



WASHINGTON
TRUST FOR HISTORIC
PRESERVATION

N^T R^U S^T e^W S

Spring 2003



Elks Temple Tests PRESERVATION LAW

By Michael Sullivan

AT FIRST GLANCE, THE GATHERING STORM IN TACOMA OVER SAVING THE 1916 ELKS TEMPLE IS A CLASSIC STRUGGLE BETWEEN A LOCAL LANDMARKS COMMISSION AND A BUILDING OWNER WHO HAS NEGLECTED A LANDMARK FOR TWO DECADES AND NOW WANTS TO TEAR IT DOWN. AS THE ISSUE HEADS FOR SUPERIOR COURT, HOWEVER, IT IS BECOMING CLEAR THAT THE OUTCOME MAY DIRECTLY AFFECT PRESERVATION LAW AND SOME VERY BASIC ASSUMPTIONS WE MAKE ABOUT PRESERVATION POLICY IN WASHINGTON STATE. IT MAY ALSO BE THE FIRST TIME A CERTIFIED LOCAL GOVERNMENT LANDMARKS COMMISSION ENTERS A COURTROOM WITHOUT THE UNCONDITIONAL SUPPORT OF ITS CITY GOVERNMENT.

Tacoma's grand old Elks Temple graces the northern edge of the Old City Hall National Register Historic District. It is one of three pivotal landmarks in the downtown district, and its high Beaux Arts style reflects the same exuberant era as the city's beautifully restored Union Station, a National Trust for Historic Preservation Honor Award winner in 1990.

Ronald Zimmerman of Oakland, CA, bought the Elks building for \$200,000 from George Russell in the 1980s. He has done little to improve the ornate, four-story reinforced concrete structure in the almost 20 years he has owned it. A temporary roof he applied in about 1990 is blowing off in sheets, and the windows that are not broken slam back and forth unlatched.

In 1997-98, the City of Tacoma began championing the idea of a Cineplex-anchored, mixed-use development in the historic district and, on behalf of a San Diego developer, began negotiating to buy the building

from Mr. Zimmerman. Negotiations broke down and the San Diego developer pulled out of the deal.

Last year Tacoma moved to take the building through eminent domain, this time citing the public interest of removing a blighted nuisance. The plan was to resell the property to a qualified developer. The city won the condemnation order in Superior Court, but Mr. Zimmerman appealed.

In the meantime, Mr. Zimmerman went to the city for a demolition permit. Because the Elks Temple is a designated local and National Register landmark, the permit needed the approval of the Tacoma Landmarks

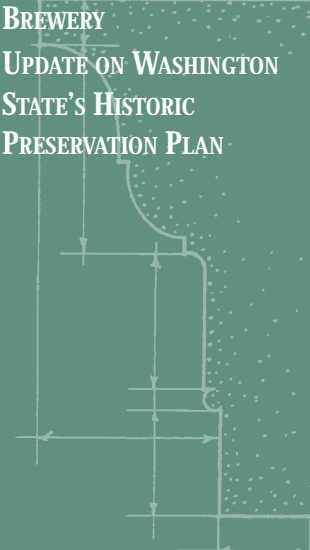
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Tacoma's Elks Temple in 1948.
(Photo courtesy of Michael Sullivan)

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Your Trust in Action

From the Director's Desk



I HOPE THAT READING THE STORIES IN THIS ISSUE OF *TRUST NEWS* PROVIDES A BREAK FROM THE DAILY BAD NEWS ABOUT OMINOUS BUDGET CUTS. THERE'S NO DOUBT THAT OUR STATE AND

COUNTRY FACE SIGNIFICANT FUNDING CHALLENGES, AND UNFORTUNATELY, IN THE MIDST OF SO MANY BUDGETARY NEEDS, IT'S EASY TO SLASH PROGRAMS SUCH AS HISTORIC PRESERVATION. IN SPITE OF ALL THAT, WE'RE CONTINUING TO ACCOMPLISH MUCH TO PRESERVE OUR CITIES AND TOWNS.

But, our state and Congressional leaders must reaffirm the very real cultural and community development impact that historic preservation makes in our daily lives and our quality of life. Protecting historic preservation from further cuts is the way to do so. After September 11, National Endowment for the Humanities Chairman Bruce Cole stated: "Today it is all the more urgent that we study American institutions, culture, and history. Defending our democracy demands more than successful military campaigns. It requires an understanding of the ideas that have shaped our nation." I once heard, "History says, 'this is what happened.' But historic preservation says, 'right here' and that simple addition gives our knowledge of history an immediacy that is absolutely essential if we hope to make an understanding of the past a springboard to a better future."

Federal budget cuts to relatively tiny programs such as the Historic Preservation Fund (HPF) have big impacts on our daily lives in Washington's cities and towns. Yet, last month, Congress and the Administration cut funding to the HPF for State Historic Preservation Offices by 12%, from \$39 million in 2002 to \$34 million in 2003. What makes these cuts even more significant is that every dollar lost in Federal funding results in a dollar lost in state match as well—"pennies" in the context of a Federal budget, but draconian in terms of an already cash-strapped program that provides critical funding for local preservation programs in more than 20 communities around Washington. Projects and programs that are cost-efficient and help stimulate the economy are in jeopardy. The proposed cuts are a disproportionate hit on such a small program.

For instance, in Washington, our State Historic Preservation Office—the Office of Archaeology and Historic Preservation (OAHP)—granted \$94,700 to

local governments in 2001 for preservation planning educational projects, and technical assistance. In 2002, they awarded \$85,899. If the FY04 amount proposed by Congress and the Administration stands, local preservation programs will receive only \$64,278, a decrease of 22% and more than \$21,000 in just two years! These grants fund local walking tour brochures, public education, design guidelines, and so many other basic preservation projects.

