. For all of these reasons, the King County Landmarks Commission is being recognized with an inaugural award from the National Alliance of Preservation Commissions.

For more information or photos, contact
Julie Koler, King County Historic Preservation Officer
206.296.8689
Julie.Koler@kingcounty.gov

Crosscut online magazine
July 7, 2008
Go, Nuke Building!
By Knute Berger

The University of Washington's More Hall Annex, aka the Nuclear Reactor Building, has become a cause celeb for fans of mid-century modern architecture and atomic history. The UW is planning to demolish the building, but a graduate student, Abby Martin, has mounted an effort to get the structure listed on the National Historic Register of Historic Places. Time seemed to be running out, but it ain't over yet.

The state Department of Archaeology and Historic Preservation has announced that the Nuclear Reactor Building — which once housed an operating reactor used for training nuclear engineers on campus — will be officially reviewed for nomination to the National Register and the state's Washington Heritage Register by the Governor's Advisory Council on Historic Preservation. The review meeting will take place in Dayton, Wash., on July 26.

While a listing on either or both of the state and national registers wouldn't guarantee the building would be saved, it would provide strong evidence of the structure's historic significance and could result in additional documentation of its history and requirements for mitigation if it is eventually torn down. According to state historic preservation officer Allyson Brooks, the UW can file an objection to a register listing if it chooses.

The UW has delayed demolition of the building, which was scheduled for this summer. It has not said exactly what it plans to do with the site, which sits off Stevens Way and overlooks Hec Edmundson Pavilion and Union Bay. The building was created by a one-of-a-kind group of brilliant Northwest designers associated with the UW. They attempted to make visible the secretive process of nuclear science. At least one group has proposed the building be kept and converted into an atomic age museum.

According to UW spokesman Bob Roseth, the university might comment on the historic review of the structure, but no statement has yet been drafted, and no new demolition schedule has been set. Roseth wrote in an email:

As a campus with many buildings over 50 years old, we're constantly in the position of weighing the historic value of existing structures against the physical needs of new educational programs and fields of study, both for additional space and space that meets certain demands for electricity, plumbing and other environmental characteristics. Building space on campus is very limited, so these decisions always involve weighing a number of factors.

Sources say the the university is very irritated at the effort to save the building. It has worked for years to de-commission the reactor with the idea of eventually replacing the structure. The UW handles such decisions internally, and its buildings are not subject to city landmark laws.

Supporters believe the Nuclear Reactor Building could be adapted to new uses. The preservation effort has gained statewide recognition. The Nuclear Reactor Building is listed on "most endangered" lists by both the Washington Trust for Historic Preservation and modernist advocates Docomomo-wewa. Martin says she plans to be in Dayton to continue to make the case for the building's historical and cultural significance.

From Friends of the Market regarding the Pike Place Market Capital and Renovation Levy
July 8, 2008

On July 3 the Seattle City Council's Land Use Committee passed their recommended final Pike Place Market Capital and Renovation Levy bill by a 7 to 0 vote, passing it to the full Council for action on July 14. This was a signal victory for Friends of the Market and for friends of the original and current Steinbrueck Park.

The Mayor had included \$2Million in the levy package to "refurbish and make more secure" Steinbrueck Park. Friends of the Market Board members, joined by Marjorie Nelson Steinbrueck and Richard Haag, (co-designer of the park with Victor Steinbrueck) opposed the still unformed plans to "securitize" the park by removing benches, straightening sight lines, and removing trees. These park additions to the levy would not have diminished the money needed for the Market renovations, which remain the same (at \$68 million, plus interest). By removing the Steinbrueck Park language, the Committee sent a 'clean' bill to the full Council. It should pass with no alterations (since there were seven councilmembers voting for this bill).

You can watch the committee deliberations of July 3, 2008 at 2:00Pm on the Seattle Channel. On July 4th, Kathy Malady had a good story in the P-I, which you can search via the P-I website.

The Friends of the Market Board meets on Saturday July 12 at 9 AM in the Goodwin Library at the Market. This is the first Board Meeting since a 'clean' bill on the levy has been available. It is likely the Board will move to take an official position regarding the levy. Also on the agenda is a hardware "show and yell" with our new acquisition the ChatterVox to amplify our voices during Market Tours.

