

WINTER 2004



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Hub City's Heritage Home Run

By Hollis Palmer, Seattle

Though Tacoma lays claim to the title in Washington State, every city is a "City of Destiny." Soil, climate, location, abundance of resources—natural and human—contain the seeds of its success or failure. Centralia, town of 15,000, smack dab in the middle of western Washington's major north-south corridor, is no exception. It rose on the back of timber, coal, and fertile farmland—and on the all-powerful railroads. It fell, or at least faded, as those industries declined and changed. The germ of Centralia's current resurgence can be found in what was ignored and left to moulder for decades, the historic built environment of the town itself.

Centralia as we know it was founded by George Washington, an enterprising mulatto son of a slave and an English woman. In 1872, as the Northern Pacific Railroad extended north to its new terminus in Tacoma, he dreamed the town that would become a central stopping point on the line and a nexus for timber, agriculture, and transportation. Over the next few decades, "Hub City" grew into its name as "the great railroad center of Southwestern Washington."

Centralia's fortunes rose and fell, following the cycles of boom and bust experienced by the rest of the state and the nation, but the serious decline in the timber industry, which began in the 1960s and continues into the present day, hit the town hard. A silver lining to this very real economic cloud was that downtown Centralia became the land that time forgot. Many of its historic buildings, instead of being demolished, were shuttered and abandoned. The award-winning project that began Centralia's restoration boom was the 1912 Union Depot, which the City purchased from Burlington Northern Santa Fe. In its heyday, 44 passenger and 17 freight trains stopped there daily, but by 1996 when the first phase of work started, a half-century of neglect had taken its toll. For starters, four tons of pigeon droppings had to be removed from the attic! After six years and close to \$5 million, Centralia's depot with its fine pressed brick exterior and massive terra

cotta tile roof, welcomes visitors in the impressive fashion the town and the railroads originally intended.

Dave Eatwell, the City's Downtown Economic Development Coordinator, was hired in the midst of the depot restoration. He was charged with nothing less than bringing the downtown's commercial infrastructure into "higher productivity." Dave and others designed a "revitalization plan in which Centralia's future was (to be found) in recreating the heyday of its past, when 14 hotels flourished and visitors mixed with local residents in our stores, restaurants, and other businesses... The entire plan is based on preservation and restoration of the historic character of Centralia's downtown."

A \$3 million streetscaping project, funded partly by the Department of Transportation and partly by local merchants, was initiated in 2001 and completed in 2003. Major streets were resurfaced, side streets were restored

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The Sentinel statue in Centralia's George Washington Park commemorates American Legionnaires killed in the "Massacre" of Armistice Day 1919.

Above left - Centralia's Olympic Club and Oxford Hotel were restored by the McMenamin brothers. (Photos courtesy of Dave Eatwell)

Your Trust in Action

From the Director's Desk



WITH THIS COLUMN I'M ANNOUNCING TO OUR WASHINGTON TRUST MEMBERSHIP THAT I'VE RESIGNED AS EXECUTIVE DIRECTOR OF THE TRUST EFFECTIVE DECEMBER 31, 2004. This is a decision that I've come to after much thought and a real sense of excitement about now moving on to the arts world after 22 years in the field of historic preservation.

The Washington Trust is stable, well-respected, and gaining political clout all the time. It goes without saying that the Trust will continue to thrive and grow with your continued member support under new staff leadership. Our Board of Directors has adopted an aggressive plan for an executive director search and a smooth transition in coming months. I will continue as Executive Director until the end of December, whereupon former Board President, Mary Thompson, will step in as a part-time Interim Executive Director for up to six months, carrying the Trust through the time between my departure and a new director coming on board. Our fabulous Program Associate, Cathy Wickwire, will continue in her position, and we expect no gap in programs and services.

Perhaps most importantly, this interim staffing plan will ensure that the Trust performs at its peak during the 2005 State Legislative session beginning in January. I believe that we have one of the most exciting legislative opportunities since passage of Washington's Special Valuation program or the establishment of the Washington Main Street Program. The Trust's attention in the first quarter of 2005 will be focused on Olympia as we take the lead—along with many partners—to advocate for a multi-year state appropriation for historic courthouse rehabilitation.

I look forward to working with you until year end to help ensure a successful transition to a new permanent executive director—one who will work with the Trust's Board of Directors and staff to usher in the next great phase at the Washington Trust. I thank you, our members, for the privilege of helping build a stronger Trust, broadening our preservation movement here in Washington, and celebrating landmarks saved.

Lisbeth L. Cort
Executive Director

Adieu to Lisbeth

By Michael Sullivan, President, Washington Trust Board of Directors

WHEN LISBETH CORT CAME TO THE WASHINGTON TRUST AS OUR NEW EXECUTIVE DIRECTOR THE ORGANIZATION WAS IN JOYOUS CHAOS. We had been launched into a new state of being by the generosity of Patsy Collins and the hard work of board members like Mary Thompson, but it was certainly not familiar ground. We needed new abilities and organizational skills, and once again the Trust was fortunate in having the right person in the right place at the right time.

Lisbeth Cort left a much larger statewide preservation organization in Utah to take the helm of the Washington Trust for Historic Preservation, and a whole new chapter was written. Lisbeth brought us a smart perspective on not just how we should operate, but what our opportunities could be in the future. She was like the teacher at the driving school who skips the parallel parking and turn lessons and gets you right on the freeway. In fact, we were still waiting for the parking lesson when Lisbeth let us know that she was leaving the Trust at the end of the year for a more bucolic lifestyle on Whidbey Island.

Lisbeth's departure will not be easy for us, but in so many ways both she and the Washington Trust can look back on a time of remarkable events and accomplishments. This organization will always see the chapter of Lisbeth's leadership as one of growth, refinement, and sparkling good humor. Few things are as tedious and insufferable as someone rattling off a list of lucky breaks and good fortune, so I will spare us all a retelling of the Washington Trust's history over the last few years. It's enough to say that atop that list would be Lisbeth Cort and her contributions as our executive director.

