



HISTORIC SEATTLE'S

10th ANNUAL PRESERVATION AWARDS BENEFIT

THURSDAY, SEPTEMBER 20, 2018

BID ON THE SPECIAL PAINTING BY EXHIBITING ARTIST TIM CAVNAR

PAINTED EXCLUSIVELY FOR THE
10TH ANNUAL PRESERVATION AWARDS BENEFIT.

*By placing a bid on the painting, you will be supporting
Historic Seattle's efforts in preservation.*



Marais and Feliciana



Treme and Esplanade



N Roman & Laharpe

Tim Cavnar spent his childhood moving around the Midwest before earning a BFA from The Ohio State University. He then lived in Washington DC, New York, and Boston before moving to New Orleans in 2010. His work there focused on blighted or abandoned houses, buildings, and cars in areas of the city experiencing rapid gentrification. The subjects of nearly all these paintings either no longer exist or have been renovated beyond recognition. Each piece provided a reminder of the city's past as it was remade block by block.

Having recently relocated to Seattle, Tim is exploring the same themes in his new city. Seattle's growth into its current form shares some characteristics with New Orleans, though clearly operates on a different scale. This painting is the artist's first step in exploring the massive overhaul, and related preservation efforts, of his new home.

Tim's work has shown in galleries and museums in New Orleans, New York, Boston, Chicago and Ohio, and is in many private collections throughout the country. He is currently represented by Brand Gallery and Red Truck Gallery in New Orleans.

timcavnar.com tim@timcavnar.com



WELCOME TO

HISTORIC SEATTLE'S

10th ANNUAL PRESERVATION AWARDS BENEFIT

THURSDAY, SEPTEMBER 20, 2018

WASHINGTON HALL

6 PM Libations

6:30 PM Dinner and Awards Presentation
with emcee Peter Steinbrueck

8 PM Dessert Reception
featuring a performance by Whiting Tennis and Friends



ABOUT PETER STEINBRUECK

Born and raised in Seattle, Peter is a Seattle Port Commissioner, architect, community planner, and urban strategist. During his tenure as a Seattle City Councilmember (1997-2007), he led numerous legislative efforts to advance innovative programs and policies across a variety of issues. Peter founded Steinbrueck Urban Strategies, a consulting practice focused on community planning, livable cities, and greening the urban environment. As a Harvard University Loeb Fellow at the GSD and Kennedy Schools, he has researched urban environmental policy and best practices for more sustainable cities. In 2008, Peter received the Career Achievement in Historic Preservation Award from the Washington State Department of Archaeology and Historic Preservation.

INSPIRATION.

Although it's the 10th year of our Preservation Awards, this year brought a first for this event: nominations. In years past, our dedicated staff had kept an eye and ear out for worthy honorees.

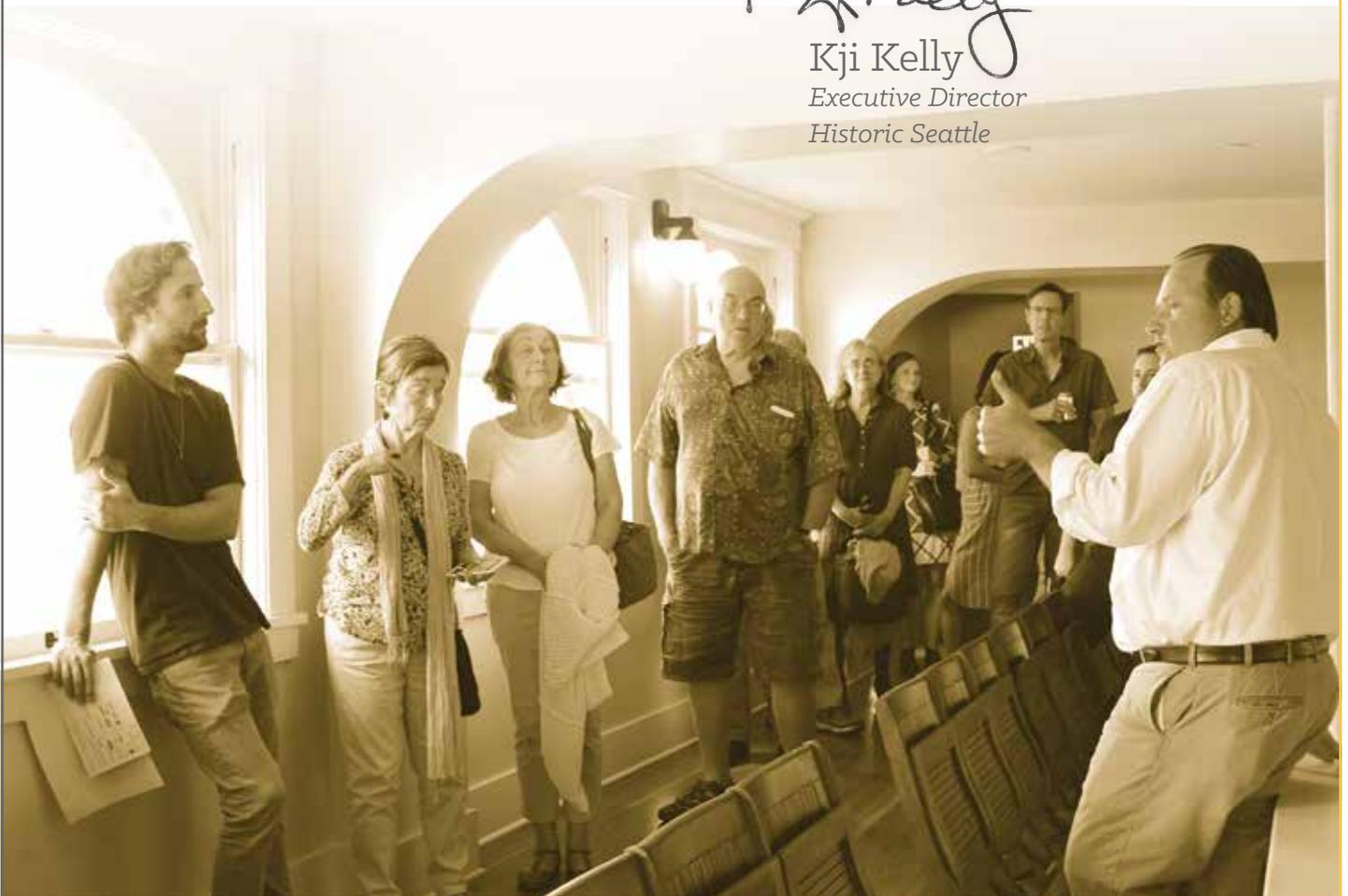
But, as we thought about the true meaning of preservation, we realized that our community was the best source to find this year's honorees. As always, that community came through, with 20 nominations for a wide variety of incredible people, efforts, and projects.