Similarly, OAHP grants have consistently supported broader statewide initiatives by providing funding to the Washington Trust. This year we're appreciative of an OAHP grant which is helping support broad distribution of our newsletter and *Washington's Historic Neighborhood Schools: Status 2002* report, workshops and conferences, and public education. This support will vanish if the HPF is funded next year at currently proposed levels.

What are we doing? In March, a group of 11 grassroots advocates and Washington Trust members went to Washington, D.C. to meet with every member of our Congressional delegation on behalf of funding preservation programs that benefit our communities and state. What can you do? As development of the Federal budget continues, we will be calling on our members to contact your Congressional representatives in favor of maintaining higher HPF funding levels. Your calls and e-mails take little time but really do make a difference. Pointing to projects in your town which benefit from OAHP grants or federal historic rehab tax credits brings home the very real contribution that the HPF makes in each Congressional district.

Your membership in the Washington Trust for Historic Preservation is greatly appreciated and continues to help us make the case for historic preservation in Olympia and in Washington, D.C. Your calls and e-mails reinforce that case and the very real difference small state and Federal dollars make to preserve places that are dear in the midst of global crisis.

New Look!

As you opened your mailbox and your copy of *Trust News*, you will have noticed a whole new look for the Washington Trust. Our organization has taken some giant steps within the past two years, and the new logo and newsletter reflect that. Later this spring the Washington Trust will launch a website—www.wa-trust.org. Please visit us online soon and enjoy reading your new *Trust News* today.

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New to the Board

AT THE JANUARY 2003 MEETING, THE WASHINGTON TRUST BOARD ELECTED SIX NEW DIRECTORS FROM TOWNS SMALL AND LARGE ACROSS THE STATE: GINNY BUTLER, DAYTON; FRAN EINTERZ, OAK HARBOR; ROBERTA FARRIS, BAINBRIDGE ISLAND; KATIE FRANKS, BELLINGHAM; SONDRA PURCELL, TACOMA; AND JANET ROGERSON, SHELTON.



Ginny Butler owns and manages several hotels and buildings, including the historic Weinhard Hotel in Dayton. She serves on the Dayton Historic Preservation Commission and was a recipient of the State Historic Preservation Office award in 2001. Ginny is also an active member of the Columbia County Courthouse Restoration Fund, the Waitsburg Historical Society, the Dayton Historical Depot Society, and the Touchet Valley Arts Council Liberty Theatre Restoration.



Fran Einterz, small business owner and farmer, currently owns and operates the historic Jenne Farm in Ebey's Landing National Historical Reserve on Whidbey Island. Fran serves on the Coupeville Design Review Board and is a board member of the Child Abuse Prevention Foundation, the Coupeville Arts Center, and United Way.



Roberta Farris is an attorney specializing in real estate, land use, and regulatory and government affairs at Short Cressman and Burgess. She formerly worked for Boeing Realty Corporation, Olympic Resource Management/Pope Resources, and the Trillium Corporation. Roberta developed a passion for historic preservation when she managed the development plans for the town of Port Gamble.



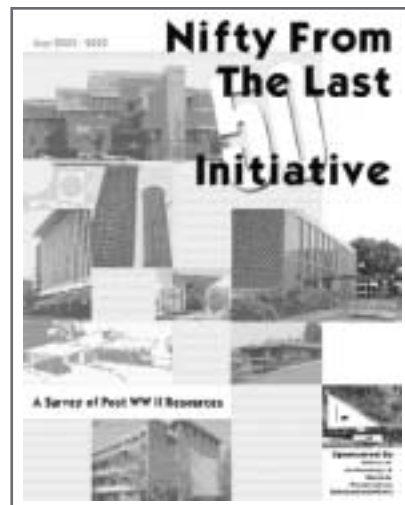
Katie Franks works as a Development Specialist in the City of Bellingham's Office of Neighborhoods and Community Development and is an advocate and leader in Bellingham preservation issues. She was formerly an historical landscape architect for the National Park Service and a specialist in historic preservation for private consulting firms.

Sondra Purcell, a registered investment advisor, is owner and CEO of Purcell Advisory Services, a financial management firm. She serves on the boards of the Tacoma/Pierce County Chamber of Commerce, the Greater Tacoma Community Foundation, and the YWCA of Tacoma and Pierce County. Sondra was a leader in the successful Save Albers Mill campaign in Tacoma.



Janet Rogerson is an Urban Design Specialist and serves as a Senior Planner for Whatcom and Clark Counties in Growth Management Services, Department of Community Trade and Economic Development for Washington State. Janet has many years in private practice with architectural firms and recently served as the historical architect for the rehabilitation of the Legislative Building in Olympia. She served on the Shelton Historic Preservation Board, the Mason County Heritage Council, and as the Shelton Commissioner of Public Works.

(Photos courtesy of respective Board members)



Please participate in OAHF's survey of buildings from the recent past. More information on page 8. (Photo courtesy of OAHF)

Spokane Preservation Advocates Win Washington Preserves Grant

The most recent award of the Washington Trust's Valerie Sivinski Washington Preserves Fund, which makes small grants to encourage and assist historic preservation projects at the local level, went to Spokane Preservation Advocates (SPA). SPA plans to use the \$1,000 grant to re-publish the book, *Spokane, A City With Historical Style*. Executive Director Lisbeth Henning noted, "We found this project to be a perfect fit for the Washington Trust since it will make educational materials about historic preservation and historic properties in Spokane available widely to the public."