It's a relief to us that Lisbeth will not be too far away, but as the Trust looks ahead at the coming year and particularly the upcoming legislative session in Olympia, we need continued effective leadership and activism. The Board of Directors elected an executive selection committee that will conduct a professional search for the new director position. We are also very pleased that past president Mary Thompson has agreed to assume the position of Interim Executive Director of the Washington Trust during the legislative session.

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Washington Preserves Fund Develops Endowment and Gives \$2K in Grants

By Kris Bassett, Washington Preserves Committee Chair

Michael Sullivan, President of the Washington Trust for Historic Preservation's Board of Directors, recently announced a new initiative to expand and endow our Valerie Sivinski Washington Preserves Fund. Several donors in Valerie's hometown of Tacoma have contributed \$25,000 in leadership gifts and pledges to create the endowment, and the Washington Trust has just launched a multi-year campaign to expand the Valerie Sivinski Washington Preserves Fund in order to provide a stable, reliable source of funding. The Fund, whose goal is to provide small yet meaningful amounts of money to help promote historic preservation where it really happens — at the community level, provides grants of up to \$1,000 to local organizations around our state. Awards are given in the name of Valerie Sivinski, a preservationist who was killed in October 2000 while performing preservation-related work.



Wells House in Wenatchee. (Photo courtesy of Washington Trust)

they are looking at what may be the "last, best" opportunity to save it. As the greater Olympia area engages in a one-time Public Facilities District competition for up to \$10 million of public support for a regional facility, the Friends group, all of whom are volunteers, is in contention for the funding but faces a race against time. The Trust grant monies will be used specifically for outreach efforts. The third award, for \$1,000, was given to the Wells House on the campus of Wenatchee Valley College, in Wenatchee, to match a National Trust Preservation Services Fund grant. The 1909 Wells House has been in the care of a private group of individuals, the Wells House Committee, Inc., for the past 30 years. This group took over the care of the building when the college threatened to demolish it in 1973. The facility has proved to be a popular event site for weddings and receptions and also houses the Camp Fire organization. The grant funds will help match monies from a National Trust Preservation Services Fund grant and help fund an assessment of the building to fully understand its present condition and develop a plan for its preservation and adaptive re-use. The Wells House Committee now desires that the college take back responsibility for the building.

Thanks to the generosity of donors across the state, our funding capacity has grown in the past three years. The Trust has gone from giving one or two \$500 or \$1,000 grants a year to granting \$7,000 in 2004. But the need greatly exceeds the Fund's annual capacity. The \$25,000 endowment is a major step in building that capacity, as is the forthcoming campaign to expand the Fund. Watch your *Trust News* in coming issues to learn more about this effort. And when you renew your membership this year, think about giving an additional gift to the Valerie Sivinski Washington Preserves Fund.

3 Washington Sites Obtain PSF Grants

by Melita Juresa-McDonald,
National Trust for Historic Preservation



1909 Milwaukee Railroad electric substation in South Cle Elum Railyard. (Photo courtesy of National Trust)

Three organizations in Washington have just received grants from the National Trust's Preservation Services Fund. Wenatchee Valley College obtained \$4,500 for architectural assessment and long-range planning for the 1909 "Clark's Pebble Castle," now known as the Wells House. The residence housed the first Wenatchee Valley Junior College. The Northern Kittitas County Historical Society received \$4,250 to complete a historic structures report and condition assessment for the 1909 Milwaukee Railroad electric substation located in the South Cle Elum Railyard National Register District. The substation, one of three remaining in Washington, was part of Milwaukee Railroad's long-distance rail electrification, which at the time was the longest in America. The Cultural Development Authority of King County (4Culture) was granted \$3,500 to support the development of a "Maritime Heritage Website," which will function as a virtual travel guide to 25-30 of the vessels, small craft, Native American, and historic maritime sites in central Puget Sound.

The awards are all from the Eldridge Campbell Stockton Memorial Preservation Fund for Washington State. This fund was established in 1993 by his sister, Alice Stockton Konze, to commemorate his death in April 1943, while he was in service to his country during World War II.



Left photo - Congressman Norm Dicks obtained \$100,000 in federal funds for repair of the Jefferson County Courthouse clocktower (2004 Most Endangered Properties list). (Photo by Sarah Bell, courtesy of The Port Townsend Leader)

Right photo - Rep. Norm Dicks is honored by Washington Trust for his extensive work on behalf of historic preservation. L to r: Exec. Dir. Lisbeth Cort, Rep. Dicks, Treas. Sondra Purcell, Pres. Michael Sullivan. (Photo courtesy of the Washington Trust)



Pacific County Courthouse (Photo courtesy of Michael Sullivan)

If you have a good photograph or postcard to share, please provide it in a digital format to info@wa-trust.org, if possible. You can also mail us the photo, and we will copy it and return it to you.

Secondly, we need to hear from the preservation community. You can help by letting your county officials know that this bill will be coming in 2005. Tell your legislators that you support this effort to revitalize your community. Hold an event at your courthouse to demonstrate support. Be available to testify, write letters, and make phone calls. It will be a tough budget session, but we can win if we make a strong case and show support.

The idea for this program arose from a study sponsored by the Office of Archaeology and Historic Preservation in 2003. Artifacts, Inc. surveyed Washington's 39 county courthouses and determined that 28 met National Register standards. They assessed the existing condition of those courthouses and estimated costs for rehabilitation, uncovering over \$90 million in needs.

Because of the size of these structures, the cost of maintenance, and the lack of good information on appropriate rehabilitation methods, most historic county courthouses are in danger from neglect or from inappropriate alterations. The proposed program provides an incentive for county governments to save these local landmarks and to do it in the right way. In addition to supporting rehabilitation of historic features, the fund can be used for seismic and accessibility upgrades that meet accepted historic preservation standards.

