

THIS PLACE

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in Renton: Historic
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Project**

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Showcasing Most
Endangered Places at
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**Main Street Business
Study Proves Resiliency**

TRACING JAPANESE AMERICAN HERITAGE

**New Virtual Tour of the Japanese
American Remembrance Trail in Seattle**

 **WASHINGTON TRUST
FOR HISTORIC
PRESERVATION**

THIS PLACE

Summer 2022

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Cover: The Seattle Bon Odori, an annual Seafair sanctioned community event hosted by the Seattle Betsuin Buddhist Temple. Photo courtesy of the Wing Luke Museum Collection.

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GET INVOLVED



AUGUST 13 Hai! Japantown Seattle

Seattle's Nihonmachi comes alive with festivities! Experience Nihonmachi Alley, music in Chiyo's Garden, art on Jackson Street, and more. Washington Trust staff will be tabling at the festival to talk about our partnership with the Wing Luke Museum on the Japanese American Remembrance Trail tour on Revisiting Washington (see page 4), so come say hi!

OCTOBER 19-21 RevitalizeWA 2022 Wenatchee

Registration is now open for RevitalizeWA 2022! This year's conference features more than 30 unique learning experiences, including field sessions that will take you into downtown Wenatchee's bold and beautiful small businesses, award-winning adaptive reuse projects, and under-construction game-changers. Register by August 31 to save \$50!

preservewa.org/revitalizewa

OCTOBER 21 Annual Members Meeting Wenatchee

This annual event offers a chance to connect with other Washington Trust members and learn about what we've accomplished together throughout 2022. Members will also have the chance to meet and vote on new prospective members for our Board of Directors in 2023.

preservewa.org/events

DECEMBER 13 Sivinski Holiday Benefit Seattle

Join us this December for the Sivinski Holiday Benefit—the Washington Trust's annual celebration of preservation in our state! All proceeds from the event will directly support the Valerie Sivinski Fund, a grant program that provides support to grassroots preservation projects from around the state. We'll be announcing the 2023 Sivinski Fund grant recipients at the event and sharing the inspiring stories of their on-the-ground preservation work.

preservewa.org/sivinski

Photo: Detail of a seat wall with embedded historic photos on Maynard Avenue, the Chinatown-International District's first green street. Photo by Alabastro Photography, courtesy of the Wing Luke Museum.

For more information about Washington Trust events or programs, please visit preservewa.org, or call our office at 206-624-9449.

Historic Rehabilitation Tax Credit Project

THE CORTONA BUILDING IN RENTON

By Dave Brethauer, Owner, Cortona Building

In 2014, we began looking for a new location for our family craft business. Bursting at the seams with inventory and people, we decided to find a larger space to accommodate our growth. Our search led us to the former Woolworth's building in downtown Renton, built in 1954, now known as the Cortona Building.

The building was in disrepair, to say the least. Its most recent tenant, Renton Western Wear, had closed up years before, and the windows were filled with handwritten “Going out of business” signs. The interior too had seen better days: HVAC, electrical, and plumbing systems all needed to be updated and brought to code. My wife Monica and I, however, saw the enormous potential of the building. We made an offer and rolled up our sleeves.

Working with the Department of Archaeology & Historic Preservation (DAHP), we successfully got the building listed on the National Register of Historic Places in 2015—only the second property in Renton to achieve National Register-listing. We worked closely with the National Park Service during our renovation as well. The project received not only federal tax credits but also Community Development Block Grant (CDBG) funding from the City of Renton, which offset a great deal of the private investment we

put into the building. As a result, we could be more selective with tenants instead of rushing to fill the building with anyone who applied for a lease.

In selecting tenants, we wanted to work in alignment with the city's goals of revitalizing downtown Renton. We wanted to find the right tenants who would make the neighborhood thrive. Given the increase in online shopping, we decided to focus on businesses that would offer unique experiences to the customer, which we believed would provide the momentum to get the businesses off the ground and keep them sustainable.

Our first tenant was Urban Sprouts, a plant store that catered to indoor plant enthusiasts. Owner Jen Stearns offered in-store classes building succulent wreaths and handmade terrariums, and she soon built a devoted following. Our next tenant was the Pencil Test, a women's lingerie store that prided itself on excellent customer service. Since we provided about \$30,000 in tenant improvements for each suite, the owner Holly was able to spend her money on putting in extra dressing rooms, which was important given the custom fittings she offers her customers.

Ascendance Dance Studio was the next tenant to occupy a suite. Ongoing classes in aerial and pole

dancing created a community of students that filled the place (and neighborhood) with activity. Boon Boona Coffeeshop and Roastery signed a lease for the space on the corner soon after. In addition to the usual coffeeshop offerings, owner Efrem Fasaha showcased traditional Eritrean coffee ceremonies. Soon after Boon Boona went in, we built a parklet around the building and provided outdoor seating, and before we knew it, the café was a neighborhood hub drawing people downtown and into the other tenant spaces.

Rounding out the transformation of the building was the renovation of the second floor, which

became a coworking space and an incubator for small businesses. The second floor also serves as the headquarters for the Renton Downtown Partnership, a Main Street Affiliate that provides resources and assistance to other downtown Renton businesses.

The Cortona Building rehabilitation project has been a success in so many ways. By preserving the building, we have been able to leverage federal tax credits and other funding towards the goal of finding and supporting tenants that make the building and neighborhood thrive.



Above left: An interior photograph of the Cortona Building in March of 2016, prior to renovation.

Above right: Urban Sprouts, a plant store catering to indoor plant enthusiasts, was the building's first tenant after renovation.

Left: The building's second floor includes coworking space and an incubator for small businesses and serves as the headquarters for the Renton Downtown Partnership, a Washington Main Street Affiliate.



The former Woolworth's building in downtown Renton, pictured in 1963. Photo courtesy of the Renton History Museum.



Boon Boona Coffeeshop & Roastery occupies the corner retail space in the renovated building, now known as the Cortona Building.

TRACING JAPANESE AMERICAN HERITAGE

New Virtual Tour of the Japanese American Remembrance Trail in Seattle

By Jennifer Mortensen, Washington State Historical Society Director of Heritage Outreach,
and Cassie Chinn, Wing Luke Museum Deputy Executive Director

Over the past year, the Washington Trust for Historic Preservation has been working with the Wing Luke Museum of the Asian Pacific American Experience, located in the historic Seattle Chinatown-International District, on an interactive, digital version of their Japanese American Remembrance Trail (JART) tour.

As a National Park Service Affiliated Area and the first Smithsonian affiliate in the Pacific Northwest, the Wing Luke Museum offers an authentic and unique perspective on the American story. Through their work, they connect everyone to the dynamic history, cultures, and art of Asian Americans, Native Hawaiians, and Pacific Islanders through vivid storytelling and inspiring experiences to advance racial and social equity.

