

Advocacy Update
August 24, 2007

In This Issue:

- **Primary Election Returns**
- **Sacred Sites meetings in Tacoma sponsored by Historic Tacoma**
- **2007 World Habitat Day to be Celebrated October 1**
- **Political Heritage Tourism**
- **From the DNDA Executive Director Derek Birnie**
- **Second Update on Proposed Landmark Demolition in Georgetown**
- **New Member Sought for Landmarks Preservation Board**
- **Nettleton's Addition Historic District in Spokane**
- **Daily Journal of Commerce: Viaduct work may mean headaches for Pioneer Square business owners**
- **Capitol Hill Times: Community forming around garden idea**
- **Magnolia News: Retro is 'modern' in resurging architectural style**
- **North Seattle Herald-Outlook: Maple Leaf on a mission to preserve former hospital site**
- **North Seattle Herald-Outlook: With a little more money, University Heights Center moves one step closer to new ownership**
- **Queen Anne News: Queen Anne Library reopens Saturday with a big celebration**

Primary Election Results

Voter turnout was low on August 21 and results will not be certified by the King County Elections office until September 5. Meanwhile, you can check to see what the winners listed below said about historic preservation in Historic Seattle's Candidates' Questionnaire at:

<http://www.historicseattle.org/advocacy/2007primary/2007canroster.aspx>.

RACE	VOTES
County Assessor	
Scott Noble – D	73011
Jim Nobles – R	40684
County Council	
District 2	
Larry Gossett - D	9772
District 4	
Larry Phillips - D	10520
District 6	
Jane Hague – R	6934
Richard Pope – D	5583
District 8	
Dow Constantine - D	9651
Goodspaceguy Nelson – D	944
John Potter – R	3161
Seattle City Council	
Position 1	
Jean Godden	20849
Lauren V. Briel	6017
Robert Sondheim	5498
Joe Szwaja	8947
Position 3	
Bruce Harrell	11114
Venus Velázquez	17328
Al Runte	5555

Scott Feldman	3324
John E. Manning	3714

Position 9

Sally Clark	26170
Robert J. Brown III	4229
Judy Fenton	5552
Stan Lippmann	4131

Seattle School District

Director District 2

Patrick Kelley	409
Darlene Flynn	1644
Lisa C. Stuebing	1380
Sherry Carr	2315
Courtney Hill	158

Seattle School District

Director District 6

Maria G. Ramirez	1463
Edwin B. Fruit	144
Steve Sundquist	3115
Danaher M. Dempsey Jr.	1034

Sacred Sites meetings in Tacoma sponsored by Historic Tacoma

August 28 - Pastor Dennis Anderson, Board Member, Partners for Sacred Places

Location - First Church of Christ, Scientist, 902 Division Avenue

A review of Partner's New Dollars program, a workshop series developed for church congregations, which includes topics such as making the case for sacred space preservation, developing new community partnerships, a capital campaign primer, and tapping community funding sources.

September 25 - Gerald Eysaman, architect and historian

Location - Center for Spiritual Living, 206 N. J Street

Tacoma's Historic Churches: architectural styles, history, and their contributions to the development of Tacoma and its neighborhoods. Gerald will work from interior and exterior photos of Tacoma's historic churches in his presentation.

Further meetings will be held on October 23 and November 27.

2007 World Habitat Day to be Celebrated October 1

The United Nations has designated the first Monday in October every year as World Habitat Day to reflect on the state of human settlements and the basic right to adequate shelter for all. It is also intended to remind the world of its collective responsibility for the future of the human habitat. The Global Observance of this year's World Habitat Day will take place in The Hague in the Netherlands. Major celebrations will also take place in Monterrey in Mexico.

The theme of this year's World Habitat Day on Monday 1 October 2007 is *A safe city is a just city*. The United Nations chose this year's theme in order to raise awareness and encourage reflection on the mounting threats to urban safety and social justice, particularly urban crime and violence, forced eviction and insecurity of tenure, as well as natural and human-made disasters.

One of the most significant causes of fear and insecurity in many cities today is crime and violence. Between 1990 and 2000, incidents of violent crime per 100,000 persons increased from 6 to 8.8. Recent studies show that over the past five years, 60 per cent of all urban residents in the world have been victims of crime, with 70 per cent in Latin America and the Caribbean. Clearly, crime, whether violent or not, is a growing and serious threat to urban safety all over the world.

As the world becomes increasingly urban, it is essential that policymakers understand the power of the city as a catalyst for national development. Cities have to be able to provide inclusive living conditions for all their residents. Rich or poor, everyone has a right to the city, to a decent living environment, to clean water, sanitation, transport, electricity and other services. How we manage this is arguably one of the greatest challenges facing humanity.

Another significant threat to urban safety today is forced eviction and insecurity of tenure. Incidents of forced eviction are regularly reported from all parts of the world. They are often linked to bulldozing of squatter settlements and slums in developing countries, as well as to processes of gentrification, beautification and urban redevelopment in both developed and developing country cities. Forced evictions have been highly publicized in recent years, partly because freedom from forced eviction has become recognized as a fundamental human right within international human rights law.

Disasters, natural and human-made, are yet another current threat to urban safety. Recent evidence suggests that natural and human-made disasters are increasing in frequency the world over, and that this trend is partly linked to climate change. From 1975 to 2005, the number of disasters in the world increased from 100 to 400 per year. Hurricane Katrina, the Asian Tsunami and the Pakistan Earthquake are some of the recent disasters that exposed our woeful lack of preparedness.