The program also provides a shot in the arm for the local economy. Historic rehabilitation creates more jobs than new construction. It relies on local suppliers and contractors for materials and manpower, assisting both local businesses and the local tax base. Rehabilitation spurs other private investment in downtown properties, which attracts more businesses, shoppers, and visitors. Dayton, in Columbia County, is a good example of what can occur in even the smallest rural communities when the courthouse – the center of community life – is returned to its original glory. That rehabilitation effort touched off a wave of reinvestment in this small southeast Washington community. Today, Dayton is a must-see stop for dining, lodging, and shopping in the Walla Walla wine region.

Please join the Washington Trust's effort to save the state's historic county courthouses. If you would like to receive updates on the progress of the bill, provide a photo, or help at the local level or in Olympia, please contact the Washington Trust office at info@wa-trust.org or 206-624-9449.

Historic County Courthouses in Washington:

Benton	Cowlitz	Grant	Klickitat	Pend Oreille	Stevens
Chelan	Douglas	Gray's Harbor	Lewis	San Juan	Wahkiakim
Clallam	Ferry	Island	Mason	Skagit	Walla Walla
Clark	Franklin	Jefferson	Okanogan	Snohomish	
Columbia	Garfield	King	Pacific	Spokane	

Help Needed for the Historic Courthouse Campaign

By Mary Thompson, Public Policy Committee Chair

THE TOP PRIORITY OF THE TRUST'S 2005 STATE LEGISLATIVE AGENDA IS PASSAGE OF AN HISTORIC COUNTY COURTHOUSE REHABILITATION FUND. When legislators return to Olympia in January, they will have a proposal on their desks to provide \$40 million over four years in matching funds to aid in the rehabilitation of the 28 historic county courthouses in the state. Our major partner in this effort is the Washington State Association of Counties.

In order to make an effective case to save this important legacy and stimulate jobs, tourism, and downtown revitalization in our county seats, we need your help.

First, we are looking for historic photos of county courthouses that can be used in presentations and educational materials. Frequently old postcards provide great images.

Gig Harbor Group Saves Eddon Boatworks

By Lita Dawn Stanton, Gig Harbor

THE WASHINGTON TRUST RECENTLY ALLOCATED AN EMERGENCY GRANT OF \$500 FROM THE VALERIE SIVINSKI WASHINGTON PRESERVES FUND TO "SAVE EDDON BOATWORKS" OF GIG HARBOR. The grant financed the group's successful "get out the vote" campaign on a \$3.5 million bond issue to purchase the historic Eddon Boatworks site and create a community park.

Eddon Boatworks is the last mid-twentieth century example of Gig Harbor's traditional boat building yards. The structure is also significant due to its association with second owner Ed Hoppen, who built the original Thunderbird sailboat there. The "T-bird" was an innovative kit sailboat, easily constructed by amateurs without extensive boat building skills.

In August, the grassroots Save Eddon Boatworks group blocked the demolition of the historic building and the construction of seven million-dollar homes on the site, which consists of 500 feet of waterfront and view corridor. The bond issue passed in November, thanks in part to the Washington Preserves grant that financed the printing of flyers, buttons, and yard signs urging a "yes" vote. Another unlooked-for benefit of the campaign has been new awareness of the need for a preservation ordinance on the part of some city council members and local residents. For more information, please contact Save Eddon Boatworks at 253-858-1985.



Nearly 200 citizens gathered in October to show their support for saving Eddon Boatworks. The bond issue passed, enabling Gig Harbor to purchase the historic site and create a park. Former Mayor Jake Bujacich and current Mayor Gretchen Wilbert (center front) were joined by members of the Thunderbird Club. (Photo courtesy of Lita Dawn Stanton)

Rising from the Ashes: Pasco's James A. Moore House

By Sandy Kopp, Kennewick

THREE YEARS AFTER ITS NEAR-DEMISE AT THE HANDS OF AN ARSONIST, PASCO'S JAMES A. MOORE HOUSE IS SLOWLY RETURNING TO LIFE. Dead trees and debris have been removed, the grounds are carefully groomed and irrigated, and a new hipped roof—one of the home's most distinctive features—has taken shape atop the charred structure. Owners Brad and Debra Peck plan to restore the historic landmark as their home, but they may later consider opening a business that would be compatible with the house. Their primary goal is to save the property, and they are painstakingly preserving as much of the original material as possible, using materials that would have been available in 1908—the year that the house was built—for rebuilding the burned sections.

Over the course of its ninety-six years, the "Big House on the Columbia" has lived a colorful life. It was built at a cost of \$20,000 by prominent Seattle businessman James Alexander Moore, who hoped the drier eastside climate would benefit his ailing wife Eugenie. At the time, Moore was also demolishing the Washington Hotel in Seattle, and he used much of that material to build his Pasco home. The 9,370-square-foot home had 17 rooms and two bathrooms, along with two fireplaces, one of which was eleven feet wide and nine feet high. Eleven curved plate glass windows were imported from Sweden for use in the large front room. Moore set aside five acres for lawns and a lily pond and lined the quarter-mile drive with mulberry trees.

Mrs. Moore died before the home was completed. Moore finished the house, but in 1911 sold it, along with 300 acres of his original 1,200-acre spread, to Thomas Carstens, a Tacoma meatpacker. In the years following, the house changed hands many times and served a variety of functions, some of which included private residence, speakeasy, nursing home, migrant housing, and, beginning in 1988, a restaurant. The house also became a popular site for weddings and other special events. One of its greatest attractions was the snow-white horse-drawn carriage used to bring the bride around to the front of the house for her walk down the aisle. It became the dream of many young brides-to-be to be married at the "Moore Mansion."