Spokane Preservation Advocates is a non-profit organization dedicated to providing an opportunity for anyone in Spokane County to take an active role in historic preservation advocacy and activities.

Deadline for grant applications to the Valerie Sivinski Washington Preserves Fund is April 30, 2003. Please contact the Washington Trust office at 206-624-9449 or info@wa-trust.org for information on how to apply and a copy of the application form.

Your Trust in Action

Save the Date for WTHP/APA Annual Conference

October 13-15, 2003

This year's jointly sponsored Washington Trust/American Planning Association conference, "Planning & Preservation: Essential Tools for Economic Development," to be held October 13-15, 2003, in Spokane, will focus on the interplay of planning and historic preservation in revitalizing downtowns and neighborhood districts. With more than 30 sessions to choose from, participants will come away with a toolbox of ideas and contacts for identifying the assets of their communities and creating economic development opportunities. Washington Trust members should note a special membership benefit—a \$150 registration rate for Monday through Tuesday noon for the first 100 members who sign up (a \$105 discount). The conference, which will take place at the newly restored, 1914-vintage Davenport Hotel, will allow conferees a first-hand experience of one of Spokane's economic and preservation success stories. There will also be many opportunities to enjoy the neighborhoods and landscapes of one of Washington's most historic cities. Registration forms and other information on the conference will be mailed to Trust members and can also be found at www.washington-apa.org or contact Kelly Carson of Event Dynamics, Inc. at 360-357-8044 or kelly@eventdynamicsonline.com.

Action, Auction, Annual Conference '03

By Kris Bassett

One of the more glittering events of the Washington Trust/American Planning Association's annual conference this fall will be the Trust's Silent Auction. To be held the evening of October 13th in conjunction with the conference's gala opening reception at the Davenport Hotel in Spokane, the auction will feature fabulous items from the four corners of the state. All proceeds will go directly to Trust programs.

To make the array of items truly dazzling we're soliciting donations from Trust members. Auction bidders seem to be fond of gift certificates to historic B&Bs or other tourist attractions, antiques/collectibles, wine and wine-related items, books, sports equipment, distinctive decorator items like rugs, linens, vases, or light fixtures, or regional gift items from your neck of the woods. If you have items to donate or would like to help solicit items in your area, please contact

Auction Chair Kris Bassett at 509-664-3343 or kbassett@cityofwenatchee.com.

Remember, your donations are tax deductible. We're happy to issue you a receipt for your donated item.

ELKS—*continued from front cover*

Commission. They denied the demolition request, but when Mr. Zimmerman appealed the decision, the City Hearing Examiner took his side. The Landmarks Commission in turn appealed the Hearing Examiner's opinion to the Tacoma City Council. Prior to that council meeting, Mr. Zimmerman stated in the local papers that he wouldn't be satisfied with winning the right to demolish the building but would also seek to have the landmark ordinance nullified and removed from the City Code on constitutional grounds.

At the next City Council meeting, on the advice of the City Attorney, it was decided that Tacoma should accommodate Mr. Zimmerman's request to send the Landmarks Commission decision directly to Superior Court. Preservation advocates, including Washington Trust board member Sondra Purcell, spoke forcefully on behalf of the Landmarks Commission and saving the Elks Temple. The preservationists' stance seemed to echo community sentiment. But the matter appears to be headed to Superior Court with the Tacoma Landmarks Commission as appellant and the Hearing Examiner's decision as the ranking position of the City of Tacoma in favor of Mr. Zimmerman. Clearly the law and policies protecting historic sites have some serious shortcomings when challenged aggressively.

Like most landmark ordinances in Washington, Tacoma's code language refers weakly to a minimum maintenance standard for designated properties and makes no provision for securing or mothballing landmarks that are standing open to vandals and the weather. The serious neglect this owner has practiced as a strategy to get around historic preservation law has helped to coalesce public and political opinion in favor of historic preservation in Tacoma.

This issue promises to remain in court for awhile. The Elks Temple is a beloved landmark in a city that values its historic resources. Local preservationists remain active in saving this threatened building and assistance will continue from the Washington Trust as the case progresses.

At the Mansion

Top Tour on First Hill: Stimson-Green Mansion & Dearborn House

THE WASHINGTON TRUST, IN COLLABORATION WITH OUR ACROSS-THE-STREET NEIGHBOR HISTORIC SEATTLE, BEGAN PUBLIC TOURS OF STIMSON-GREEN MANSION AND DEARBORN HOUSE—OUR RESPECTIVE HEADQUARTERS—IN MARCH. BILLED AS A GREAT WAY TO CONNECT WITH “LIFE AND TIMES ON FIRST HILL AT THE TURN OF THE TWENTIETH CENTURY,” THE WALK-THROUGH TOURS ARE OFFERED THE SECOND TUESDAY OF EACH MONTH. BEGINNING IN JUNE, WE’LL ADD ANOTHER TOUR ON THE FOURTH SUNDAY OF THE MONTH. LARRY KREISMAN, PROGRAM DIRECTOR AT HISTORIC SEATTLE AND NOTED AUTHORITY ON SEATTLE’S ARCHITECTURAL HISTORY, GUIDES THE HOUR AND A HALF-LONG TOURS.

First Hill was the location of private clubs, important religious institutions, and swank hotels. It was also the city’s premier residential enclave from the 1890s through the first decades of the 1900s; home to mayors, judges, industrialists, timber barons, and art collectors. Unfortunately, of the 40 or more large and prestigious homes and gardens that once graced the neighborhood, only four remain. Two of those four are closed to the public, but the residences built for C.D. Stimson and H.H. Dearborn afford visitors an important link to Seattle’s rich past.



