



Summer 2003



## Ellensburg Depot Project AT A CRITICAL JUNCTURE

BY FLO LENTZ, ELLENSBURG

PRESERVATIONISTS IN ELLENSBURG HAVE CELEBRATED MANY SUCCESSES ALL OVER TOWN IN THE PAST SEVERAL YEARS. On the campus of Central Washington University, at the county fair and rodeo grounds, and throughout the historic neighborhoods, rejuvenated old buildings are taking center stage. The City of Ellensburg has become a Certified Local Government and now actively promotes its historic downtown as a tourist destination. Commercial property owners are currently benefiting from one of the few local bricks-and-mortar grant programs available in the state.

One especially significant challenge still lies ahead - preservation of the community's handsome 1910 Northern Pacific train station. The brick and sandstone depot stands vacant and deteriorated at the foot of Third Avenue, just west of downtown. An out-of-state owner (once a resident businessman) has been unable to lease or sell the building. This is not surprising, considering its deplorable condition and the fact that the Burlington Northern Santa Fe Railroad owns the underlying land.

Ellensburg's preservation advocacy group, Historic Ellensburg, has been hard at work on its campaign to "Save Our Station" for several years. Much has been accomplished, but the station's future at this moment hangs in the balance.

In the fall of 1999, Historic Ellensburg members applied for a federal transportation TEA-21 grant on behalf of the City of Ellensburg to acquire and weatherize the depot building. Projected future uses include a mix of transportation, commercial, and public meeting space. The project was approved, and the Washington State Department of Transportation offered funding in the amount of \$221,000, with a \$39,000 match to be provided locally. Meanwhile, Initiative 695 had decimated City coffers, and a newly

elected conservative City Council backed away from the project, calling it a "white elephant."

To keep the momentum going, Historic Ellensburg stepped in, offering to raise the required match and become the developer. With some urging, the City agreed to remain a partner in the project long enough to accept the grant, buy the building and transfer ownership to the non-profit group. To help the Council and City staff reach that decision, Historic Ellensburg arranged a day-long field trip to Centralia to meet with City officials and tour their award-winning depot restoration project.

Raising the matching dollars was the easy part. Historic Ellensburg members staged a silent auction in conjunction with their spring awards event. They sold S.O.S. T-shirts and buttons at the downtown farmers' market and community events. They spread enthusiasm for the effort with a railroad-themed float in the annual rodeo parade. Contributions flowed in and, within six months, the match was in hand.

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The 1910 Northern Pacific train station in Ellensburg.

(Photo courtesy of Flo Lentz)

Above left - Jefferson County Courthouse in 1892.

(Photo courtesy of WTHP Archives)

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# Your Trust in Action

## From the President's Desk



I AM PLEASED TO REPORT THAT THANKS TO OUR ACTIVE BOARD MEMBERS AND STAFF, THE WASHINGTON TRUST IS QUICKLY TAKING A LEADERSHIP ROLE IN PRESERVATION

THROUGHOUT THE STATE IN 2003. From fundraising to educational programs to our newly revised 10 Most Endangered Properties List, we are making the voices of our members heard loud and clear.

We've also taken a big leap forward with our statewide conference. This year, our partnership with the state chapter of the American Planning Association (APA) is an opportunity for cross-training and networking—we will be integrating our conference sessions with planners and learning from each other. The partnership with APA will also give us an opportunity to enhance our usual conference offerings. One highlight will be our keynote—internationally known speaker Roberta Gratz, author and journalist from New York City, whose books include *The Living City: Thinking Small in a Big Way* and *Cities Back from the Edge: New Life for Downtown*. The National Trust for Historic Preservation will be well-represented by David Brown from Washington, D.C. and Holly Fiala from the San Francisco office, both of whom have worked to revitalize older neighborhoods and communities

We're already hard at work in Spokane preparing for preservationists from around the state to descend upon us in October. We've negotiated a very special conference package at the recently renovated Davenport Hotel, and local preservationists are busy preparing tantalizing tours of Spokane's historic neighborhoods and downtown districts.

Under the theme of economic development, the conference will be an opportunity to look at recent case studies by various state experts on incentives and creative approaches to financing preservation. You'll also learn about advocacy techniques and hear about downtown revitalization success stories from Seattle to Walla Walla to North Bend. And if you like to network, the opening night reception at the Davenport Hotel's Marie Antoinette Room will be a fantastic gathering of preservationists and planners from around the state, with a 1920s theme, jazz music, and an auction of many unique items.

I hope you'll see the conference as I do. More than just a series of workshops, it's a chance to meet and learn

from preservationists across Washington and to celebrate our successes. I remember that a survey of Washington Trust members rated the annual conference as the number one membership perk. So whether you come because it's your favorite membership benefit, or if you're attending the Washington Trust conference for the first time—I hope to see you in Spokane this October.

*Teresa Brum*

## New to the Board

THE WASHINGTON TRUST BOARD RECENTLY ELECTED ANNE FENNESSY OF FEDERAL WAY AND JOE FINNIE OF PORT TOWNSEND AS DIRECTORS.

Ms. Fennessy is a partner at Cocker Fennessy whose practice focuses on planning and managing major communications projects for clients involved in public policy issues. She also teaches a seminar on media and public policy for the University of Washington's Cascade Center for Public Service. Before beginning her consulting practice in 1995, Fennessy was communications director and a senior policy advisor to Washington Governor Mike Lowry. She also served as communications director to former Seattle Mayor Charles Royer and communications director for the Port of Seattle. Anne was a member of Seattle's Landmarks Board during the Music Hall, Blue Moon, and Franklin High School era. She helped to make sure the Arctic Dome Room was not converted into office space but was to be used for events and gatherings.