The Wing Luke Museum operates more than 60,000 square feet of facility space over three floors (in a historic 1910 building constructed originally as a hotel by Chinese immigrants) to tell community stories, which includes contemporary galleries showcasing both temporary and permanent exhibitions as well as preserved historic spaces accessible through daily guided tours. The Japanese American Remembrance Trail builds on these offerings, guiding visitors on an urban hike in Seattle's original Japantown, stretching from Pioneer Square to the Chinatown-International District to the Central District. It is a tour that will immerse you in stories of resilience and explore connections between the past and present.

In 2018, the Wing Luke Museum partnered with a graphic artist to produce a physical map of the tour. In 2021, under direction of community stewards for the JART, the Wing Luke Museum looked to both update the graphics of the physical tour map and bring on a partner to adapt it into a digital,

interactive format. The goal of the digital tour was to be able to orient users in the neighborhood in real time through mapping, but also to have an online place where more text and images could be shared about each significant place along the route.

The Washington Trust proposed incorporating the JART content into their existing Revisiting Washington website, a project based on the 1941 guidebook of the same name published through the



Opposite: The fan awning above the main entry to the Wing Luke Museum was created by sculptor Gerard Tsutakawa. Photo by Alabastro Photography, courtesy of the Wing Luke Museum.

Above (top): Matsuyo Murakami stands in the doorway of the Higo Ten Cents Store on South Weller Street, circa 1912. It later moved to South Jackson Street. Photo courtesy of Murakami Family Collection, Wing Luke Museum.

Above (bottom): A replica of the original sign for Higo Variety Store adorns the building exterior. Photo by Alabastro Photography, courtesy of the Wing Luke Museum.

Top right: The N.P. Hotel was originally built in 1914. Renovation of the hotel in 1991 included restoration of its original sign. Photo by Alabastro Photography, courtesy of the Wing Luke Museum.

Federal Writers Project American Guide Series. The Washington Trust has been working over the past several years to expand the stories and communities represented in the Revisiting Washington project, having previously added tours of Latino heritage in Seattle and the Yakima Valley; Black heritage in Seattle's Central District; and Japanese American heritage on Vashon Island.

Through Revisiting Washington, users will be able to access the digital version of the JART tour on their phones where they can see their location on a map in relation to the 42 sites (called "waypoints").



Below the map, there are images and introductory text about each site they can scroll through as they walk. For each waypoint, there is an option to click "learn more" for additional content and images. Several of the waypoints also include videos and more detailed narratives about significant people and events through a special "stories" feature.

The digital version of JART is designed to begin at the Wing Luke Museum (waypoint #1), which is one of three anchor waypoints on the trail, along with the Klondike Gold Rush National Historical Park at the historic Cadillac Hotel building (waypoint #22) and the Japanese Cultural and Community Center of Washington (waypoint #35). Following the tour path, users will visit places ranging from historic sites like the Panama Hotel and *senso* (waypoints #14 and #15) and the former INS Building (now Inscape Arts, waypoint #27), to more contemporary sites like the Tsutakawa Sculpture (waypoint #3) and Chiyo's Garden (waypoint #6), to now-vanished sites like the Kokusai Theater (waypoint #2) and Cherry Land Florists (waypoint #31).

The tour also has several "side trips," which are shorter combinations of related sites, such as Hiro's Walk—named for Hiroyuki "Hiro" Nishimura, a former resident of assisted living facility Nikkei Manor (waypoint #29), who even in his late 90s walked around the neighborhood every day. This "Hiro's Walk" is a shortened version of the walk he

would take in his younger years and is a comfortable half-mile loop.

The Washington Trust is honored to host the digital version of the Japanese American Remembrance Trail and proud to partner with the Wing Luke Museum to share these important stories. We hope you enjoy exploring the Japanese American Remembrance Trail through the printed map or the interactive version on Revisiting Washington. Special guided tours of the JART also are offered by the Wing Luke Museum throughout the year—including special tours on Saturday, August 13 at 1:30 and 3:30pm for the neighborhood's annual block party, Hai! Japantown.

Visit wingluke.org/tour-calendar for guided tour information and revisitwa.org/jart to access the digital version of the tour. 🗺️

Top right: Detail of memorial wall at Nisei Veterans Committee Hall with nearly 3,300 bricks that honor veterans as well as former World War II incarcerated. Photo by Alabastro Photography, courtesy of the Wing Luke Museum.

Bottom right: The iconic Bush Garden sign over the parking lot across from the restaurant. Photo by Alabastro Photography, courtesy of the Wing Luke Museum.

Below: Bush Garden was a frequent place for family and community to gather and celebrate. Photo courtesy of the Wing Luke Museum Collection.



WHERE IN THE WA

By Cathy Wickwire, Operations Manager

We once again managed to stump our readers with no one submitting a guess for the location featured in the Spring 2022 issue of *This Place*. However, we're happy to highlight this significant historic resource, the Seattle Betsuin Buddhist Temple, which is one of the waypoints on the Japanese American Remembrance Trail, a newly added tour on our Revisiting Washington website. Also known as the Seattle Buddhist Church, the complex located at 1427 South Main Street includes a church and a gymnasium/auditorium in a structure that combines traditional Japanese temple architecture with contemporary methods of construction and materials.

While the Seattle Betsuin community began worship in 1901, the present temple wasn't constructed until 1940. Japanese American architect Allen Kichio Arai was commissioned to design it (though Pierce A. Horrocks is listed as the "architect of record" due to Arai's lack of an architectural license). A.K. Arai, as he was known professionally during his career, was the first Asian American in Seattle to design buildings under his own name. Born in Port Blakely in 1901, Arai moved to Seattle with his family by 1909 and graduated from the University of Washington in 1925 with an architecture degree. Despite later completing graduate studies at Harvard University, Arai found little work as an architect during the 1930s due to the Great Depression and supplemented work as a draftsman with a career in semiprofessional baseball.

Within six months of Seattle Buddhist Temple's dedication in October 1941, Arai was incarcerated in Puyallup and then Minidoka, where he remained for the duration of World War II before returning to Seattle in 1947. With the mass incarceration of Seattle's Japanese American community, the Seattle Buddhist Temple was closed in May 1942 and leased to the U.S. Maritime Commission until August 1946. Following the war, the temple was reestablished and became a center of community life, annually hosting the Seattle Bon Odori, a festival honoring the spirits of ancestors. In 1976, the Seattle Buddhist Church was designated as a City of Seattle Landmark in recognition of its historic, cultural, and architectural significance.

Presented in partnership with the National Park Service and the Wing Luke Museum, the Japanese American Remembrance Trail stretches from Pioneer Square in the west to the edges of the Central District in the east, tracing a route through Seattle's original Japantown or Nihonmachi. The original walking tour map has been transferred online to a digital

interactive tour that can be taken as an urban hike at revisitwa.org/jart. 🗺️



Seattle Betsuin Buddhist Temple entrance. Photo by Alabastro Photography, courtesy of the Wing Luke Museum.



