

**Advocacy Update**  
**June 11, 2007**

You are receiving this a bit earlier than usual because I will be on vacation June 12-15.

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**Puget Sound Business Journal**  
**Fate of Camp Fire HQ heads to landmarks board**  
**June 8, 2007**  
**by Clay Holtzman**

Neighborhood and development interests are facing off over one of North Seattle's remaining pockets of green space. The conflict is over whether a decayed former hospital and the surrounding 1.6 acres are a historic landmark worth preserving. Despite the nonprofit landowner's desire to sell the property to a housing developer, the city landmarks board's June 20 decision is likely to shape the site's future.

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**Seattle Times**  
**Odd preservation fight unearths slice of history**  
**June 10, 2007**  
**By Danny Westneat**

No question the old sanatorium evokes a lost era, when North Seattle was so rural that patients could go there for "rest, diet and quiet" in a woodsy setting. If anyone might want to save this building — the faded Waldo Hospital — from the wrecking ball, you'd think it would be Nancy Waldo Smith. She was born there, 55 years ago. She's believed to be the last baby delivered by the hospital's founder, Dr. William Waldo, who brought 2,403 Seattle babies into the world and also was Nancy's grandfather. Yet the other day, Smith stood outside the building her grandfather once called his dream come true, and gave a surprising verdict: "They should go ahead and tear this place down."

So goes one of the odder historic-preservation battles anyone can remember. More than a thousand North Seattle neighbors have rallied to save an old hospital and a stand of 80-year-old trees. In so doing, they have resurrected the story of one of the city's early alternative-medicine doctors. But some descendants of that doctor — as well as some leaders in the local landmark-preservation movement — contend the hospital doesn't deserve to be saved. It played a quiet role in city history, they say, but it wasn't important enough. And if it is saved, some say, it will only prove that the past can be recast and the historic-preservation process commandeered to stop development.

It all started last year, when the current owner of the old Waldo Hospital building, the nonprofit boys and girls group Camp Fire USA, announced it wanted to sell the building and 1.6 acres at Northeast 85th Street and 15th Avenue Northeast. The building has been used as Camp Fire's administrative offices since 1967, when the

hospital relocated to Northgate (in part because neighbors opposed an expansion plan). The prospective buyer is a developer who wants to tear down the 83-year-old building and put in 40 homes and town houses.

Neighbors leapt into action. To make a long story shorter, one thing they did was start researching how the hospital came to be. What they found, they say, compelled them to nominate the hospital as a historic Seattle landmark. Whether it qualifies as a landmark is set to be decided by the Seattle Landmarks Board on June 20. What's unusual is that the building doesn't have much architectural merit. It should be preserved, neighbors argue, because of the importance in the Seattle story of the man who built it, William Waldo. Who?

That's what Barbara Maxwell wondered. She's on the Maple Leaf Community Council, a group that was alarmed about the development. She started sifting through old newspaper clippings. "I went into this with an open mind," she says. "I wasn't just looking for a way to stop something. I honestly became convinced Waldo was a very significant person in the history of this city." It's not only that Waldo was a well-known doctor in the early 1900s. In newspaper accounts he was said to have "sewed up" most of the city's North End during four decades of doctoring.

When he died in 1962, at age 77, a Seattle Times editorial said he was part of an "illustrious group, an honor roll of men who came here from other parts of the country in the years immediately after the First World War and whose successful careers contributed to and paralleled the rise of a great metropolitan city." He also was an osteopath. He practiced a holistic branch of medicine founded in the late 1800s to treat the "whole body," a method that included manipulating the muscles and bones of patients.

Waldo built the hospital, Maxwell and others discovered, in part because osteopaths were barred from many conventional hospitals at the time. They were seen as quacks or rebels. Or at the very least, as competitors to the more conventional doctors. Waldo Hospital was either the first or second osteopathic hospital in the Pacific Northwest (there's a debate about this). Maxwell is convinced the entire site, with its grove of 50 fir trees, is imbued with the spirit of alternative medicine. "He purposefully put the hospital there and landscaped it to provide a recuperative setting," she says. "For our city, it's a signature example of someone who was using medicine and nature working in harmony to create a treatment."

