

INSIDE:

REVITALIZEWA 2016

A summary of conference events and sessions, details on the keynote, and more

LOBBY DAY

Citizen delegates advocating in the other Washington

YOUTH HERITAGE PROJECT

Our summer youth program at Mount Rainier National Park

DONOR FOCUS

Swenson Say Fagét and the Cooper Barn restoration project



ANDERSON SCHOOL

MCMENAMINS INVESTING IN WASHINGTON

The value of Main Street

By Breanne Durham, Washington Main Street Coordinator

As a child I knew that my downtown was a special place – a tree-lined Main Street, beautiful old buildings, and the best caramel corn west of the Mississippi were all found there. It wasn't until college that I began to understand the economic and cultural significance of downtown districts, and not until I entered the field of downtown revitalization that I was finally able to put into words the sense of place a downtown can offer us.

Main Street is an important economic engine for many communities in Washington State and across the nation. In addition to being a wise place to invest local resources (the infrastructure is already there – it's just a matter of maintaining and enhancing it), a downtown district is often the hub of small business development and living-wage job growth. In 2015 alone, the 32 designated Washington Main Street Communities reported over 400 new businesses and 1,300 new jobs created in their downtowns.

In a fast-paced world, we are still able to learn about our unique local heritage and connect with our neighbors when we go downtown. It's not naïve to desire the kind of lifestyle where the coffee house owner knows your name, and you run into your friends on the sidewalk outside the local hardware store you frequent. These social connections still exist in downtown districts, and they are part of the less tangible, but nonetheless vital, list of why downtowns are so important.

The Main Street Approach®, which the Washington State Main Street Program teaches in coordination with the National Main Street Center, is more relevant than ever. By leveraging local resources and focusing on a comprehensive approach, programs across the state are revitalizing their downtown districts. In 2015, our 32 Communities reported over \$36.3 million in private investment contributed to storefront and building

rehabilitations. Another \$22.1 million was invested in public improvements, such as streetscape, lighting, and public buildings.

One of the best things about a Main Street program, in my opinion, is that it provides an opportunity for the community to come together to improve their quality of life. The love that people have for their downtowns can't be quantified, but their volunteer hours can – approximately 47,000 volunteer hours were reported by our 32 Communities in 2015; based on the Washington State value of a volunteer hour, that's worth nearly \$1.3 million.

After practicing Main Street on a local level for five years as the Executive Director of Beautiful Downtown Lewiston, one of Idaho's first designated Main Street programs, I am honored by the opportunity to work with communities across the great state of Washington. As of 2016, the Washington State Main Street Program supports the work of 34 designated Main Street Communities and 14 Affiliate programs through professional development opportunities, administration of a tax credit program, and other services.

There is so much potential for Main Street to grow in Washington in the coming years; more communities will have the opportunity to learn about the Main Street Approach through our annual RevitalizeWA conference and regional outreach meetings, leaders will be developed through our new Mentorship Program, and new partnerships will allow us to expand the services and resources we offer. It's an exciting time for the Washington State Main Street Program!

Read more about RevitalizeWA 2016 happening April 25-27 at Cambell's Resort on Lake Chelan on page 8 of this issue. More information about the conference can also be found online at: preservewa.org/revitalizewa.aspx

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National Trust Partners Network

Cover photo: The historic Anderson School with classrooms-turned-hotel-rooms is now a destination and gathering place for all. Photo courtesy of McMenamins and Kathleen Nyberg.

Lobby Day 2016

The Washington Trust was pleased to again partner with Preservation Action and grassroots groups across the country to participate in Lobby Day as part of National Preservation Advocacy Week activities in Washington, DC from March 8-10.

Every year, advocates for preservation converge in our nation's capital to implore our congressional representatives to support key funding and legislation on the federal level.

The two main messages we brought to Congress this year included support for reauthorization of the Historic Preservation Fund (HPF) and, directly related, a request to appropriate adequate levels of funding from the HPF in support of State and Tribal Historic Preservation Offices. The HPF expired last fiscal year at the end of September, and has yet to be reauthorized. The fund provides critical dollars in support of state and tribal historic preservation offices across the country, including Washington State's

own Department of Archaeology & Historic Preservation. Program funding enables these offices to implement important federal laws, manage the National Register of Historic Places in each state, and support local preservation programs.

In addition, we expressed our support for legislation that seeks to enhance the federal historic rehabilitation tax credit program. Introduced in both the House and the Senate, the Historic Tax Credit Improvement Act would increase the federal rehabilitation tax credit from 20% to 30% for projects under \$2.5 million in total rehabilitation expenses. The bill would also ease transferability rules associated with the tax credit for projects under \$2.5 million, eliminating a complicated and costly step in the program's process. Overall, the improvements to the program would allow smaller preservation projects across the country to more easily access the tax credit and would especially benefit downtown

building owners in our Main Street communities across Washington.