Where in the WA? Summer 2022

For your next challenge, can you identify the site seen here and where it is located? If so, email us at info@preservewa.org or call us at 206-624-9449 with the answer!

Also, you can send us pictures of yourself in your favorite places around our state, and we might be able to feature them as a "Where in the WA" in the future!

DR. JAMES & JANIE WASHINGTON CULTURAL CENTER

Seattle Landmark Joins the National Historic Artists' Homes and Studios Program

By Rev. Dr. LaVerne Hall, Executive Director, Dr. James W. Washington, Jr.
& Mrs. Janie Rogella Washington Foundation

Dr. James W. Washington, Jr.—African American artist, sculptor, poet, philosopher, collector, and landscape architect/gardener—is a phenom of the international art world, but also a specifically Pacific Northwest story.

Born in Gloster, Mississippi, in 1909, Washington relocated to Bremerton during World War II, working in the naval shipyards. By 1940, he and his wife Janie purchased a craft cottage in Seattle's Central District. Over the next six decades, he honed his creative talents and gained worldwide fame, while transforming his home, studio, landscaping, and greenhouse into a living campus. He also traded visits, stories, and artwork with contemporaries including politician Wing Luke, photographer Josef Scaylea, and painters Mark Toby, Kenneth Callahan, Jacob Lawrence, and George Tsutakawa.

Community was central to their lives. Within their neighborhood, James became the leader of a local Boy Scout troop, and Janie taught Sunday school (which she continued to do for nearly 50 years) at their church, Mount Zion Baptist Church. James collaborated with a women's service organization and served as an honorary chair for a youth art exhibit. He produced the first art exhibit at Mount Zion, which included the artwork of church and community members. A testament of the community's respect and admiration can be seen in the six-foot bronze statue of James Washington created by local artist Barry Johnson and recently installed on the corner of 24th and Union Streets, facing Washington's own 1972 work, "The Fountain of Triumph."

Prior to their deaths in 2000, James and Janie had the foresight to take steps to preserve their property and legacy. In 1992, their house was designated as

a City of Seattle Landmark, known as the Dr. James and Janie Washington Cultural Center. In 1997, they established the Dr. James W. Washington, Jr. and Mrs. Janie Rogella Washington Foundation, the primary purpose of which was to use their life and legacy



Dr. James W. Washington, Jr. in his studio in 1967. Photo courtesy of the University of Washington.



James and Janie Washington Cultural Center. Photo courtesy of Converge Media.

to educate, engage, and encourage generations yet unborn. The Washingtons' property and holdings, which they bequeathed to the Foundation, is a time capsule full of treasures ready to be shared with this generation and beyond.

In recognition of this, in March 2022 the National Trust for Historic Preservation added the Dr. James and Janie Washington Cultural Center to their prestigious Historic Artists' Homes and Studios (HAHS) program, a coalition of sites that seeks to conserve the legacy of creativity in the visual arts in the United States. Since its establishment in 1999, HAHS has developed into a network of 55 sites nationwide, leveraging the knowledge and experience of individual members to benefit the entire coalition in critical areas, including historic preservation, visitor and community programming, and communications. The Dr. James and Janie Washington Cultural Center is the only site in Washington State represented on the Historic Artists' Homes and Studios list. 🏡

Arreguín House in Seattle Named to National Register of Historic Places

Another important cultural heritage site in Seattle was recently recognized when the Arreguín House was added to the National Register of Historic Places in May 2022.

Located in the Maple Leaf neighborhood of Seattle, the house has served as the primary residence and art studio for Mexican American artist Alfredo Arreguín and his wife, Susan Lytle, since 1987. Since then, Arreguín has become one of the Northwest's most prominent artists and is recognized nationally for his intricately patterned and exuberant paintings.

Born in Morelia, Mexico, in 1935, Arreguín came to Seattle in 1958 to study at the University of Washington. In 1988, he was awarded the commission to design the Washington State Centennial Celebration poster. In 1994, the Smithsonian acquired triptych, *Sueno*, and named it one of the seven most important works acquired that year. In 1999, the Washington State Legislature recognized Arreguín for "artistic genius, creativity, and contributions to the arts and culture" of Washington State. Credited as an originator of the Pattern and Decoration Movement, Arreguín's work explores Mexican and Northwest nature and mythology—from the jungles of Michoacán to the seas of Washington.

Arreguín and Lytle's home reflects their personal history and their art. As Lytle told the *Seattle Times* in 1992, "Your house is an extension of yourself. Otherwise, you live in a building, not a home." The first-floor interiors are painted in vibrant shades of teal and orange, reminiscent of Mexico. Arreguín himself built shelves in their dining room to display their art and family memorabilia. Throughout the home, Arreguín's art and aesthetic have become part of the house's fabric, an extension of his pattern painting.

In addition to paying homage to one of Washington's foremost living artists, the Arreguín House's inclusion in the National Register of Historic Places is notable for being one of only a few listings in the state associated with Latino heritage. The first was Seattle's El Centro de la Raza in 2019. 🏡



Top: Arreguín House and Studio. Photo by Jon Roanhaus.

Bottom: Photo of Alfredo Arreguín by Frank Varga.

VINTAGE WASHINGTON

Showcasing Most Endangered Places at Our Annual Fundraiser

By Kristy Conrad, Development Director

For the first time since 2019, our annual fundraiser Vintage Washington took place *in person*, bringing together 150 guests (with vaccination cards in tow) on a sunny Seattle Saturday to learn more about Washington's Most Endangered Places and to celebrate preservation wins in our state.

Guests traveled from as far away as Spokane, Chelan, Bellingham, Olympia, and Port Townsend to attend the May 21 event, which we were thrilled to hold at the historic ASUW Shell House on the University of Washington campus. (As you might recall, the Shell House was slated to be our Vintage

Washington location in 2020, before we were thwarted by the onset of the pandemic and forced to go virtual.) Originally built in 1918 as a World War I airplane hangar, the Shell House is most famous as the home of the University of Washington's rowing team—including the 1936 Olympic gold medal-winning crew immortalized in Daniel J. Brown's *The Boys in the Boat*—for more than three decades. (For more on the history of the Shell House, see page 14).

While never included on our Most Endangered Places list, the Shell House is a rare historic treasure that has survived in part because of its ability to



ASUW Shell House capital campaign manager Nicole Klein leads a tour through the building. Photo by C.B. Bell.

adapt to many uses over time, and it is currently in the midst of its next rebirth, as an ongoing University of Washington capital campaign works to raise funds to rehabilitate the historic structure for classes, event rentals, and a heritage center. At Vintage Washington, the UW's capital campaign manager Nicole Klein was on hand to tour visitors throughout the building and relate stories of its history. Another highlight of the evening was our Vintage Washington keynote speaker, Judy Rantz Willman, daughter of 1936 gold medal rower Joe Rantz, who spoke about her father's legacy and the importance of place in preserving our state's history.

