

**Advocacy Update**  
**August 31, 2007**

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**Seattle Post-Intelligencer**

**Historic Queen Anne church spared the wrecking ball**

**August 31, 2007**

**By Aubrey Cohen**

A historic Queen Anne church will not be demolished to make way for homes after all.

The Seattle Church of Christ is buying the 81-year-old Seventh Church of Christ, Scientist, building at 2555 Eighth Ave. W., in a deal set to close Friday, and plans to keep the building as a church, according to real estate agents involved in the deal. "They were one of the first parties that I showed the church to about 2 1/2 years ago," said Dave Weaver, a Windermere Real Estate agent representing the Seventh Church congregation. "We're all really pleased and really excited and happy the church could be saved."

The dwindling congregation had been trying off and on for about 20 years to sell the deteriorating church. Last year, they reached a deal to sell the 18,795-square-foot site to developer David Fletcher once the church was demolished. But neighbors objected, saying the church should be saved, raising health concerns about the demolition and objecting to Fletcher's plans to build four new houses on the site. In May, Seattle Deputy Hearing Examiner Anne Watanabe ruled in the neighbors' favor, saying city planners inadequately reviewed potential environmental impacts before approving the demolition and requiring them to revisit those impacts.

The neighborhood opposition prompted Fletcher to be willing to back out of his deal, according to Bill Merkle, a Windermere Real Estate agent representing the developer. "We had told them: 'If you can find a buyer that would leave it a church, we'll step aside,' " Merkle said. "It was to the point where we were happy to make everyone happy." Merkle said the Church of Christ was larger and had more ability to pay for the extensive repairs that the building would need. He also wondered if the neighbors would really end up happier. "They're used to having a church with 10 members. Now they're going to have a church with several hundred," Merkle said. "It's going to have a much larger impact on the neighborhood than four single homes would have made."

Neighbors and representatives of the new congregation could not immediately be reached for comment Friday.

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### **Previous Advocacy Updates Now Available**

Thanks to all of the Advocacy Update readers who have sent in their favorable comments about how much they value the information received. I know that many of you are forwarding the Updates to your own constituencies and that the information is shared with a much larger audience than my list of correspondents. Please continue to send me the e-mail addresses of folks who want to receive the Updates. Thanks also to those readers who have sent in articles for consideration to be included in future Updates. Keep 'em comin'!

Also, thanks to the coordination of indispensable staff member Luci Baker Johnson, Historic Seattle has a new feature on its website that will keep you abreast of the most current local preservation news. Called "In the News," it will feature previous Advocacy Updates which you can access at: <http://www.historicseattle.org/inthenews.aspx>. Press releases and advocacy alerts will be included, and all will be available as PDF documents searchable on the Historic Seattle website.

Christine Palmer  
Preservation Advocate  
Historic Seattle

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### **Bungalow Fair**

Historic Seattle's 10<sup>th</sup> annual Bungalow Fair and an excellent series of Arts and Crafts Lectures comes to Town Hall Seattle the end of September (September 27, 29, and 30). The Fair supports a vital non-profit organization in increasing awareness and active participation in conserving, preserving, and appropriately reusing historic buildings in our community. Please assist Historic Seattle by listing this event in your calendars and newsletters, and in telling colleagues and friends about it.

When: Saturday, September 29, 10:00 am -- 5:00 pm

Sunday, September 30, 10:00 am -- 4:00 pm

Where: Town Hall Seattle, 1119 Eighth Avenue at Seneca Street

Tickets: General Public: \$10 (Does not include admission to ticketed lectures described below)

The 2007 Bungalow Fair celebrates a decade as the premier event of its kind in the Pacific Northwest and Historic Seattle's most popular yearly offering. Town Hall Seattle once again provides a warm and inviting setting for a show and sale of antiques and new work by fifty of the nation's leading designers and craftspeople in metal, tile, glass, textiles, ceramics, and lighting, antique dealers, architects, and interior designers. The Fair is an opportunity to learn about early twentieth century architecture and design and to ask questions and get answers from knowledgeable people in the field. It is also an opportunity for those who have been won over by Arts & Crafts period furniture and decoration to be visually stimulated and to think about ways in which to incorporate the many old and new offerings presented here into their homes. Discounted tickets and inclusive Arts & Crafts passes are available to Historic Seattle members.

New Exhibitors this year:

- Buckingham Stencils (NanOOSE Bay, BC)
- California Historical Design, Inc (Berkeley, CA)
- David Selditz (Bellingham, WA)

- Elliott Bay Book Company (Seattle, WA)
- George Johnson House (Ocean Park, WA)
- Head, Heart & Hand (Livingston, MT)
- Julie Rauschenberger Artist (Seattle, WA)
- Mettle Works (Poulsbo, WA) - *returning*
- McKinnon Furniture (Seattle, WA)
- Trimbelle River Studio & Design (Ellsworth, WI) - *returning*
- Vintage Hardware & Lighting (Port Townsend, WA)

Arts & Crafts Lecture Series: Four lectures (included in Arts & Crafts Pass)  
 PUBLICATION DEBUT: *The Arts and Crafts Movement in the Pacific Northwest*  
 Lawrence Kreisman and Glenn Mason  
 Co-sponsored by Timber Press and Nitze-Stagen  
 Downstairs at Town Hall  
 Thursday, September 27, 7:00 pm Reception  
 8:00 pm Lecture and book signing  
 Tickets: \$20 (includes reception and refreshments)

*Gardens of the Arts and Crafts Movement*  
 Judith Tankard  
 Book signing to follow lecture  
 Saturday, September 29, 11:00 am  
 Tickets: \$10

*Stickley's Craftsman Homes: The Complete Plans, Drawings, Photographs*  
 Ray Stubblebine  
 Book signing to follow lecture  
 Co-sponsored by Gibbs Smith, Publisher  
 Sunday, September 30, 11:00 am  
 Tickets: \$10

*Monks, Mosaics & Mission Mishmash:*  
*Arts & Crafts Lighting, 1905-1920*  
 Bo Sullivan  
 Co-sponsored by Rejuvenation  
 Sunday, September 30, 2:00 am  
 Tickets: \$10

Publication Debut and Reception: Downstairs at Town Hall  
 September 27: Reception: 7 pm; lecture: 8 pm; Tickets \$20 (\$15 for Historic Seattle members)

*The Arts and Crafts Movement in the Pacific Northwest*  
 This magnificent compendium is the first comprehensive exploration of the Arts and Crafts legacy in the Pacific Northwest. It traces the movement from its nineteenth century English beginnings to its flowering in Washington and Oregon through the 1920s and beyond, weaving into a tale of idealism and devotion everything from iconic masterpieces to recent discoveries. Included are public and private architecture, furniture, pottery and textiles, basketry and the influences of Native American arts, painting, printmaking, photography, graphic arts, and book design. Beautifully illustrated with nearly 400 photographs and period graphics, including rare images published here for the first time, this groundbreaking volume is an authoritative reference, a provocative story, and an irresistible treasure trove for Arts and Crafts collectors and enthusiasts everywhere.

Other Author Appearances and Book-signing - Historic Seattle is pleased to include the Elliott Bay Book Company as one of this year's exhibitors. They will bring with them books of interest to enthusiasts of the Arts & Crafts movement. At the Saturday and Sunday lectures and throughout the weekend they will host 'book signings' from these authors:

- *Stickley's Craftsman Homes*, Ray Stubblebine

- *Gardens of the Arts and Crafts Movement*, Judith Tankard

Craftsman Bungalows: Ravenna Tour - Sunday, September 30, 2 pm (Meeting location to be provided). In conjunction with this year's Bungalow Fair, the Seattle Architecture Foundation is offering a special three-hour guided tour of Ravenna neighborhood bungalows that includes some interiors. These practical and structurally honest homes feature informal plans, handsome woodwork, stone or river rock foundations and chimneys. Several interiors will be featured.

Tickets: \$20. Pre-register at [www.seattlearchitecture.org](http://www.seattlearchitecture.org) or (206) 667-9184.

You can also register on a space available basis during the Fair weekend at the Seattle Architecture Foundation booth in the lobby of Town Hall.