Please join us the second Tuesday of each month, from 1:00 to 2:30 p.m., and beginning in June, the fourth Sunday of the month, from 9:30 to 11:00 a.m., for a lively look at life then and now as portrayed by these two beautiful old homes. The cost is \$10 for the general public, \$8 for members of the Washington Trust and Historic Seattle. Space is limited to 25 people per tour and pre-registration is required. To register, or for more information, please call 206-622-6952 or visit www.historicseattle.org.

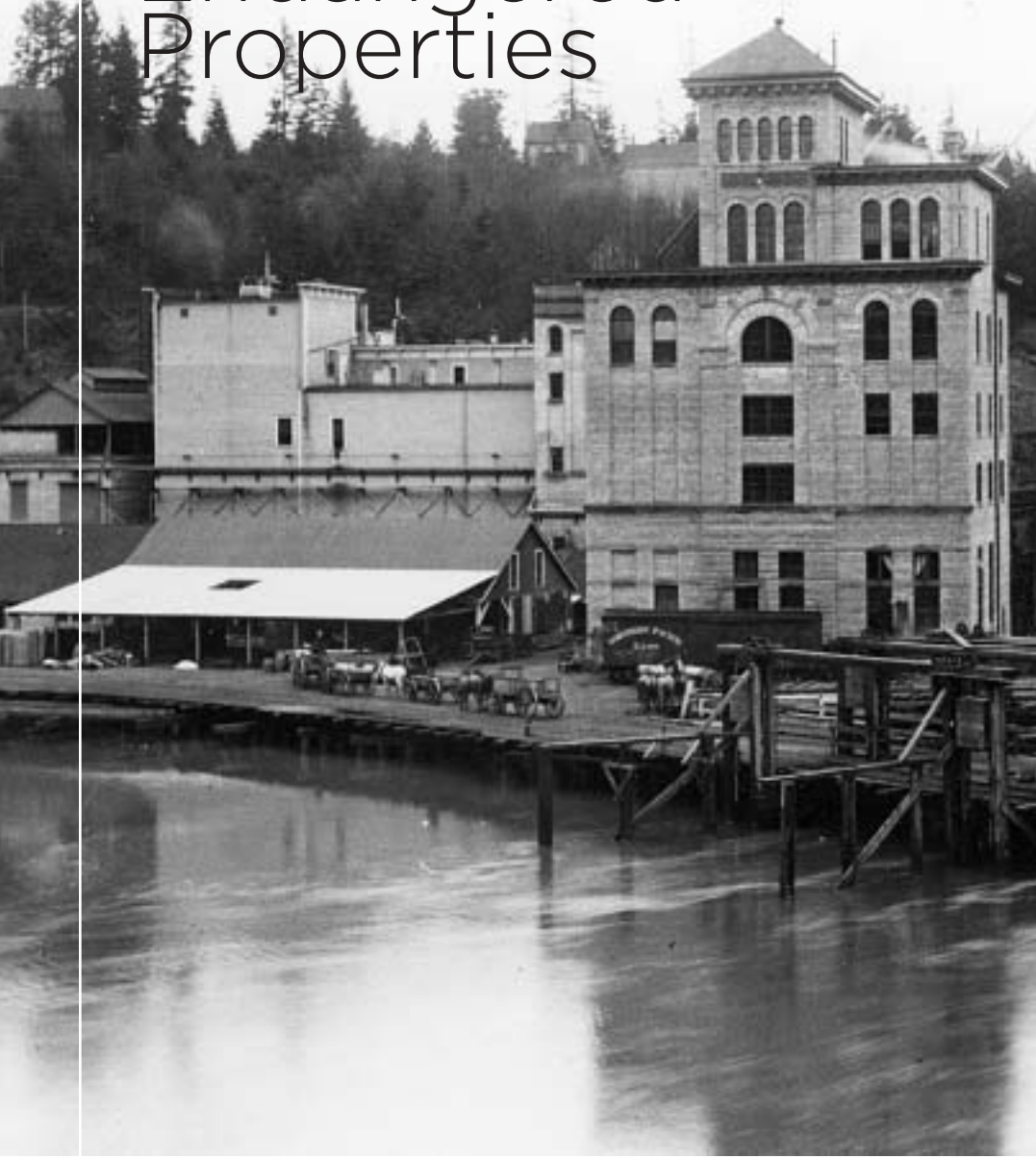


Last Chance for Historic House Workshop

Registration for the April 10-12, 2003 workshop on “Historic House Museum Issues and Operations” to be held at Stimson-Green Mansion in Seattle is officially closed, but the American Association for State and Local History (AASLH), which is co-sponsoring the seminar with the Washington Trust, is willing to take a few latecomers. Please contact Tara White, 615-320-3203, white@aaahl.org, if you are interested in attending.

Above-Stimson-Green Mansion (Photo courtesy of Dorothy Stimson Bullitt Archives.) Below-Dearborn House (Photo courtesy of Museum of History and Industry)

Washington's 10 Most Endangered Properties



“10 Most” To Become Annual List

EVERY YEAR, MANY HISTORIC PROPERTIES ACROSS THE STATE OF WASHINGTON ARE THREATENED BY DEMOLITION OR NEGLECT. COLLECTIVELY, THESE PROPERTIES CONTRIBUTE TO THE QUALITY OF LIFE WE ENJOY, AND SHAPE THE DAILY EXPERIENCES OF LIVING IN SMALL TOWNS, LARGE CITIES, AND RURAL COMMUNITIES ACROSS THE STATE. IT IS AN UNDERSTATEMENT TO SAY THAT OUR HISTORIC RESOURCES HELP TO PAINT A DISTINCT WASHINGTON PORTRAIT, AND IT IS CERTAINLY NO OVERSTATEMENT TO CONCLUDE THAT THEIR LOSS WOULD LEAVE LARGE GAPS IN THAT CANVAS.