After speeches by Nicole and Judy, King County Councilmember Joe McDermott—a former Washington Trust board member and our perennial Vintage Washington emcee—took to the stage, and the program shifted to focus on our Most Endangered Places Program. The Washington Trust has maintained a list of Most Endangered Places in Washington State since 1992, in which time 169 historic sites have been included. Our organization utilizes the Most Endangered Places Program to bring attention to these threatened historic places and to advocate for community support and public policy changes to help save them. Of the 169 sites that have been listed as Most Endangered, 100 have been saved or are still standing, bearing testimony to the efficacy of our advocacy work.

Among those success stories are four Most Endangered “saves” which were highlighted at this year's Vintage Washington event. The first was the 1899 Bush House Inn in Index, which reopened to guests earlier this year after a massive rehabilitation by owners Blair and Kathy Corson; the Corsons'

funding partners Daniel Kerlee and Carol Wollenberg took to the Vintage Washington stage to share their journey and to invite guests to come visit the Bush House. The next featured “save” was Robert Morris Earthwork in SeaTac, a four-acre public sculpture and land reclamation art piece included in King County's public art collection, which had previously been threatened by vandalism and encroaching development; 4Culture Public Art Program Director Kelly Pajek spoke about their restoration effort of the site and the inclusion of it in the National Register of Historic Places earlier this year.

The third highlighted Most Endangered Places site was the 1909 Beverly Bridge in central Washington, which closed in 1980 and remained for decades the pivotal missing piece connecting



Guests gather for happy hour outside the ASUW Shell House. Photo by C.B. Bell.



Guests enjoy the views over Lake Washington from the ASUW Shell House. Photo by C.B. Bell.

the eastern and western halves of the 285-mile-long Palouse to Cascades State Park Trail—until advocacy by the Washington Trust and other partners led to its rehabilitation and grand reopening in April 2022. Former Friends of the Palouse to Cascades Trail board chair Robert Yates spoke about the Washington Trust’s role in helping save the Beverly Bridge. The final success story of the night was Camp Kilworth in Federal Way, which features historic structures on a former Boys Scouts campus overlooking south Puget Sound, which was threatened when the campus was vacated in 2016. Kilworth Environmental Education Preserve board member Mary Ehlis joined us to speak about the exciting acquisition of Camp Kilworth by the nonprofit Forterra and its future use by the YMCA of Greater Seattle.

Alongside these success stories came a call to action. Washington Trust Outreach Director Huy Pham took to the stage to update guests on the perilous situation of the Masonic Home in Des Moines, a 1926 former Masonic retirement home now facing proposed demolition by its current owner. Huy exhorted guests to reach out to the City of Des Moines to urge them to reconsider the proposed demolition and to propose alternatives, including potential reuse of the building to meet the City’s affordable housing needs. We encourage everyone to get involved in helping to fight to preserve the Masonic Home! (Visit preservewa.org/masonic-home for more information about how to get involved.)

We are so grateful to the many sponsors, community partners, and guests who contributed generously towards the evening’s fundraising appeal and helped make Vintage Washington 2022 such a success! Mark your calendars and join us next May for Vintage Washington 2023. 🍷



Opposite: Washington Trust Preservation Programs Director Huy Pham speaks about efforts to save the Masonic Home in Des Moines.

Center: Vintage Washington emcee and King County Councilmember Joe McDermott addresses the crowd.

Above: Washington Trust board members Zoe Scuderi and Matt Inpanbutr appeal to attendees for donations to support our advocacy work.

Below: Members of the Maritime Washington Steering Committee gathered with Washington Trust staff at Vintage Washington.

All photos by C.B. Bell.



ASUW SHELL HOUSE

Shining a Spotlight on Our 2022 Vintage WA Host

By Kristy Conrad, Development Director

For more than two years, while the pandemic cast uncertainty upon in-person events, we at the Washington Trust waited and crossed our collective fingers that *someday* we would be able to host an event at the ASUW Shell House. That day came on May 21, when we were finally able to hold Vintage Washington at this amazing historic building. For those of you who were unable to attend, here is an overview of the Shell House's evolution over the last century and its hopes for the next.

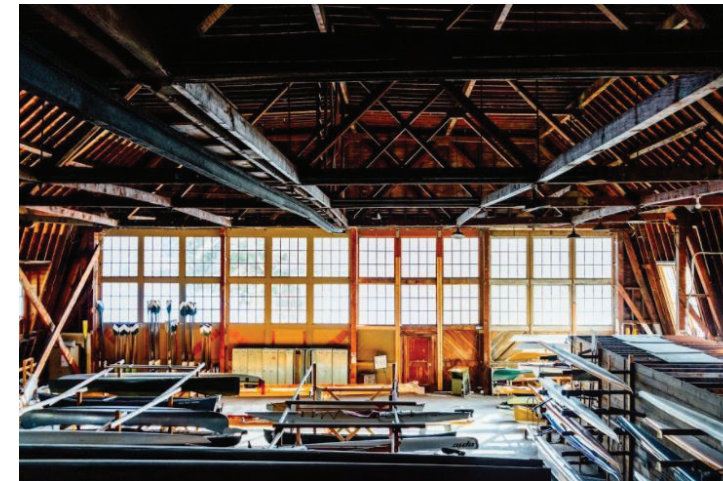
The ASUW Shell House and the land that it sits upon, located on the banks of the Montlake Cut and

Lake Washington, are steeped in history. For 8,000 years, the land was used as a natural portage by the Duwamish Tribe and others, who called the area "Carry a Canoe" or "stəx̣wug̣wił" (stukh-ug-weelth) in southern Lushootseed. In 1918, the structure that was to become the Shell House was originally built to house seaplanes and train aviators during the final months of World War I, when the University of Washington campus was the site of a massive U.S. Navy training camp. This makes the Shell House one of only two surviving wood airplane hangars from World War I—and the only one to house seaplanes.



The ASUW Shell House in 1930. Photo courtesy of the Ronald K. Edge collection.