The Fair and Lectures are available at discount to Historic Seattle members pre-registering and to full time students with identification. An Arts & Crafts Pass is available for \$40 to Historic Seattle members in advance which allows admission to fair and all four lectures. To register online go to [www.historicseattle.org](http://www.historicseattle.org) or call (206) 622-6952. You can also pay at the door.

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### **Seattle Times Pacific Northwest Magazine**

**August 26, 2007**

#### **Stickley's Legacy**

**By Lawrence Kreisman**

While aficionados of the Arts and Crafts movement are certainly familiar with Gustav Stickley's furniture, fewer are aware that Stickley also designed more than 200 homes, many of which were built throughout the United States. In "Stickley's Craftsman Homes" (Gibbs Smith, \$75), Ray Stubblebine collects, for the first time, all known house designs featured in Stickley's nationally circulated magazine, *The Craftsman*, in publication more than 15 years.

Why should Northwesterners care? Because Stickley-designed homes are virtually in our backyards. Stickley had a huge following and a very large subscriber base. Those who couldn't afford the subscription could borrow the monthly magazine from local public libraries. The ease with which Stickley made plans available to people anywhere in the country is evidenced in a house built on the ridge above Frink Park in Seattle's Leschi neighborhood. The plans for house No. 78, published in the November 1909 issue of the magazine, were ordered by Mrs. Henry E. Holmes and shipped to her from New York on Aug. 28, 1910, purportedly as a wedding gift to her daughter, Ruth, on the occasion of her marriage to attorney Richard Huntoon. Pharmacist Holmes and his wife, Kate, lived in a commodious Victorian residence, and his family of four daughters and a son settled in houses on the property. The Stickley bungalow had a broad, covered porch facing Lake Washington. The completed house was somewhat different from the design, perhaps because Stickley gave them something special or because the builders did.

Stickley-designed houses also appeared in Spokane, Portland and Astoria, among other places. For example, in 1910 Lewis and Harriet Gilliland commissioned architect Ellis Lawrence to help them modify a 1907 design from *The Craftsman* to suit their property in Portland's Irvington neighborhood. The "H" plan home featured an ashlar foundation and trellised entrance court framed by two similar gabled wings. The gable roof design differed from the hipped roof suggested in the original plans.

The interiors closely followed Stickley's suggestions for built-ins, a stone fireplace and fireplaces in two first-floor bedrooms. However, they were more lavishly handled than Stickley might have done, with a Honduran mahogany-paneled living room and dining room and a leather frieze. Advertisements for *The Craftsman* ran in Northwest periodicals. But people had no need to go to Gustav Stickley for building plans and interior-design ideas. Jud Yoho, an enterprising Seattle businessman, published *Bungalow Magazine* from 1912 until 1918. During its run, the magazine attracted a nationwide audience of homebuyers, advertised the products of businesses and showed off the newest construction of bungalows in Washington, Oregon and California, as well as in the rest of the country. The monthly supplement included plans for a featured bungalow.

Bungalow Magazine had nearly twice the circulation of The Craftsman, if one believes the 1915 statistics in the Ayer & Sons' American Newspaper Annual and Directory. It reported circulation of 40,000 for Bungalow Magazine and 22,500 for The Craftsman. Yoho's success caught the attention of Stickley, who, in 1913, began proceedings to sue for use of the word "Craftsman" in marketing bungalows. In his book, Stubblebine shares the deposition interviews to provide insight into the two entrepreneurs' fight.

In the end, Yoho acquiesced, agreeing not to use the word again. But that was, in his mind, not a binding agreement. His 1914 Bungalow Magazine continued to use the word "Craftsman" to advertise the plans of his Bungalow Company and his memorable 1916 deluxe catalog sported the word proudly on the cover.

Find it, hear it at the fair - Ray Stubblebine, who lives in a Stickley-designed house in New Jersey, will lecture on Stickley's Craftsman Homes at Historic Seattle's 10th annual Bungalow Fair 11 a.m. Sept. 30 at Town Hall Seattle, 1119 8th Ave. The author serves on the Board of Trustees of The Craftsman Farms Foundation and is editor of the foundation's newsletter.

Other lectures include: Lawrence Kreisman and Glenn Mason, with the publication debut of "The Arts and Crafts Movement in the Pacific Northwest" on Sept. 27; Judith Tankard on Gardens of the Arts and Crafts Movement on Sept. 29; and Bo Sullivan on Monks, Mosaics & Mission Mishmash on Sept. 30.

The fair features more than 50 exhibitors of antiques and new Arts and Crafts-inspired furniture, decorative arts, fine art and books. Tickets for the fair are \$8 to \$10; lectures, \$8 to \$20; [www.historicseattle.org](http://www.historicseattle.org) or 206-622-6952.

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**National Trust for Historic Preservation**

**Western Regional Office Newsletter**

**August 27, 2007**

**Old is the New Green**

**By Patrice Frey**

With estimates that buildings account for approximately 40% of the United State's carbon emissions, there is a pressing need to make our buildings more energy efficient. But does a building need to be new to leave a lighter environmental footprint, or can older buildings be green too? While it may seem improbable to many advocates of green building, the greenest building, in fact, is the one that is already built. The rehabilitation and adaptive use of older and historic buildings not only conserves building materials and embodied energy but avoids the adverse environmental impacts associated with their unwarranted destruction.

To help spread the word that historic preservation is sustainable development, this summer the National Trust will launch a web site dedicated to the issue of sustainability and preservation. This is part of the larger efforts to promote the public and environmental benefits of retaining and adapting existing buildings through the Trust's *Sustainability Initiative*. Through the *Sustainability Initiative*, the Trust is working closely with a coalition of national partners, including the American Institute of Architects, the Association for Preservation Technology International, the National Park Service, the General Services Administration, and the National Conference of State Historic Preservation Officers. This Coalition is collaborating with green building advocates such as the U.S. Green Building Council to increase recognition of preservation as a sustainable building practice both in green rating systems, and in the overall environmental equation.

For example, preserving rather than demolishing a 2000 square foot home keeps about 250,000 lbs of waste out of our landfills. Maintaining that same home rather than constructing a new home of similar size also keeps more than 50 metric tons of carbon out of the atmosphere – that's the same amount of carbon generated by driving the average vehicle 130,000 miles (assuming gas mileage of 25 miles per gallon).

Preservation and reuse also goes beyond just the impact of an individual building. Older homes are also often located in historic neighborhoods that are more central and densely populated as compared to most new

development that contributes to sprawl and an associated increase in greenhouse gas emissions. In addition to presenting the environmental benefits of building conservation, the web site will provide information specifically for homeowners and owners of other historic buildings. This material will focus on how to improve the energy efficiency of historic buildings - thereby increasing the environmental benefits associated with maintaining an existing building and reducing operational costs for historic buildings. Tips will include advice for curbing heat loss in homes, while maintaining defining historic characteristics, such as original wood windows.

The web site will also offer case studies on green rehabilitation projects, as well as information on training and conferences related to integrating green building practices and preservation. The Trust plans to launch a blog early in the fall to provide updates on sustainability-related research and legislative efforts, and will provide opportunities for readers to share stories about their green rehabilitation projects.

Check the Trust's main website at [www.nationaltrust.org](http://www.nationaltrust.org) for a link to the Sustainability Initiative, or contact Patrice Frey, Director of Sustainability Research, at [Patrice\\_Frey@nthp.org](mailto:Patrice_Frey@nthp.org) for more details.

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### **New online tool for "house genealogy"**

"Who once lived in my house?" It's a common question many historic homeowners ask. Traditional research through building records and other archives can often yield previous owners' names, but what about the more personal stories that really make history come to life? Now there is an online repository, [ThatsMyOldHouse.com](http://ThatsMyOldHouse.com), where such stories can be shared or searched. The founder of the site, Pamela Ravenwood, a former Executive Director of a local historical society in Arizona recognizes that people both want to share the information about the home they grew up and in turn, want to find out more about their current homes.

"Every old house has a story to tell," says Ravenwood. "What gives a home such great value is its history, and what I mean by history is not necessarily the age of the building but the stories that come with it. The reason most people like historic buildings isn't just because of its architecture. It's the knowing that another preceded you and lifetimes occurred within that home's walls. Our website was designed to collect those stories and memories."

