

2020 ANNUAL REPORT



HISTORIC
SEATTLE

Educate Advocate Preserve

What can we say to summarize 2020?

Thank you, in short.

Thank you for understanding early on, when we were forced to cancel programs that you had looked forward to. **Thank you** for joining us from near and far as we transitioned from in-person to virtual programming. **Thank you** to our Community Education & Advocacy program sponsors for making all 26 of our 2020 programs possible, including 20 virtual programs available to all at no cost. 2020 proved that historic places bring people together even when we can't gather in person.

Thank you for rallying in support of advocacy efforts to preserve places like the Hahn Building at the entrance of Pike Place Market; the Cayton-Revels House, an important place in Black history; and the architecturally unique and community-centric La Quinta Apartments. These new Seattle landmarks show that historic preservation does more than just save buildings - it saves meaningful places that foster lively communities.

Thank you to our Supporters' Circle donors, whose contributions kept our mission moving forward. In a year when our historic buildings were closed to the public and our affordable housing tenants found themselves out of work, your gifts of rent relief demonstrated that historic preservation exists for the benefit of people as much as place. Historic places are meaningful, not just because of their architectural significance but also for the communities they sustain.

YOU were there throughout the most challenging year in our history, as part of our generous community. With our city changing so rapidly, it can be easy to feel discouraged, but looking back at 2020 gives us great hope for the future.

Thank you for all you do to build community with us and with each other.

With gratitude,

Your friends at Historic Seattle

Cover: A mural by artists @leo.shallat and @vk.signs adorned the plywood facade of the historic Central Saloon in Pioneer Square during 2020. Image courtesy of Mike Hipple/hipphoto.com.

Letter page: *The Historic Seattle team and other preservation advocates show their love for the landmarked Showbox at our 2020 Heart Bomb.*



In 2020, your generosity allowed us to:

EDUCATE, by engaging nearly 2,800 people through 26 public programs, including 20 free virtual programs.

ADVOCATE for meaningful places over 1,076 times by submitting and supporting landmark nominations, managing preservation easements, researching historic places, providing technical assistance for constituents, and building relationships with grassroots preservation groups.

PRESERVE, by sustaining the communities that call our 9 buildings home. Your generosity enabled us to guarantee over \$110,000 in rent relief to our tenants and anchor partners in need, safeguarding affordable space for housing, learning, performance, and many other activities essential to fostering lively communities.

Nominated for landmark status in 2020, the historic La Quinta Apartments were preserved by residents, community members, and preservation advocates coming together. Image courtesy of Jean Sherrard



With so many places shuttered throughout 2020, the importance of the places we love was more obvious than ever.

Looking back, it is hard to believe that we kicked off 2020 with a sizable gathering at The Showbox for our annual Heart Bomb! Of course, the arrival of the pandemic would soon change nearly everything...but not the need for preservation advocacy.

Although ongoing delays in the controls and incentives process for The Showbox persisted throughout 2020, you took action to preserve the iconic entrance to the Pike Place Market. In January 2021, after two failed attempts, the third time proved to be a charm in landmarking the Hahn Building at the corner of Pike & First, thanks to your voices and the hard work of Save the Market Entrance.

Speaking of charm, plenty of it was preserved when the La Quinta Apartments in Capitol Hill was landmarked. Your support enabled us to advise the grassroots group ¡Viva La Quinta! and sponsor the landmark nomination of the Frederick Anhalt-built courtyard apartments. The La Quinta Apartments secured a unanimous Landmarks Preservation Board vote at its designation hearing, which took place in early 2021.

Through it all in 2020, your support made a difference. Whether through social media campaigns, virtual meetings, or powerful public comments in support of preservation, thank you for rallying in response to our calls to action!

Members of the community gathered at The Showbox to craft handmade valentines for our annual Heart Bomb advocacy event.



Your enthusiasm for learning about historic places inspired us to develop new ways to engage in our programming, in response to the pandemic.

Thanks to you, we were able to create an array of engaging (and free!) learning opportunities in 2020. We introduced new modes of storytelling like Seattle's Full Story, a blog series featuring the voices of the BIPOC community (Black, Indigenous, People of Color). Guest bloggers and our Preservation Station video series highlighted stories and places in creative new ways.