"I see this building as a reminder of who we are and what we value and also as a kind of icon of Seattle's identity—a monument, a museum, a workspace, a gathering place on the water where we can pull together, to collaborate, to innovate, and to celebrate our unique identity."
— Daniel J. Brown, *The Boys in the Boat*



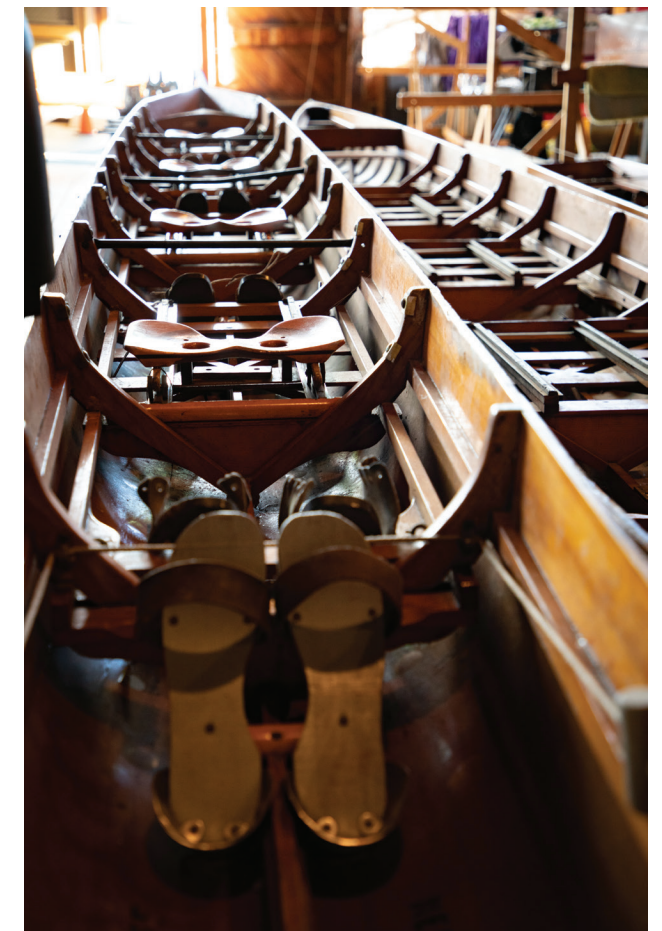
Left: The historic interior of the ASUW Shell House. Photo courtesy of Nicole Klein.

Above: The 1936 University of Washington rowing team, dubbed "The Boys in the Boat," that won the gold medal at the Berlin Olympics. Photo courtesy of University of Washington Special Collections.

Below: A photo of a historic shell inside the ASUW Shell House. Photo courtesy of C.B. Bell.

After World War I, the Navy withdrew from the site and turned their building over to the University of Washington. The Shell House served as the home of the university's rowing teams for the next three decades. In 1923, while working at Boeing, renowned boatbuilder George Pocock was provided workshop space at the Shell House to build eight-oared shells for the university's rowing team. He later left Boeing to devote his time solely to boatbuilding and, over the next 50 years, perfected the craft of building fast and efficient wooden rowing shells. Pocock was appointed Boatman to U.S. Olympic Rowing Teams in 1936, 1948, 1952, and 1956. He also personally constructed the shell, dubbed the *Husky Clipper*, that University of Washington rowers powered into gold medal placement at the 1936 Olympic Games in Berlin (as immortalized in Daniel J. Brown's best-selling book *The Boys in the Boat*).

Today, the ASUW Shell House is the first University of Washington building to be included on the National Register of Historic Places (1975) and listed as a Seattle Landmark (2018). In 2018, the University of Washington launched a major capital campaign to rehabilitate the Shell House as a multi-functional space, to be used for classes, event rentals, and a heritage center, featuring George Pocock's restored workshop and curated exhibits tracing the history of the site. As UW professor Ed Lazowska notes, "The project will create a vibrant learning and event space. It will connect the UW and its students to the waterfront, and also to a landmark event in the UW's history.... This is a story that strongly resonates with everyone—David vs. Goliath. These were Washington boys who conquered the world. It's a story that needs to be told, and it's a story that needs to be commemorated on the UW campus. That's why the Shell House project matters so much."



preservewa.org/asuw-shellhouse

MAIN STREET BUSINESS STUDY PROVES RESILIENCY

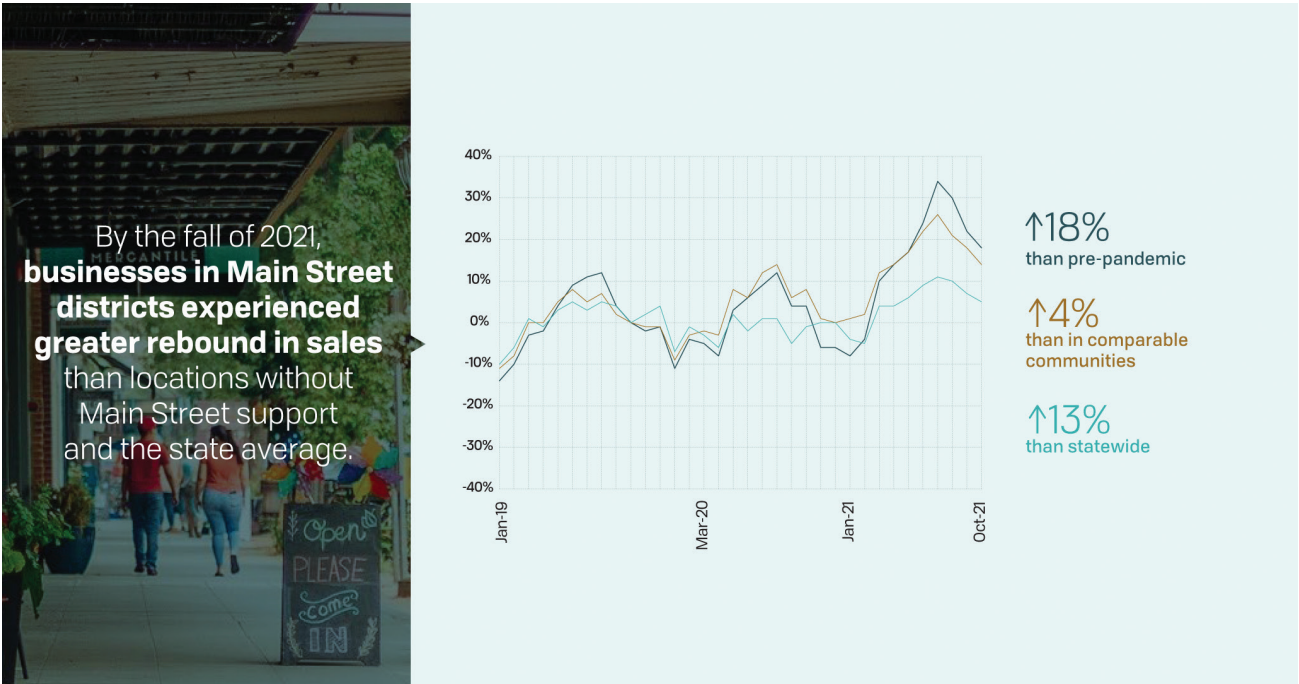
By Breanne Durham, Main Street Director

After months of fear, uncertainty, and long days, I started noticing a change in tone when I spoke with the executive directors of our local Main Street organizations around the state. These small nonprofit organizations, which have achieved Main Street designation through the Washington State Main Street Program (which we at the Washington Trust are honored to manage through a contract with the Department of Archaeology and Historic Preservation) leapt into action in March 2020, with the very real threat of beloved small businesses across the nation closing for good. Amidst closures and policy changes and variants and consumer concerns, Main Street organizations stepped up with information, resources, and hope. So it shouldn't have surprised me when I started hearing signs of rebound, faster than expected.