The site is just a few months old, but already there are nearly 1800 entries and hundreds of registered users. Many of the homes on the site are houses that have been listed on the National Register, which makes the site a great resource for researchers. To guide users through the story-telling process of their house memories, there are twelve questions asked. Such questions include, what is your family name, what is your fondest memory of your old house, and what kind of work was your family involved with. There is also a place where one can upload historic photos.

Currently [ThatsMyOldHouse.com](http://ThatsMyOldHouse.com) is a free service. Ravenwood says it is her plan to expand the site to other countries as many of her visitors are from Australia and Europe. She has purchased the domain names for those countries and will look into opening up those sites within the next eighteen months.

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### **Historic Tacoma 2007 Old House Tour: Classic Craftsman Saturday, September 15, 10:00 am-5:00 pm**

Historic Tacoma has selected a Craftsman theme for its first Old House Tour. Seven Craftsman homes open their doors displaying a range of size and detailing that make this style a favorite in the Pacific Northwest. Each home showcases unique Craftsman design features from stained and leaded glass to stone fireplaces and rich wood paneling.

Historic Tacoma is dedicated to preservation through education, and will have a number of display boards explaining Craftsman appropriate kitchen and bath design, and information on some of the most prolific Craftsman builders in Tacoma. Learn about each individual house, and design choices made by current owners trying to recapture Craftsman charm. Also showcased are vendors who can help homeowners breathe new life into their Craftsman gem. Representatives from Rejuvenation (lighting and hardware), Ixia Tile (Arts and

Crafts themed tile), and Stories Inc., (reproduction textiles) will be on hand to discuss period appropriate details. Lawrence Kreisman will have copies of his newly published book, *The Arts and Crafts Movement in the Pacific Northwest*, available as well.

Tickets are \$15 and can be purchased now through the day of the tour at the following locations. *Ticket availability is limited.*

Dave's Meat & Produce  
1312 North I Street  
253-280-9999  
M-Sat 8am-7pm  
Sun 11am-6pm

King's Books  
218 St. Helens Avenue  
253-272-8801  
M-Sat 10am-7pm  
Sun 10am-6pm

Tickets can also be purchased in advance from Historic Tacoma, and will be mailed a week prior to the event. Mail checks to: Historic Tacoma, Craftsman House Tour, P.O. Box 7664, Tacoma, WA 98417. For more information, please visit: [www.historictacoma.net](http://www.historictacoma.net).

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### **Your role in the Mayor's Budget Process and the Comprehensive Plan**

Do you have a City of Seattle preservation issue, concern, or opportunity you feel has been overlooked and under-funded? Your opportunity to recommend changes is coming up soon. Visit [http://www.cityofseattle.gov/council/budget/2public\\_hearings.htm](http://www.cityofseattle.gov/council/budget/2public_hearings.htm) to learn more about how Mayor Nickels and the members of City Council approach, decide, and implement the city's funding mechanisms.

The Association of King County Historical Organizations (AKCHO) is taking advantage of this process to recommend that the City's Comprehensive Plan be amended to include more awareness of and sensitivity toward heritage issues. The Comprehensive Plan is the City's primary policy document that governs how the City will accommodate and respond to the challenges of growth and change over time. The Comprehensive Plan annual amendments cycle provides everyone an opportunity to propose amendments to the City's Comprehensive Plan to address changing conditions or to address emerging issues. In addition to amendments proposed by citizens and City departments, Councilmembers proposed additional amendments related to measures of sustainability, public safety, complete streets design principles and economic development.

Changes to the comp plan will only have meaning if funding is allocated to create the change. So AKCHO folks are rallying around the two-month process to review the budget to see if they are satisfied with how the proposed comp plan changes are (or are not) reflected in the budget.

Please consider this autumn's budget process your window of opportunity to find possible new funding sources for your heritage concerns. So that you can track how well AKCHO is succeeding, public review copies of proposed Comprehensive Plan Amendments will be available at the DPD Public Resource Center, Seattle Municipal Tower, Suite 2000, 700 Fifth Avenue.

The City Council will schedule a public hearing on these proposed amendments before the Urban Development and Planning Committee in late September. Direct any comments to: Councilmember Peter Steinbrueck, City Hall, 601 Fifth Avenue, Floor 2, P.O. Box 34025, Seattle, WA 98124-4025

For more information on the 2007 Comprehensive Plan amendment process, contact: Mark Troxel, Urban Planner (206) 615-1739, [compplan@seattle.gov](mailto:compplan@seattle.gov).

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**National Trust Forum Online**  
**August 27, 2007**  
**Tacoma's Stadium High School Rehabilitation**

Originally intended to be a hotel for the Northern Pacific Railroad and the Tacoma Land Company, construction for the main building, known as the castle, began in 1891. The project was abandoned in 1893 as funding dried up and fell victim to fire in 1898. The charred remains were acquired by the Tacoma School District, and Stadium High School opened its doors to its first class in 1906. Appropriately, the castle celebrated its centennial at its reopening in September 2006.

Sited on a hillside overlooking Commencement Bay, Stadium High School is a local treasure with tremendous historical significance to the City of Tacoma. Stadium High School and the adjacent Stadium Bowl have been the location for various documentaries, commercials, and a major film. The Bowl has also been host to numerous historic events, including speeches by two former presidents.

The challenge in renovating the 219,000 square foot castle was to provide modern amenities and functions in a building that was designed as a hotel more than a century ago. The design team exhaustively researched the building's history, and was able to replace elements long since lost including the old auditorium balcony and stage. The original windows were researched and new double-hung wood windows were designed to match the original 1906 configuration. Significant historical elements integral to the original design were identified and restored per historic requirements such as the 148 copper finials located on the roof.

With the support of the Historic Advisory Committee, the configuration, shape, and character of the single loaded corridors was maintained. Corridor windows align with classroom doors and pilasters in a distinct pattern. The tall corridor windows look onto the enclosed courtyard. Dark stained fir chair rails, picture rails, base, and window and door surrounds match original detailing characteristics. Reclaimed timbers were salvaged and crafted into bench seats in deep window sills along the first floor corridors, as well as into reception desk counter tops.

In addition to a complete seismic upgrade, the building complies with current mechanical, electrical, & ADA requirements. Modern amenities include sophisticated audio/visual equipment such as "smart board" technology, data/communication, security, and monitoring systems.

The goal of the project was to create a modern educational experience with its many life safety, programmatic, and technological requirements while celebrating the historic character of the building.

Stadium High School is programmed to accommodate a modified "school within a school" concept, where each building wing can function as an independent school or grade level. Glass studios, multimedia, photography, science labs, and medical tech classrooms are but a few of the specialized, shared program spaces. A new 82,000 square foot performing arts center across the plaza from the castle houses a 456-seat theatre, gymnasiums, band, choir, orchestra, drafting, and a dance studio. A glazed galleria corridor affords views of the castle and, from the exterior, reflects the castle. A new parking structure located adjacent to the performing arts center provides much needed additional parking for this small urban site. There are four tennis courts on the garage rooftop overlooking the bowl and the bay. A crescent shaped promenade connects the castle and performing arts center to the garage and city streets, and affords the possibility of using the first floor of the open garage as a multi-use gathering space during special events.

The Centennial Restoration of Stadium High School is a tribute to the stewardship shown by the citizens of Tacoma and the leadership of Tacoma Public Schools in promoting a sustainable community through the preservation of our architectural heritage while providing a modern learning environment for our students, staff and the citizens of Tacoma. The recent completion of Stadium High School marked the end of a Six year effort to rehabilitate the building, Its first major renovation, with the goal of preserving the buildings unique historic character while providing a modern educational environment The building is listed as a pivotal structure in the Stadium-Seminary National Historic District and is also listed on the Tacoma Register of Historic Places. Stadium High School originally opened in 1906 as a center for education and as the symbol of civic pride.

The Chateausque structure however dates back to 1890 when work began on a grand tourist hotel, the Olympian, gateway to the Orient and Alaska. Work stopped on the project in 1893 and a fire gutted the structure in 1898. The Northern Pacific Railways began removing materials in 1902 for new train stations in Idaho and Montana. Tacoma stopped demolition and acquired the ruins in 1904 and asked the architect Frederick Heath to convert the hotel into a modern high school. The "Brown Castle" has served over 40,000 students in its life including two former State Governors.

