



# HISTORIC SEATTLE

## Annual Report

### 2017



# THE VISION

Together we are shaping a  
city that values and protects  
its collective history.

It is often said that preservation is a conversation with our past about our future. For the past several years, Seattle has indeed found itself in the midst of a passionate discussion about the future. Often, the outcome seems to come at the expense of the past.

People are being displaced and longtime businesses are shuttering, as the buildings they call home are demolished. It's undeniable that demolition creates displacement. To that, we offer an alternative: the preservation of places that matter, both the grand and the ordinary.

As you will see in this report, preservation provides so much to communities. Our restored and reused buildings provide affordable office space to a wide range of organizations, affordable housing to a diverse group of residents, performance space for arts and culture, meeting space for community groups, and so much more.

We currently own only eight historic properties, but since our founding we've helped save dozens more. If we can do this much with eight buildings, imagine the future of our city if we all embrace preservation.

That's the future we're working towards, as together we shape a livable city that values and protects its collective history.

**THANK YOU FOR ALL YOU ENABLED US TO DO IN  
2017 IN PURSUIT OF THAT VISION.**



Kji Kelly | Executive Director

A handwritten signature in blue ink, which appears to read "Kji Kelly".

*Left: Historic Seattle received the National Trust for Historic Preservation's Driehaus Award for our restoration of Washington Hall at the 2017 PastForward Conference in Chicago; image by David Keith.*

*Right: students from Meridian School and Good Shepherd Center visitors taste a sampling of heirloom apples from the property's historic orchard at Historic Seattle's annual apple tasting.*

# THE IMPACT

In 2017, your generosity allowed us to:

## **EDUCATE**

865 people about Seattle's history through 28 programs.

## **ADVOCATE**

for preservation by responding to a variety of public needs nearly 300 times, including answering landmarks inquiries, providing policy comments, researching historic properties, and conducting community outreach.

## **PRESERVE**

8 properties, hosting a range of activities and gatherings, totaling 250,000+ visits annually and serving as homes to 26 nonprofits, a school, a museum, and 48 family units.



# PROPERTIES



## Victorian Row Apartments

Built: 1891, operated by Historic Seattle since 1993

Current use: 14 affordable housing units



## Bel-Boy Houses

Built: 1893-1903, operated by Historic Seattle since 1989

Current use: 16 affordable housing units



## Cadillac Hotel

Built: 1898, operated by Historic Seattle since 2001

Current use: home of the Seattle unit of the National Park Service's Klondike Gold Rush National Historical Park



## Phillips House

Built: 1902, operated by Historic Seattle since 1992

Current use: 11 affordable housing units



## Good Shepherd Center

Built: 1906, operated by Historic Seattle since 1975

Current use: home to several nonprofits, a senior center, a school, and short-term rental performance and meeting spaces



## The Dearborn House

Built: 1907, operated by Historic Seattle since 1997

Current use: headquarters of Historic Seattle, Martin-Zambito Fine Art, and First Hill Psychological Services



## Washington Hall

Built: 1908, operated by Historic Seattle since 2009

Current use: affordable performance space and home to anchor partners and social justice arts groups 206 Zulu, Hidmo, and Voices Rising



## The Egan House

Built: 1958, operated by Historic Seattle since 1998

Current use: market rate single-family housing



# EDUCATION

## HOW CAN YOU UNDERSTAND AND CONNECT TO OUR COLLECTIVE HISTORY?

This question has been the premise behind Historic Seattle's education programming for 20 years. In 2017, our longtime Program Director Larry Kreisman retired from his post, and we welcomed new Program Manager Liz Johnson.

In Larry's honor, generous donors came together to give nearly \$30,000, which will help fund education programs over the next five years.

*Clockwise from left; performers from the Russian Community Center on stage during our Members Meeting at the Roycroft Theater; workshop participants restoring windows at Washington Hall during our hands-on Preservation Learning Lab; friends and family toast Larry Kreisman's legacy at a retirement celebration in the Arctic Club's dome room.*



# ADVOCACY

## HOW CAN WE STRENGTHEN PROTECTIONS FOR HISTORIC BUILDINGS IN OUR CITY?

Grassroots support, technical assistance, and public education efforts are all part of the answer, but a big boost in 2017 was the State Supreme Court decision in the University of Washington lawsuit against the City of Seattle regarding the demolition of the Nuclear Reactor Building.