Combined, these three threats to urban safety currently pose a huge challenge to both national and city governments, and this is the reason behind the United Nation's choice of the theme *A safe city is a just city* for this year's World Habitat Day.

Political Heritage Tourism

Abridged from a May 2007 speech by Heather MacIntosh, Executive Director of Preservation Action

Generally, when you think about advocacy, you think about speaking or writing your elected official. Congress is used to elevator speeches, one pagers, Powerpoints, CDs, or reports with statistics and analyses.

Congressional offices are getting even more information than they used to because of the Internet. Congress receives hundreds of millions of messages each year, but members get no additional staff to handle all this contact. Not too long ago the email interfaces with Congress received filters designed to reduce the amount of lobbying from people who do not live in a given legislators districts or state. These filters include logic puzzles to be sure that legislators aren't receiving advocacy spam. The logic puzzle asks questions like, "how many giraffes are in this photo?" to determine whether the sender is human or an email-generating program.

Also, on top of all this email, there are people – otherwise known as constituents and lobbyists – that flow into and out of Congressional offices, especially during the times of year when money is being actively considered. All these people are looking for a little bit of the legislator's or their staff's time to make a case for their issue.

Regardless of what time of year it is, advocates at the local level have great opportunities to influence Congress without going all the way to Washington, DC or writing up extensive reports or even doing anything much different than what you would normally do as a preservationist. Each member of Congress has local offices. These local offices include a handful of staff members whose job is connecting with constituents. These people live in the communities they help through their offices work.

These district offices tend not to be super glamorous, not as full of federal presence as their DC counterparts, but are also not as thick with people clamoring to get some attention. A number of these local staffers have indicated that, should local people want to set up a tour of something important and relevant, they'd fill a bus with their people.

One of these people might be a member of Congress if you plan it right. Legislators are back in their districts and states in what are called in-district work periods. These work periods are fairly easy to remember because they tend to coincide with the big holidays and go on for a week or two. The entire month of August and a good portion of the latter part of the year are common in-district work periods.

Legislators and their staff will want to know why you're touring them around before they agree to join you. A tour with a local member of Congress would show how the federal tax credit has already helped communities turn around. The tour could also demonstrate that the credit can be used to help historically black or minority neighborhoods maintain their character during economic revitalization. Good projects for a tour would show the value of affordable housing within historic, distinctive properties. There are a lot of things to show about the value of the credit.

The Community Development Block Grant program considers historic preservation an appropriate use of funds. Education of Congressional representatives might come through a tour of CDBG-funded projects involving historic preservation. Having appropriators on our side is always a good thing.

Every Representative and Senator could be engaged this way, through political heritage tourism. In the short term, our goal is getting a majority of Congress in support of improvements to the federal tax credit. In the longer term, the goal is to lay the foundation for a lot of improvements to federal policy in support of preservation within all the offices of legislators you touch through your outreach. Heritage tourism directed toward the people we elect is completely necessary.

Practically everyone who seeks Congressional office has some interest in history. Many, many legislators actually like historic preservation. The problem isn't getting people to be for us rather than against us, but to inspire those who are for us to be real champions when the rubber hits the road and they're forced to choose. Legislators, like the rest of us, choose based on our gut feelings about things. The weight of one thing over another is a subtle, personal system of feelings supported by information selectively gathered. Those cutting up the pie look out over the table of public interests and provide slices based not just on need, but on these issues' perceived worth and relevance.

Political heritage tourism might help cut through preconceived notions that keep some potential advocates in Congress on the fence. Stocking Congress with personal memories that will come to mind at critical times, and providing these legislators not just with a list of local contacts and resources, but with introductions to people who have done good things, substantially improves our chances of getting what we want, and increases our opportunities to include more advocates. Think about putting together a tour. Both Preservation Action and Historic Seattle can help with general ideas. You provide the inspiration and the bus. We'll help you fill it.

From the DNDA Executive Director Derek Birnie

Delridge is a hot neighborhood - a neighborhood in transition. Delridge ranked #1 among Seattle neighborhoods on factors such as affordability, school performance, proximity to downtown, crime statistics, and property appreciation, reports Seattle Magazine. As I drive down Delridge every day, the buzz is palpable: new town homes under construction, new trendy coffee shops moving in, and new families now calling Delridge their home. We can be proud that Delridge Neighborhood Development Association (DNDA) played a crucial role in the revitalization of this once neglected neighborhood.

However, the quickly appreciating home and land values mean that the neighborhood's traditionally lower income residents are facing an abrupt shortage of housing options. The citywide rash of condo conversions is hitting home in Delridge, where one conversion alone will take 239 units of rental housing off the market. The hotly competitive real estate market also means that developers of affordable housing, like DNDA, are edged out of potential projects.

Despite these challenges, DNDA's remarkable staff and leadership can and will preserve a place in this thriving Delridge for the full diversity of its residents. Three approaches are crucial to our success.

Getting ahead of the curve: DNDA formalized the Strength of Place Initiative (SOPI) in partnership with the White Center Community Development Association to nail down affordable housing and business space in White Center while that opportunity still exists with support from the Annie E. Casey Foundation.