The Washington Trust for Historic Preservation has, since 1992, maintained a *10 Most Endangered Properties* list in our state. Bringing attention to threatened buildings, sites, and places has raised awareness in communities statewide and resulted in many success stories. Beginning in 2003, this will become an annual list. Properties selected for the 2003 *10 Most Endangered Properties* list from nominations submitted March 1 will receive the Trust's assistance in developing support to remove the threat. The 2003 list will be announced during National Historic Preservation Week, May 5-11, 2003.

Brewing a Strategy to Save the Home of Olympia Beer

By Mary Thompson

AS BEER DRINKING AND EVEN TEETOTALLING WASHINGTONIANS KNOW, THE OLYMPIA BREWHOUSE IS AN INDUSTRIAL ICON IN THE TOWN OF TUMWATER, NESTLED ALONG INTERSTATE 5 JUST OUTSIDE OF OLYMPIA. BUT IN JANUARY OWNERS ANNOUNCED THAT THE BREWERY, WHICH HAS BEEN IN CONTINUOUS OPERATION SINCE 1896, IS SLATED TO CLOSE BY JULY 1, 2003, DISPLACING 400 WORKERS AND ENDING OVER A CENTURY OF ASSOCIATION WITH THE COMMUNITY.

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*The Olympia Brewhouse circa 1910.
(Photo courtesy of Henderson House
Museum, City Of Tumwater)*

Around the STATE

EWU, Formerly Cheney Normal School, Returns to Its Roots

By Judy Rogers

THE ONE-ROOM SCHOOLHOUSE USED TO BE A COMMON SIGHT AS THE UNITED STATES DEVELOPED WESTWARD. NO LESS A PERSON-AGE THAN THOMAS JEFFERSON SET ASIDE LAND IN EACH TOWNSHIP FOR THE ESTABLISHMENT OF PRIMARY SCHOOLS. AT ONE TIME, THERE WERE MORE THAN 212,000 ONE-ROOM SCHOOLHOUSES EDUCATING RURAL CHILDREN FROM KINDERGARTEN THROUGH EIGHTH GRADE. MOST OF THESE SMALL, WOODEN TREASURES HAVE DISAPPEARED. HOWEVER, EASTERN WASHINGTON UNIVERSITY (EWU), WHICH BEGAN OFFERING TEACHER TRAINING IN 1890 AS THE CHENEY NORMAL SCHOOL, HAS EMBARKED UPON SAVING AN EXAMPLE OF A ONE-ROOM SCHOOLHOUSE AS A HERITAGE CENTER IN WHICH TO SHARE THE HISTORY OF EDUCATION IN THE STATE. THAT EXAMPLE IS THE JORE SCHOOLHOUSE, WHICH UNTIL 2000 WAS LOCATED OUTSIDE OF NEWPORT, WASHINGTON, AND NOW SITS IN FRONT OF WILLIAMSON HALL, HOME OF EWU'S DEPARTMENT OF EDUCATION. THE 1905 BUILDING HAS BEEN RENAMED THE CHENEY NORMAL SCHOOL HERITAGE CENTER (CNSHC).

The EWU campus is listed in the National Register as the Eastern Washington University Historic District. While the CNSHC is not eligible for landmark designation, as much of the original structure as possible—wood floor, exterior siding, trusses, lathe and plaster frame construction, tongue and groove wainscoting—has been retained. A new roof has been added, the windows replaced, and the original exterior stripped and repainted. The bell tower had deteriorated but was saved and reconstructed. Even the porch was recreated using old photographs. All told, the Phase I work amounted to \$115,200. Phase II, which is largely interior work, is incomplete and on hold due to lack of funding. Interior walls, painting, plumbing, electricity, Internet connectivity, and heating still need doing, as does Phase III, which is artifact restoration. An additional \$63,000 is required to complete the last two phases of the project.

*Above—Jore School today as Cheney Normal School Heritage Center.
Below—Jore School circa 1927.*

The goal is to open the Cheney Normal School Heritage Center for tours in the fall of 2003. Fourth through sixth graders are the target audience with whom the Center wishes to share history through a living history museum. Their visit will simultaneously expose them to a college campus—right at the time when many of these kids are beginning to dream about who they want to be when they grow up. EWU and CNSHC hope to encourage their young visitors to make college education a part of their dreams and plans.

Dr. Rita Seedorf, director of the Center, is the author of *One Room Out West*, a book about the lives of teachers and students who were raised and educated in Washington's rural communities served by one-room schoolhouses. Sales of her book provide revenue for operations of the CNSHC schoolhouse. To order a copy, please call the EWU Bookstore at 888-524-5124.



SHPO To Present Awards in Historic Preservation

By Megan Duvall

The outstanding will gather May 15th from 5:30 to 8:00 p.m., at the Washington Trust's Stimson-Green Mansion to be presented with achievement awards in historic preservation by the State Office of Archaeology and Historic Preservation (OAHP). For the past 13 years, OAHP has recognized persons, organizations, and projects that have achieved distinction in the field of historic preservation through its award program. Categories include historic preservation planning, historic property rehabilitation projects, career achievement, public education, stewardship, special achievement, and media. For more information on the SHPO Awards for Outstanding Achievements in Historic Preservation, visit www.oahp.wa.gov or contact Megan Duvall at 360-586-3074 or megand@cted.wa.gov.