Mr. Finnie is CEO of Rainshadow Properties, Inc., a Port Townsend-based hotel and property management company. Prior to that, he spent 30 years in sales and general management at IBM, GTE Information Systems, CFSI, Bancotec, Diebold, and Clarke American. His area of specialization was designing, selling, and installing systems used to automate operations of commercial banks. Joe is also the owner of three properties in Port Townsend: his own Victorian home, featured on the television production "If Walls Could Talk," a refurbished 1890s downtown hotel, and a second commercial hotel in the historic district.

*(Photos courtesy of respective board members)*

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## Washington Preserves Funds Grassroots Efforts

THE WASHINGTON TRUST IS PLEASED TO ANNOUNCE FUNDING THROUGH OUR VALERIE SIVINSKI WASHINGTON PRESERVES FUND FOR THREE PROJECTS AROUND THE STATE. The fund makes small grants to encourage and assist historic preservation projects at the local level. Funds must be used to promote preservation of a specific historic resource, preserve a specific resource, organize a group to preserve or advocate for preservation of a specific resource, or support hiring of professional expertise. Examples of eligible projects include purchasing materials or services for "brick and mortar" projects to preserve a structure, printing a brochure that promotes historic preservation of a specific resource, or funding for office equipment to a non-profit preservation organization. The program is very competitive, and highest priority is given to projects that are urgent in nature and/or contribute significantly to development of community preservation organizations.

More than \$6,000 was requested in our April application round. Following are the projects selected for funding.

- **Hough Neighborhood Association, Vancouver** — \$250 to help with design and printing costs for a neighborhood tour brochure. Following up on the neighborhood's recent historic district designation on the Washington Register of Historic Places, the association now plans to promote the historic character of Hough neighborhood and increase awareness of preservation from the ground up. Vancouver's first residential historic district boasts a diversity of architecture where prosperous families have lived side by side with the working class for more than a century.
- **Quincy Valley Historical Society & Museum, Quincy** — \$1,000 to help restore the front entrance to the 1904 Reiman-Simmons House. The porch is severely deteriorated, and architectural trim has been removed. With this grant, the small historical society will take one more step toward their goal of restoring the 1904 farmhouse and grounds to interpret Quincy's varied heritage from Volga Germans to Japanese, Russians, and Ukrainians to immigrants from Mexico and South America who have settled in Quincy during this century seeking a better life.
- **Whatcom Museum of History & Art, Bellingham** — \$1,000 to help supplement brick and mortar costs for immediate, emergency repair of failing masonry on the museum building's south wall. Currently, the walkway and parking lot below the damaged site have been roped off due to the life-safety hazard posed by the potential for falling bricks. Designed by Alfred Lee in 1892 to house the City Hall, the building is listed on the National Register of Historic Places and is one of the few, premier examples of Victorian civic architecture in the Pacific Northwest.

*The porch of Reiman-Simmons House, Quincy Valley Historical Society & Museum, will be restored with a \$1,000 Washington Preserves grant. (Photo courtesy of Quincy Valley Historical Society & Museum)*



*The Frank Lloyd Wright-designed home of Deborah Vick and Jack Cullen was the venue for the Preservation Circle's first event. (Photo courtesy of Deborah Vick)*

## Trust Kicks Off Preservation Circle

IN MAY, THE WASHINGTON TRUST KICKED OFF A NEW PROGRAM OF EVENTS FOR OUR PRESERVATION CIRCLE IN HIGH STYLE WITH A TUTORED WINE TASTING AT THE 1952 FRANK LLOYD WRIGHT-DESIGNED HOME OF DEBORAH VICK AND JACK CULLEN. One of only three houses in Washington state designed by Frank Lloyd Wright, this fabulous home is listed on both the National Register and Washington Register of Historic Places.

The event included hors d'oeuvres and an uncorking of ten outstanding wines of Bordeaux, featuring Latour, Lafite Rothschild, and Mouton Rothschild, among others. The evening ended with Chateau D'Yquem, one of the world's most sought after wines. The tasting was led by East Coast wine collector Murray Gould, and all the wines in this special tasting are from his personal collection. Murray founded Gould & Associates, which specializes in the renovation, rehabilitation, and adaptive reuse of historic properties throughout North Carolina. Some of their most recently completed projects include the Wilrik Hotel in Sanford, the former Mount Olive High School in Mount Olive, the former Baker Sanatorium in Lumberton, and the Rhode Island Mill in Eden.

Formed this year, our Preservation Circle recognizes individual donors who give unrestricted gifts of \$1,000 or more annually. This kick-off event was hosted by Mary and Dick Thompson and Deborah Vick and Jack Cullen. For more information on the Preservation Circle, contact Lisbeth Henning, Executive Director, at 206-624-9449.

# At the Mansion



*The parlor at Stimson-Green Mansion during the early Green years. (Photo courtesy of WTHP Archives)*

## True Colors Revealed

IN EARLY SPRING, DON LUXTON, HISTORIC COLOR CONSULTANT OF VANCOUVER, B.C., CAREFULLY CHIPPED AND PEELED, POKED AND SCRAPED HIS WAY AROUND VARIOUS OUT-OF-THE-WAY CORNERS OF STIMSON-GREEN MANSION LOOKING FOR ORIGINAL LAYERS OF PAINT WHICH WOULD REVEAL THE “TRUE COLORS” OF THE 102-YEAR OLD HOUSE.