Watching our Benefit Committee discuss the merits of every nomination was a highlight of this year. I was deeply inspired by the impact that each nominee has had on the field of historic preservation, and the city by extension.

The 10 we ultimately chose as tonight's honorees represent the very best of what preservation is. After all, we don't fight for meaningful places or save historic buildings for architecture alone. Each honoree tonight shows us that the power of any particular building lies in its value to a community – the stories in the walls, the life within the doors, the sense of place it provides.

May you be as inspired by their efforts and achievements as I have been.


Kji Kelly
Executive Director
Historic Seattle



SAVING MEANINGFUL PLACES TO FOSTER LIVELY COMMUNITIES

By restoring historic properties like Washington Hall, educating the public about Seattle's history, and fighting for places that matter through advocacy, each day we work to carry out this mission.

This year has been particularly exciting on the advocacy front, from the grassroots effort to save C&P Coffee in West Seattle, to organizing the community landmark nomination for the Roy Vue Apartments in Capitol Hill, to the ongoing fight to #SAVETHESHOWBOX across from Pike Place Market.

Thanks to the foresight and generosity of our donors, Historic Seattle is able to instantly jump in to help community groups and concerned residents protect our city's meaningful places.

You can become more involved in this work through our various advocacy efforts and education programs.



THANK YOU.

TOGETHER WE ARE SHAPING A CITY THAT VALUES AND PROTECTS ITS COLLECTIVE HISTORY. THANK YOU TO EACH PERSON WHOSE GENEROSITY AND INVOLVEMENT MADE THIS EVENT POSSIBLE.

BENEFIT COMMITTEE

Vernon Abelsen
Alyssa Alcantara
Kate Krafft
Mary McCumber
Valerie Tran

TABLE HOSTS

BENEFACTOR
Showbox Presents

PARTNERS

| | |
|------------------------------|-------------------|
| Bassetti Architects | Exxel Pacific |
| Board & Vellum | Lydig |
| Dovetail General Contractors | Pike Place Market |
| Eagle Rock Ventures | SMR Architects |

SPONSORED BY

| | |
|------------------------------------|----------------------------|
| CHAMPIONS | ADVOCATES |
| National Trust Insurance Services | J.A.S. Design Build |
| Ron Wright & Associates/Architects | Lease Crutcher Lewis |
| SHKS Architects | Marvin Anderson Architects |

VOLUNTEERS & CONTRIBUTORS

Alex Baker
Tim Cavnar
Peter Steinbrueck
Jenny Tucker | Sticks & Stones Photography



IN-KIND SUPPORT
Earthwise Architectural Salvage
Optimism Brewing
Proletariat Wine





2018 HONOREES

Leanne Olson

Beth Chave Award | Preservation Champion

Hansen Building

Best Rehabilitation

Mount Baker Park Historic District

Preserving Neighborhood Character

Harvard Exit

Best Adaptive Reuse

Don Brubeck

Living Landmark

The Parsonage

Neighborhood Investment

Mount Zion Baptist Church

Preserving Community

PRAG House

Exemplary Restoration

Friends of Historic Belltown

Community Advocacy

Pike Place MarketFront

Inspired Expansion

ABOUT THE BETH CHAVE HISTORIC PRESERVATION AWARD

Historic Seattle established the Beth Chave Historic Preservation Award in 2013 to honor our friend and colleague who served as the Landmarks Preservation Board Coordinator for the City of Seattle for 25 years. The award recognizes outstanding achievements in the field of historic preservation. Beth Chave (1955-2012) left an indelible mark on the city's historic built environment. Her work with professional colleagues, landmark and historic district property owners, and neighborhood advocates throughout Seattle has left a legacy of honoring and protecting historic places that matter in our communities.

LEANNE OLSON

Beth Chave Award | Preservation Champion



The Beth Chave Award | Preservation Champion goes to Leanne Olson for her continual advocacy on behalf of historic places in Seattle.

Leanne Olson is a member of the board of the Queen Anne Historical Society (QAHS) and has served as a volunteer leader of its Landmarks Preservation Committee for nearly 15 years.

In nominating her, QAHS Board President Michael Herschensohn noted, “Leanne has worked tirelessly to make sure buildings such as the Treat Mansion and the Seventh Church of Christ, Scientist have become designated City of Seattle landmarks.”

QAHS has been involved in preservation since its inception in 1971 and has been responsible for many City of Seattle designated landmarks in the Queen Anne neighborhood, which numbered nearly 20 by the early 1990s. The group’s efforts were re-galvanized in 2004, following the destruction of Andrew Willatsen’s acclaimed J.C. Black House, prominently located across from Kerry Park on West Highland Drive.

While initiatives to save some beloved buildings have failed, QAHS has not been dissuaded from successfully fighting for other important properties.

Although Leanne’s involvement with QAHS has spanned three decades, she says her interest in advocacy was sparked by a Historic Seattle landmarks workshop at the Good Shepherd Center in 2005. There she learned about attending City of Seattle Landmarks Preservation Board meetings as a way to advocate for the built environment.

“I went to my first meeting the following month and have been learning ever since,” Leanne says. Since then, she has advocated for designation of nearly 20 additional landmarks and continues to monitor changes for all landmarks in the Queen Anne community.

Her self-described style of working quietly in the background has allowed Leanne to fly under the radar, connecting people and encouraging the landmarking of threatened places both in Queen Anne and throughout Seattle.

Leanne concludes, “For me, one of the greatest appeals of preservation is discovering the layers that make up our community’s historic fabric and the many stories they represent.”



HANSEN BUILDING

5101 Ballard Ave NW | Best Rehabilitation



The Best Rehabilitation Award is presented to Laurie & Roger Lohrer and Dock Street Properties LLC for their voluntary seismic retrofitting of the Hansen Building, a contributing part of the Ballard Avenue Landmark District.

Supporting Partners:

Marpac Construction
(contractor);
SMR Architects (architects);
I.L. Gross Structural
Engineers
(structural engineers)

The Hansen Building (1905) is one of the oldest buildings in Ballard and an excellent example of turn-of-the-century architecture. It dates back to a crucial era in Ballard's history, having been part of the development along Ballard Avenue that established the area as a center of commerce and industry.