Partnering strategically: We have partnered with Neighborhood House on the development of a new community center in High Point that incorporates community and environmental ideals. We have also facilitated dynamic and fruitful discussions with the leadership and congregation of Freedom Church in building the vision for "The Village of Hope," a collection of housing and church and community facilities at 35th and Roxbury.

Striving for excellence: DNDA is known for our comprehensive approach to community development. The cohesion of groups like the young residents at Croft Place, to the dynamic arts organizations at Youngstown, and the volunteer leaders of Dells & Ridges gives our work true meaning.

I am optimistic about the future of the Delridge community and look forward to getting to know all of our partners in a much more meaningful way. Thank you for staying connected.

Second Update on Proposed Landmark Demolition in Georgetown

As reported in the August 17 Advocacy Update, in 1993 the City of Seattle designated the former Rainier Cold Storage and Ice/Seattle Brewing and Malting Company Building, 6000-6004 Airport Way S., as a landmark. Property owner Sabey Corp. hired KPFF engineers to assess the Stock House portion of this complex of buildings from the early twentieth century. KPFF found the Stock House portion too unstable and deteriorating to preserve. Sabey is working with the Architectural Review Committee (ARC) of the Seattle Landmarks Preservation Board to determine whether demolition of this portion of the landmark site can be permitted.

Sabey presented before the ARC on August 10. They are gathering information to determine whether to (a) pass this to the Landmarks Preservation Board with their recommendation for approval, (b) pass this to the Board with their recommendation for denial, or (c) decline the request without Board consideration. This first meeting was 45 minutes long with plenty of Q&A. The ARC asked a number of questions to understand the forces working the building and whether it could be saved. They toured the property on August 17 with administrative staff members and Christine Palmer from Historic Seattle. The 1-1/2 hour tour and discussion illuminated the structural issues at hand. About half of the time was focused on the state of the façade wall and a description of its makeup. The ARC requested more information which Sabey will submit at the next meeting.

Sabey is on the ARC August 31 agenda at 8:30am in Room 4070 of the Seattle Muni Tower. This is a public meeting and discussion where all are welcome to share their thoughts, so please attend if you are interested. The ARC has made no decisions as of yet. Their demeanor is thorough deliberation and they are asking very probing questions and clearly do not intend to shortchange the approval process in the interest of speed. Yet they also seem to appreciate the need to quickly review and address this request because of the life/safety concerns. Sabey supports this balancing act and wants these decisions made confidently that they are all doing the right thing under these unusual and difficult circumstances.

For more information, please contact Jim Harmon at: jimh@sabey.com

New Member Sought for Landmarks Preservation Board

Mayor Greg Nickels is looking for a new member to serve on the Landmarks Preservation Board in the real estate position. The 12-member Landmarks Preservation Board makes recommendations to the City Council for landmark designation and reviews all proposed physical alterations to designated features of landmark properties.

The board is composed of two architects, two historians, one structural engineer, one representative each from the fields of real estate and finance, one member from the City Planning Commission, a Get Engaged member, and three members at-large. All appointments are made by the mayor, subject to City Council confirmation.

Board meetings are held on the first and third Wednesday of each month at 3:30 p.m. The architect members also serve on the Boards Architectural Review Committee. Board members generally must commit approximately 10 hours per month to board business. Interested applicants must be Seattle residents, and board members serve without compensation. Those interested in being considered should send a letter of interest and

resume by August 31, 2007.

In keeping with Mayor Nickels Paper Cuts program, electronic submissions are preferred. E-mail your letter and resume to: Michael.Gilmore@seattle.gov or mail them to:

Michael Gilmore
Office of the Mayor
Seattle City Hall
P.O. Box 94749
600 4th Ave.
Seattle, WA 98124-4749

The Nickels Administration is committed to promoting diversity in the city's boards and commissions. Women, young persons, persons with disabilities, sexual minorities, and persons of color are encouraged to apply. For more information, please call Sarah Sodt, Landmarks Preservation Board Coordinator, at (206) 684-0226.

Nettleton's Addition Historic District in Spokane
By Diana J. Painter and Kevin Brownlee
Adapted from *CRM Journal*, Summer 2007

Nettleton's Addition Historic District in Spokane, Washington, is a success story about the effectiveness of the national Register of Historic Places as a planning and historic preservation tool. In this Pacific Northwest City of approximately 200,000 people, a National Register listing changed community perceptions of a neighborhood from "Felony Flats" to "the hottest little area in town," according to local realtors. Corporate developers, citizen volunteers, and nonprofit and governmental agencies worked together to create Washington State's largest National Register historic district; the local government enacted precedent-setting legislation to protect it. The authors worked with Teresa Brum, the historic preservation officer in the City-County of Spokane Historic Preservation office, and preservation specialist Aimee E. Flinn on this project. More about Nettleton's Addition is available online at <http://www.spokanepreservation.org>.

Developed between 1907 and 1911 during a period of extensive population growth and expansion in the Pacific Northwest, Nettleton's Addition epitomized the early 20th century American streetcar suburb, from its dense assemblage of single-family homes to its orderly pattern of lots, blocks and alleys. This development pattern was not unique to Nettleton's Addition or to the city of Spokane. Cities across the United States experienced similar population growth and expansion during this period, due in part to the influx of immigrants and people from rural areas who had come to the cities in search of work. It was first served by a cable car and later an electric streetcar line (the tracks are embedded in the pavement) that terminated at the city's Natatorium Park, a popular regional playground and recreation area.

