

HISTORIC
SEATTLE'S
ANNUAL **2022**
PRESERVATION
CELEBRATION
BENEFIT



Wednesday, **September 21**
Washington Hall

BUILDINGWORK

architecture design preservation

The Metropole Building renovation and adaptive reuse: preserving a historic resource with a LEED Platinum design and a program centered on equity and social justice.



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HISTORIC SEATTLE'S ANNUAL

PRESERVATION CELEBRATION BENEFIT

Wednesday, September 21

5:30 PM at Washington Hall

*featuring emcee Brad Holden and
a special musical performance by Daniel Pak*

About Brad Holden



Author. Historian. Finder of old things. When not out searching for local historical artifacts, Brad Holden enjoys writing about Seattle's past. His work has appeared in *Pacific Northwest Magazine*, and he is a contributor for HistoryLink.org – an online encyclopedia of Washington state history. Holden has been profiled in *Seattle Magazine*, *Seattle Refined*, *King 5 Evening!* and various newspapers. His latest book, *Seattle Mystic Alfred M. Hubbard: Inventor, Bootlegger & Psychedelic Pioneer*, was released on July 26, 2021.

About Daniel Pak

Born and raised on O`ahu, Daniel Pak is a singer, songwriter, and producer. As frontman for Kore Ionz, Pak has shared the stage with many of reggae's founding greats, including The Wailers, Steel Pulse, and Toots and the Maytals. "Love You Better," his "poignant love letter," as *The International Examiner* calls it, went to #1 on commercial radio in Hawai'i. Pak is also the co-founder and executive director of Totem Star, a nonprofit youth record label that has supported a diverse community of over 4,000 aspiring young recording artists in music production, performance, and mentorship since 2010. Pak leads Totem Star's current efforts to build a new home and recording studio at Seattle's historic King Street Station. Pak also serves as Vice Chair of the Seattle Music Commission and as a Trustee for The Bush School.



Cover photo of Bill T. Jones on stage at Washington Hall courtesy of On the Boards
Daniel Pak photo, credit: Avi Loud

THE POWER OF PLACE

We are absolutely thrilled to be with you at Washington Hall tonight, for our first in-person Preservation Celebration in three long years.

During that time, we deeply missed the opportunity to gather and the tangible experience of being in our favorite places. As grateful as we are for Zoom, we know that meaningful places are what truly foster lively communities.

Tonight, being in this historic place, is a delight for your senses... the irreplicable smell of an old building transports you, the detailed architecture you can see someone took great care to build, the feeling of stories within the walls. This is the power of place and it is palpable at Washington Hall.

That's why we celebrate the people who work to protect the power of place, whether through a restoration project, or impressive career, or grassroots advocacy effort. We are thrilled to present awards to our 2022 Preservation Award winners and to recognize the work they have done to save meaningful places that foster lively communities.

Thank you for joining us in this especially meaningful celebration and for your belief in the importance of our mission.

The Historic Seattle Team



FOSTERING LIVELY COMMUNITIES

Since 1973, Historic Seattle has been saving and restoring dozens of threatened or neglected historic properties throughout Seattle. Our involvement in such projects includes the current ownership and stewardship of 11 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 1989



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 three 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



GARDEN HOUSE

Beacon Hill | Built: 1886

Current Use: Being determined through community outreach

Operated by Historic Seattle since 2021

GOOD ARTS BUILDING

Pioneer Square | Built: 1889

Current Use: Home to artist studios, a coffee shop, and other entrepreneurial, creative, and colorful endeavors

Operated by Historic Seattle since 2022



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



THANK YOU.

Together we are shaping a livable city that values and protects its collective history. Historic Seattle is deeply grateful to each person whose generosity and involvement has made this event possible.

BENEFIT COMMITTEE

Stephanie Johnson-Toliver
Mary McCumber
Lorne McConachie

Lisa Nitze
Mariko Park
Kenny Pittman

Valerie Tran
Stephanie Toothman
David Yeaworth

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Faul, LLC
Jeff Murdock

Urban Villages
SHKS Architects

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HONOREES

2022 HONOREES

Frye Hotel & Bremer Apartments
Outstanding Stewardship

Soul Pole
Preserving Neighborhood Character

Lorne McConachie
Beth Chave Award for Preservation Champion

University National Bank
Community Investment

Dr. James W. Washington, Jr.
& Mrs. Janie Rogella Washington Foundation
Community Advocacy

Queen Anne Exchange
Best Preservation Project

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.