*Don Luxton discovers the original paint colors of Stimson-Green Mansion. (Photo by M. Natkin, courtesy of Historic Seattle)*

Typical of the Tudor Revival style, Stimson-Green has a masonry base of dark brick and sandstone trim with half-timbering above. The half-timbering consists of stucco between dimensioned boards. Although the house is currently painted in colors believed to be close to the original scheme, Luxton found that the stucco was actually a creamy white, less yellow than the present shade, and that the half-timber boards were a dark brown, almost black. To everyone's surprise, wood trim around the window sash turned out to be a dark forest green. All in all, when the house is repainted there will be much greater color contrast between stucco and boards than presently, giving it a crispness and definition that hasn't been seen in many years. Don's paint sleuthing was an exciting start in a big project. The next step in the process will be obtaining bids and identifying possible sources of funding.

## “Not Your Ordinary Workshop” at Stimson-Green Mansion

FOR THREE DAYS IN APRIL, 20 DEDICATED HISTORIC HOUSE PROFESSIONALS, SOME FROM AS FAR AWAY AS NEW YORK AND LOUISIANA, DESCENDED ON STIMSON-GREEN MANSION TO PARTICIPATE IN THE JOINTLY SPONSORED AMERICAN ASSOCIATION FOR STATE AND LOCAL HISTORY (AASLH) AND WASHINGTON TRUST WORKSHOP “Historic House Museum Issues and Operations” — one offering in the national “Not Your Ordinary Workshop” series created by AASLH.

Led by George McDaniel, Executive Director of Drayton Hall in Charleston, South Carolina, and Max van Balgooy, Director of Interpretation and Education for the National Trust for Historic Preservation, we talked tours and how to make them great, getting and keeping volunteers, disasters and how to avoid or deal with them, and ways to market sites to their greatest advantage. The discussions were as varied and lively as the participants and their historic homes—from the magnificent Rockefeller mansion, art galleries, and conference center at Kykuit, New York, overlooking the Hudson to the Nathaniel Orr Homesite in Steilacoom, Washington, we discovered commonality of experience and a shared desire to improve our historic house offerings to the public. The Stimson-Green Mansion reaped an additional benefit when it was used as a living laboratory in which to test “best practices” in management, collections, and interpretation at historic homes.

## Dames in Our Future

IN LATE MAY, THE NATIONAL SOCIETY OF COLONIAL DAMES OF AMERICA IN THE STATE OF WASHINGTON ENTERED INTO AN AGREEMENT WITH THE WASHINGTON TRUST TO LOCATE THEIR OFFICES WITHIN THE STIMSON-GREEN MANSION. Both organizations are dedicated to history and historic preservation. Many Colonial Dames groups across the country are either located within or are stewards of historic homes. For nominal rent, a small group of Washington Dames volunteers will install a desk, computer, phone, and files in Trust administrative offices. In addition to staffing their mini-office a few days per week, the Colonial Dames also intend to hold meetings and a yearly fundraiser at Stimson-Green. There is great interest among the local membership in serving as volunteer docents on Trust tours and programs at the Mansion, as well. Both Dames and Trust look forward to a fruitful collaboration.

# Around the STATE

## Landmark Rehab Grants Awarded

By Holly Taylor, King County CDA, Seattle

THE CULTURAL DEVELOPMENT AUTHORITY OF KING COUNTY ESTABLISHED THE LANDMARK REHABILITATION PROGRAM IN 2002 TO HELP PRESERVE KING COUNTY'S LANDMARKS BY PROVIDING FUNDS TO STABILIZE AND RESTORE DESIGNATED HISTORIC PROPERTIES. In May 2003, \$62,234 in funding was allocated to eight landmark properties:



- **First Church of Christ Scientist**, Kirkland, \$3,008 for a preliminary structural analysis and engineering study for the restoration of prominent front columns.



- **Charles and Minnie Moore House**, Fall City, \$9,640 for a replacement shingle roof, repair of underlying roof structure, and repair of a front gable.
- **McKibbin-Corliss House**, Fall City, \$5,000 for repair of roof damage, associated exterior painting and removal of potentially dangerous trees.
- **Luigi and Aurora Pigani House**, Black Diamond, \$5,886 for installation of an historical shingle roof and removal of the chimney and other recent alterations to restore the property's original exterior appearance.
- **Quaale-Rasmus Log House**, Carnation, \$8,100 for replacement of window frames, repair of exterior walls, application of preservative to logs, and for addressing pest infestation issues.

- **Reynolds Farm and Indian Agency**, Auburn area, \$10,000 for stabilization of the log cabin's foundation and replacement of deteriorated logs and windows.



- **Smith Baldwin House**, Vashon Island, \$11,000 for preparation and painting of the exterior and repair of windows, porch, and foundation.



- **Tollgate Farmhouse**, North Bend, \$9,600 for development of a restoration plan as an element of the overall master plan for the 410-acre historic property.

All properties are reviewed for project quality, including the extent to which rehabilitation work follows the Secretary of the Interior's Standards for Rehabilitation; feasibility and the applicant's ability to accomplish the project; and project impact, including the project's contribution to ongoing use of the landmark property and the applicant's ability to maintain it over time. Grant recipients must also make a commitment to providing public access to the property occasionally, so that King County residents and other tourists can tour, enjoy, and learn from these publicly funded sites.

