

THIS PLACE

**The Temple Room
Reopens in Yakima**

**Announcing the 2024
Valerie Sivinski Fund
Grantees**

**Piloting a URM Survey in
Downtown Everett**

**Thunderbirds: Restoring
Icons of the Boating
World**

GOLDFINCH STANDARD

**Best Moments in
Preservation from 2023**



**WASHINGTON TRUST
FOR HISTORIC
PRESERVATION**

THIS PLACE

Winter 2024

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Cover: The exterior of the Hotel Maison in downtown Yakima. Photo courtesy of JEM Development.

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The Washington Trust for Historic Preservation is a nonprofit organization that works to advocate for and preserve Washington State’s historic and cultural places.

Here are just a few of the programs we operate:



WASHINGTON STATE
MAIN STREET
PROGRAM



MARITIME
WASHINGTON
NATIONAL HERITAGE AREA



YOUTH
HERITAGE
PROJECT



THIS
PLACE
MAGAZINE



VALERIE
SIVINSKI
FUND



Washington's **MOST
ENDANGERED
PLACES**

GET INVOLVED

FEBRUARY 16
Youth Heritage Project Application Open

All high school age students are invited to get hands-on with history this summer at Ebey’s Landing National Historical Reserve on Whidbey Island! Located near Coupeville and encompassing federal, state, county, town, and private lands, Ebey’s Landing was established as the nation’s first National Historical Reserve in 1978 to protect a rural community and its significant history. From July 16-19, students will have the chance to explore topics related to maritime heritage (the site is located within the Maritime Washington National Heritage Area) and the impact of climate change upon preservation and cultural resource management (e.g., how sea level rise is affecting historic resources like the Coupeville Wharf). Partners include not only Ebey’s Landing staff but also the National Park Service, Washington State Parks, the Department of Archaeology and Historic Preservation, and local Tribes. Youth Heritage Project is **FREE OF COST** for accepted student participants. We are also seeking adult educators and professionals to serve as teacher-mentors. Please use the same link to apply when the application opens!

preservewa.org/yhp

MARCH 4-7
National Historic Preservation Advocacy Week
Washington, D.C.

We’re excited to head to D.C. for National Historic Preservation Advocacy Week next month! Preservation Action and the National Conference of State Historic Preservation Officers organize in-depth preservation policy trainings and briefings, exclusive tours, networking opportunities, and congressional office visits to advocate for funding and legislation that supports historic preservation. If you’re interested in joining us, email info@preservewa.org ASAP to let us know!

preservewa.org/advocacy-week

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

WELCOME TO OUR NEW STAFF MEMBERS

We want to take this opportunity to introduce you to new members of the Washington Trust team!

While we were saddened to bid farewell to our former Preservation Programs Director Huy Pham and Grants Coordinator Abby Armato in 2023, we know they will remain friends and allies in the preservation field, and we look forward to continuing to work with them in the future. In addition to rehiring for those positions, we also added a new staff position to our growing maritime program: a Maritime Washington National Heritage Area Communications Specialist. Please meet our lovely new team members:



Charlotte Hevly, Grants Coordinator

As Grants Coordinator, Charlotte supports several grant programs managed by the Washington Trust and funded by the Department of Archeology and Historic Preservation (DAHP), including the Heritage Barn Grant

Program, Historic Theater Grant Program, Historic Cemetery Grant Program, and Historic County Courthouse Grant Program. Additionally, she supports the Maritime Washington National Heritage Area grant program and the Washington Trust's own Valerie Sivinski Fund grant program. Originally from Seattle, Charlotte holds a bachelor's degree in environmental studies and government from Bowdoin College and a master's degree in urban planning with a certificate in historic preservation from the University of Washington.



Carson Alex Meacham, Maritime Washington National Heritage Area Communications Specialist

As Communications Specialist for the Maritime Washington National Heritage Area, Carson works to enhance the connections between maritime communities, organizations, experiences, and people. Originally from Gig Harbor, Carson grew up around Pacific Northwest maritime culture and holds a bachelor's degree in environmental studies and journalism from Western Washington

University. He enjoys rainy weather, good food, and being run around the block by his two dogs.



Moira Nadal, Preservation Programs Director

As Preservation Programs Director, Moira supports several grant programs managed by the Washington Trust and funded by DAHP, as well as the Youth Heritage Project and the Trust's ongoing advocacy efforts. After

splitting her childhood between New Orleans, Santo Domingo, and Baltimore, Moira earned a bachelor's degree in the growth and structure of cities from Bryn Mawr College and a master's degree in historic preservation from the University of Pennsylvania. Prior to joining the Washington Trust, Moira worked at the D.C. Historic Preservation Office, National Trust for Historic Preservation, and New Jersey State Historic Preservation Office. Moira enjoys sewing, crafting, being the fun aunt, and going on nature walks. 🍷

WELCOME, NEW WASHINGTON TRUST BOARD MEMBERS

At the close of 2023, we said goodbye to three much-loved board members whose terms of service had ended: Gideon Cauffman of Anacortes, Jeff Murdock of Seattle, and Nancy Ousley of Seattle. All three had held positions on the board's Executive Committee; Jeff served as board president and Nancy as board treasurer. Our deepest gratitude goes to all of them for their longtime service and commitment to the Washington Trust.

At our Annual Members Meeting in Vancouver last October, our incoming board members for 2024 were announced. Two of our Young Professional board members are staying on: Michael Walker of Vancouver will join us for a second one-year term, while Zoe Scuderi of Olympia will transition from a one-year term to her first full three-year term of service. In addition, the following four individuals will begin three-year terms of service starting in January 2024: Dan Chandler of Kenmore, Temple Lentz of Vancouver, Paul Parker of Olympia, and Kyle Walker of Coupeville.

New Board Members:



Dan Chandler, a resident of Kenmore, is both a registered architect and licensed professional engineer in Washington State, with more than 45 years in the commercial construction industry. Most recently, he spent 26 years as principal of OAC Services, Inc., a design and construction performance

management firm based in Seattle, where he served as a project manager for Microsoft's Major Campus Projects Program. Dan holds a bachelor's degree in civil engineering from the University of Washington. He has served on the boards of Lake Washington Citizens for Schools, YouthCARE, Rebuilding Together Seattle, ACE Mentor Program of Washington, and Community Lifeline of Mason County. He looks forward to serving the Washington Trust by sharing his industry and business knowledge for the benefit of communities statewide.

Temple Lentz serves as president and CEO for The Historic Trust in Vancouver. Originally from the Midwest, Temple holds a master's degree in organizational leadership from Claremont Lincoln University and a bachelor's degree from the University of Chicago. She moved to Vancouver in 2007 and has called it home ever since. From 2019-2022, she served as Clark County Councilmember. She has been named to Vancouver Business Journal's Accomplished and



Under 40 list and awarded the Iris Award for Women's Leadership. Temple is currently Chair of the state's Freight Mobility Strategic Advisory Board and has served on the State Board of Health, State Affordable Housing Advisory Board, the board of the Friends of the Columbia Gorge, and many others.