All 2022 Preservation Award photography courtesy of award winners.

FRYE HOTEL

Outstanding Stewardship Award



Project Team

Owner:

LIHI

Architect:

Environmental Works

Contractors:

Walsh Construction
Company

Pioneer Masonry
Restoration

Built at the base of the original Skid Road (Yesler Way) in 1908, The Frye Hotel, originally advertised as Seattle’s “First Fire-Proof Hotel,” was Pioneer Square’s first luxury hotel to have en suite bathrooms. The building, 11 stories above grade with two basement levels, was converted to 234 units of apartments in the 1970s. In the late 1990s, the Low Income Housing Institute (LIHI) purchased the building, making it the largest Section 8 preservation project in Washington State.

LIHI is thrilled to have given this iconic beauty a new lease on life with mechanical, electrical, and plumbing systems overhauls, as well as a new insulated roof and extensive exterior renovation. Rehabilitation costs totaled approximately \$35 million. Included in the renovation was exterior masonry cleaning, repair, and seismic reinforcement, along with a full replacement of the failing cornice along the street front sides of the building. Windows were also repaired or replaced, with historic wood windows repaired and preserved along street front sides and new energy-efficient windows on secondary facades.

The building remained occupied during the renovation, adding substantial challenge to the project. The progress of the rehabilitation work was driven by the location of the plumbing stacks throughout the building, work was done in 10 vertical zones spanning residential floors 2 to 11. Over the course of approximately two years, tenants were relocated within the building to clear the way for the construction crew to progress through the zones. LIHI staff worked closely with tenants to make moves as easy as possible, with many households moving only once – into a newly refinished unit.

The renovation, completed in 2021, increased the comfort and energy efficiency of the building, preserved affordable housing, and honored the historic features of this grand old hotel. LIHI staff, along with architect (Robert Drucker of Environmental Works), contractor (Walsh Construction Co), and many skilled subcontractors, worked tirelessly to complete this renovation during the COVID-19 pandemic. Historic Seattle is pleased to recognize this project as one of our two 2022 Outstanding Stewardship Award winners!



BREMER APARTMENTS

Outstanding Stewardship Award



The Bremer Apartments, located in Belltown at 1st Avenue and Broad Street, was constructed in 1925 for client George Bremer and designed by architect Max Allen Van House. Today, the Bremer is one of a diminishing number of character buildings still standing in the neighborhood.

Van House had worked previously in Tacoma, Washington, and Butte, Montana. He was the architect of many notable buildings in Seattle across several styles, including The Mission Inn, 1743 Boylston Ave., The Ellenbert Apartments, 915 East Harrison St., The Bering Apartments, 233 14th Ave. E., and The Seaview Apartments.

Community Roots Housing (formerly Capitol Hill Housing) acquired the 49-unit property for use as affordable housing in 1992 and oversaw a minor rehabilitation at that time, which included the provision of new plumbing systems, plumbing fixtures, lighting, interior finish improvements, and energy-efficient window upgrades.