All Friends and friends of Friends are welcome at Board meetings, which feature beverages appropriate to the hour and sweet bakes goods.

Paul F. Dunn, President
Friends of the Market
85 Pike Street # 92
Seattle, WA 98101
206 587 5767
fessdunn@aol.com

Seattle Post-Intelligencer
Historic Arctic Club restored for new life as hotel
July 8, 2008
By Kimberly Chou

For the Northwest entrepreneurs who had come back from Alaska flush with Klondike gold, forming an exclusive gentlemen's club in 1908 seemed the natural thing to do. Commissioning a luxe new headquarters to share stories and whiskey sodas came next. What became known as the Arctic Club Building -- famous for the ivory walrus tusks lining its exterior, and its gilt-ceilinged Northern Lights Dome Room -- was added to the National Register of Historic Places in 1978 and registered as a national historic landmark in 1993. Commissioned by Arctic Club members and designed by Seattle architect A. Warren Gould, it was finished in 1917. In the years since, the space has gone from men's club to converted office space.

Now, 100 years after gold rush veterans first came together, the historic building, at 700 Third Ave., will open Wednesday as the Arctic Club Hotel Seattle. Spokane-based Arctic Club Hotel LLC bought it from the city of Seattle in 2005 for \$5.1 million. General manager Stan Kott said the developers' aim of turning the Arctic Club property into a hotel was one of the main reasons they were able to buy it from the city, though there was competition. "This whole area of Seattle is about the rejuvenation and development of the area," he said. "There's just so much business and commerce in this end of town and no hotel." The new hotel honors the building's history, from its culture to its architecture. Because of the requirements of historic preservation, it has taken more than two years to complete the project. "We're blessed with good bone structure in this building," said spokeswoman Lisa Nourse. "We wanted to retain it."

Kott said builders gutted the building except for the Alaskan marble lobby and the famous Dome Room, home to numerous social events and weddings (including one scheduled for the hotel's opening weekend). Forty percent of the building is part of the historic landmark designation, Kott said, which explains why certain decisions took longer than one would expect. "We had to get approval on (those parts of the building), from design to architecture to light fixtures," Kott said. "Just getting the flag poles approved was a three-month process. ... It took a little more time to go through (historic preservation), but it was well worth it."

In addition, the renovation required "modest seismic upgrades," which have been blended into the architecture. For example, steel reinforcements wrapped around the walls serve as window-side settees in certain guestrooms. This is not the first time that earthquake precautions have been taken with the Arctic Club Building: The 27 molded walrus tusks rounding the building's perimeter were removed in the 1940s and replaced with plastic after two earthquakes in 1946. The owners "were scared that the earthquakes would cause accidents and the ivory tusks would come down and impale someone on the street," Nourse said.

Candra Scott of the preservation-focused firm Candra Scott & Anderson designed the hotel, where room rates will range from \$275 to \$615. Scott's selections for the Arctic Club are vintage pieces or historically inspired replicas, such as an antique vanity table in the women's restroom in the lobby and specialty lamps constructed from old maps and boat bumpers. While the hotel has a new walrus logo, traces of the original Arctic Club logo -- two circles connected with lines and crosses -- are still evident in the tiles of the Cherry Street entrance, or stamped on the back of a vintage-inspired ottoman.

In the project team's throwback to the 20th century golden days, it was also necessary to reverse design decisions by previous occupants. When the owners bought the Arctic Club Building in 2005, the white oak walls in the one-time billiard room were painted over in lavender paint, Kott said; workers spent two months removing the color from the walls by hand. The building will reintroduce itself with "a soft opening," Kott said. The hotel will plan for a grand opening celebration later on, once the ninth and 10th floors are completed; the 10th floor will be composed of 10 rooms with outdoor patios and will serve as a concierge floor available for rent. An opening for the hotel's adjoining restaurant, Juno, emphasizing seasonal and ethically purchased fare, is slated for August.