(Photo courtesy of Judy Rogers)

Around the STATE



Bigelow House (Photo courtesy of Anne Gailliot, National Trust)



Jefferson County Courthouse and Clock Tower (Photo courtesy of Anne Gailliot, National Trust)



Paramount Theatre (Photo courtesy of Anne Gailliot, National Trust)

State Scores Five PSF Grants

THE PACIFIC NORTHWEST PRESERVATION SERVICES FUND (PSF) OF THE NATIONAL TRUST FOR HISTORIC PRESERVATION MAKES GRANTS BIANNUALLY TO PROJECTS IN ALASKA, IDAHO, OREGON, AND WASHINGTON. HERE IN THE EVERGREEN STATE, THREE SITES RECEIVED PSF GRANTS IN THE LATEST ROUND.

Bigelow House (1855-60), one of the oldest residences in the state and one of the few remaining examples of the Carpenter Gothic style in Olympia, received \$3,500 to produce a Structural Use and Interpretation Plan for the house museum. This document, which will suggest ways to balance preservation and interpretation with ways to generate income, will become the basis for future work on the building.

Jefferson County was given \$4,000 to study the future retrofit, upgrade, and restoration of the **Jefferson County Courthouse and Clock Tower**. The 124-year-old brick and stone landmark overlooks Port Townsend Bay and is one of the jewels of this seaport city's Victorian architecture. It is an integral part of the Port Townsend National Historic District, an attraction luring more than 1.5 million visitors every year.

As *Trust News* readers learned in the Winter 2002 issue, the **Corbin and Moore-Turner Heritage Gardens** in Spokane are well on their way toward rehabilitation. The Historic Preservation Office of the City and County of Spokane received \$3,000 to help produce a Cultural Landscape Report that will guide the restoration of the ponds, pergola, teahouse, and perennial gardens that capture the essence of life in Spokane of the 1900s.

The National Trust also administers grants of the Eldridge Campbell Stockton Memorial Preservation Services Fund. The Washington State Parks and Recreation Commission was granted \$2,000 to conduct a wallpaper analysis and treatment plan of the 1868 Greek Revival style **Rothschild House** in Port Townsend. Seattle Theatre Group received \$3,000 to study the preservation needs of the **Paramount Theatre**, "the largest and most beautiful theatre west of Chicago," designed by Marcus Priteca and opened in 1928.

The BIG Plan: Historic Preservation in Washington State

By Greg Griffith

During the course of 2003, the State Office of Archaeology and Historic Preservation (OAHP) is developing a plan to chart the direction of historic preservation over the next five years. To direct the planning effort, a Plan Steering Committee (PSC) has been formed to work with OAHP and strategic planning consultants GroupSmith of Seattle. State Historic Preservation Officer Allyson Brooks sums it up by stating, "This plan will set statewide goals and priorities for preservationists. It will serve as the foundation for building a stronger and more effective statewide historic preservation community." The PSC (which includes Washington Trust board and staff members) recognizes the need to incorporate the ideas of the preservation community. To this end, OAHP is hosting a series of open houses around the state. From these meetings, comments and recommendations will be translated into a series of goals, action items, and key players. Public meetings are being held in Bellingham, Vancouver, Spokane, Olympia, Seattle, and the Tri-Cities. Presentations for special groups are available from OAHP staff.

OAHP is also using the Internet as a tool for participating in the planning process. Information about the plan and an opportunity to respond to questions are available by visiting www.oahp.wa.gov. OAHP also intends to download the draft planning document for online review and comment by June, if not earlier.

The end product will be a working document that identifies a few key priorities for implementation. The plan will also discuss economic, social, and demographic trends that affect preservation efforts and will identify historic properties that are particularly threatened. Implementation of the plan by a wider preservation constituency is a high priority. Brooks says, "This is not an OAHP work plan; it is a tool to be used by everyone to broadcast issues we need to tackle to make a difference in efforts to preserve Washington heritage." Look for a final document by November of 2003. For questions or more information, please visit the OAHP website or contact Greg Griffith at 360-586-3073 or gregg@cted.wa.gov.

Is there a post-1950 building in your community you hope will still exist in 50 years? OAHP wants your input on a survey. Please contact Michael Houser at 360-586-3076 or visit www.oahp.wa.gov.

Whitehouse-Crawford: From Planing to Wining & Dining

By Carl Schmitt

IF WALLA WALLA IS "THE CRADLE OF THE NORTHWEST," THEN THE WHITEHOUSE-CRAWFORD BUILDING IS THE NURSERY. STARTED IN THE 1880S, THE MILL MORPHED THROUGH SEVERAL DIFFERENT PARTNERSHIPS AND NAMES UNTIL ITS FINAL 85-YEAR CHAPTER AS THE WHITEHOUSE-CRAWFORD PLANING MILL. AS WASHINGTON TERRITORY GREW, THE FIRM DESIGNED AND BUILT GRAND STAIRCASES, BALUSTRADES, DOORS AND WINDOWS, PANELING, COFFERED CEILINGS, CHURCH PEWS, AND DISPLAY CABINETS FOR THE GROWING TOWNS IN EASTERN WASHINGTON.