*(All photos courtesy of King County Cultural Development Authority)*



## Vancouver Old House Fair Offers Answers

By Holly Chamberlain, Vancouver

THE OCCASIONAL THUNDER-LADEN CLOUD DID LITTLE TO DAMPEN SPIRITS AS VICTORIAN-COSTUMED GREETERS WELCOMED MORE THAN 200 VISITORS TO CLARK COUNTY'S SECOND ANNUAL OLD HOUSE FAIR: "HISTORIC SOLUTIONS FOR YOUR VINTAGE HOME" EVENT. Held in Vancouver's Esther Short Park in May, the program was co-sponsored by the Clark County Historic Preservation Commission and City of Vancouver Cultural Services. The fair offered an opportunity for owners of older homes throughout southwest Washington to connect with more than a dozen vendors of preservation-related services and products. Whether you had inquiries about buying an older home, researching the history of your house, protecting your home from fire, or determining what kind of cabinets would be best in a Craftsman kitchen, exhibitors had an answer. At the "Ask an Expert" table, fair-goers could find out about the architectural style of their homes and receive preservation-friendly design tips and solutions. Tours of the century-old Chumasero-Smith House (Vintage Inn Bed and Breakfast) and Slocum House (1867) nearby were also available.

# Washington's 10 Most Endangered Properties List 2003



**1. Elks Building** – Tacoma. The 1915 Beaux Arts-style Elks Building, which looms over Commencement Bay at the northern edge of Tacoma, is a contributing primary building in the Old City Hall Historic District. It is listed on the National Register and Tacoma's local register. The property currently stands empty and unused. Windows are open to the weather, and a roof in poor condition allows additional moisture into the interior. After neglecting the fraternal hall for more than a decade, the out-of-state owner has also publicly expressed his unwillingness to sell the building at a reasonable price

to anyone with plans to preserve or reuse it. He is presently challenging the Tacoma Landmarks Commission and the City of Tacoma in Superior and Appellate Court in his efforts to demolish the Elks Building.



**2. Rookery, Mohawk, and Merton Buildings** – Spokane. The Rookery (1933), Mohawk (1915), and Merton (1890) buildings sit on one block in the heart of downtown Spokane. All three are eligible for the National Register but none are listed. The Merton, former home of the *Spokane Spokesman* newspaper, was part of the rebuilding effort following the Great Fire of 1889. The terra cotta-ornamented Mohawk housed Dodson's Jewelry, a longtime Spokane merchant still extant in another location. The Rookery serves as Spokane's premier example of Art Deco terra cotta artistry. These properties,

which are mostly vacant, are for sale. The owner has hired an architect to begin planning for demolition and construction of a surface parking lot.



**3. First United Methodist Church** – Seattle. The 1907 Beaux Arts First United Methodist Church is the only historic church left standing in Seattle's downtown commercial core. While eligible for national, state, and local landmark status, the church has successfully fought such designation at the local level. First United Methodist has plans for a 37-story office tower, which in combination with the adjacent Rainier Club's plans for a health club and parking spaces to be incorporated in the new building, paves the way for demolition of the historic church building. Discussions between the church, preservation organizations, and the public continue as the church moves closer to a Master Use Permit for the proposed office tower that includes church functions on street and subsurface levels.



**4. Hyer Farm** – Sequim. The nationally listed Hyer farmhouse, barn, and outbuildings represent an intact and well-preserved slice of early 20th century rural architecture in Washington state. The farm was purchased in 1997 by the Washington State Department of Transportation (WSDOT) for the Highway 101 bypass and put up for sale with the condition that its historic character be preserved. For several years, Clallam County intended to buy the

property but never signed the purchase agreement. Early this year, WSDOT put Hyer Farm up for public auction, with the historic restrictions in place. The bid opening on May 14th revealed that a local buyer was the successful bidder. Future plans for the property remain uncertain.

EVERY YEAR MANY HISTORIC PROPERTIES ACROSS 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 paint a distinct Washington portrait. It is certainly no overstatement to conclude that their loss would leave large gaps in that canvas.

The Washington Trust has, since 1992, maintained a 10 Most Endangered Properties List. Bringing attention to threatened buildings and sites has raised awareness in communities statewide and resulted in many success stories. The following properties, nominated by concerned citizens and organizations throughout Washington, form the Trust's 10 Most Endangered Properties List for 2003. The Washington Trust will be assisting those involved with each property to develop support to remove the threat.

*Photo top: Point Hudson in Port Townsend. (Photo courtesy of WTHP Archives)*



*Lisbeth Henning, Hollis Palmer, and Ralph Osgood, mayor of Tumwater, announce 10 Most Endangered Properties List in front of Tacoma's Elks Building. (Photo courtesy of Doug Baker)*



**5. Olympia Brewery** – Tumwater. The six-story Italianate brick brewhouse, erected in 1906 by Olympia Brewing Company's original owner, Leopold Schmidt, is Tumwater's best known landmark. Part of Tumwater's New Market Historic District and listed on the national and state registers of historic places, the Old Brewhouse is vacant and in deteriorating condition. Bricks have detached from the building and are unstable. Wooden roofs have collapsed, and water damage is widespread. Owner SABMiller Brewery has

announced it will close its entire plant in July 2003. It is unclear whether the 1906 building will be closed, demolished, or left in its present state. The City of Tumwater supports a public-private partnership for restoration and adaptive re-use of the Old Brewery. Discussion of such a vision continues between the City and prospective developers, but no resolution has been reached.