Anecdotally, we knew that Main Street organizations around the state were the lifelines to their local businesses, especially during the first year of pandemic uncertainty. Story after story confirmed that Main Street businesses were resilient, thanks in part to the support from their local Main Street staff and their volunteers who were by their side every step of the way.

Thanks to granular credit card data that breaks down to the consumer's home zip code, we're able to paint a clearer picture of how small businesses located in Main Street districts compared to businesses located in similar districts without the presence of a designated Main Street Community. Here's what we learned:

1. Main Street districts experienced a drop in consumer spending in early 2020 that mirrored the drop statewide—so we're all starting from a



Data from Main Street business resiliency study by Jon Stover & Associates and infographics by Hey Atlas Creative throughout article.



similar place with similar challenges. But Main Street businesses rebounded from the pandemic at a faster rate than other areas without Main Street organizations.

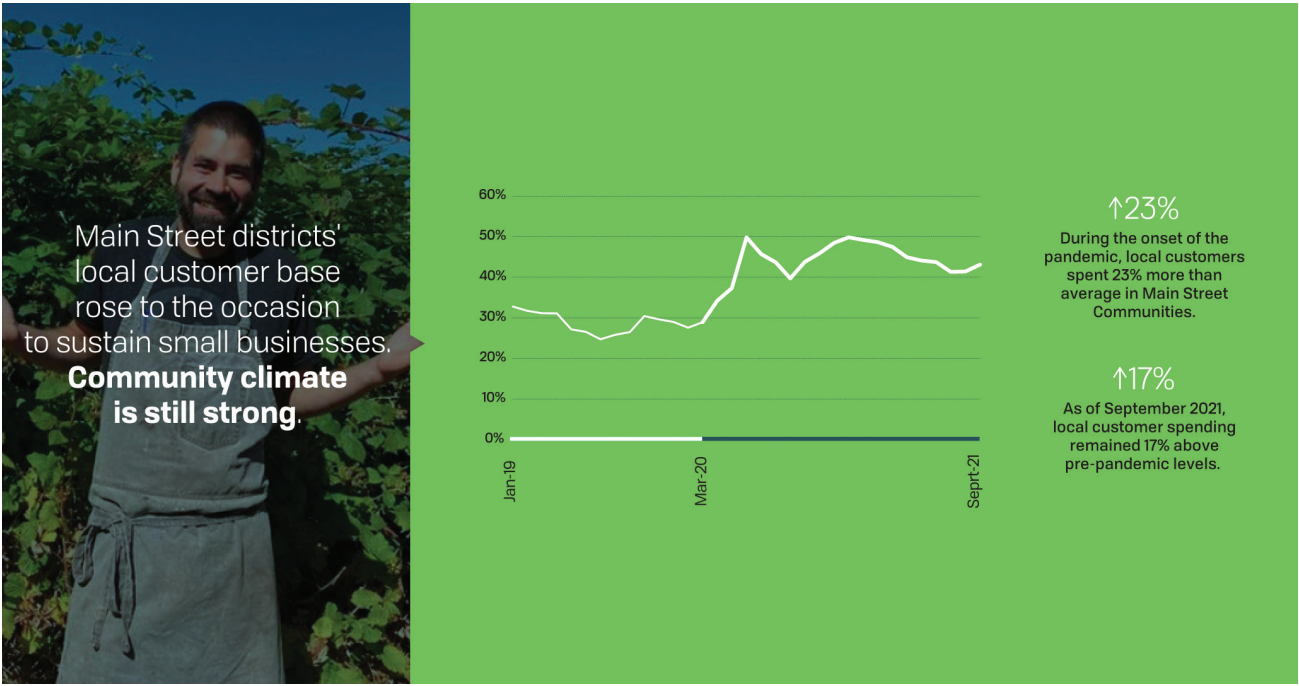
2. In fact, by fall 2021, consumer spending in Main Street districts surged significantly higher than pre-pandemic levels. This long-range resiliency outpaces similar districts without a Main Street organization by 4% and is 13% above statewide spending.
3. Restaurants in Main Street districts saw a decline of more than 40% of customer spending during those first few months of the pandemic. But here too is good long-term news for Main Street: in October 2021, spending at restaurants exceeded pre-pandemic levels by 19% in Main Street districts, which is 7% better than in similar districts



Alex and Susana Serfes, owners of local bistro Serfes Foods in downtown Colfax, pictured with their daughter Carolyn, who is the baker and cook for the restaurant. Photo courtesy of Colfax Downtown Association.

without Main Street organizations. Meanwhile, the statewide restaurant spending remained 2% below pre-pandemic levels.

4. And here's the part that excites me the most—the answer to the “if not for Main Street” question. It's local customers' desire to sustain their beloved small businesses that is to thank for the comparatively high levels of spending in business districts where there is an active Washington Main Street Community. Those organizations work tirelessly to build that ethic, find creative uses of space, and promote those small businesses to their neighbors. The share of local customer spending nearly doubled in May 2020 compared to before the pandemic. And that high level of local spending in these Communities has not trickled off after the initial emergency of 2020. The community loyalty

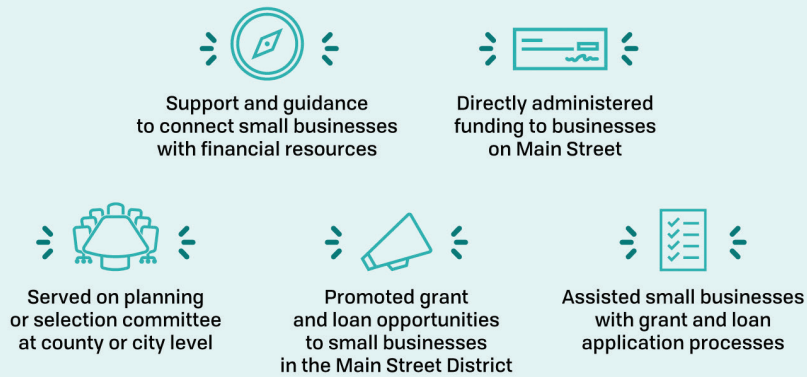


and pride that Main Streets have nurtured over the years has helped keep their businesses' doors open.

5. Washington's Main Street Communities delivered an extensive range of much-needed resources and services to downtown businesses. Importantly, Main Street Communities across the state connected local businesses with financial assistance programs such as the Paycheck Protection Program, assisted with loan and grant application processes, provided direct financial support, and served as the liaison between city, regional, and state officials to help leadership better understand on-the-ground business needs. By providing direct technical assistance to small and local businesses, Main Street Communities played pivotal roles in enhancing e-commerce and digital platforms for businesses across the state. The wide range of investments not only helped businesses stem the tide throughout the pandemic but will bring gains and a more resilient future for years to come.