Building Dialogue, our virtual reading group, inspired conversations with participants from coast to coast. A new partnership with HistoryLink bore the History Collective, a series of self-guided walking tours enhanced by lively conversations involving a wide range of community members. Our annual heirloom apple tasting went virtual, still offering the opportunity to enjoy apples and local ciders with you while we learned about the role of apples in the history of the Good Shepherd Center and beyond.

We missed you, but seeing your faces on Zoom was a highlight of the year. Thank you for all that you contributed to these conversations and our collective learning!

Before the pandemic set in, participants in our "On the Ave" tour explored the multilayered history and dense community of home-grown small businesses that comprise this iconic U District street.



FOSTERING LIVELY COMMUNITIES

Since 1974, Historic Seattle has been saving and restoring threatened or neglected historic properties throughout Seattle. Our involvement in such projects includes the ownership and stewardship of nine properties that foster community in myriad ways. Our growing portfolio includes:



BEL-BOY HOUSES

First Hill | Built: 1893 – 1903

Current Use: 17 affordable housing units

Operated by Historic Seattle since 1993



CADILLAC HOTEL

Pioneer Square | Built: 1889

Current Use: Home to the Seattle unit of the National Park Service's Klondike Gold Rush National Historical Park

Operated by Historic Seattle since 2001



THE DEARBORN HOUSE

First Hill | Built: 1907

Current Use: Headquarters of Historic Seattle and home to two nonprofits and small business offices

Operated by Historic Seattle since 1997



THE EGAN HOUSE

Eastlake | Built: 1958

Current Use: Market rate, single-family housing

Operated by Historic Seattle since 1998



GOOD SHEPHERD CENTER

Wallingford | Built: 1906

Current Use: Home to several non-profits, a senior center, a school, six affordable artist studio apartments, and short-term rental performance and meeting spaces

Operated by Historic Seattle since 1975



MUTUAL LIFE BUILDING

Pioneer Square | Built: 1890

Current Use: Houses an affordable mix of offices on the upper floors and retail spaces in the first floor and basement

Operated by Historic Seattle since 1983



PHILLIPS HOUSE

First Hill | Built: 1902

Current Use: 11 affordable housing units

Operated by Historic Seattle since 1992

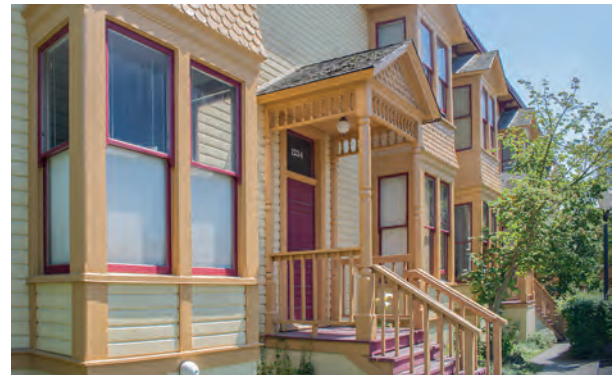


VICTORIAN ROW APARTMENTS

International District | Built: 1891

Current Use: 14 affordable housing units

Operated by Historic Seattle since 1993



WASHINGTON HALL

Central Area | Built: 1908

Current Use: Affordable performance space and home to anchor partners and social justice arts groups
206 Zulu, Black Power Unlimited, and Voices Rising

Operated by Historic Seattle since 2009



FINANCIALS

ASSETS

	12/31/20	12/31/19	Change
Current Assets			
Cash Accounts	1,106,000	1,117,000	(11,000)
Restricted, Reserves, & Deposits	1,077,000	1,085,000	(8,000)
Other Current Assets	336,000	219,000	117,000
Total Current Assets	2,519,000	2,421,000	98,000
Fixed Assets			
Land & Buildings	29,474,000	29,395,000	79,000
Furniture & Equipment, Library	253,000	248,000	5,000
Rehabilitation in Progress	190,000	399,000	(209,000)
Accumulated Depreciation	(12,228,000)	(11,503,000)	(725,000)
Total Fixed Assets	17,689,000	18,539,000	(850,000)
Other Assets	6,064,000	6,061,000	3,000
TOTAL ASSETS	26,272,000	27,021,000	(749,000)