Paul Parker is a proud resident of Olympia. Now retired, Paul worked for 14 years with the Washington State Transportation Commission and served as Assistant Executive Director for the Washington State Association of Counties. After attending law school at the University of Washington,

he was a law clerk at the Washington Supreme Court and a staff attorney in the Washington State Senate. He is currently on the board of the Olympia Historical Society and is also a member of the City of Olympia's Cultural Access Advisory Board. Paul was a Washington Trust board member from 2015-2020 and is excited to be back for another term of service.



Kyle Walker's immersion in preservation and community-building began as a member of the first National Park Service team to inventory the cultural assets of Ebey's Landing National Historical Reserve. With a master's degree in history, historic preservation, and archival management from Western Washington

University, she served as the first-ever director of the Centralia Main Street Association and as vice president of the Lower Columbia Preservation Society. In addition to working for a variety of preservation and education organizations, nonprofits, and government agencies, Kyle has served on regional and national boards including as chair for a local school board. Now a resident of Freeland, she works as a consultant and researcher for the South Whidbey Historical Society, piecing together a new narrative of cross-cultural events and revealing a previously unknown history of South Whidbey. 🍷

THE GOLDFINCH STANDARD

Best Moments in Preservation from 2023

As a new year begins, we at the Washington Trust want to take a moment to look back, reflecting on the successes of 2023 and celebrating the progress that preservation as a statewide movement has made. In honor of the Washington State bird, the American goldfinch, here are the Goldfinch Standards for 2023! We salute these standout achievements in historic preservation from the past year and hope they serve as inspiration for future efforts to preserve and protect our state's unique history.

Seattle Chinatown-International District Named to National Endangered List

The Washington Trust named the Seattle Chinatown-International District (CID) to Washington's Most Endangered Places in 2022, due to proposals from Seattle's regional transit agency, Sound Transit, that would adversely impact the CID's cultural preservation and affect the community's transportation access. The Washington Trust is proud to be part of a coalition of partners (including the Wing Luke Museum and Transit Equity for All) advocating for a more transparent, equitable process that reflects careful decision-making and centers the voices of the CID. In 2023, the campaign reached

national prominence when the National Trust for Historic Preservation named the CID to its 2023 list of America's 11 Most Endangered Historic Places—marking Washington State's first-ever inclusion on the nationwide list.

Tribal Canoe Journeys Resume After Pandemic Hiatus

The annual Tribal Canoe Journeys returned in person in 2023, the first since 2019 due to the COVID-19 pandemic. The Canoe Journeys tradition began in 1989 with a "Paddle to Seattle," celebrating canoe culture and traditional indigenous practices. In many years since, canoe families have begun their journeys from various points along the West Coast (and beyond) before landing in the host community. This year's "Paddle to Muckleshoot" in July featured more than 100 canoes landing at Seattle's Alki Beach in Muckleshoot homelands, where they were welcomed by leaders from the Muckleshoot Tribe. After landing, Canoe Journey participants joined the Muckleshoot for a week-long gathering including music, dance, food, and more.



Left: The famed gate in Seattle's Chinatown-International District. Photo courtesy of Huy Pham.

Above: Canoes take to the water as part of the 2023 Paddle to Muckleshoot. Photo courtesy of the Kitsap Sun.

Right: RevitalizeWA attendees explore the Vancouver waterfront in a conference field session. Photo courtesy of Casey Evans Media.

Below right: The old Parkland School, currently owned by Pacific Lutheran University. Photo courtesy of Huy Pham.



King County Approves Historic Doors Open Levy

In December, the King County Council (including outgoing councilmember and former Washington Trust board member Joe McDermott) approved a new levy to increase funding to King County arts, heritage, science, and preservation nonprofit organizations through a 0.1 percent sales tax. Tax collection will begin in April 2024; it is projected to generate approximately \$100 million a year over seven years. Funds will be distributed through 4Culture, King County's cultural funding and services agency. (By comparison, that same agency expended approximately \$16 million in grant support in 2021.) The Doors Open measure builds on similar successful initiatives adopted locally in Tacoma and nationally in Denver, Colorado. It's great news for King County preservation organizations and projects in the future!

Vancouver Hosts Largest-Ever RevitalizeWA Conference

The Washington Trust was proud to partner with Vancouver's Downtown Association to host Washington's statewide preservation and economic development conference, RevitalizeWA, in Vancouver in October 2023. Under sunny skies, attendees enjoyed tours of the booming Vancouver waterfront, expeditions to the nearby Main Street Communities of Camas and Ridgefield, and inspiring conference sessions at historic venues from the Kiggins Theatre to the chapel at Providence Academy. With 347 attendees, the 2023 conference was our largest yet, with an estimated \$204,779 in local economic impact. Thanks to our many conference partners and sponsors for helping make it happen.

Parkland Community Association Makes Downpayment on Parkland School

Originally built in 1908, the Parkland School served as an educational institution for decades, teaching tens of thousands of students and becoming an iconic landmark for the community Parkland, a suburb of Tacoma located in unincorporated Pierce County. The Parkland School was added to Washington's Most Endangered Places list in 2022, when the current owner, Pacific Lutheran University, sought to demolish the building. Since that time, the Parkland Community Association has been fundraising to try to purchase the building from the university and preserve it as a community center. In November, they submitted a \$25,000 downpayment to the university, the first step towards purchasing the Parkland School. Fundraising remains ongoing!





Weyerhaeuser Building Reopens on Everett Waterfront

The Weyerhaeuser Building, located on the Everett waterfront, was built in 1923 in the Gothic style and was located at the paper company's first Everett plant. In 1983, the structure was donated to the Port of Everett, who worked to get the building added to the National Register of Historic Places. For decades, the building sat empty, until 2022 when the Port signed a lease agreement with husband-and-wife team Jack Ng and Jin Ma. After a major restoration, Jack and Jin opened The Muse Whiskey Bar & Coffee Shop on the main level in July. Second floor space will be used by the Mukilteo Yacht Club and Milltown Sailing Association, as well as being available for private event rentals.

McAdoo House Nominated to Bothell Historic Register

2023 saw a much-deserved nomination to the Bothell Register of Historic Landmarks: the Benjamin F. Jr. and Thelma McAdoo House (known simply as the McAdoo House). Architect Benjamin F. McAdoo Jr. designed this 3,700-square-foot residence for himself, his wife Thelma, and their three children in 1958. The first African American architect registered in the state of Washington, McAdoo developed a successful practice between 1947 and the early 1960s, working primarily on single-family houses in the Puget

Left: The ribbon-cutting ceremony at The Muse Whiskey Bar & Coffee Shop in Everett. Photo courtesy of the Port of Everett.

Bottom left: The McAdoo House in Bothell, circa 1958. Photo courtesy of Arcade NW.

Below: The newly restored Temple Room in Yakima's Hotel Maison. Photo courtesy of JEM Development.



Sound region. Located in the Westhill neighborhood of Bothell, the McAdoo House's design blends modernism with regionalism to create a modern home integrated with the natural landscape and built to take advantage of the Lake Washington views.