By deciding that UW must comply with Seattle's Landmarks Preservation Ordinance, the court set a precedent which now protect buildings on that campus, and for other state-owned property across Washington. Historic Seattle joined in this successful legal battle, thanks to donor support.



Clockwise from left: demolition of the Nuclear Reactor Building at UW; advocates show KeyArena their love with "Heart Bombs;" touring the Cambridge Apartments to learn about the connection between preservation and affordable housing.



# PHILANTHROPY

THANK YOU FOR COMING TOGETHER TO FUND  
OUR WORK IN 2017, GIVING NEARLY \$370,000.

The 9<sup>th</sup> Annual Preservation Awards Benefit contributed \$55,000 to that total, our most successful awards event to date!

This year, we focused on our gratitude to every person who contributed to our initiatives throughout the year with a new intimate luncheon for Preservation Partners, who give \$1,000 or more annually, as well as Cornerstone Legacy Society donors. We also welcomed supporters to the Dearborn House for our 2<sup>nd</sup> Annual Holiday Open House.



*Clockwise from left: raising glasses in celebration of preservation successes at the 9<sup>th</sup> Annual Preservation Awards Benefit at Washington Hall; images by Sticks & Stones Photography; showing appreciation for our donors at the 2<sup>nd</sup> annual Gratitude Tuesday Open House.*

# FINANCIALS

THESE AUDITED FINANCIAL STATEMENTS INDICATE OUR FINANCIAL POSITION, REVENUE, AND EXPENSES FOR 2017.