If it was pioneering, it's been mostly ignored by the history books. Osteopathy wasn't that new to Seattle when Waldo arrived here in 1910. There were already 45 osteopaths listed in the city directory. "Dr. Waldo may have had some prominence as a professional in the Seattle community during his lifetime, [but] he is not recognized as an important figure in either the history of American medicine generally or in the history of alternative medicine," wrote John Haller, an expert in alternative medical history at Southern Illinois University, in a letter to the Seattle Landmarks Board. (His opinion was requested by Camp Fire, which doesn't want the building to get historic status because that might kill the current development deal.)

Neither does Waldo appear in a reference book on local medical history, "From Saddlebags to Scanners — The First Hundred Years of Medicine in Washington State." The author, Nancy Rockafeller, says she was aware of Waldo and his hospital but did not include either in the book. But the curator of the osteopathic museum in Missouri wrote a letter saying Waldo was nationally prominent. So how do we decide who rates as historically important and who doesn't?

There's no formula. According to Maxwell, 1,138 residents have signed a petition saying Waldo was great enough for them. When I was in the Maple Leaf area last week, I saw banners draped on a truck that read "Save Waldo." Neighbors have taken to calling the stand of trees "Waldo's Forest." Yet his granddaughter believes Waldo is being used. "I think they've co-opted my grandfather's story just to try to stop a development," says Nancy Smith. "Of course I think he was a wonderful man. His legacy is important. But his stature alone is not enough to keep this old building around. "We're not talking about Abe Lincoln's log cabin."

History isn't just what's in the history books. It gets retold and revised to suit our current purposes all the time. Regardless of what happens to the building, the irony here is that the neighbors who stand accused of using the

historic-landmarks system for their own ends have nevertheless unearthed an interesting slice of Seattle's story. Without them, it might have stayed where it was, which was mostly forgotten.

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### **Recent National Register Listings in Seattle**

Sigma Kappa Mu Chapter House - Completed in 1930, the Sigma Kappa Mu Chapter House in Seattle holds the distinction of being the first sorority or fraternity to be individually listed on the National Register in the state. The eclectic Tudor Revival style Sigma Kappa Mu Chapter house was designed by Seattle architect Joseph L. Skoog, and represents the important role played by sororities and fraternities on the campus of the University of Washington during the 1930s to the present.

*MV Westward* - Designed by renowned naval architect, Leslie Edward "Ted" Geary of Seattle, the *M.V. Westward* was commissioned by Campbell Church Sr. to serve as the flagship of the Alaska Coast Hunting & Cruising Company. The company provided luxury accommodations aboard this elegant passenger vessel for charter clients who wanted to hunt and fish while exploring Alaska's scenic Inside Passage. Completed in 1924, the *Westward* is a transitional design by Geary in which a conventional working vessel design was modified to create a lighter and more graceful motor yacht.

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### **Building Codes and Historic Building Rehabilitation Conference**

On May 15, the State Department of Archaeology and Historic Preservation (DAHP) presented a workshop on how building codes affect historic building rehabilitation projects. The message from local building code officials, architects, developers, and contractors was clear that building codes can be flexible to preserve historic building fabric while meeting new safety and health code issues.

Over 60 local building code officials, architects, and preservationists met at Carwein Auditorium at the historic University of Washington campus in Tacoma to hear major players in historic building rehabilitation projects talk about how such projects are affected by building code interpretations. An excellent panel of presenters kicked off the workshop with a discussion about how building codes affect their aspect of the building rehab project.