Temple Room Reopens in Yakima's Hotel Maison

A long-hidden Masonic gem reopened to the public in Yakima in 2023. Originally built in 1910-1911, the Yakima Masonic Temple's sixth floor—where the Freemasons hosted their meetings and ceremonies—was designed to replicate Solomon's Temple, complete with towering columns, wall carvings, and stained glass. The Freemasons sold the building in 1965, and it fell into disrepair. In 2016, after a \$4 million restoration, JEM Development reopened the building as the Hotel Maison. The sixth floor, known as the "Temple Room," remained closed and under restoration until its grand unveiling in 2023. Now, with backlit displays and light fixtures highlighting the Temple room's original features, the space is available for public and private events. (See page 10 for more.)

SIFF Acquires Seattle Cinerama

Historic theater lovers rejoiced when it was announced in 2023 that the Seattle Cinerama would reopen to the public. Originally built in 1963, the Cinerama was purchased in 1998 by Microsoft-co-founder and philanthropist Paul Allen, who spent millions of dollars renovating the theater and made it a destination for first-run movies, retrospectives, and film festivals (not to mention chocolate popcorn). Upon Allen's death in 2018, the theater was passed to his estate; it was shuttered in February 2020 for maintenance, a closure that became permanent with the onset of the COVID-19 pandemic. In 2023, the nonprofit SIFF, which also owns and operates the



historic Uptown and Egyptian Theaters in Seattle, struck a deal with the Paul Allen estate to buy the Cinerama. The theater officially reopened, under its new SIFF Cinema Downtown moniker, in December.

Historic Auburn Post Office Restored as Downtown Arts Center

In September, a historic landmark in Auburn reopened as a public arts center. Originally built in 1937 in the Colonial Revival style, the Auburn Post Office building served as the city's first post office until 1963, after which it housed a King County Public Health clinic. When King County put the building up for sale in 2016, the City of Auburn purchased it, intending to preserve and restore the property and turn it into a civic space that would broaden public access to the arts in the city's downtown. That vision became the Postmark Center for the Arts, which will now host music and dance performances, visual art exhibits, literary art events, and other cultural gatherings for the community.



United Hillyard Bank Building Breathes New Life into Spokane Business District

Built in 1920 by local architect Henry Bertelsen, the United Hillyard Bank Building had long been used as an antique store, until it was purchased by Brianna and Dave Musser, who transformed the building (now known as the United Building) into a multi-use space and food hall that includes a local brewery, coffeeshop, restaurant, game shop, children's toy store, and more. Almost all of the renovation work was made to the interior, with an

Left: The newly reopened SIFF Cinema Downtown (formerly the Cinerama). Photo courtesy of SIFF.

Below left: The newly reopened Postmark Center for the Arts in Auburn. Photo courtesy of the Daily Journal of Commerce.

Below: The interior of Bellwether Brewing, one of the food hall residents of the new United Building in Spokane. Photo courtesy of The Inlander.

Bottom right: The historic halibut schooner FV Tordenskjold docked at the Historic Ships Wharf on South Lake Union in Seattle. Photo courtesy of Huy Pham.



effort to preserve or recreate important historic details like the bank's safe door and historic lighting. The result? A beautiful new community hub in a historic building that has infused new life into Spokane's Hillyard Historic Business District.

FV Tordenskjold added to National Register of Historic Places

Built in Ballard in 1911, the historic halibut schooner *Tordenskjold* fished the North Pacific for more than 100 years. Now docked at the Historic Ships Wharf in Seattle's South Lake Union, the FV *Tordenskjold* serves as a floating ambassador for Washington's maritime heritage. Owned by the nonprofit Northwest Seaport, the schooner remains fully operational and recently underwent much-needed deck repairs with the support of a Valerie Sivinski Fund grant from the Washington Trust. Over the past several years, Ruth Reeber—a graduate student in the University of Washington's historic preservation program—volunteered with Northwest Seaport to nominate the *Tordenskjold* to the National Register of Historic Places. We were thrilled to see its significance recognized at a national level when it was officially listed in December! 🇺🇸



Policy Update

SPECIAL TAX VALUATION PROGRAM

By Chris Moore, Executive Director

In Washington State, a number of programs support the rehabilitation of historic resources. Examples include the Washington State Historical Society's Heritage Capital Projects Program, the Department of Commerce's Building for the Arts Program, and the Department of Archaeology & Historic Preservation's grant programs for historic county courthouses, barns, theaters, and cemeteries. But while exemplary preservation projects occur in all of these programs, the majority of rehabilitation work is carried out by the private sector.

The largest public investment in historic preservation is the federal Historic Tax Credit Program, through which project owners can leverage up to 20% of the rehabilitation costs for a historic building against their own federal income tax. Many states across the country have passed similar measures providing credits against state income tax. Yet as a state with no income tax, Washington has had to develop other measures to support the rehabilitation of historic buildings.

In 1985, the Washington Trust championed the state legislature's passage of the Special Tax Valuation Program, which aims to encourage owners to list their property on a local register of historic

places and to support rehabilitation. The program utilizes property taxes as a vehicle for financial incentivization, allowing property owners to deduct rehabilitation costs from their property assessments for a period of 10 years. For large-scale commercial projects looking to reactivate vacant buildings or convert buildings to new use, the rehabilitation costs can be significant enough to essentially zero out property taxes during the 10-year special valuation period.

In 2023, the Special Tax Valuation Program came under review by the state legislature (as all tax preferences programs cyclically do). The findings were positive, with the review committee determining that the program should continue to be supported, as it meets the stated objective of "promoting historic property revitalization." Their report found that in the last 10 years, property owners saved nearly \$57 million in property taxes rehabilitating more than 1,000 designated historic buildings. (Tax savings were more than offset by the total project costs property owners expended on these projects, most of which went back in to the



local economy.) While most rehabilitation projects have occurred in Pierce, King, and Spokane Counties, projects in nearly half of the state's 39 counties have utilized the program. The report also shows since 2013, while commercial properties have received the largest share of savings due to their generally larger expenditures, multi-family residential property owners have been the largest users of the program in terms of the number of properties rehabilitated. (An executive summary of the report is available at preservewa.org/STV-report.) This higher usage of the program by multi-family residential properties is significant in light of our region's housing crisis.

Clearly, the Special Tax Valuation Program already plays an important role in creating housing, but with enhancements, we believe the program could do even more. For example, where Special Tax Valuation offers a reduction in property taxes for 10 years, other programs such as the state's Multifamily Tax Exemption Program (MFTE) provide property tax exemptions for 12 years. Why not enhance Special Tax Valuation, bringing the benefits in line with other incentive programs while also preserving historically significant buildings?