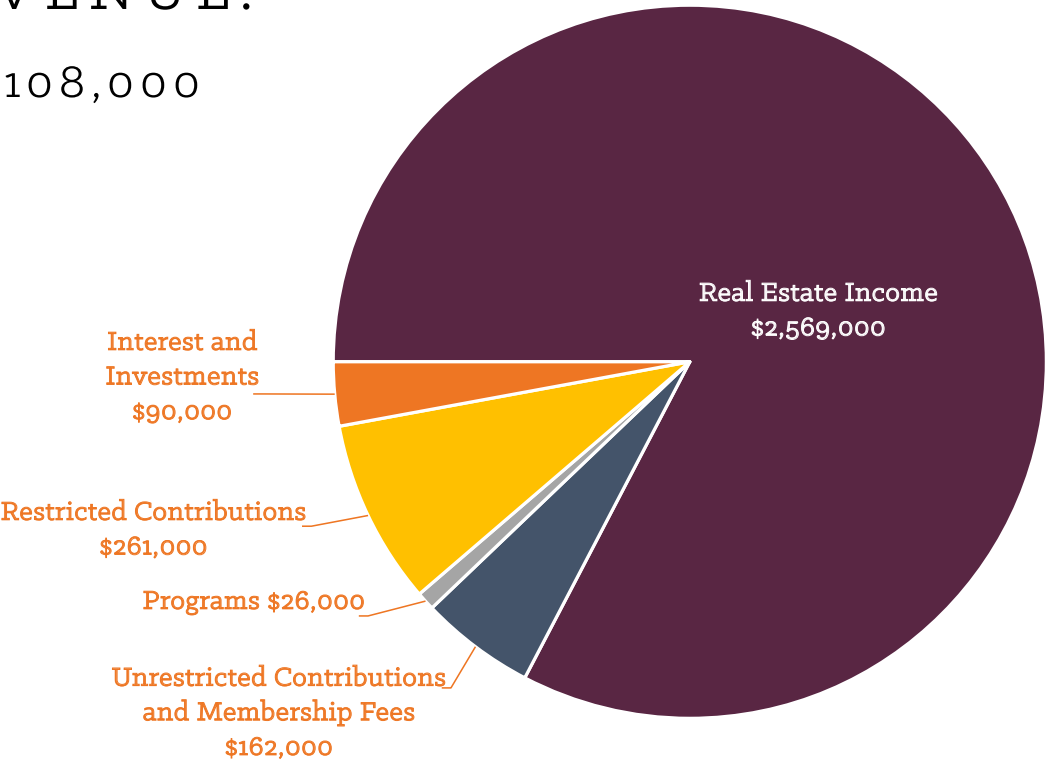
## STATEMENT OF NET ASSETS

	12/31/2017	12/31/2016	Change
<b>ASSETS</b>			
Current Assets			
Cash Accounts	958,000	799,000	159,000
Restricted, Reserves, & Deposits	1,138,000	1,130,000	8,000
Other Current Assets	220,000	234,000	(14,000)
Total Current Assets	2,316,000	2,163,000	153,000
Fixed Assets			
Land & Buildings	29,014,000	28,863,000	151,000
Furniture & Equipment, Library	248,000	240,000	8,000
Rehabilitation in Progress	137,000	25,000	112,000
Accumulated Depreciation	(10,040,000)	(9,313,000)	(727,000)
Total Fixed Assets	19,359,000	19,815,000	(456,000)
Other Assets	6,072,000	6,055,000	17,000
<b>TOTAL ASSETS</b>	<b>27,747,000</b>	<b>28,033,000</b>	<b>(286,000)</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities	252,000	295,000	(43,000)
Long Term Liabilities	17,020,000	17,063,000	(43,000)
Total Liabilities	17,272,000	17,358,000	(86,000)
Equity	10,475,000	10,675,000	(200,000)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>27,747,000</b>	<b>28,033,000</b>	<b>(286,000)</b>



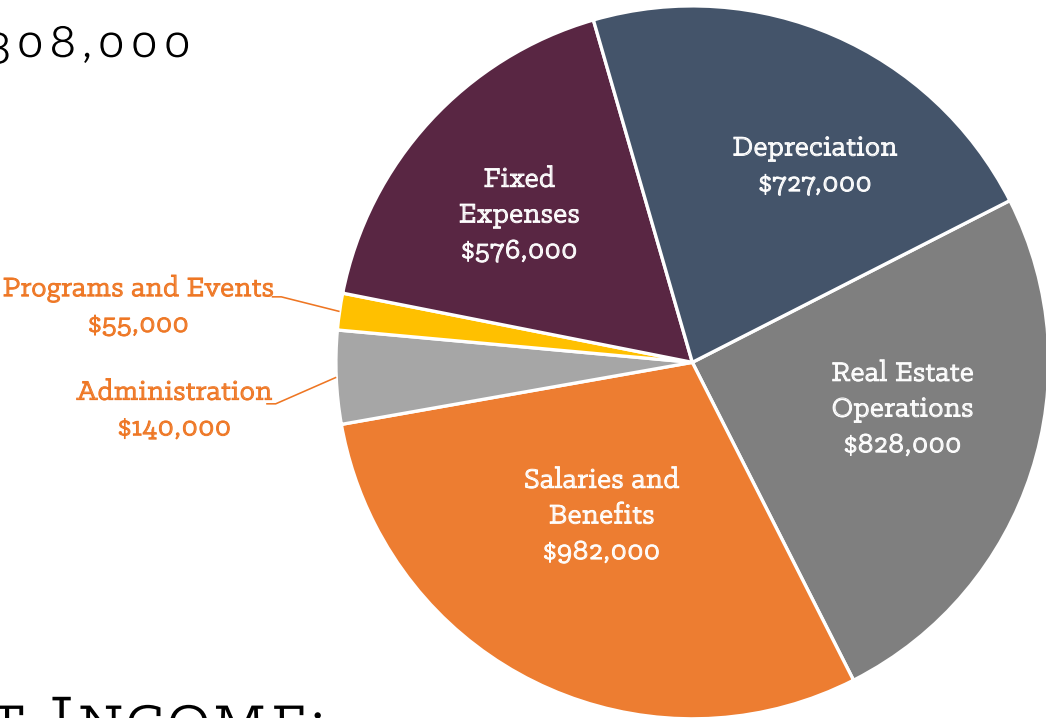
# REVENUE:

\$3,108,000



# EXPENSES:


\$3,308,000



# NET INCOME:

-\$200,000

# OUR SUPPORTERS' CIRCLE



BY GIVING TO HISTORIC SEATTLE, YOU ARE A PART OF OUR SUPPORTERS' CIRCLE. HISTORIC SEATTLE IS DEEPLY GRATEFUL FOR EACH PERSON LISTED HERE. YOU ARE HELPING US SHAPE A LIVABLE CITY THAT VALUES AND PROTECTS ITS COLLECTIVE HISTORY.