Stevenson Downtown Association Executive Director Kelly O'Malley-McKee (right) presents a check to local business Walking Man Brewing for the Bricks & Clicks grant program, which encourages business expansion, retention, and beautification by providing resources to downtown merchants to invest in facade improvements and/or e-commerce solutions. Photo courtesy of Stevenson Downtown Association.



Local Main Street organizations worked incredibly hard to support their communities and especially their small businesses, who themselves showcased remarkable levels of creativity and camaraderie in the face of uncommon challenges. Business models and menus adapted, stores turned inside out, partnerships forged. Neither the businesses nor the Main Street programs gave up.

Perhaps the most important takeaway from this study is that the type of economic development that the Main Street movement has promoted for more than 40 years—an approach that values relationships, small businesses, nimble and creative responses, and being the “boots on the ground” in our districts—was and is exactly what our communities needed during times of uncertainty.

Resiliency isn't just about our response in the wake of a crisis, but about the strong baseline of community connections that local Main Street



Friendly faces behind the register at Basecamp Outfitters, a family-owned outdoor retail shop in Cle Elum. Photo courtesy of Cle Elum Downtown Association.

Inaugural Main Street Week Celebrates Resiliency

Good news like the results of the Main Street Business Resiliency Study is best shared in person, ideally with ice cream. That's one of the reasons that the Washington Trust hosted its first ever Main Street Week celebration on June 6-10 in three locations across the state. Local Main Street leaders, business owners, and state partners were invited to celebrate together and hear firsthand accounts of how Main Street's relationship-focused economic development approach was leveraged in towns large and small throughout the pandemic. Events took place in Mount Vernon's LIDO Collective and Moses Lake's Obra Project—two incubator spaces recently launched by local Main Street organizations—and in Cle Elum's Mule & Elk Brewing Company.



Top right: Washington Trust Economic Vitality Specialist Luke Hollowell addresses attendees at Obra Project in Moses Lake.

Above and center right: Main Street Week's celebration in Cle Elum took place at Mule & Elk Brewing Company, a small business.

Below: Breanne Durham, Washington Trust Main Street Director, shares the results of the resiliency study at LIDO Collective in Mount Vernon.



Main Street Matters

STEVENSON STREATERY BRINGS
COMMUNITY TOGETHER

By Kelly O'Malley-McKee, Executive Director, Stevenson Downtown Association

Located in the Columbia River Gorge National Scenic Area in southwest Washington is our small city of Stevenson, with fewer than 2,000 residents. As a rural community, we sometimes have limited resources for infrastructure and development—but we *always* possess heart, grit, pride, ingenuity, and community. These traits were put on display in the wake of the pandemic, when an initial idea to help our restaurants with outdoor seating options turned into a public space activation project that highlights local artists and serves as an outdoor gathering space.

In a community-driven effort, the Stevenson Downtown Association launched the Stevenson Streatery in 2021, a temporary public dining space for residents and visitors to utilize throughout the summer.

When I say “community-driven,” I mean it. The picnic tables were built by high school woodshop kids using wood provided by the local mill. Those tables were in turn painted with unique designs by half a dozen area artists, working undercover at

the county fairgrounds’ horse barn. Meanwhile, the downtown grocer saved and torch-sealed quality pallets for the Streatery barriers, and the local beverage manufacturer provided barrels to anchor them in the wind. There was funding from the economic development council and a partnership with the city on permitting and garbage removal. And of course, many community volunteers who helped sand, prime, construct, set up, haul, plant, water, hang, empty trash, clean tables, etc.

The Streatery was so popular, we extended its season twice! The 2021 Streatery culminated in the fall with an online auction of the artists’ picnic tables, raising money for future projects and setting the bar for where we are today with the Stevenson Streatery 2.0.

Learning a lot from the first effort, we launched the second iteration of the Streatery in June 2022—this time making big improvements by building upon our experience in the inaugural year. Instead of temporary pallets, we invested in metal barriers to improve longevity and appearance, created by a local metal works business and designer. With socially-distanced tables no longer required, we expanded the number of picnic tables with the help of a dozen area artists who showcased beautiful painted table designs within a focused color palette and floral theme. These we plan to auction off again in the fall as a fundraiser.

Now that businesses are fully open, the Streatery space is a little different than originally conceived of in spring 2021. It’s now more of a gathering place than simply a dining space, yet we still encourage folks to support our local restaurants when using it. Folks come together for a meeting, someone will work on their laptop in the shade, and small groups will reserve the space with us to host private outdoor events in the heart of downtown Stevenson.

How the Stevenson Streatery came about really showcases what our Main Street organization can do and what we focus on post-pandemic. We are truly a volunteer-driven, collaborative convener of all sectors—creating projects and programs that not only support our businesses, but our residents too. The Streatery is a publicly visible example of collaboration and future possibilities for Downtown Stevenson, utilizing the heart, grit, pride, and ingenuity of our entire community. 🍷



Above: Executive Director Kelly O'Malley-McKee (left) pictured with the following people who installed the Streatery (left to right): John Mobley, board vice president and owner of A&J Market; Josiah Obias of jtodesigns, who designed the Streatery; Derek Methany of Carson Metal Works, who fabricated the barriers; Scott Anderson, board member and mayor of Stevenson; and Bob Hamlin, board member and Skamania County Commissioner.



Top right: Picnic table hand-painted by local artist Lisa Payson of Kanaka Creek Studio.

Right: Local artist Olive Pancy paints a picnic table for the Streatery.

Photos courtesy of Stevenson Downtown Association.



A private event hosted at the inaugural version of the Stevenson Streatery in 2021. Photo courtesy of Stevenson Downtown Association.



Opening festivities for downtown Stevenson's Streatery 2.0. Photo by Sikora Photography.

Grantee Highlight

WORTHINGTON HOUSE & PARK

By David and Christine Satterlee, Board Members, Quilcene Historical Museum

The idea was hatched three decades ago in a school cafeteria: a modest vision for a “grassroots museum” for the North Hood Canal region. That modest vision became an extraordinary undertaking when the Quilcene Historical Museum launched the formation of a one-of-a-kind events center celebrating the rich culture and history of its communities.

In July 2011, nearing the end of her life, Eileen Worthington made a special offer to the museum to purchase her estate, comprised of an 1892 Victorian mansion, 1915 barn, and ten acres, some bordering the Little Quilcene River. Following extensive fundraising efforts (including a 2017 Valerie Sivinski grant from the Washington Trust), the Quilcene Historical Museum purchased Worthington Park

in 2013. The mansion was rapidly deteriorating, but its cultural and historical significance were central motivators in restoring it as a community asset.

What followed was a decade of efforts by 125 volunteers working more than 43,000 volunteer hours to deliver on the museum’s vision. The restoration of the mansion, costing around \$1.6 million, was literally earth moving. Before the building could be restored, it had to be moved off its foundation in order to stabilize the structure. Once on solid footing, the work began in earnest to restore the exterior and interior—an effort that took six years and that has just concluded in 2022.