Project Team

Owner:
Community Roots Housing

Architect:
SMR Architects

Structural Engineer:
Swenson Say Fagét

Mechanical Engineer:
Sider + Byers

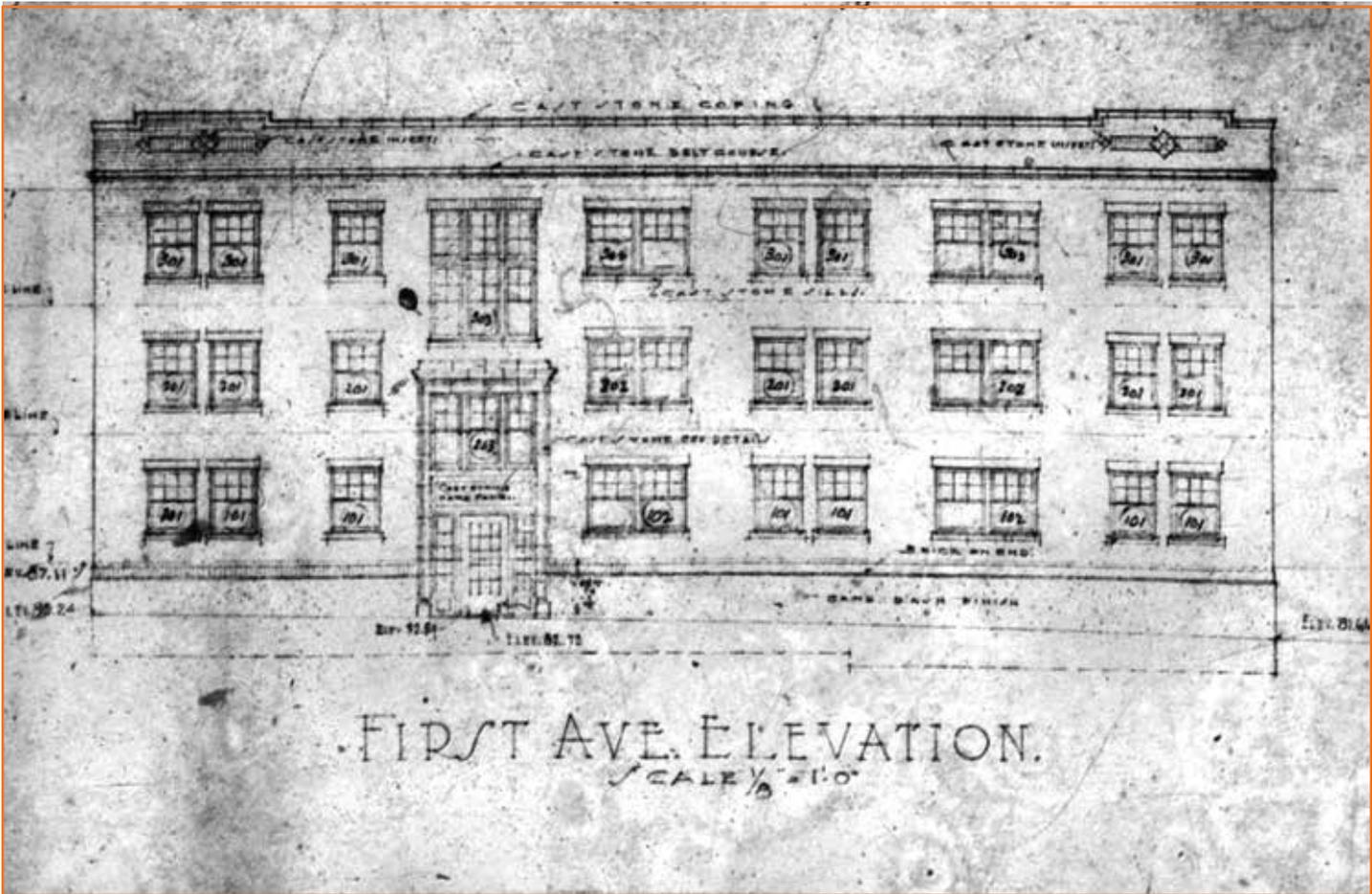
Electrical Engineer:
TFWB

General Contractor:
Buchanan General Contracting Company

In 2018, the nearly 100-year-old apartments were deemed “high-risk” in the event of an earthquake by the City of Seattle. In a partnership with the Federal Emergency Management Agency, the more recent rehabilitation included a voluntary seismic retrofit to address the building’s unique wood-framed, load-bearing structure and double wythe masonry veneer, stabilizing the veneer and the parapet against the effects of a seismic event and protecting the life safety of residents and community.

The project was a substantial alteration, and key life-safety elements of the building were brought into compliance with current building and energy code requirements. In addition to the seismic improvement, the building’s electrical, heating, plumbing, and ventilation systems were significantly upgraded. Extensive demolition was required in dwelling units to facilitate the seismic retrofit work and to accommodate the required envelope and systems improvements. While this resulted in the loss of some original features within the units, considerable effort was made to maintain or restore the common areas, including the principal stairwell and its 1st Avenue windows which were replaced with wood windows.

