HISTORIC SEATTLE
Annual Report
2017
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.

**THE VISION**

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

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Kji Kelly | Executive Director

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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.
**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

**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
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.
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.
Thank you for coming together to fund our work in 2017, giving nearly $370,000.

The 9th 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 2nd Annual Holiday Open House.

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

These audited financial statements indicate our financial position, revenue, and expenses for 2017.

**Statement of Net Assets**

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|                      |            |            |        |
| **LIABILITIES & EQUITY** |          |            |        |
| 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)|
| **TOTAL LIABILITIES & EQUITY** | 27,747,000 | 28,033,000 | (286,000)|

*Image above by Sticks & Stones Photography.*
Revenue: $3,108,000

Real Estate Income $2,569,000

- Interest and Investments $90,000
- Restricted Contributions $261,000
- Programs $26,000
- Unrestricted Contributions and Membership Fees $162,000

Expenses: $3,308,000

- Fixed Expenses $576,000
- Depreciation $727,000
- Real Estate Operations $828,000
- Salaries and Benefits $982,000
- Programs and Events $55,000
- Administration $140,000

Net Income: -$200,000
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.

$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

Suzanne & Marvin Anderson | Marvin Anderson Architects
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Joel D. Rohrs
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Scott Shapiro
SHKS Architects
Sunny Speidel
Swenson Say Fagét
Tonkin Architecture
Marcia D. Wagoner
Watson & McDonell, PLLC
$500 - $999

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JoAnn Cowan & John Turnbull
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Liz Dunn
Future Unlimited Law
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Cynthia Brothers
buildSOUND
Chosen Wood Windows
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Christopher Daniels
Suzanne & Marc de van der Schueren
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Julianna Ross  
Diana Ryesky & Gerald J. Delay  
Rebecca Safford & Amy Williams  
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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.

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.

Top right: Historic Seattle’s 2017 single-room occupancy hotels tour in the Chinatown-International District; image by Sticks & Stones Photography.
Thank you to our 2017 Education Program sponsors.

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bassetti architects

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