LIABILITIES & EQUITY

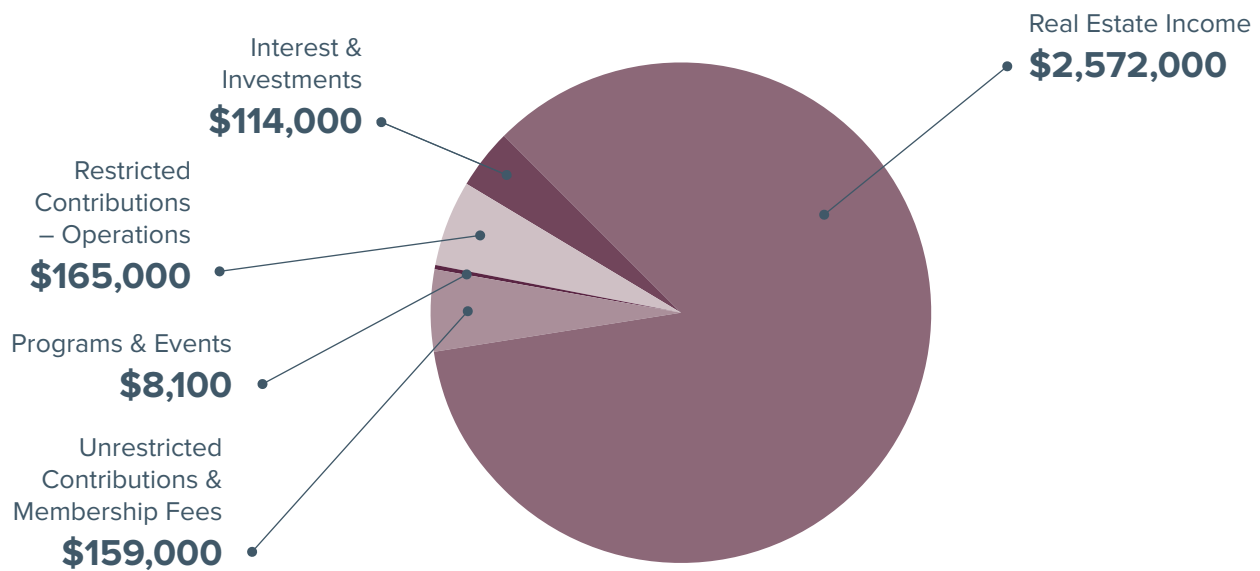
Liabilities

Current Liabilities	270,000	547,000	(277,000)
Long Term Liabilities	16,099,000	16,413,000	(314,000)
Total Liabilities	16,369,000	16,960,000	(591,000)
Equity	9,903,000	10,061,000	(158,000)
TOTAL LIABILITIES & EQUITY	26,272,000	27,021,000	(749,000)

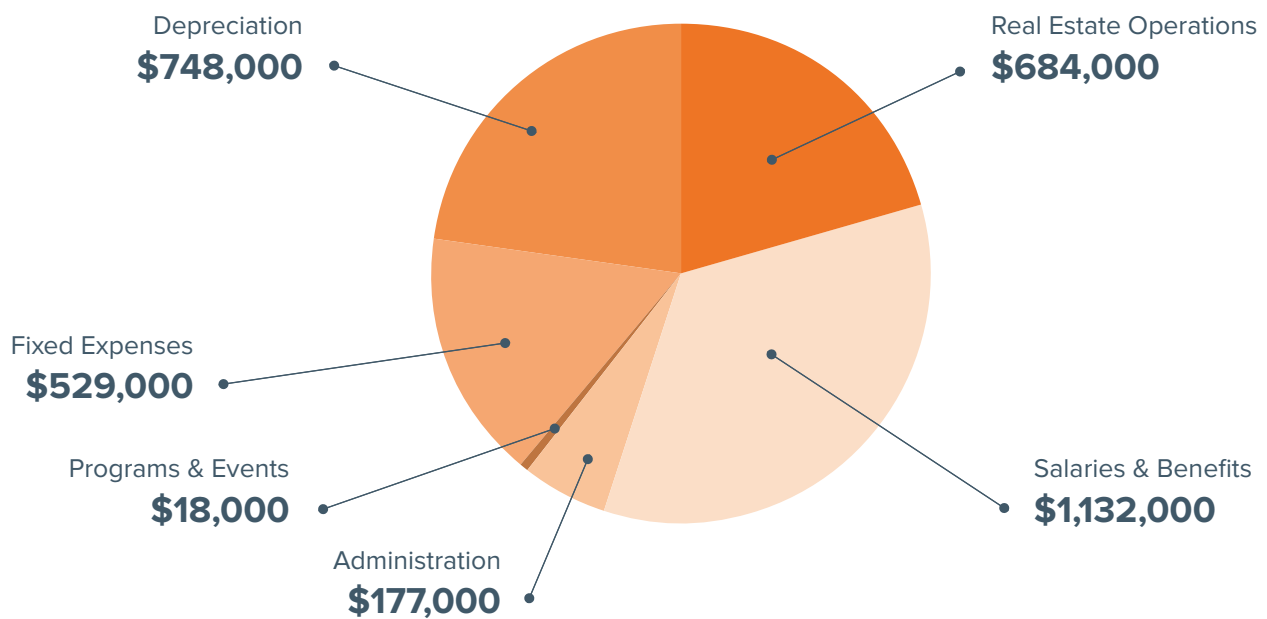
Historic Seattle's Jeff Murdock shared highlights from the history of Seattle's waterfront at an event at the adaptively reused Ainsworth & Dunn building.