It was established as the Henry Brothers Saloon and was home to a number of saloons over time, allegedly during Prohibition as well. It functioned as a laundry until the 1950s while the upper floor lodgings fell out of use and into poor condition. The previous owners began restoring the Hansen Building in 1971, and it was added to the Ballard Avenue National Register Historic District in 1976. The Lohrers purchased the building in 1998 and began to make improvements of their own with an eye on upholding its historic character – such as the ornamental brickwork made from bricks that had been used as ballasts on ships that sailed around Cape Horn.

However, the Hansen Building's unreinforced masonry (URM) construction meant it was vulnerable to potential earthquake damage. There are over 1,100 URM buildings in Seattle and thousands more across Washington, the state most at-risk for earthquakes other than California. Laurie knew they needed to retrofit the Hansen Building sooner rather than later.

The \$430,000 project utilized a King County Building For Culture grant (this program received a 2017 Community Investment Preservation Award) and a 4Culture Landmarks Capital grant, as well as a 20% tax credit from the National Park Service.

The work lasted six months and involved tying the walls to the floors and roof, installing steel bracing inside the storefront window, reinforcing the parapet, and repointing the masonry. The team also re-installed solar panels and acquired a new tenant – Seattle's iconic C.C. Filson Company.

The Lohrers have beautifully preserved a landmark piece of Ballard's history while also safeguarding it from the dangers posed by our region's seismic activity. Laurie and Roger hope the Hansen Building is a model for other URM buildings and that their neighbors will follow their lead in safely preserving Ballard Avenue for all to enjoy.



MOUNT BAKER PARK HISTORIC DISTRICT

Preserving Neighborhood Character



The Preserving Neighborhood Character Award is presented to Friends of Mount Baker Town Center for their successful nomination of the neighborhood as a historic district on the Washington Heritage Register and the National Register of Historic Places.

Supporting Partners:

Mount Baker Community Club;
Northwest Vernacular, Inc. (historic consultants);
Steinbrueck Urban Strategies and Friends of Seattle Olmsted Parks (technical assistance)

Mount Baker Park's (MBP) initial design integrated residential lots, boulevards, and parks into one cohesive development, with a variety of architectural styles designed by prominent architects.

Originally developed as an upper-class neighborhood, deeds of sale in MBP included restrictive covenants that were strictly enforced. In the 1910s, however, two lawsuits ruled against such restrictions. The Hunter Tract Improvement Company, which developed the planned community, sued Samuel and Susie Stone as well as Marguerite Foy. Foy, a white woman, had sold a parcel of land within Mount Baker Park to the Stones, a black couple who owned a catering business on Capitol Hill and were founding members of the Seattle branch of the NAACP.

Prominent African-American attorney Andrew Black successfully argued that the King County Superior Court should side with the Stones and Foy. Similar cases followed, yet despite losses in court, discrimination continued until the 1960s.

When housing prices declined around the 1960s, the community became younger and more diverse. An influx of Chinese, Japanese, Filipino, Vietnamese, and Korean property owners pushed for real change in the neighborhood. Between 1967 and 1968, the MBP Improvement Club formed the Committee to Revitalize Mount Baker, which developed new bylaws and put an end to racial discrimination by the Club. This was followed by a name change from the MBP Improvement Club to the Mount Baker Community Club, reflecting the neighborhood's newfound values of acceptance and inclusion.

Last year, to acknowledge this history, a neighborhood-driven effort to designate Mount Baker Park began, involving many long volunteer hours by residents. With the help of a grant from 4Culture, Friends of Mount Baker Town Center enlisted Northwest Vernacular in preparing their nomination.

In March, the Washington Governor's Advisory Council on Historic Preservation listed the historic district, totaling 800 properties, to the Washington Heritage Register, with a request that it also be listed in the National Register of Historic Places. These designations acknowledge that Mount Baker Park is not just a significant piece of Seattle's architectural history, but a window into how social change has benefited our city.



HARVARD EXIT

807 E Roy St | Best Adaptive Reuse



The Best Adaptive Reuse award is presented to Eagle Rock Ventures and supporting partners for maintaining the historic integrity of Harvard Exit in adapting the building for a new use as offices.

Supporting Partners:

SHW (architect);
Dovetail General Contractors
(general contractor);
Artifacts Consulting, Inc. and
Northwest Vernacular, Inc.
(historical consultants);
Frank Co. (structural engineer);
The Greenbusch Group, Inc.
(mechanical engineer);
Travis Fitzmaurice Wartelle
Balangué Engineers
(electrical engineer)

Constructed in 1925, Harvard Exit is located on Capitol Hill within the Harvard-Belmont Landmark District. The 17,000 square foot, three story, wood-framed and brick-clad building was originally constructed by the Woman’s Century Club, an organization fostering civic leadership among women.

The Woman’s Century Club sold the building in 1969 and it was converted to the Harvard Exit Theatre, a two-screen cinema. The property was purchased in early 2015 by an affiliate of Eagle Rock Ventures LLC.

The vision for the next chapter of Harvard Exit was simple: maintain its historic integrity while adapting the building into a modern Class A office space. The team worked to maintain the original floor plan as much as possible. This naturally created two open volumes, the former dining room and ballroom, while producing private offices along the north side on floors two and three. The basement space was rehabilitated into leasable space.

The Mexican Consulate is now the building’s primary tenant. Eagle Rock worked side-by-side with the Consulate to meet complex program needs while honoring the building’s volumes, materials, and character. This includes a public gallery showcasing Mexican artists, a large horseshoe-shaped desk servicing their constituents living in the Pacific Northwest, a central conference room that transforms into a stage for live performances, and multiple private offices for diplomatic staff promoting Mexico and its interests in the United States.

“This project is the labor of several committed teams coming together to honor a beautiful and culturally significant building. From the beginning, a common understanding of doing right by the building was on the forefront of everyone’s mind. This ethos permeated along every step of the way: feasibility, design, construction, and leasing,” Eagle Rock said.

Great care was taken to ensure proper documentation, selective demolition, original fixture restoration, trim preservation and replication, and original window rehabilitation. The team worked with the City of Seattle’s Landmark Preservation Board and the Federal Department of the Interior throughout the process to ensure the improvements met the criteria from both agencies. The project will receive Federal Rehabilitation Tax Credits.



DON BRUBECK

Living Landmark



The Living Landmark Award is presented to Don Brubeck for his extraordinary 40+ year career as an architect focusing on historic preservation projects.

How do you measure a career? In the case of Don Brubeck, it seems right to skip over years worked, hours of overtime, and billable hours. Instead, Don's career has a metric that will last for centuries: the number of historic places he has impacted for the better.