The house in the neighborhood—most of them based on designs published in architectural pattern books—mark the change in architectural tastes from the late Victorian to the early Arts and Crafts periods. Individual property owners and small contractors built most of the houses in the neighborhood, though several blocks have been attributed to one pattern book company—the Chamberlin Real Estate and Improvement Company. The Chamberlin Company provided not only house plans but also loans and mortgages for prospective home buyers. Gilbert Chamberlin, one of the company's founders, was no novice in real estate development, having built suburban neighborhoods in Kansas, California, and Utah before coming to Spokane.

The developer William Nettleton's local political connections are to account in part for this neighborhood's and Spokane's growth during this period. Nettleton and his colleagues sat on the board of the local power company which supplied electricity for the streetcars. They also served on the boards of the traction companies and speculated in real estate along proposed streetcar routes. Many of them provided mortgages for the homes built in the new suburbs. Their influential network ultimately built the city's first ring suburbs and park system.

This project began in 2002 when the West Central neighborhood in which Nettleton's Addition is located set aside \$10,000 in U.S. Department of Housing and Urban Development (HUD) community development block

grant funds for a National Register district nomination. Author Brownlee was instrumental in obtaining the HUD grant, as well as securing funding from developer Nitze-Stagen and Company. Brownlee, a resident of the neighborhood, also assisted with the survey and research for the nomination. A development project proposed for an area adjacent to Nettleton's Addition concerned the neighborhood council, which feared the loss of historic single-family houses bordering the development site. In consultation with the Washington State Department of Archaeology and Historic Preservation (DAHP), the council and the city of Spokane decided that Nettleton's Addition was an appropriate location for a historic district.

Work began in the spring of 2003 on historic property surveys of the area. The first survey focused on one platted section known as Nettleton's Second Addition. It became apparent, however, that the historic context better suited the entire Addition, not just one section of it. The council, city, and DAHP decided to include the whole subdivision in the nomination, which ultimately resulted in an inventory of nearly 1,000 houses and more than 600 accessory structures. Funding for the extended survey came from several sources Seattle-based developer Nitze-Stagen & Company, which had taken control of the development project at the south end of the neighborhood, pledged matching grant monies, as did Spokane Preservation Advocates. Washington State's Office of Trade and Economic Development also contributed. During the survey, the authors and city preservation specialist Aimee E. Flinn developed criteria for evaluating the significance of each property and whether it was contributing or noncontributing to the district. The neighborhood had deteriorated over time, and it was important to have clear and consistent criteria in support of the nomination.

The project team completed the inventory in late 2005. The authors, meanwhile, prepared the National Register nomination, which incorporated a summary of all 1,592 resources in the district, including the property's location, ownership, key historic data, architectural style, significance, and integrity. The nomination was competed in September 2005. Nettleton's Addition was listed in the national Register of Historic Places in March 2006.

Speculative acquisition and demolition of Nettleton's properties near the development area was a major concern. Leveraging Nettleton's historic designation, the neighborhood worked with the City of Spokane Planning Department to rezone the area. In the late 1970s, Nettleton's had been rezoned for high-density, multi-family development, though that zoning had rarely been utilized and the historic housing stock survived. In 2006, the Spokane City Council "down-zoned" the entire area from multi-family to single-family use in order to protect the integrity of the district. Spokane's newly enacted demolition ordinance, which requires plans for construction of a replacement structure proper to the issuance of a demolition permit for a contributing structure within a historic district, also helped curtail speculative demolition.

The National Register listing was the high point in the process of turning around Nettleton's Addition. The neighborhood and city used the neighborhood's historic status to promote participation in the local tax benefit program and a variety of other revitalization projects and activities. News of its status as the largest national Register district in Washington State has generated positive statewide publicity and changed local perceptions of the neighborhood.

The research carried out for the National Register nomination successfully illuminated the historic importance of the neighborhood to the city of Spokane and placed this Pacific Northwest streetcar suburb in context. The history of Nettleton's Addition is now a point of local pride. The century-old neighborhood continues to extend the same lifestyle benefits to a new generation of residents.

[Diana J. Painter, Ph.D., is the principal of Painter Preservation and Planning, a historic preservation consulting firm based in Petaluma, California. Kevin Brownlee works for the City of Spokane's Department of Community Development and as liaison to the West Central neighborhood Council.]

Daily Journal of Commerce

August 24, 2007

Viaduct work may mean headaches for Pioneer Square business owners

By Margie Slovan

Several dozen Pioneer Square business owners and residents went to the Grand Central Arcade Wednesday evening to find out how upcoming work on the Alaskan Way Viaduct is going to affect them. In October, the Washington State Department of Transportation plans to start an emergency repair of four sinking viaduct columns between Yesler Way and Columbia Street.

If the columns settle any further, the safety of the viaduct will be compromised, according to state bridge engineer Jugesh Kapur. So the department is planning to drill concrete-filled steel rods deep into the ground around the columns and reinforce the column footings with additional steel and concrete.

WSDOT has not yet picked a contractor for this project, which it has budgeted at \$5 million. Bid opening is next Wednesday. For six months, that block under the viaduct will be a construction site, which means no one will be able to drive there or park there. Twenty-two parking spots will be unavailable during the construction. Between Thanksgiving and New Years' Day, WSDOT will re-open the area temporarily.