Over the years the building has received numerous remodels and additions, the largest of which occurred in the late 1950's. However the building had never received a major upgrade of the building's structural, mechanical or electrical systems and the beauty of the building's original interior had been severely marred over the years.

The design team was tasked with the renovation of the castle, the design of a 78,000 square foot performing arts and athletics addition and site improvements including structured parking. The design team worked closely with the community, staff and alumni to adapt the facility program from a recently completed new high school across town, serving the needs of 1,800 students, a staff of 120 as well as after school and community events. The construction budget for the project was \$75 million, with a total cost of \$105 million.

The goal was to provide an environment suitable for academic, social and physical development of the students and to enhance the staff's instructional capability. A facility that would promote a sustainable community through the preservation of our past, a school that would be easily recognizable by the alumni that supports this unique school environment and a facility that would serve the public for the next 50 years.

Additional design concepts included:

1. Upgrading the building's life safety and environmental systems
2. The preservation of historic view and appearance of the castle;
3. Improvements to the buildings internal circulation system to improve exiting and to allow for full accessibility from one side of the building to the other and vertically with the installation of buildings first elevators.
4. Reuse of salvaged materials within the renovation, such as resawn timbers.

Preservation goals included:

1. Restoration of the building's exterior, including reinstallation of arched windows, lost in the 1950's;
2. Preservation of the historic corridor system
3. Grouping of central school functions within the central tower at the heart of the school;
4. The use of natural light, efficient heating systems, green roofs and natural ventilation;
5. Retention and restoration of the remaining features of the original auditorium.

Constraints included:

1. Limited site availability, 12 acre site, 50% of which is covered by steep slopes and the stadium field;
2. Seismically reinforcing the six story unreinforced masonry building (11 stories including the boiler room and attic levels);
3. The existing location of underground facilities such as the swimming pool and commons (former gym);
4. The buildings prominence as a regional landmark and its listing within a national historic district required a design approach that was sensitive to its site, context, program and the special needs of its alumni and community.

With the completion of the project, Stadium High celebrated its centennial with an unofficial Guinness world record for a high school alumni reunion in September of 2006.

Owner: Tacoma Public Schools

Project Manager: Turner Construction Company

Design Team:

Architect of Record: krei architecture(formally Merritt + Pardini Architects) (*The firm closed following the completion of the project in 2006*)

Project Manager: Paul Popovich AIA

Preservation Architect: Jeffrey J. Ryan, AIA

Associate Architect: Bassetti Architects

Structural: Magnusson Klemencic Associates

Mechanical: Notkin Engineering, Inc.

Electrical: Travis Fitzmaurice & Associates

Civil: AHBL

Landscape: The Berger Partnership

Theatre: Ward Design Group Inc.

Construction GC/CM: Skanska USA Building Inc.

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### **New Heritage CD Available from the Washington Trust for Historic Preservation**

A new multimedia CD from the Washington Trust for Historic Preservation includes maps and downloadable tours of Washington state as well as an array of interactive features to enhance the experience of sightseers and engage armchair travelers. The Washington Trust was awarded a \$200,000 Federal Transportation Enhancement grant in 2006 to update the 1941 Works Progress Administration (WPA)–era guidebook *Washington: A Guide to the Evergreen State*. The Washington State Historical Society holds the copyright to the original volume and still had the original photographs and artwork, all of which were scanned to include in the updated version.

Washington Trust staff and the project consultants, Artifacts Consulting Inc. of Tacoma, Wash., conducted new field and archival research and located private collections of artwork, photographs, and ephemera to include. RustyGeorgeCreative, also of Tacoma, handled the technical production, which masterfully combines old and new content, and created the inviting graphic design, evoking 1940s car travel, for the CD, packaging, publicity postcard, and related website.

In July 2007 the Washington Trust released the multimedia CD *Revisiting Washington: A Guide to the Evergreen State*, offering nine travel itineraries that feature 20 main driving tours and several spur tours, all of which can be printed out and taken on the road. “We see the CD as a fun and engaging tool to promote heritage tourism throughout the state,” says Jennifer Meisner, Washington Trust executive director. Those who want to take “virtual tours” instead, or in addition, can make use of the CD’s interactive features.

Clicking on place names on each tour map pulls up text and photos from the original book plus pop-up windows with updated information. A scrapbook section offers lots more: historic postcards, ephemera such as fruit box labels from the Yakima Valley and salmon can labels from the Pacific Northwest, clips of old radio and television programs. A planning section includes downloadable GPS coordinates for wayfinding.

The Washington Trust and Washington State Office of Tourism are distributing the CD for free at sites around the state, including historical museums, state parks, and visitor centers. A website—[www.Revisiting-Washington.org](http://www.Revisiting-Washington.org)—has just been launched and is continuing to be developed. Currently users can download a complete copy and also add their own travel experiences to a blog section.

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### **Getty Grants**

The Getty Foundation is now providing application instructions and forms for its 2008-2009 grant programs, including Getty Research Grants for Scholars (due November 1), Graduate Internships at the Getty (due December 15), and Architectural Conservation Grants and Campus Heritage Grants (due April 10). For details on these and other programs, go to [www.getty.edu/grants](http://www.getty.edu/grants).

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### **Rainier Club/FUMC new building**

The Director of Seattle's Department of Planning and Development (DPD) is convening the Design Review Board for a second recommendation regarding a proposed commercial development at the Rainier Club, 811 Fifth Avenue. The original club building was designated as a City landmark in 1987 and its lot adjoins the First United Methodist Church (FUMC) recently rescued from demolition by local developer Nitze-Stagen who is under contract to purchase the church. The proposal is to construct a 41-story office building with underground parking for 290 vehicles including an addition to the Rainier Club which will join to its fourth floor fitness center. Early design guidance in 2003 and 2004 was established for this proposal under MUP #2200399, but that proposal included demolition of FUMC and must now be changed. Interested parties can track this proposal on the DPD website under Project #3007582. The existing club and adjacent church are proposed to remain on site.

No application has been submitted as yet for the 4,500 square foot, four-floor addition to the Rainier Club building. Preliminary design concepts were reviewed at the August 31 meeting of the Architectural Review Committee (ARC) of the Landmarks Preservation Board. The NBBJ architects designing the addition attempted to avoid visual competition with the club and the proposed office tower. The club, the church and the office tower all have a need for more on-site parking which is proposed to be accommodated with an underground garage beneath the club's parking court. The amount of seismic retrofit which will be necessary for the church and the club is still being evaluated. Some trees will need to be removed and replaced. The ARC found the conceptual addition proposal respectful of the historic site, but cannot take action on the proposal until the SEPA environmental review issues have been resolved.

Nitze-Stagen President Kevin Daniels reported that they are in the process of conceptual design for the office tower, working with the Rainier Club architects from NBBJ on meeting some of their needs for expansion, and preparing for their presentations to the Design Review Board and later the Landmarks Preservation Board. In addition, they are completing their structural analysis of the FUMC sanctuary and looking at various solutions. They will shortly begin work on cleaning the church building and identifying any areas of concern on the exterior walls. DPD Case Planner Michael Dorcy will be present at the Design Review Board meeting scheduled for Tuesday, September 11 at 7:00 p.m. in Room L280 of Seattle Municipal Tower, 601 Fifth Avenue. Comments from the public are welcome at this meeting.

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### **Seattle Weekly**

**August 29, 2007**

### **Letter to the Editor**

Dear Editor: Since the city released its list of downtown properties eligible for nominations as Seattle landmarks, I've read two editorials in the *Seattle Times* against historic preservation and now your "story" ["Landmark Theatrics," Aug. 15], which is anti-preservationist.

The absurd angle in this article is that City Council member Peter Steinbrueck is using the historic preservation platform to get elected to higher office. When has anyone ever gotten elected or even run for office by coming out in favor of preserving old buildings in this city? The sad truth is, most people don't care about historic preservation around here and continue to vote for elected officials and propositions and initiatives that favor more growth and development. What your story fails to mention is how many buildings are demolished every

year in this city, or how many have been demolished in the last 10 years, 20 years, 30 years? Hundreds? Thousands?