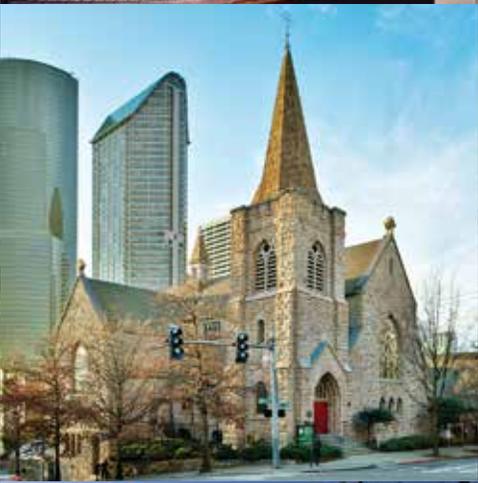
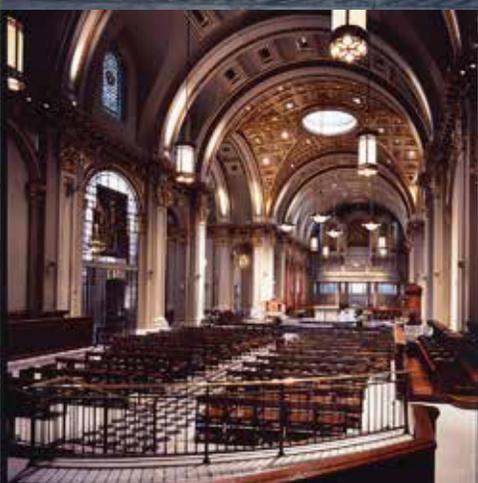
Don moved to Seattle in 1979 and joined Bumgardner Architects where he became a principal of the firm. In 1999, he moved to Boyle Wagoner Architects, and then found his home at Bassetti Architects in 2001.

Don retired from Bassetti at the end of 2017, after a 40+ year career that has touched hundreds of thousands of people in ways both obvious and subtle.

In nominating his longtime colleague at both Bumgardner and Bassetti, Lorne McConachie noted, "Don is a leader in the preservation and rehabilitation of historic places in Seattle and across the state. A partial survey of his exceptional work includes the St. James Cathedral renovation, Stadium High School restoration (Tacoma), the Queen Anne High School conversion, the Immaculate Conception Church renovation, the Trinity Parish Episcopal Church renovation, the UW Guggenheim Hall renovation, the Seattle Fire Station 17 renovation, and the Washington State Capitol masonry renovation (Olympia)."

These projects are in fact just a sampling of award-winning work Don did during his career. The list of places where he has had a positive impact could easily fill this book, extending beyond just historic buildings. Don has furthered his impact by serving his community as part of the Seattle Landmarks Preservation Board; Seattle Archdiocese Historical Commission; Seattle Mayor's Task Force on Historic Schools; and the Association for Preservation Technology International. He also taught architectural preservation classes at the University of Washington for several years, sharing his thorough preservation knowledge with upcoming generations of architects, in addition to mentoring dozens of colleagues.

Lorne sums it up perfectly: "His deep knowledge, passion, and unwavering commitment to the cultural richness embedded in preservation and renovation has left a rich legacy in Seattle and the Pacific Northwest."



THE PARSONAGE

4132 Brooklyn Ave NE | Neighborhood Investment



The Neighborhood Investment Award is presented to Parsonage Apartments and Barrientos LLC for their work saving this historic 1907 Seattle box house through adaptive reuse.

Supporting Partners:

Schemata Workshop (architect);
Schaefer Construction
(historic building contractor);
Exxel Pacific
(student housing contractor);
Karen Kiest (landscape design);
Jennie Gruss Interior Design
(interior design);
Coughlin Porter Lundeen
(structural engineer);
Rushing (mechanical +
sustainability);
KPFF Engineering Consultants
(civil engineer)

The Parsonage was built in 1907 for Pastor John Martin Canse of the neighboring University Methodist Episcopal Church, both of which were designated Seattle landmarks in 1980.

Years of neglect allowed the house to fall into disrepair. Despite its landmark status, a potential developer of the site determined that saving the building was impossible and requested its demolition. A new developer, Barrientos LLC, initially worked with the landmarks staff to identify what options might be available to save this historic structure. Once a scheme was identified, Schemata Workshop joined the team to help make this a reality.

The Parsonage now serves as a unique, shared amenity space for University of Washington students as part of a new student housing building with 120 beds, 30 dedicated as affordable.

The historic Parsonage structure provides over 2,300 square feet of amenity space for its residents, with many study rooms and gathering spaces. The building has been thoughtfully reintegrated with its surroundings through the removal of overgrown trees, use of interconnected design elements incorporating color schemes from the adjacent historic church building, and its subtle relocation on the lot. The neutral backdrop of the rest of the development puts the Parsonage front and center, the “gem-like focus” of the total project.

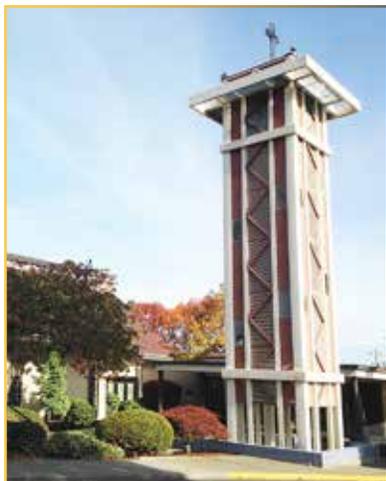
New construction was divided into two phases: a lower mass along Brooklyn Avenue NE next to the house, and a higher wing in the background along the alley. A courtyard along Brooklyn Ave. helps provide a sense of scale and mindfully reconnects the Parsonage to its neighbor – what used to be known as the University Methodist Episcopal Church is now a mixed-use development called Brooklyn Square that includes the Seattle Vineyard Christian Fellowship, which received Historic Seattle’s Best Preservation Practice Award in 2013.

In a neighborhood changing as quickly as the University District, it is vital to preserve a sense of time and place. The Parsonage has done just that by saving a neglected and nearly destroyed piece of community history from the wrecking ball, ensuring its continued use by the neighborhood’s newest residents.



MOUNT ZION BAPTIST CHURCH

1634 19th Ave | Preserving Community



**The Preserving
Community Award
goes to Mount Zion
Baptist Church
for proactively
and voluntarily
landmarking
their building.**

**Mount Zion Baptist
Church is also listed on
the National Register
of Historic Places and
the Washington
Heritage Register.**

When a building is landmarked on all six designation standards – location, association with a historical figure, cultural heritage, distinctive architectural characteristics, outstanding work by a designer/builder, and identifiable neighborhood features – you know it is truly special.