Sadly, that dream was shattered for many on May 9, 2001. The devastating fire began in the basement and burned upward inside the wall to the attic, where it broke through the roof, completely destroying the third floor and damaging the second. While the rest

of the house remained largely intact, time, weather, and neglect soon took their toll. As months became years, most people considered the structure unsalvageable. A group of Tri-Citians formed the Moore Mansion Historical Foundation in an attempt to rally support to save it. Demolition seemed imminent—until the Pecks stepped up to the plate and shouldered the monumental task of restoration.

The Pecks hope to complete the house by the end of the year. Thanks to their diligent efforts, the "Big House on the Columbia" will once again stand proud, a lasting tribute to this area's heritage. For more information, please contact s.kopp@verizon.net.

Historic Downtown Auburn Gets Help from UW Students

By Julie Koler, King County Historic Preservation Program

IN OCTOBER, THE CITY OF AUBURN AND THE AUBURN DOWNTOWN ASSOCIATION, IN COLLABORATION WITH KING COUNTY AND THE UNIVERSITY OF WASHINGTON, KICKED OFF AN EXCITING NEW PROJECT – THE STOREFRONT DESIGN STUDIO – THAT WILL EVENTUALLY CHANGE THE FACE OF AUBURN.

Students from the University of Washington's College of Architecture and Urban Planning will assist local business and property owners with design concepts for individual façade improvements and streetscape beautification. The goal is to identify the assets of the historic downtown and to develop design proposals and guidelines to assist in preserving and developing the unique character of the area.

The Storefront Design Studio is a partnership funded by a grant from the State Office of Archaeology and Historic Preservation and administered jointly by the University of Washington College of Architecture and Urban Planning, the City of Auburn Department of Planning and Community Development, the Auburn Downtown Association, and the King County Office of Business Relations and Economic Development Historic Preservation Program. For more information, please contact Julie Koler, King County Historic Preservation Officer, at 206-296-8689 or julie.koler@metrokc.gov.



The 1908 Moore House in Pasco is now being restored following significant fire damage in 2001. (Photo by Ange Mills)



Historic Auburn streetscape. (Photo courtesy of King County Historic Preservation Program)



Palouse Saves Oldest Church

By Annie Pillers, Palouse

THE PALOUSE COMMUNITY HAD A KEEN INTEREST IN SAVING THE HOLY TRINITY EPISCOPAL CHURCH. It is the oldest church in the area, located on a 10,000-square-foot lot in a residential section in the city of Palouse, Whitman County, in rural southeastern Washington. Constructed in 1895, Holy Trinity was designed in the late nineteenth century Gothic Revival style. It literally remains intact from that day. The original altar is in place, and the interior remains the same as it was in 1895.

Because no services had been held at the church over the past three years, in October of 2003, the Diocese decided it was time to sell the building. When people in town heard that it was going to go on the market, a meeting was held to determine if there was enough interest to purchase it. Fortunately, there was a dedicated core group willing to invest time and money, and a proposal was made to buy the building. The Diocese accepted the offer, and the building was purchased for \$28,000 with a five-year payment plan.

During the same time, the group partnered with the Whitman County Historical Society, which agreed to take ownership of the building. All responsibility for raising funds and maintaining and operating the building remained with the local community group. On December 11, 2003, the paperwork was signed, making the chapel a part of the Whitman County Historical Society and the community of Palouse its managers.

A nomination to the National Register of Historic Places is currently underway. Future repair plans for the building include installation of a new roof, re-pointing of the chimney, repair of the basement and drainage, and maintenance of the stained glass. The church will be available to rent for small weddings, funerals, recitals, and other cultural and social gatherings. For more information, please contact Annie Pillers, 509-878-1418 or kc7wcn@palouse.com.

Port Townsend Puts Teeth in Preservation Ordinance

By John McDonagh, Port Townsend

IN EARLY AUGUST, THE CITY OF PORT TOWNSEND ADOPTED A TOUGHER NEW PRESERVATION ORDINANCE FOR ITS NATIONAL REGISTER HISTORIC DISTRICT. The mundane part of this effort was simply combining two older chapters of city code that had long governed design review for the district. The contentious, and time consuming, part of the recent ordinance involved developing a new process for heightened review of demolition proposals.

Before this summer, Port Townsend visitors would have been surprised to know little was in place to discourage demolition of any of the city's late 19th century commercial buildings. Previously, the only requirements for demolition of a contributing historic structure were to undergo review pursuant to the State Environmental Policy Act (SEPA), receive approval for a replacement structure from the City's Historic Preservation Committee (HPC), and obtain a demolition permit.

Fortunately, no contributing structures in Port Townsend have ever been seriously slated for the wrecking ball. But as stories about needless demolitions in other parts of the country became known, preservation-minded citizens began to ask what was protecting Port Townsend from a similar fate. To many, it became clear that the City's adopted policy was akin to "Mother-May-I" demolish. When brought to the attention of the City Council, a citizen's advisory board was formed to examine the issue further.

The work took over two years to complete, despite drawing heavily from provisions found in other cities who, like Port Townsend, call themselves Victorian Seaports (Eureka, CA; Fernandina Beach, FL; Galveston, TX). Each of these communities, and Washington cities like La Conner, have established a process where demolition of a designated historic structure must first be justified on the basis of a safety concern or an economic hardship.

In short, the new demolition process works like this. An applicant for demolition would first request the HPC to decide whether the subject building meets the criteria for "historically significant" as specified in the new code. If the answer is "no," the applicant must still receive approval for a proposed replacement structure. However, if the answer is "yes," the new code requires an economic and structural analysis to be prepared. If the analysis shows the building can be economically rehabilitated, then the application for demolition would be denied. If it's not economically feasible, a 90-day waiting period can be imposed, and designs for the replacement structure must still be presented and approved. Finally, a successful applicant for demolition must demonstrate that sufficient monies are secured to build the approved replacement structure. Third party review of the special analysis can be required, which ensures misleading reports are not generated. The provisions, of course, do not apply if there is an emergency situation.