The Washington Trust supports a menu of ideas for enhancing Special Tax Valuation:

- Allow expenditures for the construction of Accessory Dwelling Units or ADUs as part of eligible expenses, provided the ADU is on the same tax parcel as the historic building.
- Reduce the expenditure threshold from 25% to 20% (or lower), allowing more moderate- and low-income property owners to take advantage of the program.
- Increase the timeframe in which a property owner can count expenditures to meet the spending threshold from two years, three, four, or even five.
- Increase incentives for multifamily housing projects by extending the period for which the property taxes are assessed at lower value.

- Expand the program to include green/energy efficiency retrofits (such as solar panels).
- Extend the Special Tax Valuation period to bring the program in line with other exemption incentives (like MFTE).

Preserving the built environment of our communities and creating housing accessible to people across a range of incomes are not mutually exclusive endeavors: they are complementary. Historic buildings have been adapted, customized, and modified over the years to accommodate housing needs while retaining their historic significance. We look forward to supporting legislative efforts to enhance and update programs like Special Tax Valuation that have achieved these goals. 🏡



Left: The rehabilitation of the Ridpath in Spokane was a Special Tax Valuation project. Photo courtesy of the City/County of Spokane.

Above: The historic Columbia Building was renovated into the Marjorie Apartments in Spokane. Photo courtesy of the City/County of Spokane.



Top: The renovation of the former U.S. Naval Barracks at Magnuson Park into Mercy Magnuson Place affordable housing utilized Special Tax Valuation. Photo courtesy of The Affordable Tax Credit Coalition.

Above: The rehabilitation of the historic building at 1001 Dupont Street in Bellingham into mixed-use utilized is a Special Tax Valuation project. Photo courtesy of Redfin.

New Renovation Unveiled

YAKIMA MASONIC TEMPLE

By Elizabeth Morrier McGree, JEM Development Owner,
Washington Trust Board Member

An architectural treasure in the middle of downtown Yakima is once again open to the public.

Constructed in 1910-1911, the Yakima Masonic Temple is a seven-story building in the Second Empire style, with Corinthian pilasters and a mansard crown resting on a heavy cornice. The architects of the project were W. W. DeVaux of North Yakima and his associate, Frederick Heath of Tacoma. At the time of its construction, the building was considered the tallest between Seattle and Spokane.

The grand jewel of the building was the Temple Room on the seventh floor, which was reserved for the Freemasons' meetings and ceremonies. Designed as a replica of Solomon's Temple, the Temple Room was lined with 29 columns along each side. Carved Masonic tableaux adorned the walls, and beyond the ceiling's crosshatch beams were magnificent stained-glass panels.

The Freemasons vacated and sold the building around 1965. In the succeeding decades, owners

and tenants came and went, while the Temple Room sat empty. In 1998, the Morrier family (my family) purchased the building. Through our company JEM Development Real Estate, we undertook a \$4 million renovation, converting it into the Hotel Maison Tapestry by Hilton in 2016. Even today, masonic symbols can be found across the hotel.

While the hotel has been open to the public since 2016, the seventh floor has remained closed, undergoing a meticulous restoration until its grand unveiling in 2023. The restoration has maintained the original Temple Room's intricate details, highlighted with backlit displays featuring 1,000 lights. The Temple Room is now available for event rentals such as weddings and receptions, accommodating between 50 and 250 guests.



Left: The exterior of the Hotel Maison in downtown Yakima. Photo courtesy of the City of Yakima.

Above: Elizabeth Morrier McGree of JEM Development stands in a pre-restoration Temple Room. Photo courtesy of City of Yakima.



The restoration of the Temple Room is a major boon for downtown Yakima. "It's amazing to think that this architectural masterpiece sits right here in Yakima's downtown core," says Curt Wilson, executive director of the Downtown Association of Yakima. "Restored buildings and spaces, like Hotel Maison and the Temple Room, are the heart and soul of our downtowns. These places provide all who visit a reason to reflect on the past while inspiring them to think about our future."



Top: The restored Temple Room in 2023. Photo courtesy of JEM Development.

Above: Carved detail on the walls of the restored Temple Room in 2023. Photo courtesy of JEM Development.

Left: The restored stained-glass ceiling panels of the Temple Room in 2023. Photo courtesy of JEM Development.

UNREINFORCED MASONRY BUILDINGS AND EARTHQUAKES: WHAT CAN WE DO ABOUT THEM?

By Mark Pierepiekarz, Emergency Management Division Outreach Coordinator;
Michelle Thompson, Department of Archaeology & Historic Preservation CLG
Coordinator & Main Street Design Specialist;
Madison Vazquez, Downtown Everett Association Marketing Manager

Unreinforced masonry (URM) buildings have the potential to experience damage or collapse during an earthquake, creating a safety risk to building occupants, the public, and the community itself. There are thousands of URM structures in service in Washington State. Historic preservation groups have long recognized that seismic improvement of these buildings represents an opportunity in revitalizing and maintaining thriving communities statewide. This article profiles a unique collaboration between the historic preservation and emergency management communities in collecting and sharing URM building data to inform priority risk mitigation actions.

Building on previous efforts to address URM building risks, a multiagency URM workgroup was formed in 2022 with the goal of a statewide URM building database with a dedicated user portal. Once completed, stakeholders and the public will have access to unique data for each URM building. This information can be used to assess seismic risks, improve planning efforts, and connect stakeholders to mitigation funding resources. The URM workgroup member agencies have applied for funding to develop and maintain a user-friendly portal and are seeking funding to complete a statewide URM building database.



Left: Volunteers gathered for a “sample building survey” to learn what features to look for.

Below: A previously retrofitted building in Everett.



The URM workgroup outreach led to a partnership with the Washington Trust for Historic Preservation and the Washington State Main Street Program on data collection for URM buildings at the community level. The group agreed to test an approach for data collection by trained local non-technical volunteers (followed by data validation by technical staff) in one community, with a view for a later statewide rollout. The aim was to identify and record features that can indicate that a building is either seismically vulnerable or has some level of earthquake-ready retrofitting. This volunteer-led approach can be applied by other Main Street organizations to complete URM building inventories in their communities.

Everett was a strategic choice for this pilot initiative thanks to the availability of pre-existing building data, its strong historic preservation connections, and demonstrated community buy-in. The Downtown Everett Association (DEA), which hosted the event, has been a designated Main Street Community since 2021. The organization has existed as program manager for Everett’s Downtown Improvement District (DID) since 1996, with access to basic building information, including the year built. Thanks to this existing database, Everett already knew that 237 of their buildings are more than 50 years old and were able to quickly identify 183 of those as potential URM.

Over the four months leading up to the survey, DEA convened local meetings to finalize a short list of suspected URM buildings, locate a training room venue, and communicate with local stakeholders and building owners. DEA staff tapped into a variety of building data resources including the City of Everett Planning Department, the historical commission, and historic societies throughout Snohomish County to enrich the depth of available information. At the same time, two state agencies, the Department of Archaeology and Historic Preservation (DAHP) and the Emergency Management Division (EMD), designed and tested a data collection survey smartphone app and developed a training module to help volunteers quickly understand and recognize important URM

building features and be successful and safe during the survey.