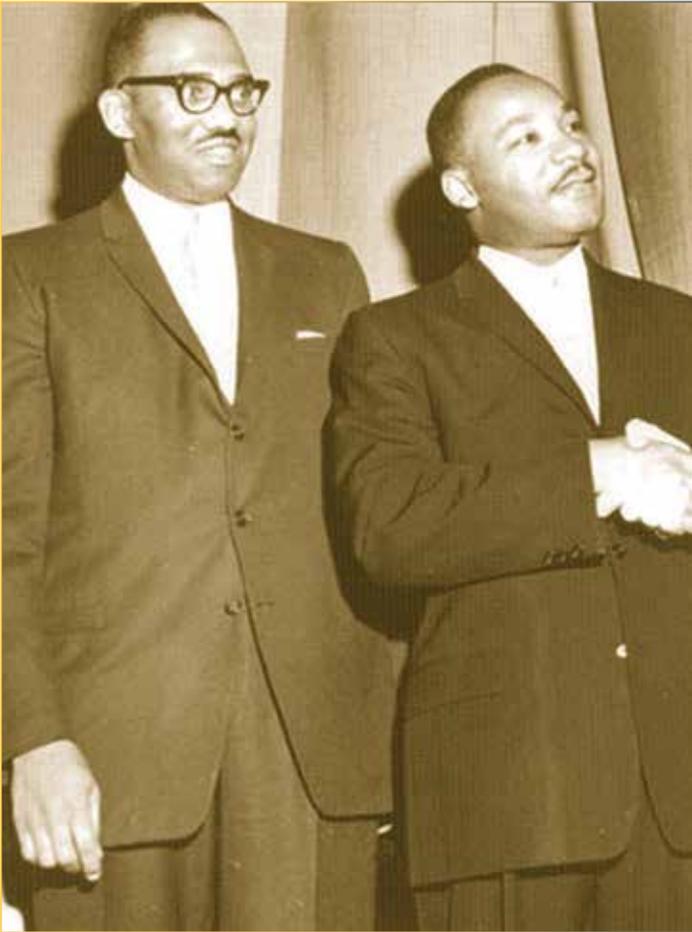
In October 2017, the Mount Zion Baptist Church joined just three other places in Seattle – the Space Needle, Key Arena, and Pacific Science Center – as a six-criteria landmark.

The church’s design was the creation of the late Rev. Dr. Samuel B. McKinney. The original design, his daughter Lora-Ellen notes, “was going to be based on Plymouth Congregational Church, until my father visited West Africa.”

Indeed, the entire Mount Zion story could have been different. Rev. McKinney, a Cleveland native, had been offered a job as pastor at the Dexter Avenue Baptist Church in Montgomery, Alabama. When he declined, believing a Southern-born leader could have more influence in the fight for civil rights, his longtime friend and classmate Rev. Martin Luther King, Jr. accepted instead. Rev. McKinney took a position in Rhode Island and later transferred to Seattle.

On that fateful trip to West Africa, Rev. McKinney was taken by shapes, colors, and structures, as well as their symbolic meaning to communities. He carried this knowledge back to the design of Mount Zion, creating a three-part building to represent the Father, the Son, and the Holy Spirit. The building’s skylights represent the gospels; the 12 unfinished wooden columns symbolize the 12 tribes of Israel; the purple and red motif pays homage to royal African colors; 18 stained-glass windows were created in Cleveland (Rev. McKinney’s hometown) by Douglas Phillips, the only black artist for stained glass in America; Native American carvings were placed at the entrance to ecumenically acknowledge the land as a tribal home.

“I wanted to make certain that my father’s creativity, genius, and thoughtfulness were memorialized,” Lora-Ellen said, about the decision to pursue landmarking. “But this is not just about him. This is about a community that is being gentrified. I want to protect this place as much as I can so good things can continue to happen here.”



PRAG HOUSE

747 16th Ave E | Exemplary Restoration



The Exemplary Restoration Award is presented to Board & Vellum for their restoration of the PRAG House, a historic Colonial Revival mansion that was ravaged by a fire.

Supporting Partners:
PRAG House and
Evergreen Land Trust
(property stewards and owner);
Belfor Property Restoration
(rehabilitation contractor)

In the summer of 2014, a beautiful 1900s mansion on Capitol Hill caught fire. As flames enveloped the roof and upper stories, water from the firehoses turned the grand staircase into a waterfall. Once it was determined that all the residents (including a dog) were safe, the preservation community began to worry that such extensive destruction might lead to a demolition. Damages were estimated at more than \$1 million, and 13 people were displaced from the 15-bedroom home.

If that seems like a lot of rooms and a lot of people, it's because this historic home was no ordinary mansion. It was its own 501(c)(3) non-profit urban housing cooperative (co-op) centered on community and sustainability, the PRAG House. Established in 1972, in the words of the co-op, "the title to our property is held by the Evergreen Land Trust, so we are not bound to a landlord and are responsible for the house property as resident-stewards." This unique operating model helped ensure the residents' investment in rebuilding, rather than demolishing the fire-damaged structure.

The restoration team sought to not only faithfully restore original architectural details, but also to use the opportunity to make meaningful upgrades to the home's functionality. Sustainable features, including greywater recycling and processing, solar panels, filament LED lighting, and salvaged materials from demolished buildings, have mindfully brought the PRAG House up-to-date with the latest in-home technology.

During the fire and fire suppression efforts, beyond the structure of the home, a significant portion of the home's original architectural detailing was damaged or destroyed. Intricate woodwork was bloated from water used to douse the flames and was beginning to deteriorate. Board & Vellum explains, "Through much effort by the project team, many of these original details were sourced, reproduced and restored to make this historic building whole again."

After its careful restoration, the PRAG House is now exemplary in its blending of historic preservation with modern and sustainable upgrades. The project team's work didn't just save the PRAG House; it also improved it, a reminder that historic rehabilitation and modern upgrades can, in fact, go hand-in-hand. After barely surviving through its first 100 years, the PRAG House is now ready for its next 100.



FRIENDS OF HISTORIC BELLTOWN

Community Advocacy



The Community Advocacy Award is presented to Friends of Historic Belltown for their work to protect historic places in one of Seattle's most rapidly changing neighborhoods.

As Seattle continues to grow exponentially, the Belltown neighborhood has been particularly impacted by development. Given its location in the heart of downtown, it often feels like no building there is safe from the wrecking ball.

That was the feeling behind the foundation of Friends of Historic Belltown (FOHB), a neighborhood-based nonprofit working to increase the collective sense of place, identity, and community within one of Seattle's oldest neighborhoods.