Drake Adkisson, a custom furniture-maker whose shop faces Alaskan Way, was concerned about the loss of parking and how he was going to get supplies in and out of the building. Other people wanted to know where they could put their dumpsters, how tours could navigate the area, and if there would be access to the Hanjin Terminal. Next spring, WSDOT plans to bury power lines that are now hanging off the viaduct, partly because they are vulnerable to earthquakes.. Some of those power lines will have to reach from the substation at South Massachusetts Street to the one at Union Street.

The plan is to dig duct banks on Colorado Avenue up to South King Street, a project WSDOT estimates will cost about \$15 million. But WSDOT is not sure yet how to get the power lines any further north. "The only trenching option is along First Avenue," said Rick Conte, a consultant with Parsons Brinckerhoff (PB), who is working with WSDOT. "That's not desirable." WSDOT is considering digging a small bored tunnel under Western Avenue, but that would be riskier, he said.

It is also considering using a technique called horizontal directional drilling to install the transmission lines along Western Avenue. "Regardless, there's going to be disruption in Pioneer Square," Conte said. Business owners voiced concerns about paying their rent during the construction, traffic in Pioneer Square, and parking. WSDOT is also concerned about the impact that digging in Pioneer Square will have on the area's historic buildings.

In September, pending approval by the Pioneer Square Preservation Board, WSDOT plans to install monitoring devices along the west side of First Avenue between Yesler Way and South King Street. There will be four to six monitoring devices on every block, and WSDOT will monitor the vibrations by computer for at least six months to determine "normal" vibration levels. "That will give us a baseline," said Margaret Kucharski, a WSDOT environmental specialist.

The upcoming viaduct work in Pioneer Square is part of a \$915 million package of "early action" projects WSDOT is doing while the fate of the central waterfront portion of the viaduct is still undecided.

Capitol Hill Times

August 22, 2007

Community forming around garden idea

By Korte Brueckmann

About 20 people gathered last Thursday on parking spots 34, 35 and 36 of the parking lot at John and Summit, all interested in talking about turning the parking lot into a community garden. The lot, due north and across the street from the Olive Way Starbucks, was recently purchased by the Seattle Parks and Recreation Department as part of the Pro Parks Levy program to acquire green space in residential areas. The score of area residents that gathered on Aug. 16 all agreed they wanted to see the property relieved of its paving and given over to some form of community gardening.

Guiding the meeting were Kara Fox, a nearby neighbor to the lot, and Glenn MacGilvra, who lives several blocks distant. MacGilvra was also instrumental in creating the Thomas Street Gardens at 1010 E. Thomas St.,

which has 31 plots for gardeners as well as a waiting list of 109 persons. That site serves the dual purpose of community garden and pocket park.

The Pro-Parks Levy, approved by voters in November 2000, provides money for park-land acquisition as well as for attracting grants. It was used to buy the property at East John Street and Summit Avenue East in January this year. It is also funding the purchase of lots at 16th Avenue East and East Howell Street, next to the former Church of Christian Scientists. Two among the group at the Thursday meeting identified themselves as interested in the 16th Avenue East site, and the rest were specifically interested in the West Capitol Hill site that hosted the meeting.

MacGilvra - putting signs, maps and drawings on the plank fence at the northern boundary of the parking lot - said he had misgivings at 7 p.m. when no one had arrived. His fears proved groundless, however, as neighbors drifted in by ones and twos in light summer wear appropriate to the warm evening. Some knew each other and others did not, but it had the feeling of a block party.

Sandy Pernitz of the Department of Neighborhoods community gardens division said she was enthusiastic about the turnout as well as the interest and the effort the meeting represented. Pernitz, who supervises the city's community gardening program, said she only has three small gardens on Capitol Hill at this time. "The whole meeting occurred because of them," she said of the neighborhood residents interested in the property. "They called us."

MacGilvra said representatives of Seattle Parks and Recreation also were invited, but none were present. One of the neighbors expressed the idea that since the property was just purchased in January, it is unlikely the parks department has even started looking at the property.

Pernitz explained, briefly, the community garden concept, where gardeners not only rent plots but also must contribute 8 hours of work per year toward maintaining common areas in the garden. She stressed that whether the new property would become a community garden is entirely a decision of parks. Pernitz added that the process calls for several public planning meetings, and she strongly recommended that persons interested in creating a community garden attend all the meetings.

Pernitz also said the Capitol Hill neighborhood level of interest in community gardens is obvious from the length of the Thomas Street Garden waiting list. "My demand is really high," Pernitz said. "A lot of people from Capitol Hill travel to gardens in the Central District or Cascadia. A lot of those people don't have cars and they have to travel to get their hands dirty."

Several of those present said their interest stems from having little or no room to garden at their apartments or condos. Besides vegetables, community gardens can grow flowers and some even have shared shrubbery, fruit trees and nut trees.

Gardening is the most popular hobby in the United States, and the community garden program is charging \$34 for 100 square feet at the Thomas Street Gardens this year, according to Pernitz. That garden is on a mere 3,100 square feet, and the plots are limited to a maximum 100 square feet. The Summit Avenue property is 9,600 square feet. It would be possible for all of the property, some of the property or even none of the property to be turned into a community garden.