A major goal along the way was to accomplish the restoration in close partnership with Worthington

Park’s neighbors. For example, every effort was made to screen the expanded parking area with original trees (with new plantings coming in the future as well). This new parking area will support 120 vehicles and up to 99 visitors in the mansion at any given time, at a time when the park is setting attendance records for its events.

Today, Worthington Park is a magnificent rustic property with old-world charm. The 1892 late Victorian Worthington Mansion, with French Second Empire mansard roof, boasts plenty of sleeping and entertaining space across 13 rooms, four bedrooms, and three stories (including ADA accessibility). The outdoor grounds offer picturesque sights with more than 660 feet of river frontage on the Little Quilcene River, along with the wide-open meadow and outdoor theatre, Linger Longer Stage.

Worthington Park hosted a grand opening in May of this year. With the transformation complete, the Quilcene Historical Museum will have delivered on its vision—a unique historical and cultural center prepared to host major public and private events and offering overnight stays for those who want to explore the Olympic Peninsula. Learn more at worthingtonparkquilcene.org.



Above : Interior views of Worthington House after restoration.

Left: Aerial view of Worthington House and Park.

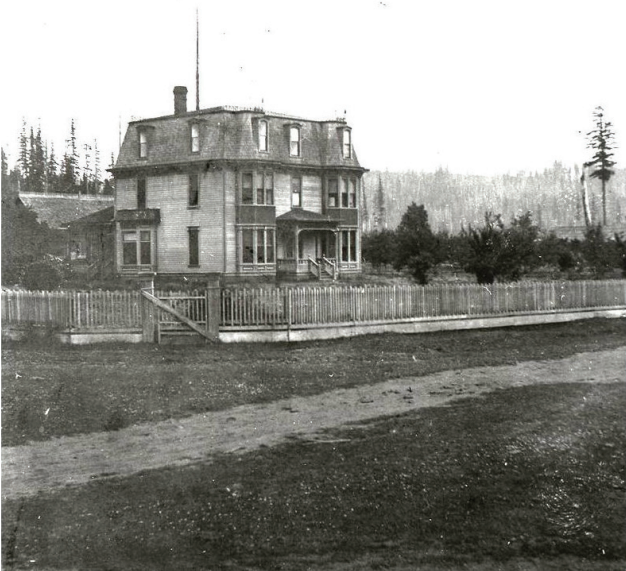
Below left: Historic photo of Worthington House.

Below right: Worthington House being moved off its foundation for stabilization before restoration began.

All photos courtesy of Quilcene Historical Museum.



Southwest view of Worthington House. Photo courtesy of Quilcene Historical Museum.



SWENSON SAY FAGÉT

Adaptive Reuse of the Geddis Building In Ellensburg

By Zane Kanyer, Swenson Say Fagét Principal,
Washington Trust for Historic Preservation Board Member

We are all aware of the deepening housing crisis facing this country and our state, from large urban centers to small-town communities. While the solution needs a multi-pronged approach, one option to consider more frequently is the adaptive reuse and renovation of our existing building inventory.

In many locations throughout the state, historic structures with commercial spaces on the street level have vacant rooms on the upper floors. Adaptive reuse and renovation of these empty spaces allow building owners and municipalities to increase local housing units while also raising pedestrian activity in urban, suburban, and local Main Street Communities.

An example of this is the historic Geddis Building (also known as the Hubbell Building) in Ellensburg. Sylvanus Ray Geddis, a wealthy rancher, built the Geddis Building in 1886. The Great Fire of 1889 destroyed it, but Geddis quickly rebuilt it with fire-resistant materials such as iron columns and aluminum sheathing. This 30,000-square-foot, two-story building is located within the Downtown Ellensburg Historic District, which was added to the National Register of Historic Places in 1977. Currently, the street level of the structure contains seven commercial retail spaces, and the upper level sits mostly unused.

Working closely with the City of Ellensburg and the Landmarks and Design Committee, the current owner has undertaken multiple projects over the last two years to maintain the property, with the intent to renovate the building and reactivate the unoccupied second floor. The first phase of the renovation consisted of repointing the exterior unreinforced masonry walls and replacing the exterior belly band façade that was deteriorated and damaged.

After the exterior work was complete, work moved to the interior of the building. With architecture firm Andrews & Andrews, the ownership group worked to convert the unused second floor into multiple studio, one-, and two-bedroom apartments, ranging in size from 430 to 1,000 square feet, while maintaining much of the existing character of the building. The design team took advantage of the sizeable floor-to-ceiling height by adding a small storage loft to each apartment. The layout of the units also takes advantage of an interior light well.

This project is due to be completed in the second half of 2022. The owner of the property is MJSS LLC, and other project partners include Pioneer Masonry Restoration Company (masonry contractor), Felix Plastering (interior and exterior finishes), Belsaas & Smith Construction (contractor), and Swenson Say Fagét (structural engineering).



With the pandemic shift to online shopping and working from home, substantial potential inventory for this housing option lies in downtown areas that have lost brick-and-mortar businesses and office tenants. Savvy and preservation-minded developers are considering these buildings as a viable option to increase apartment inventory while revitalizing downtown areas. These options are not without challenges, however. Meeting current code requirements for structural and energy upgrades can be costly and, in some communities, may not pencil out for property owners. It is important that state and local jurisdictions work with owners to create incentives to help mitigate these additional costs. 🏠



Opposite: Geddis Building storefronts and upper level.

Left: Interior floor and stair of second story apartment unit.

Above: Interior refinishing on the second story of the Geddis Building.

Below: Exterior of the Geddis Building, located at Pearl and Fourth in downtown Ellensburg.

All photos courtesy of MJSS LLC.



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The Washington Trust is currently seeking nominees to our Board of Directors who share our commitment to saving places that matter throughout the state. We are Washington's only statewide nonprofit advocacy organization working to build a collective ethic that preserves historic places through education, collaboration, and stewardship.

We believe historic preservation plays a critical role in community building across the state. Through our work, we endeavor to lead on policy issues that impact cultural resources, to support activity and campaigns focused on saving places that matter, and to amplify the work of our partners and advocates.

To do this work effectively, we rely on a Board of Directors to both inform and support the organization. Our board members come from all parts of the state and comprise leaders from the private sector, other nonprofits, and local government. Our board members champion the importance of historic preservation in building strong communities and serve as direct liaisons to the communities in which they live.

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REVITALIZE WA

WENATCHEE • OCTOBER 19-21, 2022



Registration for the 2022 RevitalizeWA conference in Wenatchee on October 19-21 is now open! This year's conference features more than 30 unique learning experiences, including field sessions that will take you into downtown Wenatchee's bold and beautiful small businesses, award-winning adaptive reuse projects, and under-construction game-changers.

Save \$50 on early bird registration until August 31. Make sure to add your field sessions and a ticket to our Excellence on Main celebration to your order.

To register for the conference, find more information, and sign up for email updates, visit:
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