Thanks are due to the Washington Trust, particularly Lisbeth Cort and Michael Sullivan, for their help in reviewing drafts, sponsoring an "Emerging Issues in Preservation Law" ordinance roundtable with numerous Washington jurisdictions, and testifying at City Council public hearings. Their efforts were critical in obtaining passage of the new code. For a copy of the new preservation ordinance, please contact John McDonagh at jmcdonagh@ci.port-townsend.wa.us or 360-379-5085.

Seattle's Magnuson Park: Adaptive Re-Use on a Grand Scale

By Eleanor Boba, Seattle

Magnuson Park was created by the closure of Sand Point Naval Air Station in the early 1970s. The 300 plus acres of swampland, airstrips, and military buildings on the western shore of Lake Washington might easily have become a burden to the city. Instead, a creative partnership of the parks department, NOAA, and community groups was forged, and a vision of Sand Point as a multi-purpose destination was created.

Today Magnuson Park boasts miles of trails, a kite flying hill, boat access, picnic areas, and swimming facilities. In the upper reaches of the park, the old naval buildings have been handed over to community groups. Sports clubs, theater and environmental groups, artists, and summer camps share a community campus with 94 units of low-income housing. Meanwhile portions of the old airstrip have been converted to p-patches, an off-leash dog area, and the city's largest playground.

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2004 Most Endangered Historic Properties List Update (as of 11/04)

By Larry Cort, Most Endangered Historic Properties Program Chair

B Reactor – President Bush recently signed a bill requiring the federal government to study the possible addition of historic Manhattan Project sites, including the B Reactor at the Hanford nuclear reservation, to the national park system. Senator Maria Cantwell said in a news release, “Hanford’s B Reactor is an important historical marker for our nation. This site would be a tribute to both the scientific contributions and enormous sacrifices of those who labored at the B Reactor during its remarkable run.”



the Collins Building, was quoted as saying, “I’d say we’re encouraged to have the Port truly responding, other than just talking,” although “I can’t say that we’re optimistic yet, not having seen the numbers.”

The environmental impact statement is due out in December. Additional refurbishing options for the building include a museum, art galleries, and possibly some residential spaces on the top floor. Finding a marine industry tenant or renovating it for commercial office space would likely be the most expensive but potentially most lucrative options. The Port’s three-member Board of Commissioners is expected to settle on a development plan next March.

Jefferson County Courthouse – All eyes continue to be on the 2005 state legislative session when the historic county courthouses bill will once again be introduced. Getting this bill passed will be the focus of the Trust’s public policy efforts this year. In the meantime, county officials received a boost in late August when Representative Norm Dicks brought news of a \$100,000 grant from the department of Housing and Urban Development that will go toward stabilizing the clocktower.



and reconstruction on a site yet to be determined. In an ironical twist not lost on those who fought to save the Scout House, the cost of dismantling and transporting the building offsite will be borne by the property owner.

St. Urban’s Church - St. Urban Settlement Foundation met with the Seattle Archdiocese in October to discuss disposition of church artifacts and the prospective lease agreement. The organization’s current direction is to work in partnership with Lewis County to form a long-term lease agreement with the Archdiocese. The County will be the lease holder, and the Foundation will form a secondary agreement with the county to rehabilitate and restore the facility.

Toward that goal, the Foundation is now a 501(c)3 organization and fundraising efforts have started to raise money for the church restoration. A recent small-scale event raised about \$1,100 in one night, but much more is needed to halt the gradual deterioration of the building. The group will be ordering an historic structures report very soon and will need funds to get work started immediately after the lease is signed (St. Urban Settlement Foundation, 634 N.W. St. Helens Ave., Chehalis, WA 98532, supioneers@comcast.net).

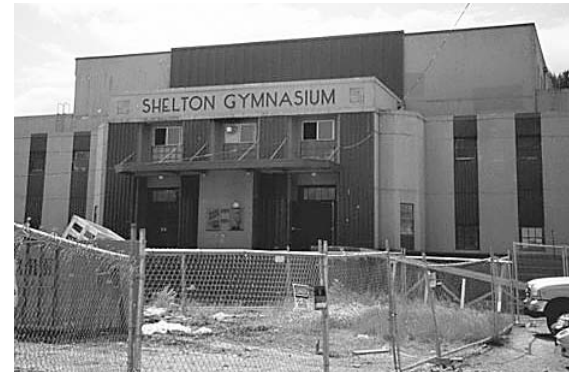
They are looking at a larger scale auction in the spring and lots of grant writing in between. Kelley Bremgartner of the Foundation reports, “We are so thankful to the Washington Trust and our designation on the “Most Endangered” list. We are certain that our place with the Washington Trust was the real eye opener for the Archdiocese and church council that St. Urban needs to stay standing, and it is more than just some small town old folks complaining. We are serious professionals, and we mean business!”

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(Photos courtesy of Washington Trust)

Shelton School Board Votes To Demo Gym

By Janet Rogerson, Shelton



IN LATE SEPTEMBER 2004, THE SHELTON SCHOOL BOARD VOTED TO DEMOLISH THE 1941 SHELTON GYMNASIUM (2003 MOST ENDANGERED HISTORIC PROPERTIES LIST AND 2004 WATCH LIST) IN ORDER TO REPLACE IT WITH “CLASSROOM SPACE.” A non-profit community group incorporated in the fall of 2003 in response to the threat has been working steadily since then to save the building. These Friends of the Shelton Gymnasium have vowed to explore all legal, political, and other options to halt the demolition of the historic structure.

Following an announcement in January 2003 that they were considering demolition, the school board issued “Proposed Parameters for Turnover of the Shelton Gymnasium to Preservation Proponents,” who opposed such a course. The board gave the Friends of the Shelton Gymnasium a year to complete an architectural assessment and obtain financing for rehabilitation and ongoing maintenance and operation of the building. During that time, the group conducted public meetings and outreach, created partnerships, raised over \$26,000, and completed a historic structures report. A feasibility study was initiated using volunteers, but completion of a systematic, professional report, which will take additional time, is still needed. Meanwhile the school board invalidated the “Parameters.”