All of the attendees agreed that they want to see a community garden on the site, which MacGilvra identified as the goal for whatever organization may rise from Thursday's meeting. Pernitz told the group that if a community garden is created on the site, priority for plots would go to the people who actually did the work to create them. They would not have to go through the waiting lists for other gardens.

Some of the ideas suggested for a garden included fencing, ornamental gates, seating areas and communal gardens for donations to area food banks. The property has a moderate slope to the west and gets western exposure to the sun, so terracing was also suggested.

MacGilvra and Fox said they would try to have another meeting about the potential for a community garden in August. Anyone interested in community gardening on Summit Avenue East is invited to contact MacGilvra at

726-8554 or glenn@speakeasy.net; or Fox at karaboofox17@yahoo.com. Anyone interested in the site at 16th Avenue East and East Howell Street may contact Dotty Decoster at 325-3167 or dottyd2-@drizzle.com.

Magnolia News

August 22, 2007

Retro is 'modern' in resurging architectural style

By Russ Zabel

Maybe it's nostalgia, but the kinds of homes built during the so-called modern architectural movement in the 1940s, '50s and '60s are making a comeback, according to Magnolian Heidi Ward, a Coldwell Banker real estate agent who specializes in "Mid-Century Modern" homes. "It has a huge following," she said. Also known as Classic Modern or Northwest Regionalism, the style is characterized by a minimalist approach that includes: large, exposed wooden beams, tall ceilings, big rooms with lots of windows, an obvious connection between the inside and outside of the homes, and a simplicity of design that extends to plumbing fixtures and cabinetry.

Some of the homes still exist, but Ward and her husband-builder, Rick Ward, have taken a different approach. They buy fixer-uppers and convert them to the old modern style. The couple's current home in the 2655 38th Ave. W. is an example. What used to be a cookie-cutter copy of the one-story, rambler-style homes on either side had one bedroom and a partially finished basement, but the couple took the house down to the main floor and started over, Ward said.

They kept the same footprint and added a second floor, two more bedrooms, and a kitchen area that was reconfigured to an expansive size, she explained. "My husband and I collaborated with the architect." The goal was to "pay homage to Mid-Century Modern," Ward added. "This is our third house," she said. "We bought this house ... with the idea of flipping it." That's what the couple did they with a Queen Anne home and another Magnolia, both of which they lived in while converting them to the modern style, Ward added.

But there was a problem with the latest project. "I fell in love with the neighborhood," Ward explained, adding that the family plans to stay and that her 5-year-old son is set to go to school soon at Catharine Blaine. Aside from her real-estate commissions, the couple makes a living flipping homes an average of one a year, she said. "We like to find ugly ducklings in nice neighborhoods and maximize their potential," is how Ward put it. "This one was kind of a nail-biter because we skipped a cycle," she added. As a real-estate agent, Ward has looked at hundreds of homes in her career. "The ones I was really drawn to were the ones with the modern design," she said. "Thankfully, I married a guy with the same aesthetic."

Ward and her husband aren't alone in their fondness for the Classic Modern style. So is Richard Corff, an Eastside real-estate agent who launched an organization called 360°Modern three years ago to promote the old modernism, as opposed to Contemporary Modern architecture. Contemporary is different than classic because it uses more metal roofs, synthetic sidings and metal structural support, according to the 360°Modern Web site (www.360modern.com). The Wards got involved with the organization when they were redoing their first home, she said. "I ended up being the first designated agent for 360," Ward added.

Ward has since joined Corff as a principle in the organization, which - those two included - currently has 10 real-estate agents involved in promoting and selling Classic Modern homes in specific geographic areas. Ward's territory is Magnolia, she said. "They are not just real-estate agents," Corff said. "They are [Modern] experts." Not all agents are, and that's one of the reasons Corff started the organization, he said. And it was in Magnolia that he found a painful example of how easily homes from that era can disappear. A Modern Classic neighborhood home with a wonderful view went on the market.

The home was owned by a couple in their 90s who had gotten to the point where they needed to move into an assisted-living facility, Corff said. "One of the most important things to them was that the house not be torn down." That didn't happen. The home - which was designed by one of the region's premier Classic Modern architects - was marketed in "a very quiet way as a tear-down" because the land and view were more valuable than the house itself, Corff said.

But keeping the house would have affected the bottom line, he said. "And I would agree with that." Still, the place could have been fixed up, and Corff figures it wasn't because the real-estate agent was unaware of the value of that kind of home. "I would have preferred expanding what was there [with the same footprint]," Corff said. The home eventually sold after an extended amount of time on the market, and it was torn down in weeks, he said. It was replaced with "an ugly McCraftsman or McMansion," is how Corff put it.

The agents with 360 Modern all work for big-name real-estate brokerages as well, and they sell all kinds of homes. But the agents also specialize in Classic Modern homes, and 360Modern's business has doubled every year since the organization was formed in 2004, Corff said. The goal is to help owners and agents understand the real value of "modern" homes, he added. The Wards are certainly true believers. "We only do modern," Heidi Ward smiled. "That's kind of our thing."

North Seattle Herald-Outlook

August 22, 2007

Maple Leaf on a mission to preserve former hospital site

By Alisa Furoyama

Nestled in the heart of the Maple Leaf neighborhood, off 15th Avenue Northeast, just north of Lake City Way Northeast, is a stately building guarded by a forest of beautifully matured trees. Morning sunlight barely finds its way through the lush, green canopy, often creating waves of dancing sun sprinkles across the earthy ground. The air around this place feels crisp, and it is a spot famous locally for eagle sightings. This is the home of Waldo Hospital, as it has been for the past 80 years.