If people are buying buildings with the intention of destroying them so they can make even more money by building something bigger, I don't feel at all sorry for them if the city puts a stop to it. Greedy developers and property owners have made Seattle an overcrowded, more expensive, and ugly place to live.

Monte Wright  
Seattle

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### **Historic Tacoma's Public Policy Initiatives**

At the August 14 meeting of the Economic Development Committee of City Council, Historic Preservation Officer (HPO) Reuben McKnight reviewed recent updates to south side historic resource inventories and recommended updating of city-wide inventories conducted in 1979-81. To support that recommendation, Historic Tacoma presented analysis of 2004-06 demolition permitting in the city. We found:

- 1) A steadily increasing number of demolition permits were issued each year, reflecting economic activity and site redevelopment.
- 2) Significant structures, as well as good examples of vernacular architecture, the core of our neighborhoods, have been lost. Among the 200 structures for which we could identify construction dates, 137 were constructed 1880-1929 and 57 were constructed in 1930-49.
- 3) Because inventories are out-of-date and incomplete, we don't know what we're losing until it is already gone.
- 4) State building officials estimate that 40-60% of land fill is demolition debris.

Our recommendations included:

- Conduct historic resource inventories/asset mapping in areas targeted by HPO.
- Consider more incentives for adaptive re-use of structures and re-use of building materials.
- Continue collaboration with public agencies to better manage public surplus historic properties.
- Study and consider adding a Demolition Review Ordinance to city code.

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### **North Seattle Herald-Outlook August 29, 2007 Letters to the Editor Clarification on Waldo Story**

Thank you for the front page story you ran on Waldo Hospital in Maple Leaf. I'm one of the volunteers who have worked so diligently over the past year to save this property, and really appreciate the article. It helps to keep this in the public eye. Please convey my thanks to Alisa Furoyama. Overall, I find the article to be objective and well written; however, there are a few minor corrections I would like to mention in passing.

First, we have to date some 2,000 signatures. We had approximately 1,400 by the time of the landmark hearing in June.

Which brings me to the next point. That 'infamous' hearing was June 20, not July 20. And it is worth pointing out that the first the Maple Leaf Community Council knew that the property was up for sale was in July 2006 when it was announced in the Puget Sound Business Journal.

I, in turn, learned from a member of the council. Campfire never contacted the community to ask if we knew of a buyer who would save Waldo. Ever since, we have been trying to save this historic property.

Respectfully,  
Marjorie Rhodes, Seattle

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### **City staff directory online**

Have you ever spoken to a City of Seattle employee and later forgot their name or department when you needed to contact that person again? You can now search for staff members online by viewing <http://www.seattle.gov/directory/>. You don't even need to know the person's whole name. This is an excellent way to discover the contact information for the Department of Planning and Development case planners who are assigned to any land use case you are tracking for historic preservation purposes.

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### **Seattle's Public Development Authorities**

Historic Seattle is a PDA. Public Development Authorities (PDAs) are unique, independent entities of Seattle government, which are legally separate from the City. This allows accomplishment of public purpose activities without assuming them into the regular functions of City government. Each PDA is governed by a volunteer council, commonly called a governing board, which sets policies and oversees activities and staff. Thus, the success or failure of a public corporation is dependent on its council's abilities.

State and federal law require PDA contracts to contain language to the effect that liabilities incurred by the corporation must be satisfied exclusively from their own assets, and that no creditor or other person shall have a right of action against the City due to any debts, obligations, or liabilities of the public corporation.

There are currently eight PDAs in Seattle:

Burke Gilman Place PDA  
Capitol Hill Housing Improvement Program  
Historic Seattle PDA  
Museum Development Authority  
Pacific Hospital PDA  
Pike Place Market PDA  
Seattle Chinatown/International District PDA  
Seattle Indian Services Commission

The first PDA was chartered in 1972. PDAs have flexibility to get community projects done.

- They provide efficient services with streamlined procedures.
- They allow direct community participation in their projects.
- They have flexibility under State law to administer federal funds.
- They can combine public taxes and private donations.
- They may qualify for tax-exempt borrowing rates.

PDAs have a big impact:

- They have more than \$192 million in assets.
- They have built 13 new buildings.
- They have remodeled 52 buildings.
- They own and manage more than 1,287 housing units (mostly low-income), health clinics, community space, commercial and office space, and parking garages.

PDAs are virtually all self-sufficient.

- PDAs require no City funding from the General Fund. They are typically funded by other public and/or private sources.
- As public agencies, PDAs' revenues and expenses are developed with their budget in a public process.
- The City has never needed to make a bond payment for a PDA.

PDAs rely heavily on volunteers.

- Volunteers provide the PDAs with management and design expertise worth thousands of dollars.
- PDAs have many volunteer groups who help them achieve their public purposes.

Contact the Department of Finance Public Development Authority Coordinator at (206) 233-0031 for more information and assistance with City PDAs.

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**From the AIA Issue Brief on Historic Preservation Tax Credits**

What America Thinks: A nationwide poll of voters (1,000 sample, margin of error +/- 3.1%) conducted December 16-22, 2004, by two respected national pollsters—The Tarrance Group, a Republican firm, and Lake Snell and Perry, a Democratic firm—indicated that historic preservation is a salient issue among the national electorate. Based on a 0–10 scale of issue importance, loss of historic buildings and neighborhoods is a “hot button” issue with 21 percent of voters (those rating it a “10” on the 0–10 scale). Overall, 55 percent rated the issue at least a 7 on the scale of importance. On another question in the poll related to this issue, two-thirds of the voters surveyed (67 percent) said they agreed with the statement, “Historic buildings should be preserved even if it means giving their owners additional tax breaks.”

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**Guidelines for Historic Bridge Rehabilitation and Replacement, 2007**

A federal government technical report prepared by Lichtenstein Consulting Engineers, Inc., Paramus, NJ.; Parsons Brinckerhoff Quade and Douglas, Inc., New York, for the Transportation Research Board, Washington, DC. National Cooperative Highway Research Program., American Association of State Highway and Transportation Officials, Washington, DC.

This report presents a literature search, findings of a survey on the current state of historic bridge rehabilitation or replacement decision making by state and local transportation agencies, and nationally applicable decision-making guidelines for historic bridges. The guidelines are intended to be used as the protocol for defining when rehabilitation of historic bridges can be considered prudent and feasible and when it is not based on engineering and environmental data and judgments. The guidelines include identification of various approaches to bringing historic bridges into conformance with current design and safety guidelines/standards, and the effect or implications of remedial action on historical significance. There are currently no such nationally applicable decision-making guidelines, but there are a variety of state and local processes and policies for managing historic bridges. Effective practices for the various processes inform the nationally applicable guidelines. The guidelines are in narrative and matrix format.

The report is 57 pages and costs \$14.00. It can be ordered from the National Technical Information Service at: <http://www.ntis.gov/search/product.asp?ABBR=PB2007107475&starDB=GRAHIST>.

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**SEPA Environmental Review Thresholds Proposed for Increase**  
 Seattle's Department of Planning and Development (DPD) is proposing to amend the Seattle Municipal Code to update environmental review thresholds for new construction, expressed as categorical exemptions in Seattle's SEPA (State

Environmental Policy Act) Ordinance. Generally, SEPA thresholds are based on the number of residential dwelling units or the amount of non-residential floor area proposed within a structure. These thresholds have not been updated in over 20 years.

The proposal would raise thresholds for environmental review of development within urban centers, light rail station areas and urban villages. These areas are where infill growth is encouraged to promote compact, walkable and vibrant neighborhoods. The new thresholds will reduce delays in permitting for new housing and small businesses, and will help the city meet its growth management goals. The existing and proposed thresholds are shown in the charts below. Other regulations will continue to provide environmental protections, such as design review (design review thresholds would remain the same as they are today), drainage and grading codes, environmentally critical area regulations, and noise and building codes.