This year, our group of eight preservation advocates made the rounds to the offices of Washington's two senators, ten representatives, and even a stop to see the director of Governor Inslee's office in DC. While an untimely scheduling change left the House of Representatives on recess during our day on the Hill, we nonetheless had great meetings with staff members in each office. Our group was thrilled to be able to meet in-person with Senator Maria Cantwell who has proven to be a strong supporter of the Historic Preservation Fund and other legislation related to cultural resources.

Thanks to all those who attended Preservation Advocacy Week, and a special thanks to Daniels Real Estate for providing scholarship funds to support the travel of our grassroots delegation. Please contact us if you would be interested in joining us for Lobby Day 2017!



Our group at the office of Senator Maria Cantwell. From left to right: Sonya Quitslund; Cathy Wickwire; Betsy Godlewski, Washington Trust Board Member; Chris Moore; Senator Maria Cantwell; Megan Duvall, Washington Trust Board Member; Jennifer Mortensen; Sara Tucker, a consultant with Natural Resources Results; Allyson Brooks, Washington State Historic Preservation Officer; and Paul Gleeson.

YOUTH HERITAGE PROJECT

MOUNT RAINIER NATIONAL PARK • JULY 13-16, 2016



WHAT IS YOUTH HERITAGE PROJECT (YHP)? YHP is an annual 4-day (overnight) heritage field school that engages high school students and teachers by connecting them to historic, cultural, and natural resources in Washington. YHP is designed to introduce historic preservation to youth and excite the next generation of leaders that will advocate for historic places.

PRESERVATION • HISTORY • EXPLORATION

- LEARN** about the history of Mount Rainier and the Longmire Historic District
- ANALYZE** planning strategies for historic districts within national parks
- EXPLORE** the importance of national parks and why they were established
- CELEBRATE** the 100th anniversary of the National Park Service (NPS)



FREE for students and teachers to attend

Apply online: preservewa.org/discoverwashingtoneyhp.aspx

Applications are due **FRIDAY, MAY 20, 2016.**

Questions? Contact Jennifer Mortensen at 206-624-9449 or jmortensen@preservewa.org. And, a huge thanks to our generous program partners and sponsors for making it possible for us to offer YHP at no cost to our participants:



Be sure to "like" YHP on Facebook for updates and reminders: [facebook.com/discoverwashingtoneyhp](https://www.facebook.com/discoverwashingtoneyhp).

Operation YHP: Skykomish Hotel

Since 2012, the Washington Trust has been planning and implementing our annual Youth Heritage Project (YHP), a four-day field school for high school students, at various locations around the state. These programs have been highly successful, with great feedback from planning partners and participants.

Each year, YHP requires months of planning logistics, topics, and tours, making it currently feasible to only offer one full YHP session per summer. We are working to expand YHP and last year we took the first step in that direction. In October, with funding from 4Culture's Preservation Special Projects program, we launched a new adaptation of the program that focused on one historic resource for one day: "Operation YHP."

For this inaugural Operation YHP, we focused our study on the Skykomish Hotel, listed in the National Register of Historic Places and featured on our 2010 Most Endangered Historic Property List over the threat of demolition. In 2015, the Town of Skykomish acquired the neglected property and released a Request for Proposals (RFP) seeking to revitalize the building as part of an economic development plan for the downtown core. Given the regional interest in the Skykomish Hotel and the preservation considerations involved, the issue served as a wonderful case study for students to examine.

Four students from West Seattle High School trekked to Skykomish and teamed up with four local high school students. Led by Skykomish Mayor Tony Grider, the group toured the downtown core, learning local history and lore. King County Councilmember Kathy Lambert, representing District 3, graciously joined us on the tour, providing important insight about government operations. Following the tour, our focus turned to the Skykomish Hotel, with attention placed on the immediate physical needs of the structure. Lara Simmons, a professional structural engineer, lent us her time and talents by walking students through the steps needed to conduct a structural assessment. Students spent time measuring, documenting, and recording exterior elements of the building to help inform the degree of rehabilitation work necessary.

After the building assessment, students were split into groups to analyze three proposals the town received for rehabilitation and future use of the hotel. Students reviewed the proposals utilizing a matrix with the following categories: preserving historic character, supporting economic revitalization, demonstrating relevant experience, providing realistic cost estimates, and general overall quality. Our eight fantastic students were able to read and synthesize each proposal, and analyze them with intelligence and nuance. This is what YHP is all about: introducing students to new professions related to historic resources and having fun along the way!

Work is underway at the Skykomish Hotel, which features a new roof and

fresh paint job. Town officials have selected a project partner moving forward—a developer with plans to rehabilitate the hotel and once again provide guest accommodations within.

A very special thanks to 4Culture for providing funds through their Preservation Special Projects program. The Skykomish Hotel proved to be a wonderful building to use as our first case study for Operation YHP. Thanks as well to Councilmember Lambert and Mayor Grider for their undivided attention throughout the day! The Washington Trust hopes to convene more one-day sessions in the future; if you know of a resource that might benefit from some fresh ideas and young minds, let us know! Please contact Jennifer Mortensen at 206-624-9449 or jmortensen@preservewa.org.