The group has three priorities: people, business, and buildings. The people priority includes respecting the historic and ongoing presence of Native American people in the area and sustaining and supporting the housing and employment needs of local residents. The business priority aims to promote small, independent local businesses. The buildings priority recognizes that character, affordability, and ecology are all connected to historic buildings.

This volunteer-run organization has been putting those priorities into practice, particularly with several victories on the buildings front over the past year. Said Cynthia Brothers of Vanishing Seattle, a 2017 Historic Seattle Preservation Award honoree, "FOHB, with shoestring capacity, has effectively fought for and protected various landmarks in Belltown and organized neighborhood workers, residents and community members in the process. Their efforts at preservation take into account affordability for the area's industry workers, artists & residents, as well as utilize a cultural lens that understands the value and significance of 2nd Avenue and the larger Belltown area to Seattle's history, character, and arts & music community."

Leanne Olson, receiving a Preservation Award this year, added that they have had great success on "several landmarking projects, including the Wayne Apartments, the Mama's Mexican Kitchen building, and the Franklin Apartments, as well as re-energizing preservation in the Denny Regrade/Belltown neighborhood and educating and bringing diverse and younger people into the preservation movement."

In a city where change is the only constant, residents and business owners in Belltown are deeply fortunate to have FOHB fighting for places that matter to the neighborhood for the sake of livability.



PIKE PLACE MARKETFRONT

1901 Western Ave | Inspired Expansion



The Inspired Expansion Award is presented to the Pike Place Market Preservation & Development Authority (PDA) for the MarketFront project.

Supporting Partners:

Pike Place Market Foundation (nonprofit affiliate); The Miller Hull Partnership (architect); Berger Partnership (landscape architect); Sellen Construction (general contractor); Magnusson Klemencic Associates (structural engineers); Shiels Oblatz Johnsen (project management); City of Seattle Office of the Waterfront (design objectives and financing); Steinbrueck Urban Strategies (community consultant); Beacon Development Group (low-income housing tax credit consultant); Chief Seattle Club & Pike Market Senior Center (marketing & tenant referral); Clare Dohna & John Fleming (public art); Environmental Science Associates (historic archaeology)

Pike Place Market needs no introduction – it is one of the oldest continually operating farmers markets in the country and central to Seattle’s historical, cultural, and economic landscape.

For decades, however, the last undeveloped land parcel in the Market Historic District simply sat there. After years and years of study, the Pike Place Market PDA raised \$74 million for an expansion designed by The Miller Hull Partnership. Funding came from a wide variety of sources including a capital campaign, the City of Seattle, parking mitigation funds from WSDOT, PDA equity, PDA Bonds, as well as New Market Tax Credits and Low-Income Housing Tax Credits funded by US Bank.

The MarketFront is just the first step in redeveloping Seattle’s waterfront, serving as a new connection between Pike Place Market and the waterfront. The project will be completed by further connections to projects in Steinbrueck Park and the central waterfront.

Working within the Pike Place Market Historic District was a challenge for both structural and procedural reasons. Active freight railroad tunnels run directly beneath the site, and the discovery of historic artifacts during construction necessitated archaeological recovery work.

That said, the unique historic space inspired a respectful design. The design process followed strict guidelines and involved review and approval by the Pike Place Market Historical Commission.

The MarketFront evokes the same spatial awareness as the rest of Pike Place by using hidden passageways and alleys typical of the Market. The traditional materials and utilitarian design make for a mindful expansion of Pike Place that doesn’t convey a sense of either “false historicism” or “intrusive modernism.” The expansion provides stunning views, while incorporating traditional market uses, from low-income housing to covered stall space.

The MarketFront is a new chapter for Pike Place Market and Seattle’s central waterfront. Drawing inspiration from the past, the project promises an even brighter future for the Market and all who enjoy it.



THEN AND NOW

10 YEARS OF PRESERVATION AWARDS

In 2009, Historic Seattle held its First Annual Preservation Awards event in the Northern Lights Dome Room of the Arctic Club, in celebration of the organization's 35th anniversary and in recognition of the incredible work happening in the local preservation community.

In the decade since, Preservation Awards have been presented to nearly 100 people, projects, and efforts, and the event has evolved from a recognition reception into a gala. Now in its 10th year, the Preservation Awards Benefit is Historic Seattle's signature annual fundraiser.

To commemorate the 10th anniversary, several past honorees have provided updates.



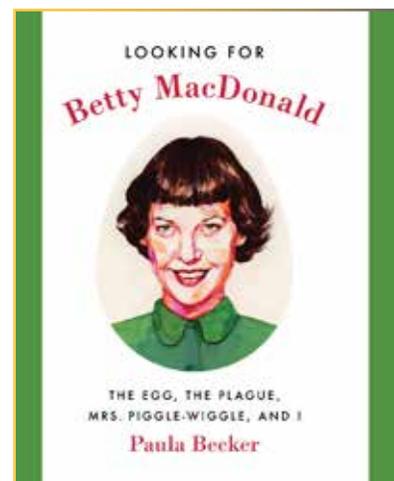
Les Tonkin | *Legacy Award (2016)*

Pam Derry of Tonkin Architecture says, “We are continuing Les’s legacy with the redevelopment of Magnuson Park’s Sand Point Building 9. The historic interior staircases remain and the exterior walls look much as they did, except there are no windows right now. After major roof repairs are completed we will be rebuilding the interior to create 148 affordable apartments, an early childcare facility and a small health clinic.”

The Future Remembered: The 1962 Seattle World’s Fair and Its Legacy

Heritage Publication Award (2012)

Co-author Paula Becker followed this award with another noteworthy book, publishing *Looking For Betty MacDonald: The Egg, The Plague, Mrs. Piggle-Wiggle, and I* in 2016. To share Betty MacDonald’s fascinating story, Paula is also currently serving on the Humanities Washington Speakers Bureau, where she engages with audiences around the state on the subject of truth in memoir using Betty MacDonald’s classic nonfiction bestseller *The Egg and I* as the entry point.



Mary Olson Farm

Best Restoration Project Award (2012)

“Since receiving our award, the Mary Olson Farm continues to grow programs and we have begun a few other restoration/improvement projects. Right now we are working on a pollinator garden. It is 5 feet wide by 200 feet long and we are mounting two interpretive signs with it. The garden will be planted with native wildflowers, lavender, honeysuckle, oregano, and beebalm. This project has been funded by the King Conservation District,” says Patricia Cosgrove, director of the White River Valley Museum.