Originally built in 1924 as one of the first osteopathic hospitals in the state and one of the largest at 1.6 acres, it has spent most of its recent decades housing nonprofit groups. "The Waldo Hospital was here before our community was," said David Miller, a member of the Maple Leaf Community Council executive board. "We literally grew up around it." Camp Fire Puget Sound, the nonprofit girls and boys group, has called the hospital home since 1967, using it as its administrative office. A year ago it was announced in a KING-TV news story that the property had been sold to a developer. "Although Camp Fire purchased the site 40 years ago, we can no longer afford to remain," said Leslie Rice, the chairperson for the Camp Fire Puget Sound Council board of directors. "The facility is old and has been creatively used past its lifespan."

The historic hospital will be torn down and many of those 80-year-old trees will fall along with it. In exchange, the property will be reconstructed to accommodate nearly 40 homes and townhouses, according to the developer's plans. Camp Fire said it contacted the community about the sale of this property. According to Miller, Camp Fire rejected offers from the Maple Leaf Community Council to help raise money to renovate the building or possibly search for a buyer whom, he said, would respect the site's unique character. He, along with many concerned community members, put in hundreds of volunteer hours in an attempt to save the hospital from the wrecking ball. This included a petition with more than 1,000 signatures.

Most visibly, there's been a truck parked in various neighborhood spots with a large "Save Waldo" banner posted on its side. Community members who wanted to save the property then dove into the books and uncovered a piece of Seattle's history. The hospital was created from the mind of Dr. William Earl Waldo, renown for his skill in osteopathy not only within Seattle but nationally, as well. Known as the president of many osteopathic associations, Waldo was also a local activist providing care to patients who could not afford it and acting as a team physician for many student athletes. And, finally, he also delivered more than 2,400 babies in North Seattle.

With all of this rich history as backdrop, a hearing took place July 20 in front of the Seattle Landmark Preservation Board to decide if Waldo Hospital should be designated as a historic Seattle landmark. Although the Washington Historic Trust placed the Waldo Hospital on the Most Endangered Historic Properties list last May, the board decided against granting the hospital landmark status. "We're obviously disappointed in this Landmark Board's vote," said Janice Camp, president of the Maple Leaf Community Council. "I am really proud of the volunteers in our community who put in hundreds of hours of work to remind Seattleites of what a great and important man Dr. Waldo was."

Although the denied landmark stamp was a setback in the fight to save Waldo, the battle is far from over. "Our plans all along have been to positively affect the site," Miller said. "We even have sketched plans of the proposed development drafted in a way to try to save and preserve most of the trees."

Locals have been referring to them as "Waldo's forest." His forest contains more than 80 fully mature trees. Two of them are more than 100 feet tall, and many are over 2 feet in diameter. Various organizations, such as the Seattle Audubon Society and the Sierra Club, have written letters to urge their preservation and stress the importance of the trees. "I always end my morning runs here," said Maple Leaf resident Betty Anderson. "These trees are amazing and perfect for me to walk through as I try to cool off. I can't imagine anyone trying to tear this down."

Waldo's granddaughter Nancy Waldo Smith does not support the battle to save the building her grandfather created. In a recent Seattle Times article she said that they should go ahead and tear the building down. "I think they've co-opted my grandfather's story just to try to stop development," Smith said in the article. "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."

Miller insists that the fight to save Waldo Hospital has nothing to do with stopping development, but the ability to find some sort of tradeoff. In a perfect world, its supporters would like to preserve as much of the site as possible, Miller said. "We would be very upset not to see the forest saved," he said. "We'll work through it." For more information about the site visit www.savewaldo.org.

North Seattle Herald-Outlook

August 22, 2007

With a little more money, University Heights Center moves one step closer to new ownership

By Jessica Van Gilder

University Heights Center for the Community recently received a matching grant from the city of \$59,438 to aid its efforts to purchase the building from the Seattle School District. Although the organization already has \$4.3 million set aside for the purchase, the grant will help University Heights Center to get organized with project management and possibly a capital campaign. "We're working out the numbers, working out the plan. We're working with an architectural firm," said the Center's executive director Richard Sorenson. "One of the themes we want to have is sustainability and a green building."

According to Sorenson, University Heights was given until June 2008 by the school district to put together a purchase agreement, and that, he said, is keeping everyone focused on transferring University Heights permanently to the community. Kathy Johnson, the school district's facilities planning manager, said that the District made the building eligible to be sold to its current occupants after deciding to surplus the building. "We've identified the building as one that we will no longer need with tenants who want to have certainty over their future," said Johnson.

In addition to the District deciding to make the buildings eligible for purchase, the Seattle City Council also approved a plan that sets aside \$5 million for securing the future of the buildings that currently houses Phinney and University Heights neighborhood centers. Both of these Centers have until 2008 to secure their purchase of the building before other buyers can get involved.

For the last 17 years, Sorenson said University Heights Center has been "hopping" with activity and entertainment for the community. One of the key services University Heights offers is a lot for the University District Farmers Market. "The farmers market plays a real intimate role with the community, as the single biggest community draw," said Chris Curtis, director of the Neighborhood Farmers Market Alliance. The U-District, which Curtis said suffers from transient residents, needs University Heights to act as a center that gives a weekly meeting place for neighbors. "It's a social catalyst for the area. The market and U-Heights has all the good things people want to support in it."