The Bremer Apartments rehabilitation illustrates how historic preservation can be used as a strategy for retaining affordable housing while, at the same time, addressing the critical issue of the climate crisis through the utilization of the embodied carbon already extant in the building. Belltown, like so many neighborhoods in the Seattle metro area, is seeing significant development and related increases in housing costs. Retention of affordable units through preservation is a vital way to keep communities economically diverse and maintain units proximate to employment, city services, and amenities. Community Roots Housing’s commitment to minimizing displacement through reinvestment in existing structures serves to retain both the character of our neighborhoods and our communities. Congratulations to The Bremer Apartments project team, winner of the 2022 Outstanding Stewardship Award!



SOUL POLE

Preserving Neighborhood Character Award



Project Team

Owner:

Seattle Public Library

**Community Advocacy/
Project Lead:**

Black Heritage Society
of Washington State

Conservation Partners:

Artech

Landrieu Conservation

Converge Media

The Soul Pole is a historic artwork that has stood tall outside the Douglass-Truth Branch of The Seattle Public Library (SPL) at 23rd Ave & E Yesler Way in Seattle's Central District for almost 50 years. The 21-foot wooden sculpture was gifted to the library in 1972 by the Seattle Rotary Boys Club. Carved by six young community artists in the late 1960s, it honors 400 years of African American history and the struggle for justice in the United States.

At 50 years old, the Soul Pole's wooden structure has weathered many seasons. With its condition deteriorating, the artwork became a safety concern in recent years, prompting a partnership between the Black Heritage Society of Washington State (BHS) and SPL to oversee the restoration of the beloved Soul Pole.

In 2021, SPL contracted with Artech Fine Art Services, an organization with extensive experience in restoration and preservation, to deinstall the Soul Pole and evaluate it. The pole was relocated to their shop, and Artech collaborated with well-known conservationist Corine Landrieu on a plan to repair, stabilize, and protect the sculpture. Realizing its historical significance, the focus of the project was to preserve the Soul Pole as close to its current form as possible for generations to come.