The Publix Hotel

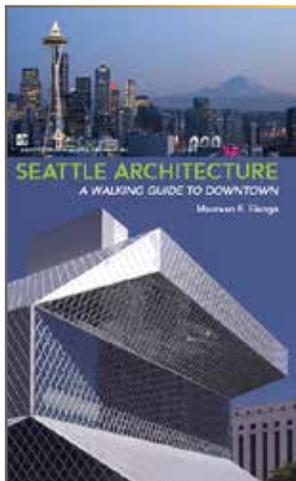
Best Rehabilitation Award (2017)

The Publix was also honored last year with the 2017 Washington State Historic Preservation Officer Award for Outstanding Rehabilitation and the 2017 NAIOP Award for Redevelopment/Renovation of the Year. “It is currently 97% occupied with an over 70% rate of lease renewals. In addition, the street level has continued its activation with Great State Burger and Dough Zone opening late last year and the newest tenant, Evergreens, in June 2018. In addition, the owners have three not-publicly-announced leases signed for new retail that will begin construction later this year,” said Brandon Peters of Clark | Barnes.

Union Stables

Best Rehabilitation Award (2016)

In 2016, Matt Aalfs received the Best Rehabilitation Award for his work on Union Stables, a project that Matt led while working at Weinstein AU. Since then Matt has started his own architecture firm, called BuildingWork, with a staff of six people. BuildingWork is currently designing a range of civic, adaptive reuse, and historic preservation projects, including Town Hall's renovation.



Seattle Architecture:

A Walking Guide to Downtown

Preservation Education and Publications Award (2009)

A lot changes in 10 years, particularly technology. Since publishing the Walking Guide to Downtown, the Seattle Architecture Foundation (SAF) has found a new audience for the guide's information. SAF Executive Director Stacy Segal says, “We are converting the guidebook into an app!” This new phone-based approach will get the guidebook's information into the hands of a younger, more diverse audience, helping to broaden appreciation for our city's architecture and history. The app will launch by the end of 2018.

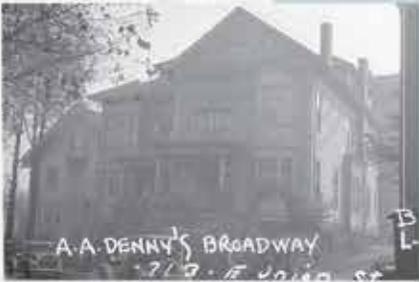
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The Good Shepherd Center
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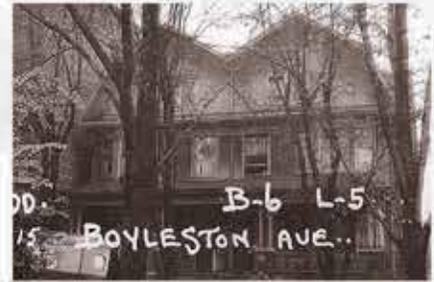
The Egan House
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Phillips House
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The Dearborn House, Our Headquarters
 Built: 1907
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The Bel-Boy Houses
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The Cadillac Hotel
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Victorian Row
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Washington Hall
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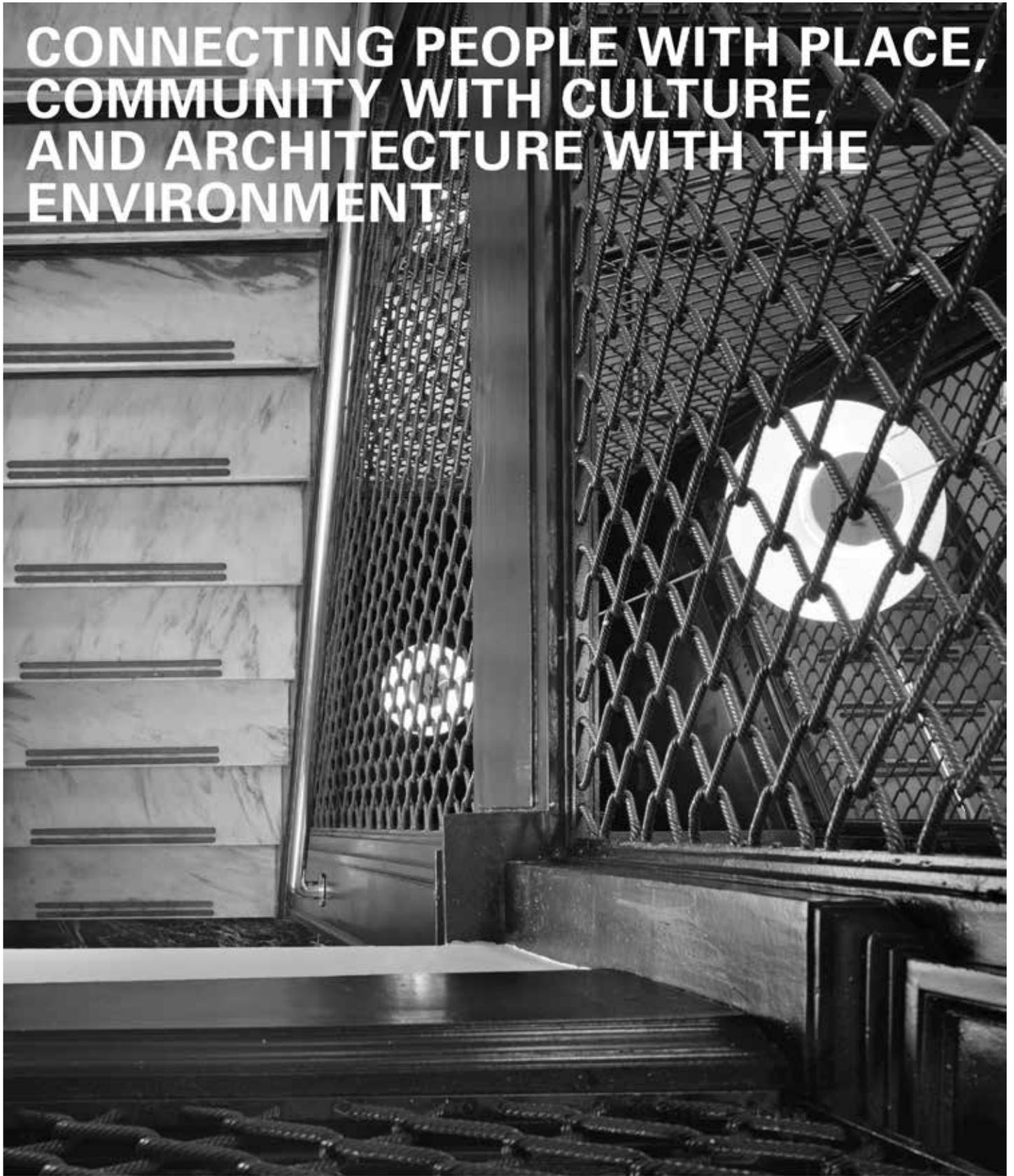
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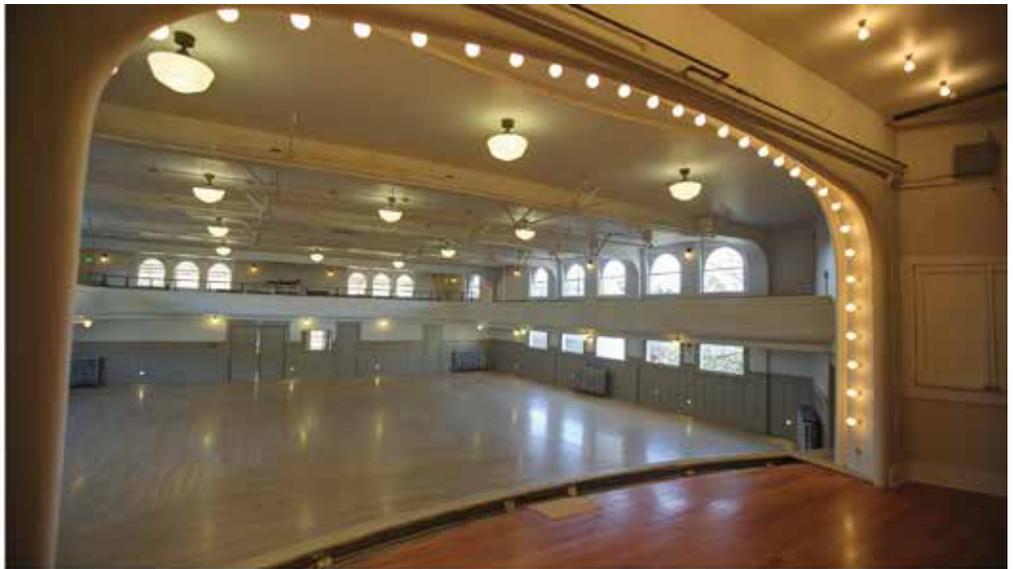
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Congratulations to the Hansen Building project team for receiving the 2018 Preservation Awards' Best Rehabilitation Project!