These codes have improved significantly over the past 20 years since the environmental review thresholds were set. Also, *the proposal maintains the current process for review of potential historic landmarks*. DPD anticipates that the City Council's Urban Development and Planning committee will begin consideration of this proposal this fall. The Council process will include a public hearing to take comments on the proposal. For further information, visit the SEPA Environmental Review website at: [www.seattle.gov/dpd/Planning/SEPA](http://www.seattle.gov/dpd/Planning/SEPA). For more information, please contact: Gordon Clowers, DPD Planner, [gordon.clowers@seattle.gov](mailto:gordon.clowers@seattle.gov), (206) 684-8375

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**Livable South Downtown Update**

Seattle's Department of Planning and Development (DPD) has made substantial progress in preparing a Draft Environmental Impact Statement (EIS) for the Livable South Downtown planning effort, which encompasses Pioneer Square, Chinatown/ID and the stadium area vicinity extending down to First Avenue S and S.Holgate Street. This EIS will disclose the range of impacts that may be expected to occur as a consequence of alternative land use and zoning changes being considered for the area.

Zones	Existing Thresholds	Proposed Thresholds		
		Outside of Urban Villages & Centers	Within Urban Villages	Within Urban Centers and SAOD*
Single Family, RSL	4	4	4	4
LDT	4	6	6	6
Lowrise 1, 2, 3 & 4	4, 6, 8	10	20	30
Neighborhood Commercial 1, 2 & 3	4			
Commercial 1 & 2	4			
Midrise, Highrise, Seattle Mixed	20	20	30	30
Downtown Zones	20	NA	80	80
Industrial	4	4	4	4

*Notes: RSL = Residential Small Lot. LDT = Lowrise Duplex Triplex. "Lowrise" refers to multifamily zones. \*Thresholds for all zones in designated light rail station area overlay districts ("SAOD") would be the same as for Urban Centers.*

  

Zones	Existing Thresholds	Proposed Thresholds		
		Outside of Urban Villages & Centers	Within Urban Villages	Within Urban Centers and SAOD*
Neighborhood Commercial 1	4,000	8,000	12,000	12,000
Neighborhood Commercial 2 & 3	4,000	12,000	12,000	12,000
Downtown Zones	4,000	NA	12,000	12,000
Midrise, Highrise	4,000	12,000	12,000	12,000

*\*SAOD = Station Area Overlay Districts*

Livable South Downtown planning and public engagement efforts have taken place throughout 2005 and 2006, and included extensive discussion on a wide range of issues with an advisory group representing the diverse residential and commercial interests in the area. Key issues to be addressed in the EIS include transportation, business and economic impacts, and height, bulk and scale, all of which have been the subject of extensive study and analysis.

Release of the Draft Environmental Impact Study is anticipated in September 2007. There will be a 30-day public comment period, during which time a public meeting will also be scheduled. The Final EIS is scheduled to be completed in early 2008. Please stay posted through the project website for other opportunities for public comment planned within the anticipated project schedule:

- September 2007: Draft EIS published
- January 2008: Final EIS published
- Second Quarter 2008: Land Use Recommendations (for non-industrially zoned areas)

Public Benefits/Development Incentives - DPD is working with the Office of Housing to develop an incentive zoning program that would apply to several areas of the city, including South Downtown. The program would require developers to provide public benefits when projects take advantage of bonus development capacity per City Council Resolution 30939. That resolution can be viewed online at the Seattle City Clerk website at <http://clerk.ci.seattle.wa.us/>. A draft proposal for the program will be prepared for Council consideration late this year. Future public meetings will be scheduled to address this important topic.

Industrial Lands - A portion of the Livable South Downtown study area is located within the Greater Duwamish Manufacturing and Industrial Center. The Mayor's land use recommendations for all industrial areas within the City will be submitted for Council consideration in August 2007. Information about that effort can be found at [www.seattle.gov/dpd/Planning/IndustrialLands/Overview](http://www.seattle.gov/dpd/Planning/IndustrialLands/Overview).

Economic Analysis - The Chinatown/ID/Little Saigon economic study has been completed and is now posted on the Livable South Downtown website at:

[www.seattle.gov/DPD/Planning/South\\_Downtown/Planning\\_Study/index.htm](http://www.seattle.gov/DPD/Planning/South_Downtown/Planning_Study/index.htm).

For more information, please contact: Susan McLain, DPD Planner (206) 684-0432, [susan.mclain@seattle.gov](mailto:susan.mclain@seattle.gov).

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### **Morgan Junction Neighborhood Design Guidelines**

Neighborhood design guidelines proposed for the Morgan Junction neighborhood were signed by the Mayor Nickels on Aug. 3, 2007, and will become effective Sept. 2, 2007. These guidelines have been developed by the community and will apply to development within the Morgan Junction neighborhood. Together with the Citywide Design Guidelines, the proposed neighborhood-specific guidelines would form the basis for design review within the Morgan Junction neighborhood.

The proposal carries out key implementation strategies from the Morgan Junction Neighborhood Plan.

Download the guidelines on DPD's Design Review Program website at

[www.seattle.gov/dpd/Publications/Design\\_Review\\_Guidelines](http://www.seattle.gov/dpd/Publications/Design_Review_Guidelines). For questions about the guidelines, contact:

John Skelton, DPD Land Use Policy Manager (206) 233-3883, [john.skelton@seattle.gov](mailto:john.skelton@seattle.gov)

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### **Crosscut online magazine**

**August 31, 2007**

**Barn Again!**

**By Knute Berger**

The King County Council held a historic preservation "town hall" event earlier this week in the unlikely setting of the new, modernist city hall of one of the county's youngest cities: Sammamish. (Eight years old this month). Sammamish is a city plunked into the middle of the once-rural Sammamish Plateau outside and above Issaquah. This was a place my family used to visit on Sunday drives in the country. Now it is a full-fledged city with wide roads, a sprawling business district, and massive housing developments.

Major road projects have been undertaken to make getting on and off the Plateau easier, but the traffic jams are still lousy. It took us more than an hour to get to the town hall due to eastbound Highway 520 rush-hour gridlock that started at Microsoft and lasted well east onto Highway 202 — the Redmond-Fall City Road. Before the Sahalee turn-off to Sammamish, the highway passes through a once-agricultural stretch of Redmond called Happy Valley, which, frankly, doesn't look so happy anymore, as the road-widening seems to be gobbling it up. This raises the obvious question: Is there anything here historic enough to preserve? The suburbs seem anti-historic because of the scale and newness of change: all malls and post-war subdivisions — or even post-dot-com-bust.

But the burbs aren't blank slates. Suburban landscapes are actually filled with human heritage: old farms, railroad towns, scenic roadways, neighborhoods that are modernist middens of mid-century architecture, onetime artists colonies and resorts, turn-of-the-century power plants, assorted Grange, Masonic, and Odd Fellows halls, and Native-American archaeological sites. They are up against the urban/rural lines that manage growth by funneling it into designated cities, including new ones like Sammamish, to keep the rural country intact. This is where the rubber meets the road, historic preservation-wise. Can the tide of sprawl be managed so that we can have our history and our burgeoning planned communities?

Despite the scale and rapidity of change, or maybe because of it, people in King County are stirred up about historic preservation. The meeting was standing-room-only, packed with preservationists ranging from farmers wanting county funds to save their barns to people hoping to save maritime treasures — or white elephants like the landmark sailing schooner Wawona, which Seattle has threatened to evict from South Lake Union, or the art-deco ferry Kalakala, which lives in exile from the city that made it famous.

While Seattle frets about architectural significance of potential landmarks — some consider having their buildings nominated for landmark status as akin to getting the plague — many preservationists outside the city seem thrilled with the prospect of historic preservation and renovation. While there might be fewer grand buildings to save in the burbs, many worthy structures come with a countryside that is beautiful, still productive (berry farms, flower growers, wineries), and, if managed properly, can be an irresistible lure to tourists looking for postcard experiences. County preservation is, therefore, linked to other programs that focus on preserving the larger context, such as agriculture, open space, and heritage tourism.

Thus, we heard about "Barn Again," which is a national, state, and now county effort to save old barns. It's safe to say that old barns are a popular fetish. When I edited Washington magazine back in the 1980s, I learned that readers had an endless appetite for "barn porn." Whether a dilapidated, weathered beast collapsing into blackberries like a woolly mammoth in a tar pit or a brightly painted red lunch-box classic with a thermos-like silo by its side, the lust for iconic barn photos is unquenchable.