National Trust for Historic Preservation website
July 10, 2008
Washington's Fishing Sheds Get Boost
By Hannah Lepow

Residents of Gig Harbor, Wash., and fans of the town's historic waterfront sheds used to store fishing nets have had a lot to celebrate recently. Days after the Washington Trust for Historic Preservation named Gig Harbor's 16 "netsheds" to its 2008 Most Endangered Historic Properties' list in May, the Washington State Department of Archeology and Historic Preservation awarded the city a \$15,000 grant to survey the sheds. Both of these measures are important steps in convincing the coastal community of 15,000 facing development pressure of these structures' importance. "The netsheds aren't an artifact under glass," says Lita Dawn Stanton, historic preservation coordinator for the town, located 45 miles from Seattle. "This is living history, and it's going on right now."

This month, one of the oldest sheds, built in 1910 of local fir, was opened to the public for the first time. The netsheds were built by Croatian immigrants who came to Gig Harbor at the turn of the 20th century and established a commercial fishing industry. The wood structures provided storage for fishing gear, a gathering place for crews, and access to boats. "Like barns are to farms, these netsheds are to fishing vessels," Stanton says.



Seventeen netsheds remain. Only 12 of the structures are still working and serve the commercial fishing fleet, which was once one of the largest fleets on the west coast. Cathy Wickwire, program associate for the Washington Trust for Historic Preservation, says that Gig Harbor is not interested in blocking development but in retaining its historic character. "It's an authentic place," she says. Awarded to Gig Harbor in June, the grant will cover travel costs and materials necessary for a documenting team from the National Park Service to document each netshed and

record individual histories. The team will give those documents to the Library of Congress for its Built in America Web site.

The netsheds are "a really rare resource," says Megan Duvall, the certified local government and survey coordinator with the Washington State Department of Archeology and Historic Preservation who worked with the city to obtain the grant. Duvall hopes the study will make Gig Harbor locals aware of their historic assets. "[The netsheds] are a living reminder of what built their town, a conscious, physical reminder of the roots of the city. The grant will give the community a really clear story."

Seattle Times

July 8, 2008

Seattle mayor wants design review for all town homes

By Sharon Pian Chan

Calling some town homes unattractive, Seattle Mayor Greg Nickels on Tuesday proposed changes to improve their appearance. Under Nickels' plan, the design of all town-home developments would be reviewed by city staff. The measure requires City Council approval. The mayor hopes changes to city code will solve problems such as monotonous walls butting up against sidewalks, a lack of windows and doors facing the street, and a car-focused layout. "This leaves the door open for affordable housing, but does it in a way that adds to, rather than detracts from the neighborhood," Nickels said today at a news conference on Capitol Hill.

The design review would be conducted by the city's Department of Planning and Development. Currently, only large projects require design review, conducted by a review board of community members. That will not change for large projects. Town-home developers have complained that the current system of review takes too long and drives up the final selling price. To get around that review, they often choose to build adjoining smaller projects. Nickels said the new level of review would add some cost, but he does not think it will be significant. The review process would take six to nine months to complete.

Among the code changes he proposed:

- Lowering fence heights from six feet to four feet.
- Eliminating parking requirements for some town-home projects, for example if they are near a future light-rail station.
- Allowing developers to build higher buildings in exchange for reserving some units considered affordable for those who make less than the area's median income.
- Requiring environmentally friendly landscaping, such as green roofs, trellised walls or planting strips.

Nickels expects to send the legislation to the City Council later this summer.

Significant historic site endangered in South Park

The 1901 commercial building at 8601 Eighth Avenue (at the corner of S. Cloverdale Street) in the South Park neighborhood has been proposed for an insensitive alteration. The proposal is to construct a three-story 20,000 square foot addition to the existing building with the finished mixed use property to contain 19 residential units above 4,500 square feet of retail. Surface parking for 21 vehicles is to be provided on site. The existing building is in extreme disrepair and South Park residents wonder why it cannot be rehabilitated into a "community gem." It has previously been surveyed by the City of Seattle and found to have historic significance. You can read the site record at:



<http://web1.seattle.gov/dpd/historic/site/QueryResult.aspx?ID=44116296>.