“We worked hard to create and follow a systematic process by which a defensible plan could be implemented. We didn’t realize that we would be expending thousands of dollars and countless hours on a project that was doomed from the start,” said Friends of the Shelton Gymnasium’s president. Demolition was scheduled to begin November 17, 2004 For the latest updates on this story, please visit www.sheltongymnasium.org.



Centralia's 1912 Union Depot.



Wobbly Wesley Everest, also murdered during the 1919 "Centralia Massacre," is the hero depicted in this mural facing the park.



Centralia's historic downtown benefited from a \$3 million streetscaping project. (Photos courtesy of Dave Eatwell)

HUB CITY—Continued from front page

to their original bricks. Sidewalks were widened, park benches installed, and vintage light poles erected. Cobblestone crosswalks combined with hanging flower baskets make Centralia's streets the pleasant places they are today. The 17-year long journey to obtain National Historic District status for the 18-block city core also came to fruition in 2003. Centralia's "period of significance" extends from town founding in 1875 to 1952. With initial public funds of \$170,000, the City began a Façade Restoration Program in 2002, which, along with private matching grants and donated recycled paint, has been leveraged into about \$1.23 million of façade improvements downtown.

In 1996 the glint off a beveled glass window of the venerable Olympic Club caught the eye of Oregon entrepreneurs Brian and Mike McMenamin. They bought the 1908 "Gentlemen's Resort" that day and the neighboring 1913 Oxford Hotel shortly thereafter. Off came the 1970s' facades to reveal original stained glass; inside were Tiffany lamps and a gorgeous mahogany bar and paneling. The massive Brunswick pool tables, complete with bead counters overhead, and a nickel-plated Royal Oak stove the size of Paul Bunyan, or maybe Babe, stood where long-departed loggers had left them. What wasn't just sitting there was unearthed from the tunnel-riddled basement—a wooden pickle barrel with a false bottom for storing bootleg liquor and an unexplained Centralia police motorcycle and sidecar. The "Oly" Club had operated continuously throughout Prohibition—enough said. Though the "Ladies Patronage Not Solicited" sign remains, the Olympic Club now welcomes all comers to its café, bar, brewery, pool hall, hotel, and theater (with sofas and easy chairs, drinking and dining during movies allowed and encouraged). Great packages that combine food, drink, lodging, movies, and events at other local establishments are available in an array of combinations.

All I-5 veterans are familiar with the outlet mall just off freeway exit 82, but the true cognoscenti know Centralia as a thriving antique center. More than 350 dealers, some with freestanding stores, others located in antique malls, occupy the core city blocks. From tchochkes that could easily have belonged to your grandma to exceptional Mission oak pieces, you will find that special something no home can be without.

During the 1920s and '30s, the Fox West Coast Theater chain built movie palaces up and down the left side of the country. Centralia's Art Deco beauty was constructed in 1929-1930, when tickets at the "ultra-modern" Fox cost 50 and 75 cents. Purchased

by Opera Pacifica in late 2003, a restoration is underway that will house opera and other legitimate stage productions, with seating for 1,000 patrons or 400 in dinner theater mode. The original pipe organ, Tiffany chandeliers, curved staircases, and iridescent floral wall friezes will all be brought back to their former grandeur, as will the marquee outside. A musical memorial was held at the Fox this past September 11th. In defiance of the still murky, cavernous, and incomplete space, Centralians brought their own hopes and chairs.

Yet another rehab underway on Tower Avenue is The Gibson—a soon-to-be unveiled nightclub and fine dining establishment. In its former life, the Gibson House was a department store known as the Proffitt Building when it was built in 1926. Owner Penny McWain has taken the interior down to the studs and now envisions intimate dining on several floors, a wine bar, a three-story central atrium with a fountain, gaming tables, and additional space for meetings, events, and offices upstairs.

The Ayala Brothers, whose neighboring store occupies the 1907 Union Loan and Trust Building, will be custom-designing the furniture for The Gibson. Proving that history is everywhere in Centralia, the third floor of the Ayala's building was also an Elks Lodge from 1908-1922 and the scene of the kangaroo court that convicted and sentenced International Workers of the World (IWW) member Wesley Everest to death—for his supposedly leading role in the 1919 Armistice Day Parade attack in which four American Legionnaires were killed. Eight other Wobblies were eventually convicted of murder in U.S. court. No one was ever charged with Everest's lynching. The "Centralia Massacre" was a taboo subject for generations—feelings run high to this day. The Sentinel, a 1924 statue in George Washington Park, commemorates the fallen Legionnaires. Facing him down, across the square, is a Wesley Everest figure arising triumphant from the flames, the central subject in a Diego Rivera-style modern wall mural.

Downtown Centralia in late 2004 is alive with the percussion of hammers and the whine of drills and saws. Eight passenger trains glide into the graceful old depot daily, depositing their eager human cargo on brick streets and wide sidewalks, ready to amble through a townscape that harkens to another time but that contains every kind of latte or microbrew a modern heart could desire. The bustle on Main Street, and Tower, and Pearl, which is drawing visitors as well as locals, is all about heritage. Hub City has embraced its past and made it a vibrant and economically viable part of Centralia's present and future destiny.

New Preservation Grants To Be Offered

In October, the National Trust announced that the Hart Family Fund for Small Towns, in honor of Bill Hart, pledged a total of \$250,000, which will be matched by Bill and his family for a fund that will eventually total at least \$500,000. Its purpose is to assist small town preservation and revitalization initiatives around the country, with a focus on towns with populations of 5,000 or less.