**6. Jefferson County Courthouse Clocktower** – Port Townsend. The Jefferson County Courthouse, built in 1892 on a bluff overlooking the town and visible to all, symbolized the city and county's prosperity in the late 19th century heyday of shipping and logging. The massive Romanesque brick, sandstone, and terra cotta building is still being used for its original purpose. A thick coating of sealer was applied to the exterior masonry in the 1970s, but it is unreinforced and therefore unable to withstand a large earthquake. Of even greater concern than the courthouse is the clocktower, which

due to its high, exposed location, is significantly overstressed by wind loads. Approximately \$1.35 million in grants and appropriations have been raised for repair and maintenance of the tower and courthouse, but the estimated budget for strengthening the tower alone is \$3 million. The urgency of the project remains.



**7. Shelton Gymnasium** – Shelton. The Art Moderne style, reinforced concrete Shelton Gymnasium was constructed as a high school gym in 1939-40 and used for that purpose until 1974. The entire high school complex has been torn down except for the gym, a reminder of the community's hopes as it shook off the Great Depression. Although eligible for both state and national registers, the building is not listed. The Shelton School District is

working with a citizens' task force to determine future options for the gym and to find ways to raise funds for its rehabilitation. In July 2003, the school board will be presented with a proposal to fund a feasibility study, which would include an historic structures report, an assessment of programming needs, and an architectural and engineering analysis of the structure by consultants experienced in preservation and rehabilitation.



**8. Point Hudson** - Port Townsend. Located adjacent to what is now downtown Port Townsend, local Indian tribes used the Point Hudson area long before Captain Vancouver's party came ashore in 1792. The site as it currently exists began in 1934 as a U.S. Quarantine Station. Today it's a tourist attraction and a boaters' safe haven. The site is home to the Wooden Boat Festival,

restaurants, a moorage, small businesses, a bed and breakfast, and private residences. The Port of Port Townsend has owned the property since 1956 but has leased it to private management until last year. Early this year, Port officials approached the City of Port Townsend seeking demolition permits for all but three of the buildings on the site, citing prohibitive costs to bring the buildings up to code. In the meantime, the Port has backed off on immediate plans for demolition, and the City and local preservationists are working with the Port to seek alternatives for compatible new development and re-use of existing historic structures.



**9. Old Ritzville High School** – Ritzville. The original Ritzville High School was constructed in 1910. In 1927, the old structure was incorporated under a new facade and two wings were added on either side. Three other turn-of-the-20th century schools have been demolished, leaving Old Ritzville High as the only historic school in town. Although listed on the local and national registers, in 1982 the building was condemned when a new high school was

built; it remained vacant until 1992 when it was gutted to create an assisted living facility. That project was never completed, leaving an eyesore with a leaking roof, an exposed, accessible interior, and poorly maintained grounds which constitute a potential fire hazard. The local Historic Preservation Commission is trying to find ways to

protect the building. Because of its location next to the city park and a new water park, and the size of its gymnasium and auditorium, the old 30,000-sq. ft. high school would be a workable space for a senior and/or day care center, meeting rooms, classrooms, a new gym, and a performing arts center. No other building in town offers so many opportunities to accommodate the community's various needs.



**10. Five Mile Schoolhouse** – Mead. The Five Mile Schoolhouse, formerly known as the Sky Prairie Schoolhouse, was built in 1937 by the federal Works Progress Administration. It's a classic two-room, two-story brick schoolhouse, but the building has not yet been listed on any historic register. Closed since 1969, it is currently used as a storage facility by the Mead School District. The property is neglected, with windows boarded. The district intends to sell or dispose of the property by the end of 2003 unless the local preservation group, Friends of Sky Prairie Schoolhouse (FSPS), can facilitate a purchase or transfer to public ownership. Five Mile Schoolhouse is located in a rapidly developing residential area; it could be subject to demolition for development of the valuable underlying real estate. FSPS has conducted neighborhood surveys, public relations, and fundraising efforts to secure funding to purchase the property and preserve the building with an historically sensitive renovation. Five Mile Schoolhouse is a community gathering place and a potential space for all types of art, educational, recreational, and public/neighborhood activities.

*(10 Most Endangered Property photos courtesy of WTHP Archives)*

## WTHP/APA Annual Conference

"Planning and Preservation: Essential Tools for Economic Development"

October 13-15, 2003

The Davenport Hotel, Spokane, Washington

Register online using Visa or MasterCard via the APA website, [www.washington-apa.org](http://www.washington-apa.org)

Click on Conference 2003.

# Around the STATE

## Roosevelt High School Redux— Partly

By Andrea Wilson, Seattle

THE SEATTLE SCHOOL DISTRICT'S BUILDING EXCELLENCE II PROGRAM, WHICH FUNDS 17 CONSTRUCTION PROJECTS WITH \$398 MILLION OVER SIX YEARS, WAS APPROVED BY VOTERS IN EARLY 2001. The renovation of Roosevelt High School (RHS), designed by noted architect Floyd Naramore (in 1922, with a 1928 addition) is part of that program. Community opinions on what to do with Roosevelt have run the gamut from tearing the building down to fully restoring the school. But even before the levy was passed by voters, there was interest in preserving the high school. The current organization working to save Roosevelt is known as the Friends of Roosevelt High School Historic Preservation.