Students performing a structural assessment of the Skykomish Hotel.



Our Operation YHP group in front of the Skykomish Hotel.



A special thanks to 4Culture's Preservation Special Projects program that funded our one-day Operation YHP at the Skykomish Hotel!



Built in 1931 as a public junior high school, the three-story, Art Deco-style Anderson School building was designed by Seattle architect Earl Morrison. Photo courtesy of McMenamins.

Reviving the Anderson School

By Leora Werner

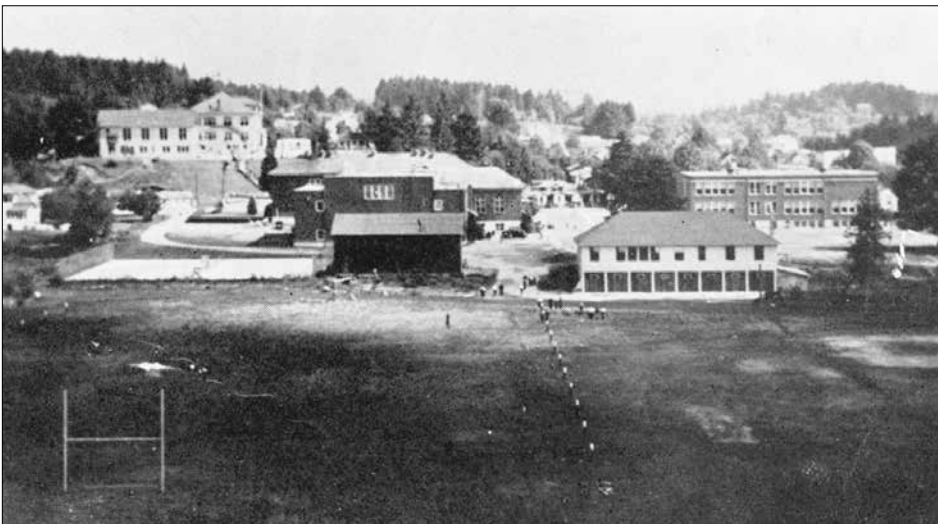
When does a historic building outlive its usefulness? Never, according to McMenamins, a family-owned company known throughout the Pacific Northwest for restoring dilapidated buildings and transforming them into neighborhood gathering spots. Most recently, McMenamins gave the Anderson School a new lease on life when the company completed construction on the 5-acre property that

now includes a 72-room hotel, restaurants, a brewery, pubs, a swimming pool, a movie theater, and outdoor gathering spaces.

Constructed in 1931, the Art Deco school building designed by Seattle architect Earl W. Morrison was home to Bothell Junior High School. Originally built by the depression-era Works Project Administration

to employ out-of-work Americans, the property is again playing a role in economic development today: as McMenamins' purchase and restoration of the Anderson School is a key part in the City of Bothell's long-term redevelopment plan.

Careful planning in partnership with Ankrom Moisan Architects, Andersen Construction, and Pacific Crest Construction ensured that Anderson School's buildings and interiors would remain recognizable as a historic school. Former classrooms have been transformed into 72 hotel rooms with private bathrooms. The former Principal's Office is now an intimate hotel bar, and the school's former swimming pool has been refurbished into a South Seas-inspired, tropical saltwater pool surrounded by bamboo paneling. The former woodshop is now a cozy pub and brewery. Interiors have been restored to preserve the past as well, with McMenamins maintaining period accents throughout the property, including eclectic lighting inspired by fixtures from the early 1900s, to accent the school's Art Deco architecture.



Anderson School can be seen in the top right of this 1939 photo, taken from what is now Pop Keeney Stadium - named for Harold 'Pop' Keeney, Bothell High School's first football coach. Photo courtesy of McMenamins.

In keeping with McMenamins' creative approach to hospitality and historic preservation, the renovation of the Anderson School commemorates the history of the Bothell community and people with original artwork throughout the property. Hotel rooms bear the names of prominent local figures, previous school staff, and distinguished graduates of Bothell Junior High. Room 214, for example, is named after Bothell native and the first female U.S. Senator from Washington, Patty Murray, while Room 105 is named for Erma Olin, daughter of early Bothell settlers, member of Bothell High's first graduating class (1912), and educator at Anderson School for more than 30 years.

Why revitalize abandoned buildings that would otherwise be targets for the wrecking ball? That's just the McMenamins way. McMenamins co-owners, founders, and brothers, Mike and Brian McMenam, are inspired by projects that create a sense of community, rehabilitate important historic structures and ultimately have a positive impact – so much so, they made it the focus of their company. With more than 30 years of experience and over 50 locations in Oregon and Washington, McMenamins' proven approach is to create mixed-use spaces that showcase original art and history, and are anchored by a hotel with restaurants, unique small bars, meeting and event spaces, breweries, movie theaters, day spas, and more.