Led by John Neff, City of Lacey Building Code Official, and Tom Kinsman, formerly with the City of Seattle, other panelists included architect Vernon Abelson of SMR Architects, Troy Axe of Legacy Renovation contractors, and Grace Pleasants of Group Heritage, a historic property developer. The panelists emphasized that building codes, including the new International Existing Building Code (IEBC) allows flexibility for building code officials to negotiate agreements that allow historic character defining features while not compromising health and safety.

Three case studies were presented that followed up on these conclusions. Case studies included a presentation by the architects for several of the McMennamins Brew Pubs focusing on the Baghdad Theater project in Portland. Other case studies looked at handicap access and bathroom access at The Seasons performance center in Yakima, formerly the city's First Church of Christ, Scientist presented by architect Barbara Kline and Doug Maples, Yakima building official. The last case study followed the experience of two recent adaptive reuse projects in Tacoma by developer Blaine Johnson: The Vintage Y residential conversion from the historic YMCA and the Passages Building that has redeveloped a warehouse into high-end office and retail space.

All panelists and presenters agreed and emphasized that on-going close communication amongst the project proponents, architects, and contractors with code officials is essential in arriving at a successful project, both from the standpoint of code compliance as well as historic preservation. Other aspects of the workshop included a lunch time walking tour of the UW-T campus by historic preservation consultant Michael Sullivan and Gary Pedersen, former Tacoma building official.

The day was capped with a wine and cheese reception at the Traver Gallery in the historic Albers Mill apartment building. The reception was hosted by Grace Pleasants of Group Heritage. DAHP extends its appreciation to all the workshop presenters and especially to Group Heritage for hosting the post-conference reception. DAHP also extends a big “thank you” to Carrie Johnson of the Washington Association of Building Officials (WABO) and Tim Nogler of the Washington State Building Code Council (BCC). We look forward to working with WABO and the BCC on future forums that address building rehabilitation work including the impact of “green” building codes.

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**Daily Journal of Commerce**

**June 5, 2007**

**Alaska Building plan now is for a 253-room Marriott**

**By Jon Silver**

Kauri Investments CEO Kent Angier said work to restore downtown Seattle's historic Alaska Building at 612 Second Ave. could begin in two or three months. The city approved the sale of the building for \$8.5 million to Kauri and Ariel Development in August 2005. Plans for the 1904 building — Seattle's first steel-frame skyscraper — have variously included offices, condos and a hotel. But Angier said the building's 13.5-foot column spacing proved ideal for a hotel layout, so the developer decided to go to a hotel-only format last July.

Plans now call for a creating 253-room Marriott. The existing first-floor retail spaces will be reconfigured in the new design. The hotel lobby will open onto Second Avenue, and a restaurant is being sought for space at the corner of Second Avenue and Cherry Street. The renovation will include significant seismic upgrades to bring the building up to code. A 37,000-square-foot addition is planned for the crook of the L-shaped structure, facing the alley behind the building, that will add seismic support.

Modern structures generally rely on elevator shafts and stairway towers for seismic support, Angier said, but in this case, “we're doing it in reverse order.” That means running the bracing addition outside, along the full height of the 15-story building, connecting it to the building's steel frame. The combination of the steel frame and space for the addition allows Coughlin Porter Lundeen, the structural engineer, to avoid using a less attractive — and more intrusive — cross-bracing design that's common among older buildings that have been seismically reinforced. “There's some stuff that has to happen inside the building (to bring it up to date),” Angier said, “but you're not going to see it from the outside.”

The addition will have a brick exterior to complement the rest of the building. The bricks won't quite match the existing ones, Angier said, so it will be readily apparent which part of the building is new. “The front of the building doesn't look any different,” he said. Some not-so-historic awnings will be removed, “but generally speaking, the building will be what you see today.”

The project is expected to take 12 to 14 months to complete. Clark Design Group is the architect, and Graham Construction has been providing preconstruction services. Clark Design Group partner Brenda Barnes said she will present the design for the hotel to the Pioneer Square Preservation Board at its Wednesday meeting, set for 9 a.m. at Seattle City Hall, Room L280, 600 Fourth Ave.

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