King County's program offers barn owners grants, low-interest loans, and tax incentives to fix up their barns. They have \$75,000 in the pot for the first round of barn grants this year. They received 34 applications totaling more than \$508,485 in requests. Combined with matching funds and donations the applicants would kick in, it adds up to more than \$900,000 worth of barn-saving. The King County Landmarks Commission has approved 11 of those requests.

That's just the tip of the silo. Such unmet demand will build pressure for the county to beef up the Barn Again budget. And Julie Koler, the county's historic preservation officer, informed the town hall's attendees that barns aren't the only endangered farm legacy in the county. "Chicken houses are the new barns," she announced as she showed slides of these wonderful structures left over from the Ma and Pa Kettle years, when Western Washington was thick with chicken ranches. (Read Betty MacDonald's classic *The Egg and I*.)

It seems ironic that some Seattle business people are complaining that historic preservation is a property-rights "taking" at the same time many rural property owners, who have at times considered seceding from the county over property rights, are begging for the benefits of government-funded preservation programs.

One reason is that many rural developers have learned that there's gold in historic preservation and restoration. Seattle learned that with Pioneer Square, but it often gets lost in the go-go real estate market and the urbanist reshuffling of the city. Pioneer Square nostalgia is even seen as kind of tacky, as in the Underground Tour. But for some of King County's smaller communities, it's seen as an old-fashioned life-saver.

Snoqualmie's downtown is one example of a revitalized community with a lovely rail station, old trains, and train rides to the famous falls. Another rail town with enormous potential is Skykomish, way out on Highway 2 on the way to Stevens Pass. Yes, it's in King County, but you have to go through Snohomish County and almost all the way to Chelan County to get there by car. The old downtown is on the National Register of Historic Places, and the whole place is undergoing a massive environmental cleanup. When it's done, Skykomish has the potential to be the new Port Townsend, albeit with a wilderness setting. It would make a great rail-trip getaway (Amtrak's Empire Builder runs through there) and a charming base camp for exploring the North Cascades.

Such restorations aren't easy, and sometimes communities have to make several tries to get it right. David Cook, a North Bend City Council member and real-estate agent, told the story of that city's experiment with trying to beef up tourist appeal. Before Interstate 90 bypassed it, and before the Twin Peaks-inspired tourism boomlet of the early 1990s, North Bend was the place for an apres-ski hamburger after a day at Snoqualmie Pass. In the 1970s, after traffic was rerouted around the town, there was an ill-advised attempt to copy Leavenworth's success with an ethnic makeover. Business owners slapped faux-Bavarian facades on their buildings to amp up the alpine feel. The problem, Cook said, was that there was no follow-through on the cultural side — no Oktoberfest, for example. He showed a picture of a Chinese restaurant in a fake chalet. Worse, low-lying North Bend has no scenic snow.

Cook is working with the county to restore that Chinese chalet to its pre-Bavarian makeover state, because underneath it there's a lovely little early-20th-century building that will help restore the original feel of North Bend. The downside, joked King County Council member Julia Patterson, is that now "people in North Bend can no longer get Kung Pao wiener schnitzel."

Julie Koler ran through a list of examples of concerns the county has. They include the destruction of Shoreline's modern ranch houses, Kirkland's bungalows, and hanging on to Bellevue's Hilltop neighborhood of mid-century modern gems. She says Seattle's rate of "teardowns" is also of "crisis proportions." (Despite that "crisis," the County Council members who attended the town hall — Reagan Dunn, Julia Patterson, Kathy Lambert, Peter Von Riechbauer, and Dow Constantine — mostly represent districts outside Seattle, though Constantine represents part of the city.)

Restoring Des Moines Memorial Drive is another project — a tree-lined scenic roadway originally built to honor those who fought in World War I by reminding veterans of the French roads they marched along "over there." So is saving the historic Snoqualmie Power Plant, which was on the Washington Trust for Historic Preservation's "most endangered" list in 2005. (Here's the 2007 list.)

In addition to the history we see, there's also the history we don't. Leon Leeds, professor of anthropology at Bellevue Community College, reminded the town hall attendees that King County holds major archaeological "resources" underground. If you date our "historical era" from Capt. George Vancouver's first survey of Puget Sound in the late-18th century, Leeds reminds us, the 200 some years since encompass less than 2 percent of human history in the region. With all the digging that comes with development, we could uncover the next Kennewick Man, he said. Would that be Kent Man?

He reminded us that there are three major reasons to pay attention to possible archaeological sites. First, it's a good idea. Second, it's the law. And lastly, it can be ungodly expensive if you screw up. After the Washington State Department of Transportation undertook a hasty review of a drydock site near Port Angeles a few years ago, it found itself digging into the remains of an ancient Indian village and burial ground. WSDOT had to give up the project. The blunder cost them (us) \$55 million, which, Leeds said, was a "high price to pay for a rare halibut hook of polished stone," one of the rare finds at the site.

One shudders to think how many barns and chicken houses King County could have been saved with a fraction of that.

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### **Proposed Landmark Demolition in Georgetown**

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. KPFF found the 1902 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 or if the building can be required to be preserved.

Sabey staff and their structural engineers provided a presentation to the ARC on August 31 to address specific concerns of the committee members. The west wall of the Stock House is the façade of the building and faces Airport Way. It is 60 feet high and its brick masonry is unstable—about 50% of the wall is no longer weight bearing. The brick wall is constructed in layers with a mixture of solid and hollow bricks which were low-fired and of poor quality. Sabey's structural engineers found that preserving the wall would require steel bracing which would extend out into Airport Way and temporarily close off the two northbound lanes. Additionally, the soil beneath the Stock House would need to be remediated.

If the Stock House were allowed to be demolished due to its instability, any new replacement structure would likely mimic the existing building, and as much of the original brick as possible would be re-used. Such a new building would be set back ten feet from the sidewalk to differentiate it from the original surrounding structures of the old brewery complex. DPD permits and the SEPA requirements are now being reviewed by Sabey attorneys and DPD staff. Although the Stock House has emergency life/safety issues, the project will not be fast tracked with the permitting process. ARC asked that the rebuild option be presented to them for review along with costs, and also a sequence of operations for the demolition option.

The range of options for this site include selective demolition and reuse with façade preservation, substantial demolition and reuse, and demolition with reconstruction.

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### **Seattle Post-Intelligencer**

**August 27, 2007**

**On Architecture: A journey through city spaces that create a sense of joy**

**By Lawrence Cheek**

Can buildings make us happy? Oddly, it's easier to come up with architecture-induced unhappiness -- a selfish neighbor throws up a McMansion that blots out everyone else's view, a brutal new parking garage bullies an intimately scaled neighborhood. But why shouldn't good design make the endorphins roll?

Alain de Botton, a Swiss-English writer with a remarkable gift for popularizing tweedy topics (among his titles: "How Proust Can Change Your Life") argues that it can and it does. His 2006 book, "The Architecture of Happiness" (Pantheon, \$25) is a groundbreaking romp through the psychology of architecture: how we perceive the built environment on many different levels, and how it affects us. As if that weren't enough, he fearlessly tackles the bottom-line question: What is beauty?

He has been criticized as a charming dilettante (by architects, mostly), but the view here is that de Botton has written the most important book on architecture in years. When we begin to understand why certain buildings and neighborhoods give us pleasure -- or its opposite -- then we're in a better position to demand quality.

There's a catch: As de Botton readily admits, architecture cannot reliably make us feel good or do virtuous things. If one's heart is sagging with grief, the most beautiful church or synagogue may offer no more relief than a forest or an alley. The emotional effects of any environment are relative, variable and unpredictable.

Given this, it's tough to argue that beauty should be the top priority for every building. If there's limited money available for a homeless shelter, then keeping the maximum number of people warm and dry is a more immediate goal than helping them to feel good about themselves.

The trouble is that the utility-above-all argument can be, and so often is, stretched to include all manner of buildings: homes, schools, offices, Costcos, even churches. When we care only about enclosing the most square feet for the fewest dollars, we get dumb, numb, or even oppressive architecture. Quality of space, in most cases, deserves to be balanced with the functional demands of quantity.

With that in mind, let's look at examples of not-so-famous local buildings that might promote a bit of happiness, and figure out how they work.