According to DEA Marketing Manager Madison Vazquez, “As with any project taken on by a Main Street Community, costs and logistics needed to be carefully considered before undertaking the pilot URM survey. DEA kept expenses to a minimum and utilized staff time to prepare data, recruit volunteers, and plan the volunteer event, but some communities may require additional support from volunteers, interns, or even contractors to prepare. Volunteer architects assisted with pre-screening the building prior to the event. DEA reserved a volunteer training room in a city-owned facility for free. DEA already owned enough high-visibility vests to provide at least one vest per volunteer team, and lanyards were purchased to ensure every volunteer could be identified as part of the event.”

Ahead of the volunteer event, DEA developed a volunteer package with relevant known building data, as well as maps of the block(s) they would be surveying. Property owners were emailed in advance



Above: A collapsed URM after the Nisqually earthquake, a moderate event.



Above: An Everett URM building with eight features to look for.

All photos courtesy of DAHP and EMD.

of the event with information about the project’s intent. Volunteers were provided with a printed letter in case they encountered in-person questions from businesses or property owners.

With 186 buildings in downtown Everett earmarked for URM review, a systematic division into sections and a calculated volunteer requirement were established. Estimating 20 minutes per building, surveys would take roughly 60 hours to complete. The DEA would need a minimum of 16 pairs of volunteers to complete surveys of all potential URMs during the event.

The recruitment of volunteers was a multi-faceted effort, tapping into social media and email platforms, emergency management networks, owned newsletters, and local blogs. Of the 35 registered volunteers, more than 30 attended the event—a mix of neighbors, DEA board members, DAHP, and regional emergency management staff and volunteers interested in historic preservation and public safety. From 9:00 to 10:00 am, Mark Pierepiekarz of EMD conducted a training on identifying URM buildings and using the Survey123 app created by DAHP. Volunteers were provided packets containing details about their assigned buildings before heading into the field for a “sample building survey” where an EMD trainer pointed out features to look for when surveying buildings. By the end of the one-day event, surveys for 130 out of 186 suspected URM buildings were successfully completed. The volunteer feedback

following the pilot survey was overwhelmingly positive, validating the careful preparation to make sure that the event and volunteer experience were successful.

The success of the URM building survey in downtown Everett stands as a testament to the power of community involvement in historic preservation. This effort contributes valuable data to enhance public safety measures and preserve our historic buildings in the face of future seismic events.

As we celebrate the work in Everett, we encourage Main Streets across Washington to consider launching similar initiatives in your communities. As strong volunteer networks in historic downtowns, Main Street communities are poised to make a significant impact on statewide efforts to better prepare for potential future disasters. The data collected through URM surveys will help local and state emergency management teams understand the extent of safety risks across the state, and a complete, accurate statewide database of URMs will allow EMD and DAHP to work with legislators to explore potential funding opportunities for risk mitigation. 📌

HOW TO DO A SEISMIC INVENTORY IN YOUR COMMUNITY

Following the Everett pilot, a basic checklist on “How to conduct an inventory” checklist was drafted to aid in planning and completing similar building surveys in the future. Communities with unretrofitted URM structures can follow this approach and conduct a survey in their own community, contribute to completing the overall database, and ultimately benefit by having access to information that will help them prioritize mitigation actions and plan for accessing seismic mitigation funding.

For those inspired to contribute to these efforts, the Downtown Everett Association is happy to provide examples of their work to help you get started. Email Madison at madison@downtowneverettwa.org to request copies of the letter to property owners, volunteer packet, property database, and maps.

Communities interested in undertaking a URM survey of their own might secure funding with a Certified Local Government (CLG) grant in communities that participate in the CLG Program. Funding may also be obtained through a Federal Emergency Management (FEMA) grant in those communities with a Hazard Mitigation Plan. For more information, contact DAHP CLG Coordinator Michelle Thompson at Michelle.Thompson@dahp.wa.gov.

A community group considering undertaking a building survey may have the following initial questions:

- Are we located in a seismic hazard area?
- Are there URM buildings serving our community?
- Which URM buildings are the highest priority in our community?
- What do we need to begin collecting building data?

This “How to conduct an inventory” checklist provides guidance in planning for a URM building survey:

1. Pre-startup questions

- a. What is known about our URM buildings?
- b. What are our goals?
- c. Who are our local partners?
- d. Who can host and organize the survey?
- e. Will funding be needed?

2. Startup efforts

- a. Build a local team
- b. Define geographic scope and priorities

- c. Learn from other communities
- d. Outreach for local support
- e. Develop a budget

3. Preparation

- a. Organize pre-existing URM building data
- b. Verify the Survey123 phone app and data hosting
- c. Set survey date and solicit volunteers
- d. Organize training materials and classroom venue

4. Data collection

- a. Pre-event: screen out non-URM buildings before survey
- b. Assign survey areas
- c. Conduct a safety training session
- d. Conduct surveys
- e. Post-event: review building data for accuracy

5. Using survey results

- a. Review results and engage with local stakeholders on the next steps

Event Recap

2023 SIVINSKI HOLIDAY BENEFIT

By Kristy Conrad, Washington Trust Development Director

Seattle was abuzz with excitement for our 2023 Sivinski Holiday Benefit even before it took place, with the event selling out a record two weeks in advance!

When the evening itself came, it did not disappoint. On Tuesday, December 12, more than 150 guests gathered at the Washington Trust’s headquarters, the historic Stimson-Green Mansion—every beautiful room aglow with light and holiday cheer. Stockings were indeed hung on the mantelpiece with care, Christmas trees twinkled from the corners of the rooms, and holiday tunes flowed from the fingers of the pianist stationed beneath the portrait of Dorothy Stimson Bullitt. To add to the ambiance, delicious hors d’oeuvres from Kaspars Catering were on offer in the dining room, and at the bar, guests enjoyed tasty beer options from our friends at Stoup Brewing Capitol Hill.

The Sivinski Holiday Benefit is one of the Washington Trust’s signature (and increasingly

popular) annual events. Not only is it a wonderful way to ring in the holiday season with your favorite preservation posse, it’s also a festive fundraising event, the Valerie Sivinski Fund—the Washington Trust’s grant program which supports grassroots community efforts to preserve, interpret, and advocate for important historic and cultural places across Washington State. Since the Sivinski Fund’s establishment in 1997, the Washington Trust has been proud to award more than \$230,000 in grants to 200 projects across the state.

As we have seen, the need for this funding has only grown in recent years. There are so many deserving preservation projects, and the Washington Trust would love to support them all. To better meet the demand, for the second year running we set ourselves an ambitious goal: to raise \$20,000 (double our pre-COVID fundraising goal) from the holiday benefit, in order to provide grants to nine incredible projects. Fortunately, we had a wonderful

anonymous donor waiting in the wings, willing to match donations over \$10,000, and we also had an impressive lineup of raffle prizes (Kraken tickets! Stays at three of Washington’s most beautiful historic hotels! A Birch Road membership!). In the end, we’re happy to announce that we successfully met our \$20,000 goal, thereby funding nine much-deserving Sivinski Fund grants. (See pages 18-20 for a full list of grantees and projects.)