REVENUE: \$3,018,100



EXPENSES: \$3,288,000



NET INCOME: (\$269,900)

2020 was an unpredictable year, full of unprecedented challenges. Yet, you stepped up to meet the moment with caring and generosity, contributing more than \$316,000 to support our work and community. Here is some of what you made possible:

- In response to the pandemic, and thanks to a generous matching gift from the Raynier Foundation, Historic Seattle launched our Emergency Rent Relief Fund in 2020. Through your generosity, we raised more than \$161,000 through the summer of 2021. 100% of our tenants and anchor partners who applied received full or partial rent relief, starting in January 2021. Here's how your generosity helped:

“The emergency rent relief funding was a blessing for my family and I. I am a ride share driver and since the stay-at-home order was put into effect in Washington there has been a huge decrease in riders. As the main source of income for my family it's been very hard, just barely keeping our heads above water. Without rent relief, we would have been behind on our rent payment setting us back even more. Rent relief truly was a blessing for us and really took a lot of worry off my shoulders and for that I am very thankful!!”

—Anonymous* (affordable housing tenant, location withheld to honor anonymity)

The Historic Seattle-owned Victorian Row Apartments provide 14 units of affordable housing in the International District.



“Black Power Unlimited has appreciated the efforts shared by Historic Seattle. Without it, the pandemic’s effects would have surely cut short our time as a safe space for expression for the historically black and brown community in the Central District. With no community activity to support the rental programs, there has been no dependable income to sustain our space in Washington Hall. The Rent Relief Program has made it possible to ‘ride out’ the drought of programs and income. It is acknowledged and appreciated.”

—Black Power Unlimited (Washington Hall Anchor Partner)

- In lieu of hosting our Annual Preservation Celebration Benefit gathering, the seven 2020 Preservation Award winners were each featured on our blog and social media throughout September. Donors gifted over \$10,000 to support our mission and fund Wa Na Wari’s \$3,000 Community Advocacy Award prize.
- During a time when we all needed to find sources of joy and inspiration, corporate sponsorship enabled us to offer all virtual programming at no cost to the public.

Thank you for sustaining our mission during this difficult year and providing direct financial relief to people who call our buildings home.

We couldn’t gather in person for our Holiday Open House in 2020, but we shared much joy and gratitude with members of our Supporters’ Circle via our festive virtual open house.

● Recording



SUPPORTERS' CIRCLE

By giving to Historic Seattle, you are a part of our Supporters' Circle. We are deeply grateful to each person listed here. You are helping us shape a livable city that values and protects its collective history.

PRESERVATION PARTNERS

Preservation Partners contribute \$1,000 in a year and receive special benefits.

\$25,000 – \$150,000

4Culture

Raynier Institute and Foundation

\$10,000 – \$24,999

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& Robert Blumberg
Weinstein AIU
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\$500 – \$999

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Deborah Barker
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\$250 – \$499

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\$100 — \$249

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Frederick Andrews	James E. Fearn	Michele & Michael Miller
Anonymous (4)	Lynn Ferguson	Richard P. Miller
Maia Krahll Astley	Sara J. Glerum	Sonja Molchany
Roshma Azeem	Laurie Grant	Ronald Murphy
Catherine Baker	Connie Walker Gray	Carol Neiman
Liz Berggren	Nick Gregoric	Leigh A. Nelson
Mark Blitzer	Patricia Gribble	Lisbet Nilson & Mark Ashida
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David Carroll	& Christian J. Miss	Jerry Peterson
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Edla Deppman	Rowayne Maguire	District Preservation and
Pam Derry	William Maschmeier	Development Authority
Michael Dorcy	Tim McNeill	Michael Sedlickas
Double-hung Window Restoration	Gary L. Menges	Linda Sewell
Deirdre Doyle		& Roberto Mintiero