The Fund will operate within the framework of the National Trust's Preservation Services Fund (PSF) grants – same application, same eligibility requirements, same match requirements, same deadlines. There will be just two important differences: 1) Grants will range from \$5,000 to \$10,000; and 2) National Trust regional offices will be asked to forward the grant applications they recommend for consideration by the Hart Family to the PSF Grants Coordinator within a month of the round deadline, along with comments. These applications will be forwarded to Bill Hart and his daughters who will serve as the grant selection committee, along with two representatives of the National Trust. The Trust makes final decisions. The first grant round for the Hart Family Fund will be February 1, 2005. The fund agreement specifies that a minimum of \$10,000 will be available each year. For information call the National Trust Western Regional Office at 415-956-0610.

Restore America: A Salute to Preservation is a partnership between the National Trust for Historic Preservation and Home & Garden Television (HGTV). Since 2003, *Restore America* has provided 24 grants to National Trust Save America's Treasures sites across the U.S. that highlight the work of preservation at landmark properties. In 2005 *Restore America: A Salute to Preservation* will focus on the revitalization of places where people live, through grants for residential projects. Approximately 6 to 12 grants will be awarded for projects such as rehabilitation of single-family residences or adaptive use of historic buildings for housing, creation of upper-floor apartments in Main Street communities, or restoration of Save America's Treasures sites that continue to have a residential use. To download the *Restore America* grant program guidelines and application form, go to http://www.nationaltrust.org/restore_america/ra_grants.html

Clark County Program Reduces Taxes on Historic Property

By Derek Chisholm, Vancouver



The Chumaseo-Smith House in Vancouver was the test case for Clark County's current use tax reduction program. (Photo courtesy of Derek Chisholm)

THROUGH ITS "CURRENT USE" TAX REDUCTION PROGRAM (RCW 84.34), CLARK COUNTY REWARDS PROPERTY OWNERS WHO DEDICATE THEIR LAND TO AGRICULTURE, FORESTRY, OR TO HISTORIC PRESERVATION. Those who register their historic properties on the Clark County Heritage Register have made a commitment to preserving these sites. One of the many benefits is a lower tax assessment for the underlying land.

Once their property has been listed on the local register, owners pay a one-time application fee of \$521, which is often offset by the first year's benefit. The assessed value of their land is reduced to slightly over \$10,000, regardless of its previous assessment. For example, a property owner with a building value of \$300,000 and a land value of \$100,000 may pay \$5,200 in property taxes. In the Current Use

Program for Historic Properties the assessment would be \$300,000 for the building and approximately \$10,500 for the land. Their new tax bill would amount to only \$4,036.50, for an annual savings of \$1,163.50.

The owners of Vancouver's Chumaseo-Smith House, commonly known as the Vintage Inn, served as the test case for the program, completing the application process last year. While Washington's Special Valuation tax program is beneficial to property owners conducting major rehabilitation on their buildings, the new Current Use provisions can be applied to "finished" structures and, unlike the Special Valuation, the benefits last indefinitely.

Not every county in the state is granting Current Use tax benefits for historic properties, but they could be. In particular, those counties which are fully implementing state Growth Management Goals should contact their Certified Local Government coordinator and share this information with them.

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SUSTAIN AMERICA: VISION, ECONOMICS, AND PRESERVATION
NATIONAL PRESERVATION CONFERENCE

September 27 – October 2, 2005

National Preservation Conference Heads to NW in 2005

WE WASHINGTONIANS HAVE A TREMENDOUS EDUCATIONAL OPPORTUNITY IN 2005 WHEN THE NATIONAL TRUST FOR HISTORIC PRESERVATION'S NATIONAL PRESERVATION CONFERENCE COMES TO PORTLAND, OREGON, SEPTEMBER 27 – OCTOBER 2.

Because this conference is taking place just across our border, the Washington Trust is making plans now to host a special Washington State preservation event in Vancouver, provide some scholarship assistance to help offset conference expenses for Washingtonians, and promote presentation of our state's success stories at the conference.

Plan now to attend the National Preservation Conference and join fellow Washingtonians in exploring the conference theme, Sustain America: Vision, Economics, and Preservation.

Make Your Voice Heard and Share Your Story

The National Trust is now accepting session proposals for the 2005 National Preservation Conference, to be held September 27 - October 2, 2005 in Portland, Oregon. Preservationists interested in conducting educational sessions or leading field sessions may now submit proposals online or by mail. Direct questions and submit all proposals by Friday, January 14, 2005 to:

**National Preservation Conference
Center for Preservation Leadership
National Trust for Historic Preservation**

1785 Massachusetts Ave., NW
Washington, DC 20036

Phone: 202-588-6095

Fax: 202-588-6223

E-mail: conference@nthp.org (Subject: "Proposal")

Web: www.nthpconference.org

Ten Things You Can Do to Improve Heritage Education in Your Community

By Katherine V. Stevenson, Heritage Education Advisor, National Trust for Historic Preservation

1. *Know what is being offered by the local preservation organization, the historical society, the museums, and libraries.* Ask them about their capacity and their needs.
2. *Volunteer to assist in leading programs, to expand existing programs, or to develop new programs.* After talking to staff at local institutions, you will have a much better idea of where the gaps are.
3. *Learn about the social studies and history curricula taught at local schools. What local sites connect to these national or state themes?* If you know what curriculum is taught locally, you can do the research and assist the teachers by making a clear connection with local sites.
4. *Contact the school district to find out if it needs supplementary materials relating to history and social studies.* You could contribute toward fulfilling the needs yourself or pass a "needs catalog" of desired materials around to likely donors.
5. *Write a "Teaching with Historic Places" lesson plan in collaboration with local historic sites.* There are now more than 100 of these lesson plans available on line at www.cr.nps.gov/nt.twhp. (Note that three of the lesson plans include Washington State subjects—check them out at www.wa-trust.org on our "Trust ArKiDecture" page.)
6. *Assemble a "traveling trunk."* A traveling trunk is an assemblage of copies of documents, artifacts, and materials that illustrate an important event or period in history. Because all children do not learn in the same way, the trunk offers an alternative to lectures, films, etc., by providing touchable materials.
7. *Volunteer to assist a local school in celebrating "Historic Schools Day" or "Historic Preservation Week."* The National Trust web site www.nationaltrust.org/preservationweek/promoting.html offers ideas for engaging the community in understanding and appreciating their local history.
8. *Visit a National Trust or other historic site in your area.* Introduce yourself to the staff, ask for their suggestions about how to share information on local history, and tell them you love history too! Whether they are publicly or privately owned, the sites attract employees and volunteers for whom history is a passion.
9. *Contact your national, state, and local representatives and ask for their support in making "place-based" American history an integral part of education in schools.* In order to understand history, and to recognize one's own place in history, people must see a connection to themselves and the places where they live and work.
10. *Make a donation to the National Trust of a local historic site for heritage education programming.* Whether your contribution to a historic place is time, research materials, enthusiasm, or dollars, your help will expand the site's ability to reach more people.