Picnic shelter - We want buildings to communicate, de Botton says, "to speak to us of whatever we find important and need to be reminded of." The community picnic shelter in Issaquah's new Talus development murmurs of "home" through its thoroughly traditional four-sided gables and Craftsman detailing. But it also shouts "Strength!" with its fully exposed post-and-beam structure. We can see how it's put together, and sense that it's even stronger than it needs to be (no fewer than 32 6-inch posts hold up the roof). We're cheered by the sensations of security. The unpainted fir and cedar gathers the organic beauty of the surrounding forest into the shelter; it seems a perfectly balanced intersection of nature and civilization. If Talus' homes used the bravely simple vocabulary of this shelter, it would be the region's most eloquent neighborhood.

Fire Station No.6 - Frequently buildings speak of the past or the future, promoting pleasant nostalgia or hope. Seattle Fire Station No. 6 at 101 23rd Ave. S., an essay in the Moderne style, manages both. When it opened in 1931, the dramatic lightning-bolt ornaments would have sparked enthusiasm for the burgeoning miracles of electric power. Today, it serves as a charming reminder of the technological naivete of that era -- and maybe an American optimism that couldn't be extinguished by the Depression. Of course we can read too much into a historic building, imagining a meaning that its architect never intended. But fabricating that interpretation is one of the joys of architecture.

Dose Terrace stairs - "Much of who we are, or could be, has gone unexplored," de Botton observes. Metaphorically, architecture can suggest that we conduct deeper explorations. A fine example is the public stairway from Lake Washington Boulevard to South Dose Terrace. Instead of plopping itself straight onto the boulevard, the stairway splits into two channels, ensuring that as we approach, we can't see exactly where the steps lead or how high they rise. They disappear into the hillside foliage, a modest tickle of mystery. The scroll-like concrete baluster and rotunda are a little clumsy, but who cares? This isn't a palace entrance. It's a public amenity that's better than it has to be.

Wallingford bungalows - Architecture is a balancing act between order and surprise, between rhythm and randomness. As a European, de Botton perhaps sides more with order than an American might, praising the classic coherence of the best Parisian streets. Their geometry "represents a victory over nature, (which) is opposed to the order we rely on to survive." In Seattle, Wallingford's bungalows greet the street with a coherence of mood, purpose, scale and form, reassuring us that there is indeed order in civilization. But there are enough idiosyncrasies in color, texture, style and detail to make walking the neighborhoods an endlessly rewarding experience. Modern suburban developments filter out those idiosyncrasies, which is why they deliver little architectural cheer.

Parrington Hall - Buildings can express moods as palpably as people. They can be intimidating or neighborly, tense or serene, composed or confused. Sometimes one small detail is enough to communicate a mood -- for better or worse. At Parrington Hall, originally built in 1902 as the UW's first science building, the aloof and haughty Romanesque/chateausque/medieval posture (it's a mess, stylistically) is softened by rounded bricks wherever the wall turns a corner for a window implant. It's a welcoming gesture, a friendly wave that offsets the building's feudal-manor chill.

UW Club - "We feel moved by edifices that compensate for our inadequacies," de Botton says. Obvious examples are cathedrals and classical courthouses, both of which appear to wear moral authority of a considerably higher order than the average Joe. Bridges compensate for our inability to fly. But it can be subtler.

The University of Washington Club, designed in 1960 by Victor Steinbrueck and Paul Hayden Kirk, sets itself up as a standard of purity and rationalism -- an intriguing retort to the romantic Collegiate Gothic of the old campus. It's a beautiful little building -- something that can't be said of many examples of mid-20th-century modernism -- and it offers itself as a quiet model for clarity and simplicity in life. Happiness, indeed.

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## **Ballard News-Tribune**

**August 28, 2007**

### **Lock Vista folks vow to fight condo development**

**By Rebekah Schilperoort**

Tenants of the Lock Vista Apartments say they will fight the potential conversion of their building to condominiums. Dozens of tenants, many of them senior citizens, showed up at a community meeting last week along with more than a 100 community members. It was standing room only as they crammed into the bottom level of the Ballard Works building off Market Street. Residents spilled out into the parking lot and peered through upper floor windows to listen in. On the agenda; organize to stop the sale and conversion of one of the few low-rent buildings left in Ballard.

John Fox, coordinator of the housing advocacy group the Seattle Displacement Coalition, was on hand to explain what "limited rights" tenants have when faced with a conversion. "Our primary goal is to save the housing and guarantee you adequate housing and assistance if that larger effort fails," said Fox. Tenants were informed a few weeks ago by Lock Vista management, Dominion Real Estate Services, that it would be inspected for possible sale. The Northlake Group, a development company that is already converting more than 100 units in Ballard to condos, is in negotiations to buy the Lock Vista.

Lauren Martin, a representative for Northlake, declined to comment on the potential sale last week. Martin has said converted Northlake units will range in price from \$249,900 to \$899,900. A glossy postcard showed up at the Lock Vista earlier this month inviting tenants to celebrate the Northlake Groups' "Ballard Collection." Resident Mona Lang was shocked and angry to see her address on the card even though there had been no formal announcement of the sale. By law tenants must first receive a building inspection report along with a notice of their first right to purchase, said Fox. From there, they would have 90 days to find alternative housing. The displaced are also entitled to a \$500 relocation allowance, "hardly enough to cover a move," Fox said.

Many at the meeting said they still had 10 months left on a lease. Someone else had just moved into Lock Vista two weeks ago on a month-to-month basis. Those with leases cannot be asked to vacate before it's expired, but some may have the option of breaking out of them without penalty, said Chris McCarty, owner of Dominion. Tenants will receive full refunds for security deposits, he said at the meeting.

In what was clearly a divisive interaction between he and the tenants, McCarty said his company was committed to helping the elderly find new homes and would even contribute financially. He also told the residents that the deal has not been finalized yet, but that it was too late to consider other options. "The deal is not done," McCarty said. "I don't think anyone here should get scared."

Kathryn Trigg, a resident of the apartment complex who helped organize the meeting, scoffed at that notion. "We're all really afraid," said Trigg. "Not just that we won't be able to find somewhere else to live here, we're afraid of the continuing momentum of this." Ballard is one of the fastest growing neighborhoods outside of downtown and more homes are being built here, but affordable rentals are becoming harder to find, largely due to conversions.

There have been 242 apartment-to-condo conversions in Ballard in the past two years, according to Fox's group, and 900 citywide since the beginning of the year. There are nearly 200 units at the Lock Vista, which would make it one of the largest conversions in the city. In recent years, there's been an effort to change laws concerning conversions, but it currently falls under the state Legislature's jurisdiction.

A bill that would have required landlords to give tenants better relocation compensation and five months notice,

rather than 90 days, failed this past legislative session. Ballard's state Rep. Mary Lou Dickerson and state Sen. Jeanne Kohl-Welles said at the meeting they would push the bill next session. "You are in a very big bind and I want to do what I can to help," said Dickerson. "There may be other things that can be done prior to the next legislative session."

She suggested approaching the Seattle Housing Authority to intervene or asking the City Council to issue an emergency moratorium on condo conversions. Often, developers will start construction while tenants are still living in the building. Fox encouraged residents to ask the owner for a guarantee that construction won't disrupt their lives if the conversion moves forward. Call City Council members and other elected officials and ask them to "do something," he said. "Demand they intervene to help save your building, and insist they call the owner on your behalf," said Fox.

Since learning of the potential sale, resident Emily McGinnis has been unable to find anything affordable in Ballard and the rest of Seattle. Open houses are "completely packed" and she's been turned down time and again because someone else was faster filling out an application and handing over a deposit check. "It is becoming very, very difficult to find housing in the city anymore," said McGinnis.

Renters all over the city are having similar experiences. Ballard and citywide vacancy rates are down to 2.7 percent, according to city officials and local realtors. One woman said she was "going through hell" with the conversion of her building, Cleopatra Apartments in Ballard. Construction is incessant from 7 a.m. to 10 p.m. She said she felt "harassed" by the owners to move out early. Another Lock Vista resident moved to Ballard three years ago and fell in love with the community. She doesn't want to move. "But it seems the neighborhood and the city I love so much doesn't want me anymore, and that hurts more than anything," she said.

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