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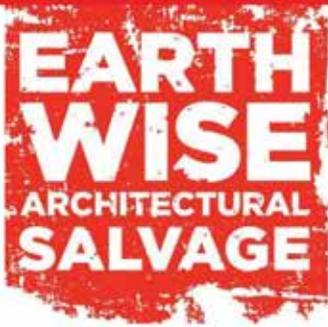
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—Pete Mills



PRAG House
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Exemplary Restoration

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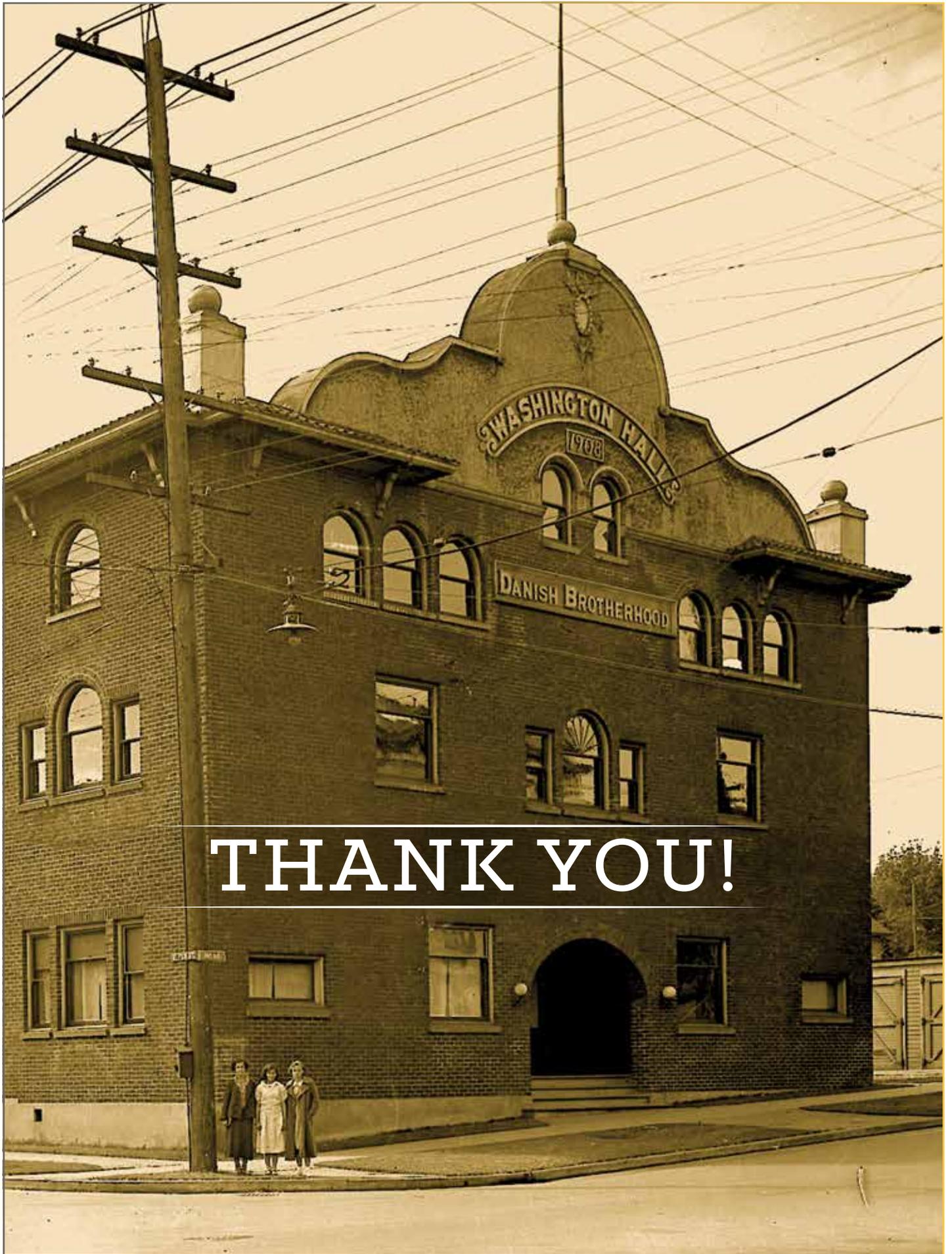
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