Seattle residents who wish to participate in an early design review meeting should attend at 6:30pm on Thursday, July 24, at the SW Branch Seattle Public Library, 9010 35th Avenue SW.

The brick building is substantially unaltered and is South Park's only surviving (integrity intact) example of the ambitious commercial development that took place after South Park became linked to Seattle by streetcar and incorporated. The streetcar line crossed the Duwamish River at 8th Avenue South and terminated at this corner between about 1900 and 1910.

Aurora Bridge Suicide Deterrent Update

The WA State Dept of Transportation (WSDOT) has formed an advisory committee who will work closely with department officials and the community to agree on a design for the proposed suicide deterrent. "The Aurora Bridge is a designated City of Seattle landmark and listed on the National Register of Historic Places," said WSDOT Regional Administrator Lorena Eng. "The committee will help ensure our suicide deterrent design reflects community values and issues, complements the bridge and surrounding landscape, and meets the permit requirements of the City of Seattle's Landmarks Preservation Board and the Washington State Department of Archaeology and Historic Preservation."

The Washington State Legislature provided \$1.5 million for project design last March and will consider \$5.9 million in construction funding during the 2009 legislative session. The advisory committee is made up of a diverse group of representatives from surrounding neighborhoods (Fremont, Queen Anne, Lake Union, etc) as well as elected officials, engineers and architects. The goal is to present feasible design sketches to the Seattle

Landmarks Preservation Board in November 2008. If the Board approves the design, construction on the fence could start as early as autumn 2009.

While WSDOT will maintain decision-making authority regarding which design is submitted to the Board, the advisory committee and the community will play a vital role in the development of suicide deterrent designs and identification of a preferred design for Board review. WSDOT hired EnviroIssues to facilitate the advisory committee meetings. Advisory committee members represent the following community groups:

Seattle Friends
Offices of State Rep. Mary Lou Dickerson
Offices of King County Councilmember Larry Phillips
Lake Union District Council
Queen Anne Community Council
Fremont Chamber of Commerce
Fremont Neighborhood Council
Seattle Dept. of Transportation
Historic Seattle
Former Seattle Landmarks Preservation Board members
Cascade Bicycle Club
King County Crisis Clinic
Seattle City Council

Seattle Post-Intelligencer

July 10, 2008

We can cope with change in Seattle

By Roger Valdez

Brace yourself, it's coming -- change. Barack Obama campaigned on it, self-help gurus swear by it and we have come to expect it in our culture, politics and economy. In Seattle we see change coming to our city in the form of new development and more people. "Change is good," many people say. As Americans, and Westerners in particular, we know what that means. Moving to Seattle for many of us was a chance to remake ourselves, to create a 2.0 version of the person we were before. The Puget Sound Regional Council projects that our area will have to accommodate an additional 1.7 million people by 2040. That is a lot of change. Change is a word we might like in a campaign slogan, but it can also make us worry.

Where will all the new people live? Where will they park? Are they going to be noisy? Are they going to make me late for work by slowing me down in traffic or in the latte line? Are we paving over all the great old places to accommodate condominiums? Are all the old crusty bars getting taken over by newcomers who don't like smoke, noisy bands and want fancy beers? We love our permeable society but are conflicted by change, especially when it comes to our neighborhood in the form of housing construction. And people with Obama's "Change" bumper sticker on their car are just as likely these days to have one that says "Free Ballard."

Response to the demolition of the Ballard Denny's is a great example of this internal conflict. One commenter on the P-I's blog summed it up this way: "People building the condos couldn't care less about the fact that current Ballard residents don't want more of them built It'd be nice if for once people could stop thinking with their wallets and do something that could make the community happy." That is what many think in Greenwood, Belltown, Capitol Hill and all over Seattle's neighborhoods. How do we provide services, housing, open space and bus service for all the new people without demolishing everything we love about Seattle? Are we turning Seattle into a soulless Everyplace with no character?

Unless we ban new development and put up walls around our city (what would that do to our character?), the growth is coming and with it change. What can we do? There are three ideas our City Council could try that would address our need to accept growth while preserving character.