Much gratitude and thanks to all of the sponsors, guests, and donors who helped make our 2023 Sivinski Holiday Benefit such a success! 🍷



Above: Washington Trust board member Steve Stroming was happy to hear himself named the raffle winner of Seattle Kraken tickets!

Top right: Washington Trust board vice president Matt Inpanbutr takes the mic to welcome everyone to the event.

Right: Washington Trust staff members have a giggle at the end of the night.

Below: The fabulous crew of SHKS Architects was of course on hand.

All photos courtesy of C.B. Bell.



Left: Did we mention we made Chris wear the sequined blazer again? Here Washington Trust Executive Director Chris Moore chats with Heather Dudley-Nollette, Director of Development at Bayside Housing & Services, one of our 2024 Sivinski grant recipients.



ANNOUNCING NINE NEW GRANTEES FOR 2024

By Charlotte Hevly, Grants Coordinator

Fresh from their public announcement at the Sivinski Holiday Benefit on December 12, we are excited to share our 2024 Valerie Sivinski Fund grant recipients!

The Valerie Sivinski Fund was named in honor of the late Valerie Sivinski, a former board president of the Washington Trust, respected preservation architect, and advocate for historic preservation across the state. Sivinski Fund grants support planning, research, education, and advocacy initiatives for local preservation projects. Since its establishment in 1997, the Valerie Sivinski Fund has awarded more than \$230,000 in grants and services to nearly 200 projects across the state, supporting local organizations and historic preservation advocates in their efforts to save the places that matter in Washington.

This year, thanks to the generosity of our guests and donors at the Sivinski Holiday Benefit in December, we're happy to award a total of \$20,000 to the following nine organizations and community groups:

Fox Island Historical Society

In support of research and development of public signage about Native American internment on Fox Island. The Fox Island Museum is embarking upon a long-term project to provide a series of permanent, weather-proof educational markers along the perimeter of the museum parking lot. These markers will be available whether the museum is open or not and will provide visitors with important points of Fox Island's history and culture.

E.B. Dunn Historic Garden Trust

In support of hosting author and historian David Buerge for a series of lectures on area indigenous histories, in advance of developing a Duwamish interpretive trail. As the only private Olmsted estate in Washington open to the public, visitors to Dunn Gardens in Seattle have the unique opportunity to witness the evolution of garden design in the Pacific Northwest. The lectures are a component of the organization's broader initiative to focus on pre-Olmsted (1915) history.



Left: The historic Starrett House in Port Townsend. Photo courtesy of Bayside Housing and Services.

Below left: The Shelton Public Library and Town Hall building. Photo courtesy of the Mason County Historical Society.

Below right: The historic 1901 Croft Boarding House in Northport, rehabilitated as the Northport Welcome Center. Photo courtesy of the Northport Historical Society.

Bayside Housing and Services

In support of their project to repaint the exterior of the historic Starrett House, which will be used for workforce housing. The lavishly appointed Starrett House was built in 1889 in the Gothic and stick architectural style. The choice of colors for repainting will be guided by the Port Townsend National Landmark Historic District Approved Color Palette.

Mason County Historical Society

In support of their restoration of original exterior elements on their headquarters, the historic Shelton Public Library and Town Hall building. The building was built in 1914 and since 1990 has been home to the Mason County Historical Museum, which shares the history of the region with visitors.

Northport Historical Society

In support of building upgrades to the Northport Welcome Center, built in 1901 as the Croft Boarding House. Originally built as a family home when Northport was a booming smelter town, this is one of the few structures in Northport remaining from this time. Since 2017, the property has been undergoing restoration and conversion into a museum and welcome center for the Northport Historical Society.



Above: The Fox Island Museum will develop public signage about the history of indigenous internment in the area. Photo courtesy of the Fox Island Museum.



Schooner *Martha* Foundation

In support of assessing and planning for restoration of the historic Schooner *Martha's* cabin top and house. Since 1997, *Martha* has been used for youth and adult sail training. The cabin and top house add to the structural integrity of the vessel and will ensure that *Martha* can continue to be used in the future.

South Pierce County Historical Society

In support of their work to research and document the historic Eatonville Tofu House. Erected by the Eatonville Lumber Company sometime between 1910 and 1915, the building may be the last existing domestic building in western Washington used by members of the Japanese American community that worked in the area during the steam logging era.

City of Wenatchee

In support of a proposed historic context study surveying the city's mid-century modern architectural assets. The contextual background and surveys derived from this study will be used by the city to identify areas or properties that could potentially become a new historic district.

South Whidbey Historical Society

In support of their development of a long-term plan to preserve the historic Langley Road Log Cabin. The cabin on South Whidbey Island in unincorporated Island County reveals new early logging history involving the founder of Langley as well as the histories of the Coast Salish Snohomish Tribe on South Whidbey.

We are thrilled to honor Valerie's memory and her work in the preservation field through these grants, supporting such a diverse range of projects and historic sites across the state. Congratulations to all of the 2024 Sivinski Fund grant recipients! 🎉

Above: The historic Schooner Martha out to sea. Photo courtesy of Cameron Eckert.

Below: The historic Langley Road Log Cabin. Photo courtesy of the South Whidbey Historical Society.



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* After more than a decade of hosting our annual conference under the name RevitalizeWA, we've decided that it's time to rebrand.

We chose the name "PLACES" to represent the wide array of contexts already included in our learning experiences together. From historic districts to cultural spaces, rural communities to urban neighborhoods, preservationists to entrepreneurs, we're all here for the same reason—our shared love of places. Great places don't just happen, and the PLACES Conference will continue to bring people together every year to learn, explore, and take action together.

We commit to continuing to host a unique place-based conference, and we know that Walla Walla will be the perfect place to lean into this new name this October. See you there!

Find more information about the conference or sign up for newsletter updates at:

preservewa.org/places-conference

KENNEWICK'S FLOURISHING COMMUNITY: THE POWER OF BUSINESS-TO-BUSINESS COLLABORATIONS

By Stephanie Button, Historic Downtown Kennewick Partnership Executive Director

In the heart of downtown Kennewick, the synergy of a vibrant business community is amplifying businesses' and entrepreneurs' collective impact and fostering a supportive environment for new and legacy businesses alike.

The Historic Downtown Kennewick Partnership's (HDKP's) role as a Main Street organization is to help inspire, connect, and build relationships between and with our entrepreneurs and businesses. With

20 new businesses joining our vibrant downtown in 2023 alone, we're proud to see our efforts pay off. Our downtown businesses truly exemplify the power of business-to-business collaboration, showcasing how working together can elevate not only their enterprises but also contribute to the growth and prosperity of the entire local economy.

Layered Cake Artistry, for example, is more than just a bakery; it's a hub for community engagement. Sister owners Concetta Gullini and Elena Gavin got their business off the ground by attending vendor markets before opening their specialty bakery in January 2020. Now they pay it forward with their own innovative vendor markets, providing a platform for local businesses to showcase their products. Erin Sagadin, owner of Earth Spirit, found a home at these events and capitalized on the energy to expand her business's reach by featuring her products in other local stores. She was able to open a brick-and-mortar location downtown in October 2021 and won Tri-Cities Best's Best Boutique Award in 2023. This is the kind of collaborative spirit that creates a domino effect, where the success of one business ripples throughout the entire community.