One of the group's first tasks was to ensure that as much as possible of RHS would be preserved. In studying the requirements of the City of Seattle Landmarks Preservation Ordinance, the Friends of RHS decided that they would focus their efforts on the exterior of the 1922 original and 1928 addition buildings, the interior lobby with its Paul Gustin murals and school seal in the floor; the auditorium, the original girls' and boys' gyms, the clocks, and the stairwells. They researched these items and added the information to the Seattle School District's landmark nomination, which had only included the exterior of the 1922 building. Although the Seattle Landmarks Board decided in 2002 that all the major features of the high school were designated, the Seattle School District's RHS Design Team placed the new library in the original auditorium. The original gyms and part of the 1928 addition are slated to be demolished to make way for a new theater.

A Friends of RHS team thought a better solution was possible, so they redesigned the proposed layout of the building, reusing the original gyms as the new library, and restoring the auditorium for use as a theater. The school district's RHS Design Team then reviewed the redesign in early 2003 but rejected the proposal due to adjacency issues. They wanted the theater in the back of the building and the library in the main academic area.

Friends of RHS had one last chance for their design. In April 2003, the Seattle School District went before the Seattle Landmarks Board asking for a Preliminary Certificate of Approval. Friends of Roosevelt High School also made a presentation of their proposed design to the Board, but that body granted the Preliminary Certificate to the Seattle School District with a vote of 6-1.

The battle is not yet over, since there's still an opportunity to save more of the 1928 addition. Friends of RHS Historic Preservation will try to influence the design of the landmarked areas of Roosevelt High through the public meeting process of the Seattle Landmarks Board, which will give its Final Certificate of Approval in the next few months.

## Great American Main Street Award Bestowed on Wenatchee

By Kris Bassett, Wenatchee



*Trust Board member Kris Bassett (left) and Kathy Allen, Executive Director of the Wenatchee Downtown Association, proudly display Wenatchee's*

*Great American Main Street Award. (Photo courtesy of Kris Bassett)*

ON FRIDAY, MAY 23RD, THE CLOUDS THAT HAD HUNG OVER THE VALLEY PARTED, AND FOR SEVERAL HOURS A BRIGHT, WARM SUN SHONE DOWN ON WENATCHEE. Balloons and hot dogs, along with music from a junior high school band, created a party. The reason? The Wenatchee Downtown Association (WDA) had won a Great American Main Street Award! The city's current and past two mayors led a grand parade of downtown merchants, officials, and partners in downtown revitalization along Wenatchee Avenue to the Convention Center. There the crowd enjoyed speeches and apple pie and had a "family portrait" taken, which will become a commemorative poster.

The award, given to only five cities in the United States, is an incredible "cherry on top" of 20+ years of hard work by many in the City of Wenatchee. The WDA, a part of the Main Street family, has worked incredibly hard to promote downtown activities and it shows. The Historic Preservation office, a Certified Local Government, has been a strong partner with the WDA, working with property owners to restore and revitalize their historic buildings. To date, 13 structures have undergone restoration and benefited by the Special Valuation tax credit. In addition, the on going promotion, beautification, art placements, and lively shops keep downtown Wenatchee in the forefront of places its citizens and visitors want to be. We are very proud of our accomplishments. Come visit the only west coast city to have received the Main Street Award.

*Top and bottom - Roosevelt High School in Seattle. (Photos courtesy of Andrea Wilson)*



*From left, Lisbeth Henning, Executive Director of the Washington Trust, Allyson Brooks, State Historic Preservation Officer, and Joanne Moyer, Trust Board member, celebrate Joanne's Career Achievement Award. (Photo courtesy of Eugenia Woo)*

## SHPO Awards Celebrate Preservation's Heroes

By Megan Duvall, OAH, Olympia

EACH MAY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION CELEBRATES THE REMARKABLE ACCOMPLISHMENTS OF PRESERVATIONISTS FROM ACROSS THE STATE. The 2003 State Historic Preservation Officer's Awards for Outstanding Achievement in Historic Preservation took place May 15 at the historic Stimson-Green Mansion on Seattle's First Hill. The event was hosted by the Washington Trust for Historic Preservation, owners of the Stimson-Green Mansion. Over 100 preservationists and supporters gathered for the festivities where thirteen awards were presented in six categories.

Winners of the Special Achievement award, a category for those whose achievements in historic preservation do not neatly fit into one of the other award categories, but who go above and beyond the call of duty, were Jack Williams of Seattle, for all that he's done and continues to do for preservation, and the City of Centralia, for the Centralia Depot Restoration Project (Easters and Kittle Architects), and McMenamini's Olympic Club Hotel and Theater.

Awards in the Preservation Education category recognize efforts to inform the public about a particular historic property or range of related historic resources. Individuals or organizations receive awards for publications, films or video, exhibits, conferences, or ongoing historic preservation education programs. This year's awardees were the HAMMER Training Center & Cultural Resource Protection Program of the Confederated Tribes of the Umatilla Indian Reservation in Richland and Brian Kamens, for the Northwest Room of the Tacoma Public Library.

The Career Achievement award category acknowledges the lifetime contribution of an individual to the general practice of historic preservation, either professional or avocational. The recipients can point to involvement in varying degrees in activities large and small that have helped secure public attention to historic properties and historic preservation issues. In 2003, two individuals were recognized in this category: Washington Trust's own Board member Joanne Moyer of Spokane and longtime member Louise Lindgren of Snohomish County.

The award in Stewardship recognizes a continuing effort to preserve and protect a distinct historic property. Awards do not recognize rehabilitation, but rather a commitment to ensure the maintenance, repair, interpretation, or survival of an important historic resource. The winners were Jim and Jenna Dixon for the Nifty Theatre in Waterville and David Holland and Ivan Bachman for the Ben Olson House in Vader.