"For us, it's all about community. By bringing fresh ideas forward while honoring the past, we hope to create a place where everyone feels welcome," said Mike McMenam, McMenamins co-owner and founder. "With beautiful buildings in such a great location, our goal is to create unique, memorable experiences for our guests. After years of planning, it's been rewarding to see the Anderson School vision become reality."

Learn more (or visit!):
mcmenamins.com/andersonschool



Anderson School is McMenamins' first hotel in the Seattle area and features 72 guest rooms, each with private baths, televisions, and custom painted panels and headboards commemorating the historical events and people of Bothell. Photo courtesy of McMenamins and Kathleen Nyberg.



The newly renovated Anderson School property includes cozy bars and pubs like the Shed, which features a unique indoor/outdoor double sided fireplace, surrounded by a pathway made with salvaged bricks found during excavation. Photo courtesy of McMenamins and Kathleen Nyberg.



The current front facade of the renovated Anderson School in Bothell. Photo courtesy of McMenamins and Kathleen Nyberg.

ANNUAL CONFERENCE

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Please contact Julianne Patterson if you are interested in partnering with us through sponsorship: 206-624-9449 or jpatterson@preservewa.org.

RevitalizeWA 2016: Downtown Chelan

The Washington Trust for Historic Preservation and the Department of Archaeology & Historic Preservation invite you to attend RevitalizeWA, our state's sixth annual Preservation and Main Street Conference! This year's event will take place in beautiful Chelan, Washington on April 25-27.

After pre-conference workshops and tours on Monday afternoon, the Washington Trust invites you to the Lake Chelan Chamber of Commerce's brand new facility in downtown Chelan for our annual *This Place Matters* Reception where the 2016 Most Endangered Historic Properties List will be announced. Tuesday kicks off with keynote speaker Cheryl Hargrove, a cultural tourism professional who will focus on creating year-round vitality ("evergreen") in downtown districts. There will be over 25 educational sessions offered Tuesday and Wednesday on topics to help develop your skills as a preservationist or downtown revitalization professional. On Tuesday evening, the Washington State Main Street Program will be awarding the 2016 Excellence on Main Awards at Campbell's Resort.

During the conference you will be able to tour historic downtown Chelan and enjoy their many locally-owned restaurants and shops. We look forward to seeing you later this month at RevitalizeWA in downtown Chelan!



Shopping in Chelan. Image courtesy of the Lake Chelan Chamber of Commerce.

REGISTRATION AND MORE INFO ONLINE:
preservewa.org/revitalizewa.aspx

Keynote Speaker: Cheryl Hargrove



A 35-year travel industry veteran, Hargrove is best known as the National Trust for Historic Preservation's first Director of Heritage Tourism. While at the National Trust, she developed the key steps and principles for sustainable tourism focusing on history and culture. She recently served as Associate Director of National Geographic's Center for Sustainable Destinations where she assisted destinations in developing and marketing their place-based experiences, along with producing several Geotourism MapGuides.

This Place Matters: announcing our 2016 Most Endangered Historic Properties

Again this year, the Washington Trust is excited to host our annual *This Place Matters* Reception, as an affinity event to RevitalizeWA, to announce our 2016 Most Endangered Historic Properties List. All RevitalizeWA conference attendees are warmly invited, and the event is also open to our members and the general public.

Historic buildings and sites significantly contribute to the heritage and vitality of Washington while enhancing the quality of life in small towns, large cities, and across rural areas. Even so, these resources face a variety of challenges, including lack of funding, deferred maintenance, neglect, incompatible development, and impending demolition. Inclusion in the Most Endangered List is an important initial step to highlighting these threats and bringing attention, advocacy, and technical assistance to those historic resources most in need.

The reception will be hosted by the Lake Chelan Chamber of Commerce at their newly opened building at 216 E. Woodin Avenue in downtown Chelan on **Monday, April 25, at 5pm**. The Chamber's new building both accommodates their growing organization and houses their vision for an interactive visitor

experience that presents all the Lake Chelan Valley has to offer. With the support and investment of the Naur Group, LLC, the Chamber remodeled an 8,000 square foot building in the heart of downtown Chelan that includes office spaces, conference rooms, and a state-of-the-art Visitor Center.

In addition, the Chamber is investing in the Chelan community by renting space in their building to new or fledgling businesses. This practice, known as accelerator space, allows businesses to utilize the common resources of the Chamber's building, receptionist, conference rooms, copy centers, etc., while growing their own business. Once they have developed a solid foundation, they can move out of the building to find their own location. We are excited to highlight the space and showcase the good work of the Chamber.

The Washington Trust would like to thank Bassetti Architects for sponsoring our Most Endangered List. We could not do what we do without the generous support of our sponsors and partners!



Interior of the new Lake Chelan Chamber of Commerce Building in downtown Chelan.