In addition to the market, the Center facilities also house Able Child Day Care and the Northwest Choirs, all establishments focused on the community. "This is a very vibrant, active community center and all that would be a tragic loss to this region. University Heights is leading the way as far as a solution to how you can reuse a closed school in the city," said Sorenson. Although University Heights has operated for almost two decades and has become a staple to the community, it has only operated on long-term leases. According to Sorenson, this lease with the District has been somewhat "one-sided" so purchasing the building will also help the Center financially.

Johnson said the idea to sell the surplus schools started with the Community Advisory Committee for Investing in Educational Excellence in February 2006, which ironically meant selling schools. "The idea came up as part of the District's overall efforts to find more capital, and it was identified as an opportunity for the District to liquidate the surplus properties," Johnson said. "It's all about financial improvements. By liquidating, it frees up capital that we can put into buildings we are already maintaining and operating." Both Johnson and Sorenson said they did not know how much the property is worth.

Sorenson said the school District has already had the property appraised, however, he hasn't heard nor seen the final appraisal. With four other surplus properties to go through the same process, University Heights is making the most headway to permanently becoming a community center. "There's a great opportunity here to create a model for a multi-use community center," Sorenson said. "What better place than in the U-District. The opportunity is here; we just need to make it happen." And the one thing not lacking in this process is the community's voice and support for University Heights.

"The community has resoundingly said we want University Heights to stay with the community. It's essential to the community, and we couldn't have such a fabulous market without it," Curtis said. Sorenson also affirmed that it will happen, but to see his affirmation come true University Heights must reach a mutual purchasing agreement by June 2008 before the District offers the building to other buyers.

Queen Anne News

August 22, 2007

Queen Anne Library reopens Saturday with a big celebration

By Mike Dillon

The venerable space still feels the same, which is good news for those who love the look and feel of the old Queen Anne branch of the Seattle Public Library. The library, closed for renovation since Dec. 16, will mark its reopening with a community celebration from noon to 4 p.m. Saturday, Aug. 25 (see sidebar for details). Now, library officials say, everything's up to date in the landmark structure at 400 W. Garfield, which first opened its doors on New Year's Day 1914. "The goal was to make sure the shell and systems inside would last another 100 years," said branch librarian Bob Hageman. "We will have wireless in a 100-year-old building."

Much of the \$850,000 renovation, part of the 1998 Libraries for All bond measure, won't be visible to the public: improved ventilation and electrical connections, a new boiler, repaired mildewed walls, better drainage around the perimeter. Apart from the more mundane necessities, though, some improvements, including a new paint job and carpets, are obvious. There are now 20 computers instead of eight. The old, horseshoe-shaped circulation desk is gone. Patrons looking for help, or to check out a book, will be greeted by a long counter on the right as they enter through the main doors. There are more work areas, improved seating and 4,500 new books to go with the 33,500 volumes previously in stock. And Seattle artist Dennis Evans has created two painted, mixed-media works for the branch.

Library patrons will notice another change: The kids reading section has switched places with the adults and young adults reading area, a change that harkens back to the original design. And veterans of the downstairs meeting room can now take heart - no longer will their proceedings have to compete with the sounds of little feet pattering and sometimes thumping around overhead. Leaving nothing to chance, the contractors, Biwell Construction, Inc., have installed acoustical tiles in the ceiling in order to reduce noise.

The branch library, listed on the National Register of Historic Places, owes its origins to Andrew Carnegie. In

1911 the philanthropist donated \$70,000 to build two branch libraries in Seattle, one of which was to be on Queen Anne. The two-level, 7,931-square-foot building, characterized as Late Tudor Revival, was designed by M. Marbury Somervell and Harlan Thomas. Thomas, who died in 1953, also designed the Sorrento Hotel and Chelsea Apartments.

Over the years the downstairs auditorium has gotten a multi-use workout. Bandages were rolled there during World War I. Boy Scouts have met in the room, and so has the Earwig Club, a group dedicated to eradicating the insect. It has also been used as a polling place. The Queen Anne branch has been upgraded several times over the past century. Hoshide Williams Architects was the design firm for the current upgrade.

The Sat. Aug. 25 festivities marking the reopening of the Queen Anne branch of the Seattle Public Library will close off West Garfield between Fourth Avenue West and Fifth Avenue West between 11 a.m. and 4:30 p.m. The dedication ceremony begins at noon and will feature city librarian Deborah Jacobs, Seattle mayor Greg Nickels, library board trustee Gilbert Anderson and city councilman David Della. Here's rest of the schedule:

12:30-1:30 p.m.: Cajun band Folichon performs.

2-3 p.m.: Queen Anne husband-and-wife duo Chris and Ruth Sereque perform classical music on the library's main floor. Chris is the principal clarinetist for the Seattle Symphony, and Ruth is a violist for the Pacific Northwest Ballet Orchestra and Seattle Baroque.

Starbucks Coffee Company is providing free coffee and snacks. Artist Dennis Evans will be on hand inside the library to talk about his new artwork for the branch and answer questions. A children's craft project will take place all afternoon in the downstairs meeting room. The Queen Anne branch will remain open until 6 p.m. For more information, visit www.spl.org or phone 386-4636.

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