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\$100 — \$249 *(continued)*

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Nancy & Craig Shumate	Beth Topping	Dewey Webster
Heidi Smeller	Valerie Tran	Martha West & Lowen Clausen
Brandon Spencer-Hartle	Steven Treffers	Lori B. White & Ryan Donaldson
Marla Steinhoff & Talis Abolins	Barbara Trunkhill	Cathy Wickwire
Michelle Surber	Krystyna Untersteiner	Kay Wilson
Janice Sutter & Jeff Davies	Derek van Veen	
Sam Teitzel	Virginia Voorhees	
Kim Tennican	Michael Voris	
	Jessica Wagoner	

\$1 — \$99

Suzanne & Marvin Anderson	Gilbert & Kristina Cerise	Olivia Dresher
Anonymous (5)	Holly K. Chamberlain	Patricia Dubrow
Barbara Archbold	Gerald Chihara	Ellen Duernberger
Hailey Badger	Molly & Bob Cleland	Clay Eals
Lainy Bagwell	Kathy & Jeffrey Congdon	Kara Eberle & Brendan Lott
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Jennifer & Colin Barr	Edward Corker	Kristi Emigh
Andrew Bates	Julie Coryell & Seelye Martin	Ron Endlich
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Sara Bennett	Rosemary Daszkiewicz & Guy Thomas	Linnea Fichter
Catherine Blake	Nancy & Arthur Day	Lance H. Fish
Janine Bond	Michael & Orlando de Lange	Martha Fleming
Stephanie Bondarowicz	Lynne De Merritt	David Flood
Karen & Paul Breckenridge	Kari DeGraff	Anne Forestieri & Alan Michelson
John Brooks	Judy Demetre	Sandy & Michael Franklin
Richard Brown	Bryce Desrosier	Evelyn Frassrand
Barbara Burrill	Emily Dexter	Lynette Friberg Weber
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\$1 — \$99 *(continued)*

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Lauren Gleim
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Cory Gooch
Stephanie Gouge
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Anita Gras-Bryant
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Gabrielle Green
Carol Gregory
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Sandy Ha
Janis Hadley
Gwyn Hainsworth
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Lani Doely Photography
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Jo Anne Laz
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Pamela McGill
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Tracy Mitchell
Bonnie Mizock
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Lorrie & Jon Moore
Robert James Morton
Trish & Bud Nicola
Mary Noe

Linda Ortmeyer
& Steve Helgerson
Meg Owen
Alice Paine
Diana Painter
Sara Patton
Sandra Perkins
& Jeffrey Ochsner
Susan & Michael
Peskura
Kimberlee Port
& Norman Garner
Kathie Priebe
Jane Ramsay
Paula Rees-Thompson
& Jeffrey M. Thompson
James Reid
Cynthia Richardson
Alicia Rivera
David Roberts
Patricia Rosenstrom
Jared Rusnak
Diana Ryesky
& Gerald J. Delay
Erin Sanders
Wende Sanderson
& Jere LaFollette
Barbara Sauermann
& Wier Harman
Cheri Sayer
Joanna Schade
Amanda Schaffer
Jessica Schein
& Mike Powe
Judith Schweikhardt
Allison Scott
J. Todd Scott
Saundra Selle
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Anna Shaffer
Marita Sheeran
Steve & Lynda Shelton