PRE CONFERENCE ACTIVITIES

Workshop: Maintaining Your Historic Buildings

Workshop: Main Street 101

Tour: Historic Waterville

EDUCATIONAL SESSIONS

Archaeology on Main Street

The Art of Redefining "Local"

Best Practices for Attracting New Retail to Your Downtown

Chambers & Main Streets: Working Better Together

Complete Streets for Main Streets: Washington's New Award Program

Creative Fundraising: How to Provide Added Value to Your Community

Developers' Panel

Developing an Economic Driven Downtown Master Plan

Downtown Design Committee Basics

Events on Main: the Good, the Bad, and the Ones to Let Go

Façade Rehabilitation Basics

The Inside Story of How Your Store Works

Integrating Historic Preservation into Disaster Planning & Recovery

Keeping It All On the Up & Up

Main Street Managers' Roundtable

Painting the Town - Adopting an Effective Mural Ordinance

Participatory Preservation: Makers on Main Street

Preservation of Modern Materials

Revitalizing Spokane's East Sprague Commercial District

Smart Energy Solutions for Historic Buildings

Tools for Identifying Preservation Potential

Using Smart Phones for Neighborhood Surveys

Walk Your Main Street: Taking Action for Public Realm Improvements

When Disaster Hits Too Close to Home: Planning to Protect Your Historic Property

TOURS

Downtown Chelan - Keeping Buildings Alive

Historic Ruby Theater

St. Andrew's Episcopal Church

CONFERENCE EVENTS

Opening Plenary with Cheryl Hargrove: Evergreen Downtowns

Rightsizing: A New Approach to Preservation and Revitalization

Preservation Family Feud

Excellence on Main Awards Reception

AFFINITY EVENT

This Place Matters Reception at the Lake Chelan Chamber of Commerce

For a full preliminary schedule with session descriptions, visit our conference website:

preservewa.org/revitalizewa.aspx



Views of the historic barn exterior and silo, hayloft interior, and ground floor of King County's Cooper Dairy Farm, prior to rehabilitation.

Swenson Say Fagét

Walter Cooper Dairy Farm's historic barn gets new life

By Greg Coons, PE, Principal, Swenson Say Fagét

Designated as a King County Landmark, the iconic Walter Cooper Dairy Farm is located in Happy Valley on Redmond-Fall City Road, two miles east of Redmond. The dairy barn was constructed in 1925, the farmhouse in the 1940s, and the silo and milk house in 1953. The property is significant in that it retains all four structures, and is located in an intact pastoral setting. In addition to the historic character of the property, the farm has a connection to the golden age of Hollywood: Walter Cooper was the uncle of classic Hollywood movie star Gary Cooper, and Gary was known to visit the farm during the 1930s.

The barn exemplifies a traditional building style with framing lumber cut from local cedar. After 100 years of use as a dairy barn and hay storage, the structure faced severe disrepair due to decay in the hayloft wall framing and from structural deficiencies inherent in the original design. In June 2014, owners Andy and Barbara Carrigan received approval from the King County Landmarks Commission for an adaptive use program. The project included comprehensive exterior rehabilitation along with interior modifications allowing for a proposed conversion of the barn for use as a distillery, tasting room, and event venue. The project's design sought to minimize change to original features while retaining the historic character of the property. Historic,

character-defining features, materials, and elements were preserved to the greatest extent possible given the existing deterioration, and new materials introduced were compatible with the existing historic features.

The structural work consisted of inserting several steel A-framed trusses between the existing wood framed rafters. New steel beams located at the ridge and hip lines support the roof framing. The beams, in combination with the trusses, create a new steel skeleton which provide a solid base for lifting and rebuilding damaged roof and wall framing elements. Sections of the hayloft floor were removed to provide overhead clearance for cookers, still towers, tanks, and

other distilling equipment. The south end of the loft was identified as storage for barrels of finished product, requiring design of an elevated steel platform to supplement the existing hayloft. Incorporating the steel framing to the original structure in this manner resulted in a comprehensive wind and seismic upgrade. Original details of the barn were maintained, including interior diagonal posts and wood framed vents running from the ground floor stalls to the roof vent cupolas.

The owners received assistance with this project through existing grant programs aimed at preserving historic barns. In 2013, the Cooper Dairy Barn Project received a grant through the



The Cooper Dairy Barn under renovation. Photo courtesy of Kirtley Cole.

Heritage Barn Preservation Initiative, a program of the Washington State Department of Archaeology & Historic Preservation (DAHP). Grant funds were used for foundation and structural stabilization, bracing and rafter rehabilitation, and a roof replacement. Tremendous thanks is due the Washington State Legislature for including another round of funding for the Heritage Barn Preservation Initiative in the 2015-2017 Capital Budget. For more information, visit the DAHP website:

dahp.wa.gov/heritage-barn-grants

The project received additional support in 2014 through 4Culture's Landmarks Capital grant program, with funds used to restore the barn's original wood windows. 4Culture's Landmarks Capital grant program is an annual grant program that supports "bricks and mortar" projects that help preserve designated local landmarks in King County.