Top-Seven Hills Winery. Middle-Whitehouse-Crawford Restaurant. Bottom-Whitehouse-Crawford Building exterior. (Photos courtesy of Carl Schmitt)

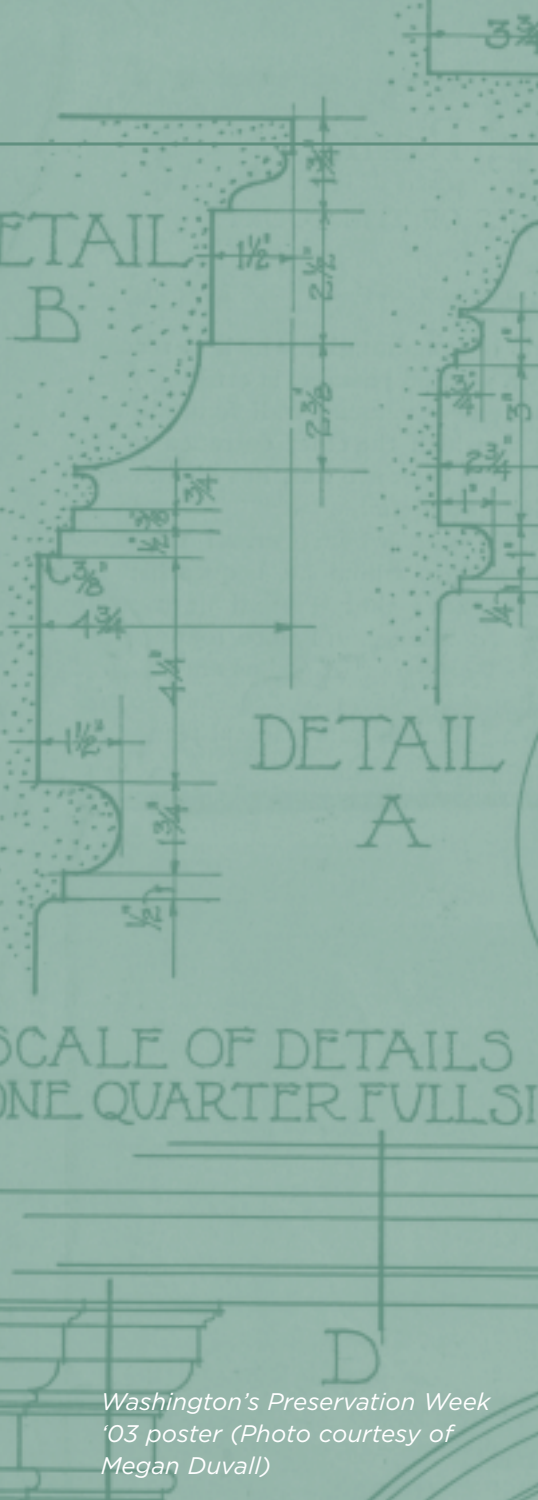
A devastating fire in October 1903 burned the mill and its lumber yard to the ground. Insurance did not cover the losses, and it was essential that capital be brought into the company. John M. Crawford arrived from Fairmont, Nebraska, to do just that. Whitehouse-Crawford was a leader in the Eastern Washington building industry until 1988 when the business closed and the city became the owner of this unique factory building.

So, it was quite a surprise to read in the local paper that the building was being demolished to make way for the parking lot of a four-story motel. My wife and I attempted to buy it and were told it was a done deal. Although new to the community, we worked successfully to rally local support to prevent that from happening. The building was handsome, solid, historic, and functional. Why would anyone choose to raze it? After much back and forth between ourselves, other preservation advocates, the city, and the developer, we finally succeeded in buying it.

The next question was what to do with a 16,000-sq. ft. building. It was obvious that any project had to be economically sound. Seven Hills Winery was ready to move their operation from Milton-Freewater, Oregon, to Walla Walla. They became a tenant and settled on 9,600 sq. ft. In order to accommodate the barrel and tank rooms of the winery, the floor had to be dropped about three feet and outfitted with drains. The roof also had to be insulated. Fortunately, we found a 164-page appraisal of the Whitehouse-Crawford business performed in 1911, which provided a detailed material list for the building. In the remaining 6,400 sq. ft., we opened a restaurant, which actually proved to be a larger task than restoring the building! Today the Whitehouse-Crawford Restaurant produces some of the finest cuisine in Eastern Washington. Like Seven Hills Winery, both enterprises provide a high-quality product enjoyed by locals and visitors alike.

The Whitehouse-Crawford is now listed in the Washington State Register, as well as the National Register of Historic Places. Most important, it is once again an economic asset assured of a long and useful life.

Owners Carl and Sonia Schmitt worked with developer Salvation! LLC of Walla Walla, the Waterleaf architectural firm of Portland, Oregon, and contractor Ketelsen Construction of Walla Walla to accomplish this historic rehab.



BREWING A STRATEGY—*continued from page 6*

The town on the Deschutes Falls now known as Tumwater was first settled by Euro-Americans in 1845. The party of 30 men, women, and children was headed by Michael Simmons and George Washington Bush, a man of mixed race. The group's original destination was Oregon Territory, but because Bush was subject to the Black exclusion laws of the Oregon Provisional Government, they pushed north of the Columbia River where the exclusion laws were not strictly enforced. The Simmons-Bush party built cabins at "New Market" as it was originally called—generally thought to be the first permanent American settlement on Puget Sound. The town grew up around the falls which powered manufacturing and mills. In 1896, Leopold Schmidt, a German brewer who had owned a brewery in Butte, Montana, founded the Capital Brewing Company and by 1906 had erected a handsome six-story, Italianate brick brewhouse at the base of the falls. Prohibition intervened in 1916, forcing the brewery to produce fruit drinks, bottled water, and jams, but the dry spell came to an end and a new brewery was built in 1933-1934. The Schmidt family operated the "new" brewery until 1983, when it was sold to Pabst Brewing Company, which in turn sold it to Miller Brewing in 1999. South African Breweries acquired the business in 2002. In its heyday, Olympia Brewery produced four million barrels a year. It was a major economic generator, one of the largest private sector employers in the county, a major contributor to philanthropic causes, and a tourist attraction welcoming 32,000 visitors in 2001.