Another domino effect started when the South Columbia Creative Arts District (SOCO) was certified as a Washington Creative District in 2021. The HDKP has worked to recruit art-focused businesses and nurture local artisans within SOCO, including starting our First Thursday Art Walks, the setting for mother-daughter team Anita Butler and Abigail Bristow's foray into entrepreneurship. They started live painting during the art walks, which led them to open Bristle Art Gallery in August 2023. Their model takes business-to-business collaboration to an artistic level by sourcing products from local

microenterprises, from ceramic paint palettes to small batch paper. This collaboration supports other local artists, brings unique handmade creations to its customers, and strengthens the bond between the gallery and artists.

Engaging customers with a different sense, Bergan's Timeless Treasures and Whimsy Apothecary joined forces to weave scented stories for the community. Amy Bergan's customers often told her that they wished their homes smelled like her vanilla sugar-scented store, which sparked the idea to collaborate with her candle-making business neighbor, Whimsy's owner, Jessica Dilger. Together they collaborated to develop custom-scented candles sourced from Whimsy and sold exclusively at Bergan's. These locally crafted candles have become a unique product offering, adding to the charm of downtown Kennewick.

In downtown Kennewick, collaborations between businesses are not just transactions; they are stories of mutual support, creativity, and shared success. The result has been a cohesive business community where the success of one business is not an isolated event but a communal celebration, resonating with the rhythm of a united and proud downtown Kennewick.



Above left: Bristle Art Gallery in downtown Kennewick. Photo courtesy of Visit Tri-Cities.

Above right: Candle making and wine drinking at Whimsy Apothecary. Photo courtesy of Whimsy Apothecary.

Below left: The ribbon-cutting ceremony for the opening of Layered Cake Artistry (with HDKP executive director Stephanie Button on the far left). Photo courtesy of Layered Cake Artistry.

Below right: Layered Cake Artistry owners (and sisters) Elena Gavin and Concetta Gullini. Photo courtesy of Layered Cake Artistry.



Above: Earth Spirit owner Erin Sagadin in her boutique. Photo courtesy of Earth Spirit.



SAVING THE THUNDERBIRDS

How a one-off challenge from a plywood company became one of the most timeless boat designs to ever grace the seas

By Carson Meacham, Maritime Washington Communications Specialist

Riley Hall, preservation specialist for the Harbor History Museum in Gig Harbor, is no stranger to Thunderbird sailboats. His senior project in high school nearly 14 years ago was documenting the parts of the second-built “T-Bird No. 2,” named *Pirouette*, when it was originally restored. He was also on board for the recent relaunch of *Thunderbird No. 1* and has worked to restore both boats.

Impressing an experienced sailor and shipwright like Riley with a boat is no small feat, but the Thunderbird does just that. “They’re so maneuverable that you can sail it like halfway up into a marina and tack out of there,” Riley says. “The boat just performed way better than the designer or the builder ever thought. You have ‘em out in 30 knots of wind, and the thing’s doing fine, you know? You’re not thinking, like, oh my God, this thing’s gonna sink or something.”

Thunderbird sailboats were originally produced in Gig Harbor to meet a challenge issued by the Douglas Fir Plywood Association: create a home-built plywood sailboat that could race and cruise, sleep four, and be powered by a small outboard motor. Today, the Thunderbird is an icon of the boating world, known for its ease of construction, speed, and stability. Originally conceived in 1957, the Thunderbird model checked many of the boxes that amateur boatbuilders were interested in and quickly became one of the most influential designs in boatbuilding, sparking thousands of iterations that are still being made today.

It’s particularly special to the maritime city of Gig Harbor, where the first three Thunderbirds were designed and built by boatbuilder Ed Hoppen and



Above: A historic image of *Thunderbird No. 1* at sail. Photo courtesy of the Harbor History Museum.



Left: *Thunderbird No. 1* returns to the waters after restoration in 2023. Photo courtesy of Gig Harbor Now.

Below: The restored and repainted transom of *Thunderbird No. 1*. Photo courtesy of Carson Meacham.

Bottom left: Riley Hall stands atop *Thunderbird No. 1* at the Harbor History Museum. Photo courtesy of Carson Meacham.

Bottom right: Per the challenge’s original requirements, the Thunderbird can sleep four people onboard. Photo courtesy of Carson Meacham.

designer Ben Seaborn at the Eddon Boat Company. *Thunderbird No. 1* was the model that served as proof of concept for Ed and Ben. Launched in 1958, Ed and Ben were surprised by the boat’s performance. *Pirouette* (also known as *T-Bird No. 2*) iterated on that design, lightening the overall construction but keeping to the core tenets of the design. *Pirouette* and the third Thunderbird, *Windsong*, became the model from which the Eddon Boat Company produced boatbuilding plans that they sold to members of the public for \$2.

Despite three fires, the Eddon Boat Company’s boatyard operated under Ed Hoppen until 1977, when it was sold to a series of investors. In 2003, the new owners proposed to demolish the boatyard’s structures and replace them with homes and a marina. This motivated Ed’s son Guy Hoppen and the community to take action. In early 2005, the citizens of Gig Harbor voted to preserve the boatyard and its traditional use, and the Eddon Boatyard site became home to the nonprofit Gig Harbor BoatShop.

Now, *Thunderbird No. 1* waits on boat stands to be displayed at the Harbor History Museum. Meanwhile, *Pirouette* waits for warmer weather back home at the Eddon Boatyard, eager to teach another generation of boatbuilders, visitors, and community members about Gig Harbor’s maritime heritage. 🦋



Alumni Spotlight

JOHN RODEZNO

The Washington Trust works to engage young people in preservation through all of our programs, but two in particular: the **Youth Heritage Project**, a four-day immersive preservation field school that takes place every summer, and the **PreserveWA Fellowship**, which provides scholarship support to young professionals seeking to attend our annual statewide preservation and economic development conference, PLACES (formerly known as RevitalizeWA).

Our new Alumni Spotlight article series showcases some of the talented young people who have passed through those programs, what their experience meant to them, and how they continue to engage with preservation today.

Tell us about yourself. Where are you from? How did you come to be interested in history/preservation/placemaking?

Growing up in Southern California, I always had a curiosity about history, art, and architecture. This curiosity inspired me to pursue preservation during my time studying architecture in undergraduate and graduate school. As an undergrad in Colorado, the historic district of Larimer Square in Denver resonated with me—it showed me the effect that a dedicated historic preservation program can have in

an area in need of rehabilitation. While in graduate school at UW, I was named a PreserveWA Fellow in 2018. Attending the RevitalizeWA conference placed me in the same room alongside preservation professionals from across the state of Washington. Historic preservation has had an immeasurable impact on my life ever since.