We could expand the existing transfer of development rights program for landmark buildings beyond downtown into other neighborhoods. The program allows an owner of a historic property to sell her development rights to the city. If that owner's property rights allow six stories of development, that capacity could then be sold by the city, later, to a different developer who wants to build higher somewhere else. In that way we can preserve low-rise historic buildings and their existing use while actually increasing the number of new housing units.

We could use our land-use code to create incentives for developers to preserve existing uses, such as community arts and cultural venues, in exchange for increasing the number of units they can build. Incentive zoning, which trades such public benefits as community use for more housing units, is an example of a way to create needed housing while preserving elements important to a neighborhood's character and community.

Finally, we need to radically rethink zoning. Zoning exists to protect the health and safety of the public, not regulate developer profit. But it is our code, and we should experiment with it, creating rules that focus on project outcomes rather than just height. Why not set aside the code and allow developers and neighborhoods to work together toward projects that are profitable and promote neighborhood character.

Too often our existing code forces developers to design and build conservatively and allows neighborhood involvement only in the form of protest and appeal. Imagine larger projects focused on what works for open space, historic preservation, arts, housing, libraries and transportation rather than just how tall the building will be. Seattle's penchant for process doesn't have to be a bad thing if we use it to create collaborative land-use policy that embraces the change that comes with growth and protects what brought us here in the first place.

Roger Valdez, a local consultant, has been involved in land use and neighborhood planning as a community activist and as city staff. He most recently was legislative aide to ex-Seattle City Councilman Peter Steinbrueck.

Crosscut online magazine

July 11, 2008

Little boxes, crammed together

By Peter Steinbrueck

Mayor Greg Nickels' announcement Tuesday, July 10, that that the city will consider new design standards to address unwelcome townhouse development invading the city's neighborhoods was encouraging news. If Seattle is to willingly accept its share of the anticipated 1.7 million more people coming to our region over the next 20 years, we must do a much better job of integrating new, more-compact development with existing neighborhoods — or the neighbor battles will become uglier. But better design aesthetics and architectural detailing alone will not solve the problem.

While many see only the banal ugliness in the townhouses intruding in their neighborhoods, the problem with these so-called "six-packers" is less an issue of ugliness and more about how low-rise multiple family buildings are arranged on a site. As prescribed by the current flawed land-use code, they are typically three stories with the upper floors overhanging extremely tight driveways and garage entrances, and dark, narrow, mostly unusable front and side yards. This ill-conceived configuration is a pattern cropping up throughout the city and region, and while it might harshly accomplish density goals, it is at the expense of livability, efficient utilization of land, and successful neighborhood integration. Homebuilders apparently like it because it's a cheap and permit-ready, off-the-shelf architectural plan that can replicated to fit varying lot sizes, like sections of an egg carton, almost anywhere that's zoned for low-rise, multi-family development.

So what's the solution? First of all, just disallow them! Strike this housing typology from the code altogether, as was done with the objectionable tall-and-skinny houses of the 1970s and '80s. In a beautiful city of great neighborhoods such as Seattle, we cannot achieve urban density goals successfully this way, and the backlash we're beginning to see will only exacerbate the political challenges of accommodating future growth.

Second, rewrite the code to make it less prescriptive and more form- and performance-based. This approach necessarily entails site-specific design review (as the mayor proposed), and greater design flexibility (height, scale, setbacks, open space, etc.) to achieve results more compatible existing neighborhood character.

Third, we have an extraordinarily talented design community in the Seattle metropolitan region. Why can't we enlist them to develop a highly appealing yet affordable "Seattle model" for multi-family housing that, like the six-pack townhouses, could be easily replicated with a few adjustments through design review to fit in happily in most any neighborhood? The ubiquitous craftsman style cottage of the early 1900s, while single-family, is a close analogy of an enduring pattern design and highly popular to this day. Other good examples from the past are the many garden court apartments, such as the Anhalt Cottages, found interspersed throughout the city. They were successful because they provided attractive, affordable multi-family housing while integrating well with surrounding single family neighborhoods.