The Old Brewhouse is in an advanced state of deterioration, and every winter brings more damage. The City of Tumwater tried unsuccessfully to purchase the site and make it available for redevelopment, as outlined in

its 1995 New Market Historic District Master Plan. So far there are no solid redevelopment prospects. The New Brewhouse complex seems to be in good condition. The challenge is to find creative, new uses for the existing historic structures. As our region's economy moves away from its traditional natural resource base, more industrial properties like the brewery could face the same fate. The Washington Trust has pledged to continue working with Tumwater's mayor Ralph Osgood, city staff, and local citizens to seek a viable new use for this site, which is on the Trust's current 10 Most Endangered Properties list.

Free Preservation Week Poster

For the first time in several years, the Washington Trust and the Office of Archaeology and Historic Preservation (OAHP) have teamed up to produce a poster for National Historic Preservation Week. The 2003 poster features images of buildings around Washington state that compliment the national theme of "Cities, Suburbs, Countryside".

As much as we'd like to be able to mail a poster to every member of the Trust, budget constraints make that impossible. We've come up with the following solution. Washington state has 28 Certified Local Government (CLG) communities - these are cities, counties, and towns that have historic preservation programs that have been recognized by both the State Historic Preservation Office as well as the National Park Service. We will send extra copies of the Preservation Week posters to each of these 28 CLGs. To get your free copy of the Washington State Preservation Week poster, first check OAHP's web site at www.oahp.wa.gov/clg.htm to find out which CLG is closest to you, then simply stop by the CLG office to pick up your copy. For those members located in the Seattle area, visit the Trust's office to get your copy of the poster. If you need assistance in finding the closest CLG, contact Megan Duvall, CLG Coordinator at OAHP, at 360-586-3074 or megand@cted.wa.gov.

Washington's Preservation Week '03 poster (Photo courtesy of Megan Duvall)



Thanks TO YOU

Only through membership dues and generous contributions is the Washington Trust for Historic Preservation able to accomplish our mission to safeguard Washington's historic resources through advocacy, education, collaboration, and stewardship. The following partners in preservation have recently contributed to the Washington Trust for Historic Preservation. The Board of Directors and staff sincerely thank these generous supporters.

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COMING UP

(Washington Trust-sponsored or co-sponsored events are shown in bold)

4/10-12 “Historic House Museum Issues & Operations” Workshop, Stimson-Green Mansion, Seattle. AASLH: 615-320-3203, white@aslh.org

4/15 Historic Home Tour: Stimson-Green Mansion & Dearborn House, Seattle. Washington Trust & Historic Seattle: 206-622-6952, www.historicseattle.org

4/24 Learning from Historic Sites: Holy Names Academy, Seattle. Historic Seattle: 206-622-6952, www.historicseattle.org

4/27-29 10th Washington Cultural Congress, Sleeping Lady Resort, Leavenworth. Washington State Arts Alliance: 206-448-1909, john@wsartsalliance.com

4/29 AKCHO Annual Awards Luncheon, MOHAI, Seattle. AKCHO: Alan Stein: 425-821-0164

4/30 Washington Preserves Fund Grant Application Deadline. Washington Trust: 206-624-9449, info@wa-trust.org

4/30-5/4 National Association for Olmsted Parks Annual

Conference, Seattle. Opening Reception, May 1, 7 pm, co-sponsored by WTHP. Keynote Speaker: Jane Holtz Kay, “Olmsted Now More Than Ever.” \$12 for WTHP members. Friends of Olmsted Parks: 206-332-9915, seattle2003@olmsted.org

5/1 National Trust Preservation Honor Awards Nomination Deadline. National Trust: 202-588-6236, awards@nthp.org

5/9-11 Tour of Architecture & Design in Vancouver, B.C. Historic Seattle: 206-622-6952, www.historicseattle.org

5/13 Historic Home Tour: Stimson-Green Mansion & Dearborn House, Seattle. Washington Trust & Historic Seattle: 206-622-6952, www.historicseattle.org

5/15 SHPO Awards for Outstanding Achievement in Historic Preservation Reception, Stimson-Green Mansion, Seattle. OAH: 360-586-3074, megand@cted.wa.gov

5/18 At Home: Queen Anne Restoration, Seattle. Historic Seattle: 206-622-6952, www.historicseattle.org

6/10 Historic Home Tour: Stimson-Green Mansion & Dearborn House, Seattle. Washington Trust & Historic Seattle: 206-622-6952, www.historicseattle.org

6/11-12 RESTORE Workshop on Architectural Terra Cotta, Artic Building, Seattle. RESTORE: 212-213-2020

6/14-21 Preservation Leadership Training, York, Pennsylvania. National Trust: 202-588-6067, plt@nthp.org

6/22 Historic Home Tour: Stimson-Green Mansion & Dearborn House, Seattle. Washington Trust & Historic Seattle: 206-622-6952, www.historicseattle.org

10/13-14 Washington Trust/American Planning Association Annual Conference, Spokane. Washington Trust: 206-624-9449, info@wa-trust.org

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