## Preservation Partners

Donors who contribute \$1,000 in a year are our Preservation Partners and receive special benefits including an invitation to an intimate annual luncheon.

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### **\$25,000 - \$150,000**

4Culture

Raynier Foundation

### **\$10,000 - \$24,999**

Bassetti Architects

Kevin Daniels | Daniels Real Estate

### **\$5,000 - \$9,999**

John Bennett | Bennett Properties

Clark | Barnes

Earthwise Architectural Salvage

Hugh & Jane Ferguson Foundation

Judy Pigott

Ron Wright | Ron Wright & Associates/Architects

## \$1,000 - \$4,999

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Marvin Anderson Architects

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## \$500 - \$999

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Liz Dunn

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Claire & Paul Grace

Jessica Greenway &  
Ken Nelson

Joel Ruland & Mark Hannum

Matt Inpanbutr

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Emily & Dan Kozie

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Sheila Bishop

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Cynthia Brothers

buildSOUND

Chosen Wood Windows

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van der Schueren

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Gary Ackerman

Emily Dexter

Marilyn Dillard

Susan & Patrick Dunn

Marie D. Eaton

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Dr. Joanne Euster

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Gavin Lambie

Thomas Lawrence

William Leak

Jean & Roger Leed

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Debra & Jeff Olson	Mimi Sheridan	Rosemary Van Arsdel
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Ellen Duernberger	Lisa D. Goedecke	Suzanne Howard
Samuel W. Duncan		David Huchthausen
Dale Dvorak		

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Margaret Hynes	Kenneth Loen	Joan Neville
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Judith Johnson	Lisa Marker	Eric Noreen
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Karen Kane	David McClain	Meg Owen
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Phyllis & James Kirkpatrick	Richard P. Miller	Barbara Petersen
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Daniel Kerlee

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THANK YOU FOR GIVING GENEROUSLY TO  
MAKE OUR WORK POSSIBLE.

Cover photo, top: Kerry Park view of the Space Needle taken by  
Jana Hawes Robertson in the early 1970s, around the time of  
Historic Seattle's founding (1974). Bottom: Seattle's contemporary  
and ever-changing skyline; image by Tim Rice Photography.

Top right: Historic Seattle's 2017 single-room occupancy hotels tour  
in the Chinatown-International District; image by Sticks & Stones  
Photography.

Back cover: Looking to the future from Seattle's Pike Place Market  
Expansion during our "A Preserved Community: Behind the  
Scenes at Pike Place Market" tour.



# THANK YOU TO OUR 2017 EDUCATION PROGRAM SPONSORS.

## UNDERWRITING PARTNERS



## SUSTAINING PARTNERS

MARVIN ANDERSON ARCHITECTS



LYDIG

## PRESENTING PARTNERS



SHKS ARCHITECTS



*With additional support from 4Culture, the City of Seattle's Office of Arts & Culture, Acme Maintenance, VanWell Masonry, and Lawrence Kreisman & Wayne Dodge.*




Historic Seattle Preservation Foundation  
1117 Minor Ave Ste 100  
Seattle, WA 98101

<<Name>>

<<Address>>

<<City, State Zip>>

SAVING MEANINGFUL PLACES TO  
FOSTER LIVELY COMMUNITIES.

A group of approximately 20 people, mostly older adults, are gathered on a modern, multi-level staircase or walkway. The scene is set at dusk, with warm string lights hanging above the group. In the background, a building with a red roof and a modern structure with a cylindrical tower are visible. The overall atmosphere is social and community-oriented.

historicseattle.org  
(206) 622-6952