Once again, we might look to Portland's example, where city planners recently conducted a year-long design competition and a civic engagement process that resulted in the creation of a new garden-apartment style well-received by the broader community. There is no question that Seattle's seriously flawed and outdated multi-family code needs more than a tweak. It needs a serious overhaul. It's been more than 20 years since such major changes were made — let's be bold this time and do it right!

Peter Steinbrueck is an architect and former Seattle City Council member.

House Passes Bill Authorizing Historic Preservation Programs

On July 9, 2008, the U.S. House of Representatives, by vote of 360-23, passed legislation (H.R. 3981) to permanently authorize the Preserve America and Save America's Treasures historic preservation programs. The bill would cap the authorization for the two programs at \$75 million annually through fiscal year 2013, with the Save America's Treasure's program receiving \$50 million and the Preserve America program getting \$25 million.

The Senate Energy and Natural Resources Committee approved companion legislation (S. 2292) in May. Both the Senate and House bills would formally codify the grant programs that started through Presidential Executive Orders. The two programs encourage heritage tourism and public-private partnerships in historic and cultural preservation. Preserve America fosters reuse and interpretation of cultural resources. The Save America's Treasures grant program funds "bricks and mortar" improvements to historic structures and assets by providing competitive grants to encourage sustainable historic resource management through heritage tourism.

Daily Journal of Commerce

July 11, 2008

Magnolia library is reopening, the last Libraries for All project

The last of 27 library projects completed under the \$194.6 million Libraries for All bond measure will open this weekend. A community celebration will be held at noon on Saturday at the 7,800-square foot Magnolia branch at 2801 34th Ave. W. The building was expanded and renovated. The bond measure passed in 1998. It paid for improvements to 22 branch libraries, and built the Central Library and new branches in underserved areas. Reopening of the Magnolia branch marks the end of the program.

The \$4.4 million Magnolia project includes a new meeting room, upgraded technology services and equipment, better electrical, communication and computer connections, more efficient circulation desk and work areas,

improved ventilation, energy-efficient windows and an updated book collection. The library was originally designed by architect Paul Hayden Kirk and is a city landmark.

Architect for the expansion was Snyder Hartung Kane Strauss Architects and Graham Contracting was the contractor. Bainbridge Island artist Kristin Tollefson designed a pair of sculptures for the building: a branch suspended from the meeting room above the south window and a basket outside the south window. Swift Co. was landscape architect, NB Design Group was interior designer, WR Consulting was civil engineer, Swenson Say Faget was structural engineer, Greenbusch Group was mechanical engineer and Travis Fitzmaurice and Associates was electrical engineer. Lightwire did lighting design, Yantis Acoustical Design was acoustical consultant and cost consulting was done by Roen Associates.

West Seattle Blog

July 11, 2008

Saving Fauntleroy Schoolhouse: New possibility for “back lot”



With next month's deadline approaching for the Fauntleroy Community Services Agency to make a deal with Seattle Public Schools to buy the historic schoolhouse - now that the district's selling it as “surplus” — here's the latest update from FCSA, including word of a new possible use for the “back lot,” which previously has been mentioned as a possible development site:

- It has been a rather quiet month, with negotiations and discussions progressing. There is not a lot to report at this time.
- Negotiations with the District are still underway, although they slowed down in the past month, due to vacation schedules.
- The deadline to reach a purchase and sale agreement is still August, although we remain confident that as long as all parties are moving forward in good faith, there should be some leeway with that date.
- There are some very beginning conversations with King County about possible siting of a combined sewer overflow underground holding tank in the back lot. This was raised in the past week, so this is very vague at this time.
- The formal application for landmark designation should be complete with the next few weeks - we will let you know when it is submitted and scheduled for hearing by the Landmarks Board

Christine Palmer, Preservation Advocate

HISTORIC SEATTLE

Dearborn House, 1117 Minor Avenue

Seattle, WA 98101

206.622.5444 x 226, Fax 206.622.1197

e-mail: christine@historicseattle.org

website: www.historicseattle.org

Educate, Advocate, Preserve