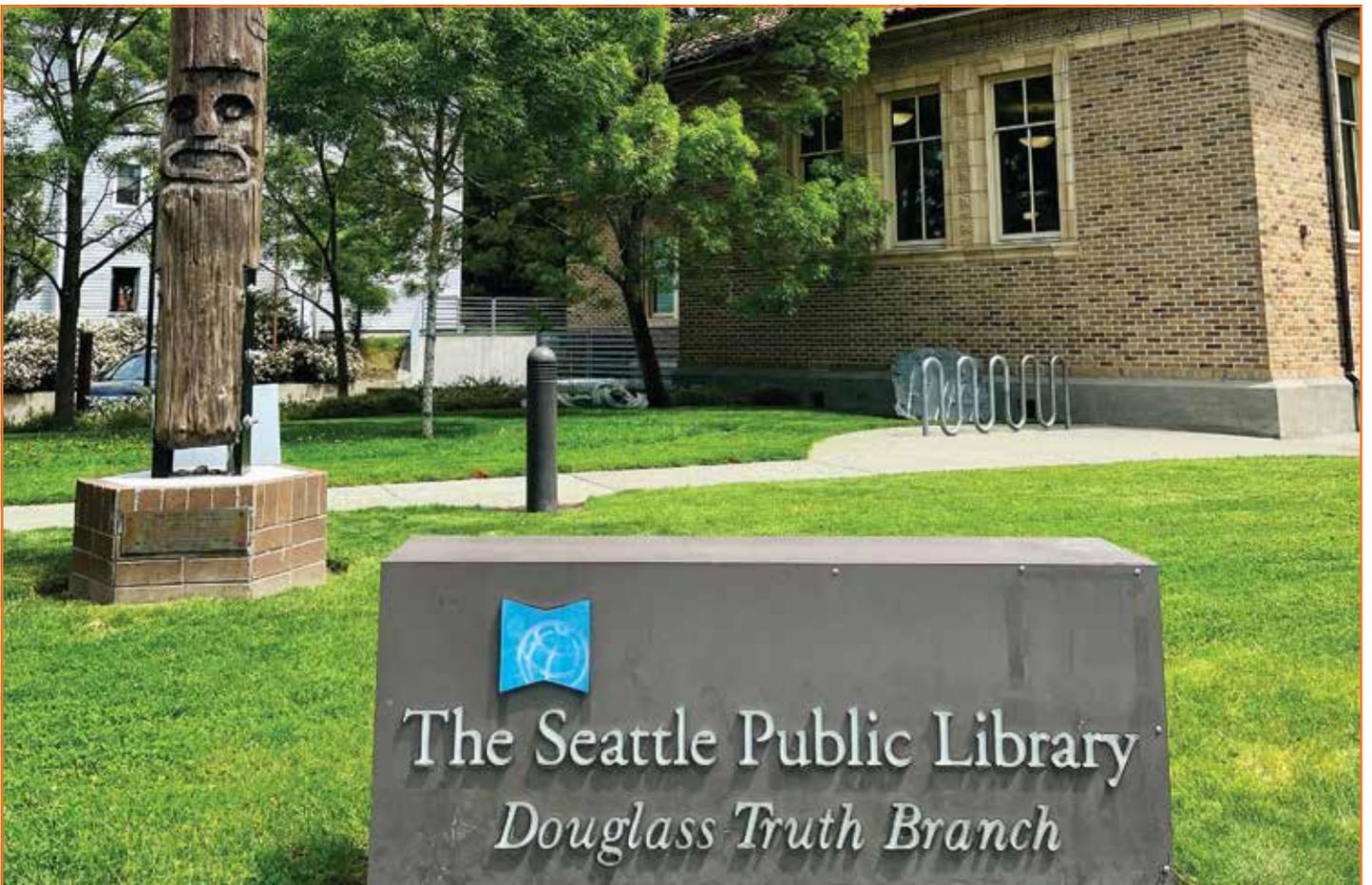
SPL and BHS worked closely to research the history of the Soul Pole and the artists (all Rotary Boys Club youths) who carved it. According to documents from the late 1960s and early 1970s, the Soul Pole was created in 1969 as part of a summer arts festival associated with the Model Cities Program to bring attention to African American history. SPL and BHS remain interested in garnering information and stories related to the Soul Pole to expand archives at both organizations. Family members and friends of the artists have come forward to share their memories, including the supportive leadership at the Rotary Boys Club.

With community and neighborhood invested, and the community's desire to follow the preservation process, a partnership was formed with Converge Media to document the restoration project, including its deinstall, conservation, and reinstallation. The conservation work was successfully completed in late 2021, and the sculpture was reinstalled at its historic home on the Douglass-Truth Branch lawn in April 2022. The sculpture is now prepared to withstand several more decades of exposure to Seattle weather. The sole visible alteration to the Soul Pole is a zinc cap placed atop the sculpture to protect it from rainwater. SPL is in the process of adding an additional plaque alongside the original plaque at the Soul Pole's base to share more information about the conservation project and the history of the artwork.

In a neighborhood that has seen many changes influenced by gentrification, the Soul Pole is a tangible symbol that claims space and honors the African American history in the heart of Seattle's Central District. Cheers to the Soul Pole partnership team for saving this important piece of history and earning the 2022 Preserving Neighborhood Character Award!



Scan this QR code to view
Legacy of the Soul Pole
by Converge Media



LORNE McCONACHIE

Beth Chave Award for Preservation Champion



Lorne McConachie, Principal Emeritus of Bassetti Architects, has invested his career in preserving historic structures in communities and developing design strategies to upgrade and revitalize the built environment to support 21st-century learning and living. Lorne joined Bassetti in 1985, leading historic renovation projects across the Pacific Northwest and beyond.

Prior to that, Lorne worked at Bumgardner Architects for five years where he played a key role in the Queen Anne High School renovation and adaptive reuse. Bumgardner was hired to renovate this 1909 national landmark into apartments, and this project, along with the renovation of several historic residences, launched Lorne's passion for historic places.