How did you first interact with the Washington Trust?

The first interaction I had with the Washington Trust was applying, and fortunately being selected, as a PreserveWA Fellow for the 2018 RevitalizeWA conference. I have continued to engage with the Washington Trust by attending their annual advocacy events, especially the Sivinski Holiday Benefit and Vintage Washington events.

What was memorable about that first experience with the Trust? How did it impact you, personally and/or professionally? How did it affect your studies or pursuits afterwards?

In 2018, the RevitalizeWA conference was held in Port Townsend. Arriving the day before the conference started, I had the chance to meet

Right: John Rodezno (far left) attends Vintage WA 2023 at the Wing Luke Museum with SMR Architects co-worker Stefanie Barrera, the Washington State Historical Society's Jay Baersten, and the Washington Trust's Breanne Durham. Photo courtesy of C.B. Bell.

Bottom right: The iconic "Twin Peaks" diner in North Bend. Photo courtesy of The Seattle Times.



Washington Trust staff members Breanne Durham and Jay Mortensen at a happy hour event. They greeted me warmly and were genuine in their excitement to introduce me to that year's other Fellows. The personal impact that this had on me was immense, as it showed me the kindness and passion within the historic preservation community.

What are you doing now? What do you envision as your career trajectory?

Currently, I work as architectural staff at SMR Architects. We are a mid-sized firm that specializes in project types involving affordable housing, historic preservation, and sustainable design in Washington State. As for my career trajectory, I am currently pursuing my license to be a registered architect. Studying and sitting for the Architectural Registration Exams (AREs) is my final step for licensure. I hope to continue to be able to work on a multitude of project types, though I have a keen interest in projects that focus on the intersectionality of historic preservation and affordable housing.

What are your thoughts on the future of preservation? How do you think the preservation movement here in Washington can address some of our communities' challenges, or where should it adapt/improve in order to do so?

Preservation will continue to play a larger and more pivotal role as building stock continues to age. Arguably, the preservation movement in Washington can do a better job at protecting the historic sites of historically marginalized and disenfranchised groups. Fortunately, preservationists in Washington are beyond capable of rising to the challenge of addressing the most critical needs facing many communities.

What would you tell other young people about getting into the field of preservation? Any advice that you would offer them?

For young people looking to get into the field of preservation, I would recommend that they go for it. It's a rewarding field to work in, and there are many ways to get involved at the local and regional level. Between 2020-2021, I participated in YMCA Seattle's Get Engaged Program, where I served on Seattle's Landmark Preservation Board. During this time, I learned about Seattle's nomination and landmarking process and volunteered alongside fellow board members, from whom I learned so much. I would recommend seeking out an opportunity along those lines to any young person trying to determine if preservation could be the right fit for them.

What is your favorite place in Washington State, and why?

When I think of iconic landscapes in Washington State, the television series "Twin Peaks" instantly comes to mind. North Bend is a delightfully serene town, and the town cannot truly be enjoyed until one has strolled through the North Bend Historic Commercial District. 📍



Left: John Rodezno (far right) as part of the PreserveWA Fellows cohort at the RevitalizeWA conference in Port Townsend in 2018. Photo courtesy of Otto Greule.



RAFN COMPANY: CRAFTING NEW LIFE INTO BUSH SCHOOL’S HISTORIC GRACEMONT ALUMNI HALL

By Christopher Imbeau, Rafn Company Marketing Director

The Bush School is an independent private school in the Denny-Blaine neighborhood of Seattle with more than 700 students in grades K-12. Over the past year and a half, the Rafn Company and SHKS Architects have renovated and upgraded the Gracemont Alumni Hall building to serve the school for years to come.

The Bush School’s circa 1915 Gracemont Alumni Hall building is a historic mansion designed by Kirtland Cutter, the same architect who designed the Stimson-Green Mansion. The building was once owned by Grace Hefferman Arnold and was sold to the school in 1944. Located in the upper campus, it houses administration offices and classrooms across 12,000 square feet on four levels.

This complex renovation and seismic retrofit project restored and preserved the historic building

while giving it new life. The team restored beautiful exterior masonry, ornate plastered ceilings and walls, and historic woodwork throughout the building. New modern mechanical, electrical, plumbing, and fire sprinkler systems, in conjunction with energy upgrades to the exterior envelope, ensure occupant comfort and energy efficiency. And critical safety elements added to the building’s structure create a safe building at the center of the upper campus.

While the new skylight-lit atrium and beautifully restored and preserved finishes steal the show visually, as craftspeople, what really excites us is how all the pieces come together. The new structural system within the building stands out as a masterpiece of planning, coordination, ingenuity, and execution.

Right: The exterior of the historic Bush School’s Gracemont Alumni Hall building in Seattle.



Left: Glass is installed in the building’s new skylight atrium, while scaffolding enables masonry restoration and other projects around the exterior.

Below: A 30-foot steel beam for seismic retrofitting is craned into the historic building via the roof.

Bottom left: The grout pocket and collector strap system in the gable at work.

Bottom right: A Rafn carpenter installs angle brackets in the second-floor system of the Gracemont Alumni Hall building.

All photos courtesy of the Rafn Company.

Getting the complex steel and diaphragm connections needed for seismic retrofitting into the building with minimal disruption to the existing historic structure of the building was a challenge worth taking. To complete the task, we cut holes in eight places through the roof of the building and craned in 30-foot steel beams vertically down through the roof, turning some horizontally for placement and others down the inside of the exterior walls past three floors to precisely land on anchor bolts in the basement. The new structural steel went together perfectly and tied in the floors just as it was designed to do.

To tie the exterior walls to the floors of the building and keep them from failing in an earthquake, we poured concrete “grout pockets” around the majority of the perimeter wall on the second and third floors (and up the gables). This concrete acts as the glue to stabilize and tie the exterior walls of the building to a collector strap system across the floors to the new central concrete elevator shaft. Our craftspeople installed solid wood blocking, quarter-inch-thick steel plates, and more than a thousand angle brackets with ten thousand screws to tie the whole system together. This all occurred in the second-floor system above



the historic plastered ceilings, third-floor system, and roof structure.

Quality renovation work relies heavily on the quality of people on the job. The Rafn Company is proud to have provided an opportunity for our long-tenured carpenters to teach these renovation and restoration skills to our next generation of craftspeople. The result is a beautiful and safe building for the Bush School and quality craftspeople for the next project. 🇺🇸



THANKS TO YOU

Only through membership dues and contributions is the Washington Trust able to accomplish our mission to help preserve Washington's historic places through advocacy, education, collaboration, and stewardship. The Board of Directors and staff sincerely thank those who contributed this past quarter:

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July 16-19, 2024—Coupeville

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This summer's program is at Ebey's Landing National Historical Reserve on Whidbey Island! From July 16-19, participants will have the chance to explore topics related to maritime heritage (the site is located within the Maritime Washington National Heritage Area) and the impact of climate change upon preservation and cultural resource management (e.g., how sea level rise is affecting historic resources like the Coupeville Wharf).

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