Rehabilitation of the barn was completed in late 2015. Preconstruction is currently underway for creating a sustainable farm and to complete the renovation for use as a distillery and event space. Mary McCormick of the King County Design Review Commission said that the Walter Cooper Dairy Farm sets a great precedent for working with multiple agencies (King County Landmarks Commission, Washington State Department of Archaeology & Historic Preservation, 4Culture, and the Washington Trust for Historic Preservation), and achieving a better project in the end.

Project Team

Owner: Chelsea Carrigan

Architect: Kovach Architects

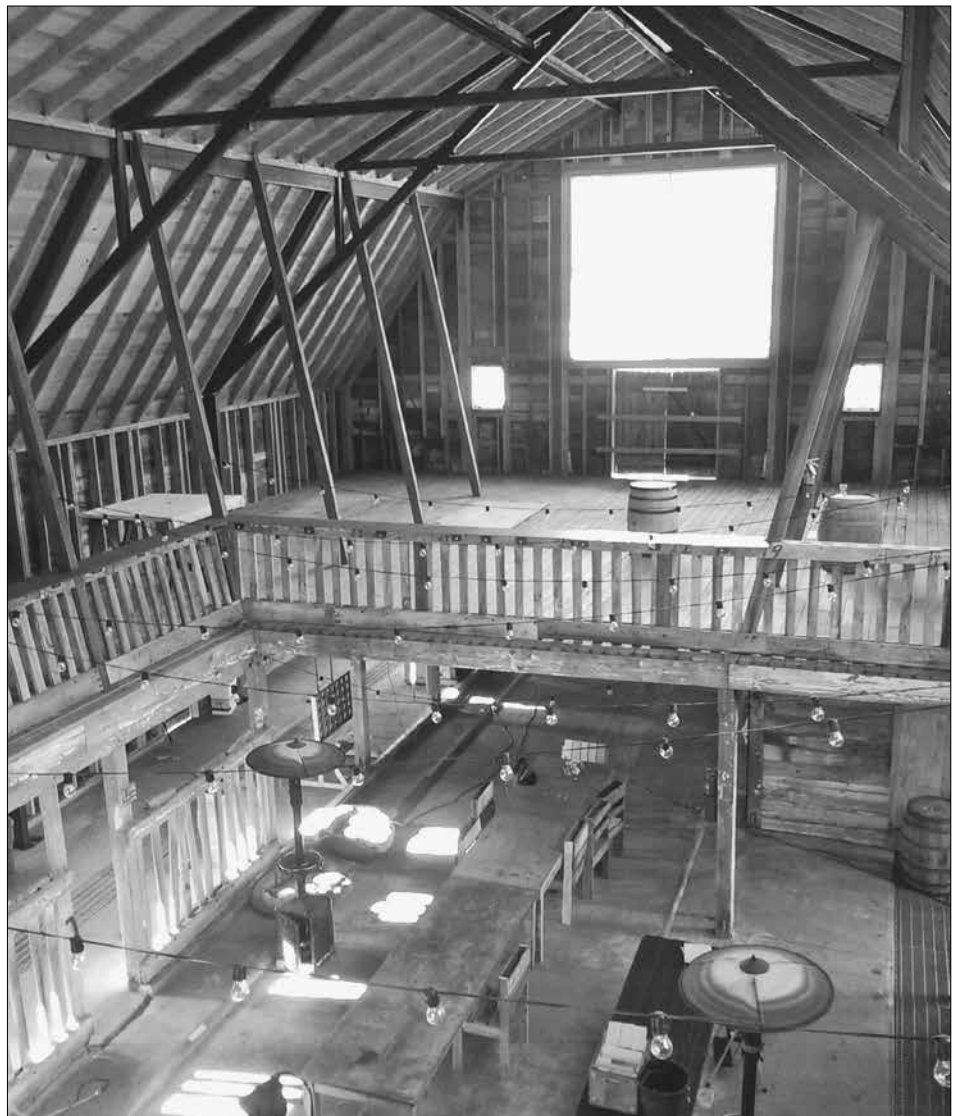
Structural: Swenson Say Fagét - Greg Coons, Dan Say, & Ryan McKinney

Agency Involvement: King County Landmarks Commission, Department of Archaeology & Historic Preservation, 4Culture, and the Washington Trust for Historic Preservation

Contractor: Kirtley Cole



With grant funds from 4Culture and the Heritage Barn Preservation Initiative, the first phase of the Cooper Dairy Farm project, rehabilitation of the historic Cooper Dairy Barn, was completed in 2015.



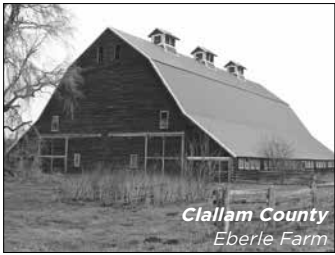
The Cooper Barn has been converted into a distillery, tasting room, and event venue.