The Valerie Sivinski Award for Outstanding Achievement in Historic Rehabilitation acknowledges the restoration or rehabilitation of a property listed in the National Register of Historic Places or Washington Heritage Register. Awarded projects demonstrate the best of preservation practice, meeting or exceeding the guidelines of the U.S. Secretary of the Interior's Standards for Rehabilitation. This award has been named to recognize and honor the late Valerie Sivinski, architect, educator, and longtime preservation advocate. In 2003, three projects were recognized: the Temple of Justice in Olympia, Pioneer Square Pergola in Seattle, and Mount Spokane Vista House in Spokane County.

Finally the Outstanding Achievement Award in Portraying Historic Preservation in the Media went to Dr. Darby Stapp, whose history column appears in the *Tri-City Herald* in Richland, and the City of Cheney Historic Preservation Website. This award recognizes individuals and organizations that have successfully fostered public discourse and understanding of historic preservation issues in the media, including print, audio, visual, and electronic formats. Congratulations to all the outstanding awardees.

## Legislative Wrap-Up

By Mary Thompson, Olympia

HISTORIC PRESERVATION SAW SOME IMPORTANT GAINS AND FEW LOSSES DESPITE THE DIFFICULT BUDGET SITUATION IN OLYMPIA THIS LEGISLATIVE SESSION. Much credit for that goes to legislative members of the Heritage Caucus, particularly the co-chairs Sen. Jim Honeyford (R) and Rep. Pat Lantz (D), volunteer advocates who contact their elected officials on behalf of preservation, and the staff of state and local programs that provide valuable information to legislators and advocates alike. A special note of appreciation goes to Derek Valley, of the Washington State Historical Society, who staffs the Heritage Caucus. The Caucus meets every Wednesday during the session at 7:00 a.m. Derek provides weekly updates on bills and the budget, and most importantly at that hour, the coffee and donuts that keep everyone awake and alert! Some of the significant items coming out of the 2002-3 session include:

**Adoption of the International Building Codes (I-Codes):** Essentially an extension or next generation of the 'Uniform' codes that we've used for over 30 years, the new I-Codes are written so they are easier to use both for those who build or rehabilitate buildings and those who inspect them. They are more cost-effective, reflect new materials and technology, and are performance based. The Uniform code framework has proven very effective in working with historic preservation and renovation projects. Many businesses, local governments, and organizations, including the Washington Trust, supported the bill.

**New Scenic Byway Bill:** Adds US 97 in Okanogan County and the Palouse Country Scenic Byway in Whitman County to the state's Scenic Byway program, making them eligible to apply for federal Scenic Byway grants.

**New Property/Leasehold Tax Regulations:** Offers an exemption from property tax for qualified non-profit artistic and cultural organizations, allowing limited loan or rental use of facilities for financial gain. Previously, allowing such uses could have resulted in the loss of the organization's property tax exemption. The Washington State Arts Alliance was responsible for the passage of this bill.

**Operating Budget:** In a major victory, the Office of Archaeology and Historic Preservation (OAH) saw no reductions to the state portion of its budget. The federal portion, which is about two-thirds of OAH's

*continued on page 10*

## Capital Budget

- Rehabilitation of the Legislative Building - Olympia
- Fort Vancouver National Historic Reserve - Vancouver
- Fox Theater Rehabilitation - Spokane
- Wing Luke Asian Art Museum - Seattle
- Capitol Theater Improvements - Yakima
- Historic Cabins Project - Federal Way
- Improvements to Fort Worden and Fort Canby - Jefferson County
- 24 projects totaling \$4 million in the Grants for Washington's Heritage Program, including
  - The Port Stanley School - Lopez Island
  - Moore-Turner Garden Restoration - Spokane
  - Hat 'n Boots Move and Rehabilitation - Seattle
  - Seismic Upgrades to Clocktower - Port Townsend
  - Restoration of the Shenandoah, a 65-ft. Fishing Vessel, and the Historic Midway School Property - Gig Harbor
  - Restoration of City Hall/Library - Roslyn
  - Rehabilitation of the Sprague Railroad Depot - Sprague
  - Restoration of the Masonic Temple - Enumclaw
  - Adaptive Re-Use of the Historic Stewart Building - Ellensburg
  - Carnegie Library Restoration - Port Angeles

Wrap-up—*continued from page 9*

budget, however, remains in jeopardy of significant reductions. Unfortunately, the Washington State Historical Society loses over \$1.16 million, and the Eastern Washington State Historical Society loses over \$300,000 in the next biennium.

**Capital Budget:** Preservation interests did very well in the capital budget. Significant historic rehab projects funded include: (see sidebar)

Ellensburg—*continued from front cover*

The next, more formidable hurdle was to obtain a favorable lease of the underlying land from the railroad. After months of circular conversation with railroad officials, the City successfully negotiated a 20-year lease transferable to Historic Ellensburg, contingent upon successful purchase and sale of the building.

Meanwhile, informal contacts with the owner confirmed his continuing interest in selling. This winter, a federally approved appraiser completed a careful appraisal of the depot building. Although highly unusual, the City encouraged him to include the value of the negotiated leasehold in the hopes of elevating the value to a level that would be attractive to the seller. Unfortunately, the appraisal still came in rather low, owing to the poor condition of the structure and the less-than-ideal situation with the underlying land.

Based on that appraisal figure, the City submitted an offer to the owner and his partner — an offer that was firmly rebuffed with the assertion that the depot was worth twice that amount!