Excerpted and reprinted with permission, National Trust *Forum*, National Trust for Historic Preservation. For a copy of "Challenges and Opportunities in Heritage Education" (56-page National Trust for Historic Preservation *Forum Journal*, Volume 19/Number 1, Fall 2004) visit www.nationaltrust.org.

MAGNUSON PARK—Continued from page 6

Magnuson Park is a park with a history...and a future. Plans are underway to develop many of the park's open spaces, including the installation of a number of playing fields and community facilities. For those who prefer their recreation on the quiet side, I suggest you come now while the ghosts of the past can still make their presence felt. Magnuson Park is open year-round from 4:00 a.m. to 10:00 p.m. Entrances are at N.E. 65th and N.E. 74th Streets off of Sand Point Way in Northeast Seattle.

Continued from page 7

WATCH LIST PROPERTIES

Old Brewhouse, Tumwater - The Friends of the Old Brewhouse submitted a proposal to the Public Facilities District (PFD) for the adaptive reuse of the brewery into a regional arts and cultural center. The PFD is considering six proposals from Thurston County, all of which are vying for up to \$10M to help fund a project with regional benefits to the public. The American Bottling Company wants to sell its brewery building and keep the rest of the site. They put the building up for auction and sealed bids were received, but none were accepted or met the minimum amount, which was not disclosed. The brewery building will now go up for sale in the open market. With a \$500 Valerie Sivinski grant, the Friends are working with the community, potential developers/investors, government bodies, and politicians to garner support. The Friends of the Old Brewhouse will soon complete a feasibility study and decide on further options to be considered in their proposal.

Rookery, Mohawk and Merton Buildings - Matt Cohen, Spokane Preservation Advocates, reports that, as of publication, demolition had started on the historic downtown Spokane block that includes these three National Register-eligible buildings. The owner has indicated that demolition will focus initially on that portion of the block that includes the Merton Building, then move toward the Rookery and Mohawk Buildings. An at-grade parking lot is his long-term vision for the property. In an October 14, 2004 article in Spokane's *Spokesman-Review*, two local developers and rehab specialists expressed some frustration with the owner in not being able to close a deal that would save these structures. One continues to explore a possible financing package, but this window of optimism is becoming ever more narrow as the demolition crews continue their work.

First United Methodist Church - Having lost an appeal to the City of Seattle Hearing Examiner, the National Trust for Historic Preservation, the Washington Trust for Historic Preservation, Historic Seattle, and Friends of First United Methodist Church on Friday, October 15, filed an appeal with King County Superior Court challenging the City of Seattle's approval of a 33-story office development that would destroy First United Methodist Church. In announcing the appeal, preservationists hailed the results of a design charette convened in September to bring forward alternative solutions to the proposed demolition. Lisbeth Cort, executive director of the Washington Trust, applauded the report's "exciting yet practical visions for ways the sanctuary can remain an important part of Seattle's urban landscape." To download a copy of the charette report, got to www.wa-trust.org "Issues" page.

Thanks TO YOU

Only through membership dues and contributions is the Washington Trust able to accomplish our mission to help make local historic preservation work and build an ethic that preserves Washington's historic places through advocacy, education, collaboration, and stewardship. The Board of Directors and staff sincerely thank our following partners in preservation who have contributed to the Washington Trust during the past quarter.

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The Washington Trust's Preservation Circle recognizes annual donors at the \$1,000 level and above. We extend our thanks to the members of our Preservation Circle for their generous support.

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Name _____

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In addition to my membership, I am enclosing a gift of \$ _____ to help the Washington Trust:

- provide Valerie Sivinski Washington Preserves Fund grants
- match the \$35,000 Challenge Grant from the National Trust for Historic Preservation
- Other, please specify _____

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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 Stimson-Green Mansion
 1204 Minor Avenue
 Seattle, WA 98101

Contributions are tax deductible

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Call for National Preservation Conference Proposals

January 14, 2005, deadline for session proposals for 2005 National Preservation Conference in **Portland, OR**. National Trust, call 202-588-6095 or conference@nthp.org.

Preservation Grant Application Deadline

February 1, 2005, deadline for grant applications to the Hart Family Fund for Small Towns and the Preservation Services Fund. National Trust Western Regional Office, 415-956-0610.

Washington Heritage Conference

February 7-9, annual Washington Heritage Conference, in **Olympia**. Washington State Historical Society, Garry Schalliol, 360-586-0219 or garrys@wshs.wa.gov.

National Lobby Day

March 1, in **Washington DC**. Preservation Action, 202-298-6180 or www.preservationaction.org.

Port Townsend Victorian Festival

March 17-20, 2005, **Port Townsend's** Victorian Festival includes an Antique Auction, Victorian Grand Ball, Candlelight Tour of Homes, Parlor Teas, History's Mysteries, Fashion Show, Living History Portrayals, and Daytime Tours of Historic Buildings. Jefferson County Historical Society, call 360-379-0668 or www.victorianfestival.org.

Visit www.wa-trust.org for the most up-to-date calendar of events.

Send submissions to: hollispalmer@qwest.net

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