SUPPORTERS' CIRCLE

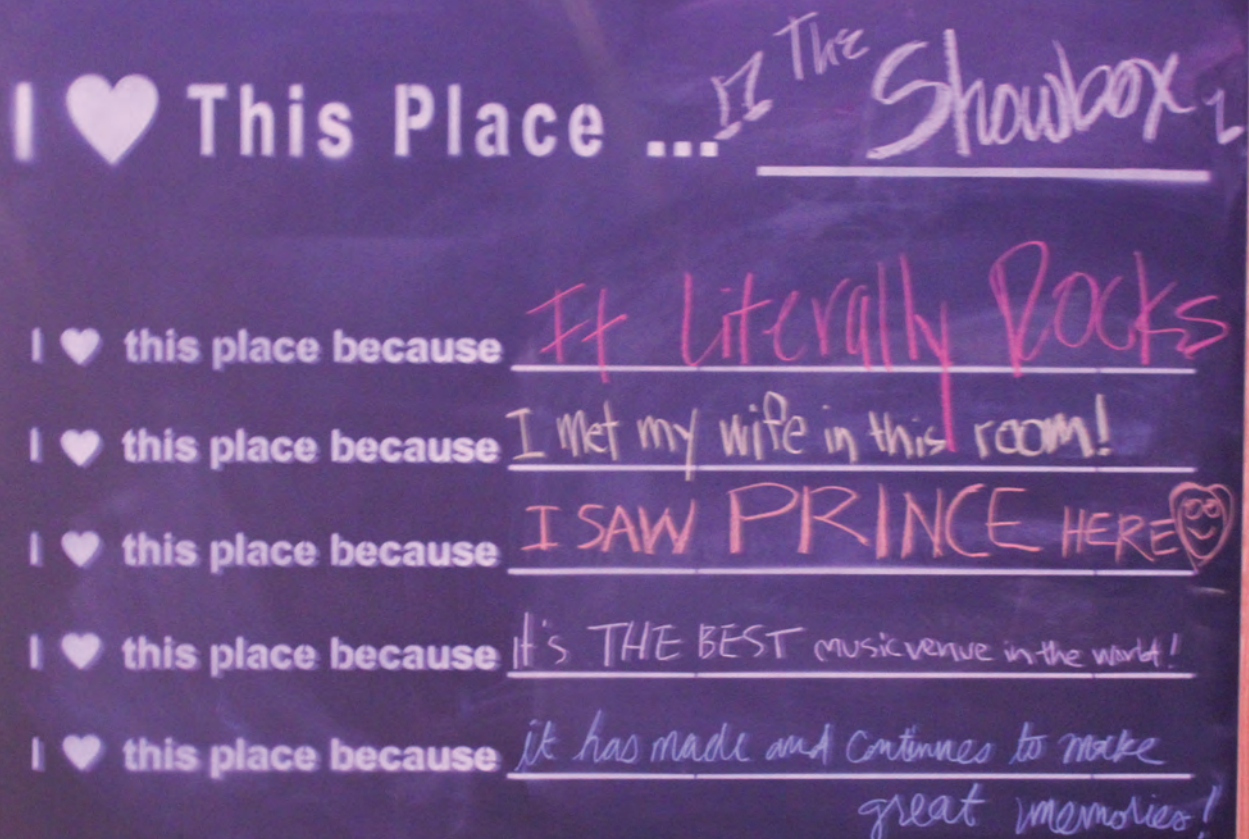
\$1 – \$99 (continued)

Anne & Jason Shepard
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Shepherd Siegel
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Claudia Skelton
Martin Smith
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Thomas Wake
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Trevina Wang
& David Hasenstab
Elaine Weeks
Brian Wiese

Jacqueline Williams
Jillian Wolken
Carol Wollenberg
& Daniel Kerlee
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Samuel Valton Wood
WorldCamp Central I
Patty O' Hara
Monte Wright
Shannon L. Wright
Kurt Youenes
Beverly & John Zuber

At our 2020 Heart Bomb, visitors to The Showbox shared reasons why they "heart" this place on our portable chalkboard.



I ♥ This Place ... The Showbox

I ♥ this place because It literally Rocks

I ♥ this place because I met my wife in this room!

I ♥ this place because I SAW PRINCE HERE 😊

I ♥ this place because it's THE BEST music venue in the world!

I ♥ this place because it has made and continues to make great memories!

THANK YOU

to our 2020 Program Sponsors

Underwriting Partners

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Sustaining Partners

Lydig Construction | Marvin Anderson Architects | Pacifica Law Group

Presenting Partners

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And additional support from:

4Culture and the City of Seattle's Office of Arts & Culture

An historic image of Seattle's locks and ship canal from the "Preservation Station," Historic Seattle's 2020 video programming series.





THANK YOU
for giving generously
to make our work
possible!



HISTORIC
SEATTLE

Historic Seattle Preservation Foundation

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SAVING MEANINGFUL PLACES TO FOSTER LIVELY COMMUNITIES

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In 2020 local artists were commissioned to paint murals and messages of hope on shuttered businesses and landmarks like this downtown example by Debora Spencer.