With Council approval, City officials made a revised offer at a 10% increase. The sixty-day response period is coming to an end and, to date, there has been no reply to this latest offer. The hope is that the sellers are obtaining their own appraisal and will make a case for the building's value that federal and state TEA-21 grant guidelines can accommodate.

In the meanwhile, Historic Ellensburg must think outside the box. The community is 100% behind this project. A great deal of energy and passion has already gone into moving it forward, and no one is ready to give up. Endangered depot — unrealistic seller — federal grant constraints - what is the key to this puzzle? Anyone with a bright idea, please contact Historic Ellensburg at P.O. Box 371, Ellensburg, WA 98926; or contact President Joe Bach at [fennelle@kvalley.com](mailto:fennelle@kvalley.com) or Vice President Flo Lentz at [flocr@ellensburg.com](mailto:flocr@ellensburg.com).

## Lobby Day Is Great Day in D.C.

A troupe of 10 Washington preservationists from all parts of the state traveled to Washington, D.C. in March to participate in Preservation Action's 2003 Lobby Day. They attended a day-long advocacy conference, met with staff or members in each Congressional Representative's and Senator's office. They carried the message to Congress that a few Federal dollars go a very long way to help local governments in Washington achieve preservation and urged our delegation not to support the slash to the Historic Preservation Fund proposed in annual administration budgets. They also talked about the very real economic benefits of preservation in Washington and the need to support Federal transportation legislation that includes money for preservation-related transportation activities. Finally, the group urged support of Federal tax credit programs that provide incentives to encourage rehabilitation.

Thanks to dedicated volunteers on our Public Policy and Advocacy Committee, the Washington Trust will continue to build on this work next year by helping organize an advocacy network in the state. If you are interested in being part of such a network in the future, please e-mail the Trust at [info@wa-trust.org](mailto:info@wa-trust.org).

## Coming Up

### Historic Home Tours:

Stimson-Green Mansion & Dearborn House, Seattle. Washington Trust & Historic Seattle.

Second Tuesday and Fourth Sunday of Every Month, Reservations: 206-622-6952

### Application Deadline—August 29

Humanities Washington Project Grants. [www.humanities.org](http://www.humanities.org)

### Housing Washington Conference

September 8-10, Spokane. [www.wshfc.org](http://www.wshfc.org)

### Bungalow & Craftsman Home Fair

September 27-28, Seattle. [www.historicseattle.org](http://www.historicseattle.org)

### National Preservation Conference 2003

September 30-October 5, Denver. [www.nthp.org](http://www.nthp.org)

### Washington Trust/American Planning Association Annual Conference

October 13-15, Spokane. [www.washington-apa.org](http://www.washington-apa.org)

# 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 contributed to the Washington Trust for Historic Preservation during the past quarter. The Board of Directors and staff sincerely thank these generous supporters.

## Preservation Circle - \$1,000+

Formed in 2002, the Preservation Circle recognizes individual donors who give \$1,000 or more annually.

Ginny Butler, Dayton  
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## Organization/Non-Profit - \$40

Alderwood Manor Heritage Association, Lynnwood  
Archaeological & Historical Services, Eastern Washington University, Cheney  
Center for Wooden Boats, Seattle  
Dayton Historical Depot Society, Dayton  
Harrington Opera House Society, Harrington  
Jefferson County Historical Society, Port Townsend  
Karin Link, Thomas Street History Services, Seattle

Ralph Munro/Triple Creek Farm, Olympia  
Patrick Dunn and Associates, Seattle  
Puyallup Main Street Association, Puyallup  
Sammamish Heritage Society, Sammamish  
Spokane Preservation Advocates, Spokane  
Tekoa Empire Theatre, Tekoa  
Vancouver National Historic Reserve Trust, Vancouver  
Robert C. Wagoner, Koppe Wagoner Architects, Seattle  
Wenatchee Valley Museum & Cultural Center, Wenatchee

## Family - \$40

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Michael Wittenberg, Olympia

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## APA/Washington Trust Conference

Artifacts, Inc., Tacoma

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- provide Valerie Sivinski Washington Preserves Fund grants
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Total amount enclosed: \$ \_\_\_\_\_

\_\_\_ Please call me about volunteer opportunities with the Washington Trust.

Please return this form with your check payable to:

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1920 - 2003

Patsy Collins died of cancer Wednesday, June 25, 2003, at the age of 82. She leaves everyone who knew her immeasurably enriched by gifts tangible and intangible. The Washington Trust for Historic Preservation has been particularly touched by her generosity. Quite simply, she was the making of the organization as it exists today.

Those Trust board members present in an April 2001 committee meeting all distinctly remember her question over the phone to Mary Thompson, then president: “Would you like to have the Stimson-Green Mansion? It won’t cost you anything” Patsy’s gift of her beautifully restored family



home, the catering company she nurtured for 15 years, and a rainy day fund to be used to temper the hand of chance transformed the Washington Trust.

Her donation to us was exceptional, but not unusual. Midwife to every good cause in the state and many others well beyond our borders, Patsy embodied philanthropy. The day we signed the papers transferring ownership of the house and other assets to the Trust, we all celebrated with a ladies’ lunch in downtown Seattle. She squeezed my hand, smiled, and said, “Ain’t we got fun?” We did. We do. Thank you, Patsy.

*Hollis Palmer  
General Manager, Stimson-Green  
Mansion, Washington Trust for  
Historic Preservation*

Send submissions to: [hpalmer@wa-trust.org](mailto:hpalmer@wa-trust.org)

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