HERITAGE BARN PROGRAM

Heritage Barn Preservation Initiative awards twenty grants across the state for the 2015-2017 Biennium

For the fifth biennium running, the legislature allocated funds from the 2015-2017 Capital Budget to assist with the rehabilitation of historic barns. The program works to raise awareness of and provide matching grants intended to enable barns to remain viable components of working agricultural lands. There are now over 660 historic barns on the Heritage Barn Register, acknowledged for their historic significance and shaping the agricultural heritage of Washington. Rehabilitation projects have been implemented on 65 barns statewide, including roof replacement, stabilization, foundation repair, and the overall preservation of character-defining features. In total, the Heritage Barn Advisory Committee has reviewed 392 applications, awarding over \$1.8 million in matching grants to 85 barns statewide. To learn more about the program, visit the Department of Archaeology & Historic Preservation website at: dahp.wa.gov/heritage-barn-register

In November of 2015, the Heritage Barn Advisory Committee met to review the fifth round of grant applications. Out of 74 applications, 20 projects were selected for funding:



Clallam County
Eberle Farm



Island County
Hookstra Farm



Pierce County
Owls Nest Farm



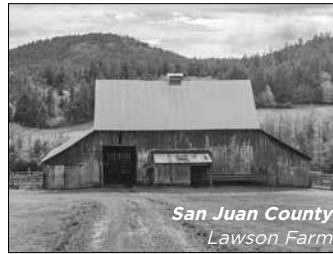
Thurston County
Tighe Mounts Farm



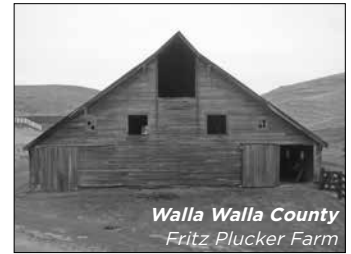
Clark County
Landcaster Farm



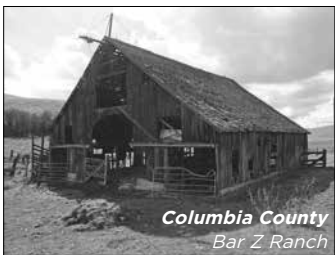
King County
Novelty Hill Farm



San Juan County
Lawson Farm



Walla Walla County
Fritz Plucker Farm



Columbia County
Bar Z Ranch



Kittitas County
Foothills Farm



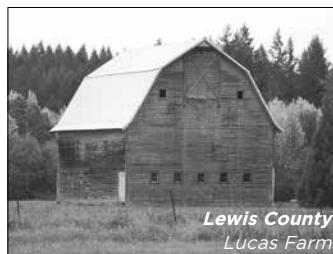
San Juan County
Wilson-Kring Farm



Whatcom County
HMW Farms



Columbia County
Shiloh Farm



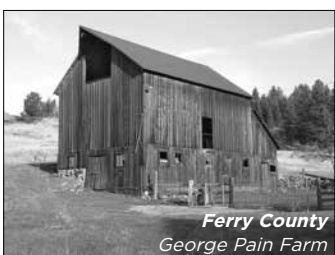
Lewis County
Lucas Farm



Skagit County
Prairie Road Farm



Whatcom County
Martin Shaeffer Barn



Ferry County
George Pain Farm



Okanogan County
Patterson Mountain Ranch



Snohomish County
Rosemeadow



Whitman County
Kramlich Farm

SEISMIC RETROFIT SERIES

Courtesy of Steve Stroming and Rafn Company, we are running a series of technical articles about seismic retrofitting in historic buildings. For any questions or more information about these featured projects, please contact us at info@preservewa.org.

An Opportunity for Saving Energy

By Steve Stroming, Rafn Company & Washington Trust Board Member

Seismic retrofits often include mandated energy performance improvements and sometimes provide the opportunity for unrecognized voluntary upgrades as well. Bethany Presbyterian on Queen Anne Hill is an example of both. This neo-Gothic church was constructed in 1929, and was, of course, not insulated according to “best practices” of the time. The sanctuary roof was constructed of exposed timber trusses with tongue and groove board sheathing overlaid with building paper and asphalt shingles. When the shingles and paper were removed, daylight shown through the cracks in the boards!

For historically significant structures, the energy code allows for energy improvements that will result in a reasonable degree of energy efficiency. The exposed wood framing of the roof was an important piece of the architectural character, so insulating the roof from the interior was not an option. The alternative for applying insulation to the top of the roof also posed its own problems, as

it would alter other historical elements like the eave line thickness. Cleverly, SMR Architects achieved a compromise solution that met both the Landmarks Review Board Approval and improved energy performance using 4” thick, R-15 ventilated structural insulated panels.

Another opportunity presented itself later during construction when the interior walls had been stripped of plaster for installing inset concrete columns. The plans called for replastering the interior face of the brick walls, but with a little research it was determined that trading the plastering work out for 2.5” of furring with 2” of R13 spray foam insulation, all covered with gypsum wall board, would further boost energy performance with only a minor increase in cost and the loss of 5” in width of the sanctuary space.

Both measures have resulted in significant energy and comfort improvements. Congregants now stay awake and cool for summer sermons, and we can only assume warm and attentive in the winter!



Installing structural insulated panels.



Spray foam insulation application.

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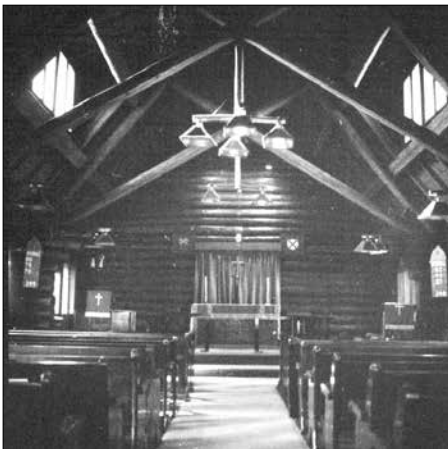
WHERE IN THE WA IS YOUR TRUST?

The January 2016 *Where in the WA* was a bit of foretelling to this year's RevitalizeWA Preservation and Main Street Conference. Kris Bassett of Wenatchee was the first to guess correctly that the photo was of Saint Andrew's Episcopal Church in Chelan! Kathy George of Dayton and Mrs. Russell Helgeson of Spokane, or "Punky" as she is known to her friends, also supplied correct guesses.

Built 1897-1899, Saint Andrew's is likely the oldest permanent structure in Chelan, making it one of the few buildings downtown more than a century old.

An early historic property inventory form from the 1970s paints a colorful history of a church design by prominent New York architect Stanford White, of the illustrious firm of McKim, Mead & White. The early inventory form goes on to describe logs cut from the nearby Wenatchee Mountains for a church built entirely by volunteers.

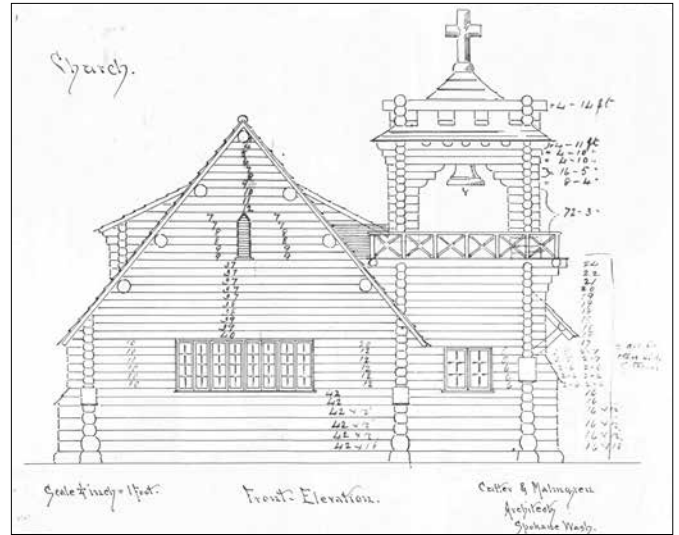
In actuality, the design is attributed to Kirtland Cutter, the architect of our own Stimson-Green Mansion. In *Kirtland Cutter: Architect in the Land of Promise*, author Henry Matthews points out that Chelan had a sawmill at the time of construction, so the log construction was not a response to primitive conditions, but rather, a romanticization of the frontier and pioneer life. The logs were actually cut from timber growing along the shores of Lake Chelan and towed by steamer



Interior of the Saint Andrew's Episcopal Church in Chelan.

to a sawmill where they were milled on two sides before being assembled on the site by professional carpenters with such precision that the jute caulking between the logs is only visible inside the church. This detailed and fanciful design is emphasized through several features, including the log ends which dramatically overlap, giving the "sculptural effect of buttresses on a medieval church."

In addition to Saint Andrew's and the Stimson-Green Mansion, Kirtland Cutter designed many other buildings in the Pacific Northwest including Saint Paul's Episcopal Church in Walla Walla, the Davenport Hotel in Spokane, and the Lake McDonald Lodge at Glacier National Park, MT, another log structure.



A front elevation drawing from the architectural office of Kirtland Cutter of Saint Andrew's Episcopal Church.

The building was listed on the National Register of Historic Places in the 1990s and will be open for regularly scheduled tours during RevitalizeWA 2016.

The National Register Nomination Form for St. Andrew's Episcopal Church, which can be downloaded through the Department of Archaeology and Historic Preservation's WISAARD program.



Where in the WA? July 2016

For your next challenge, can you identify the building seen here? If so, email us at info@preservewa.org or call us at 206-624-9449 with the answer. Good luck!

We welcome images from readers taken in their favorite places around our beautiful state that we might be able to feature as a *Where in the WA* in the future. Email us a selfie with your favorite landmark, or post it on our Facebook page.

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