Over the past 36 years, Lorne has refined his expertise in the planning, and design of historic facilities. From the creation of the historic structures report for the St. Edward Seminary in Kenmore, WA to the renovation of a portion of the old Rainier Brewery into Fran's Chocolate Factory in Seattle's Georgetown neighborhood to the restoration of the Collegiate Gothic Mary Gates Hall building at the University of Washington, his tailored approach has produced projects that preserve the character, extend the life, and revitalize the purpose of historic structures that honor the past and protect cultural resources for future generations.

A report conducted in 2011 by the Preservation Green Lab, now the Research and Policy Lab at National Trust for Historic Preservation, concluded in all the studied cases that the rehabilitation and retrofitting of existing structures resulted in fewer carbon emissions over the life of the building when compared to new construction. Lorne's support of the notion that "the most sustainable building is one that is already built" has led him to be a true advocate of carbon footprint reduction savings when revitalizing a historic structure.

In addition to his numerous articles, lectures, and workshops on modernizing historic schools, Lorne has served his community for decades and is regarded as an important resource by his peers. During his tenure on the Seattle Landmarks Preservation Board, Lorne reviewed countless landmark nominations with great interest, in his role as a board member and chair. He presently serves on Historic Seattle's Foundation Board and continues to share his expert knowledge of historic places. We offer our sincere congratulations to Lorne McConachie, winner of our 2022 Beth Chave Award for Preservation Champion!



UNIVERSITY NATIONAL BANK

Community Investment Award



Project Team

Owner/Design:
Hunters Capital

Architect:
Stephen Day

Contractor:
JHC Construction

The University State Bank was incorporated in 1906 before eventually becoming the University National Bank of Seattle in 1922. The bank occupied two locations prior to constructing this Neoclassical building on the northeast corner of NE 45th Street and University Way NE. The Beezer Brothers, the building's architects, relocated to Seattle from Pittsburgh, PA, in 1907 and designed a new and larger headquarters, built of steel and concrete, completed in 1912.

The gleaming white bank, sheathed in a skin of terra cotta tiles, replaced a fraternity house that had once stood on the property. Wells Fargo (under various entities throughout the years) operated the building as a bank branch until its closure in 2018, ending 106 years of continuous bank operations.

With the consolidation of its banking operations in the University District, Wells Fargo decided to put the building on the market for the first time. Recognizing both the historical significance of the building (its use, location, and legacy to The Ave) and the rare opportunity to acquire one of Seattle's most handsome buildings, Hunters Capital closed on the property in the fall of 2020, making it the company's first expansion beyond its home territory in Seattle's Capitol Hill neighborhood.

Hunters Capital worked with architect Stephen Day to lead the restoration project. The University National Bank building was listed in the National Register of Historic Places and designated a Seattle landmark in 2021. Given the two-story building's grand size of 25,000 square feet, the entire project took 26 months to complete. The project scope included adding new mechanical, electrical, and plumbing engineering systems, as well as the addition of fire sprinklers and fire alarm systems throughout the building. The team rebuilt the marble foyer and grand stairs to the second floor and made minor restorations in the grand vault, thus exposing the hidden heavy timber truss systems on the second floor. The scope also included a rebuild of the original mezzanine space that was used for sorority dances in the '20s and '30s, restoration of hardwoods to the upper floor, refurbishing original windows, and adding ADA lifts and restrooms to the building.

We congratulate Hunters Capital and the entire team on their beautiful restoration of University National Bank, their continued efforts to preserve this historic and cultural University District icon, and deserved win of this year's Community Investment Award!



DR. JAMES W. WASHINGTON, JR. & MRS. JANIE ROGELLA WASHINGTON FOUNDATION

Community Advocacy Award



Project Team

The Dr. James W. Washington, Jr.
& Mrs. Janie Rogella Washington
Foundation Board

The Dr. James W. Washington, Jr. & Mrs. Janie Rogella Washington Foundation was established in 1997 by the couple to “preserve the art, writing, and lifetime works of Dr. James W. Washington, Jr., their home and gardens, and share their vision through the preservation, interpretation, and showing of his works and studio, and the family gardens and home. Also, to encourage others by providing a setting where they can grow beyond the book, spiritually and artistically, and to share their talents with a larger audience.”

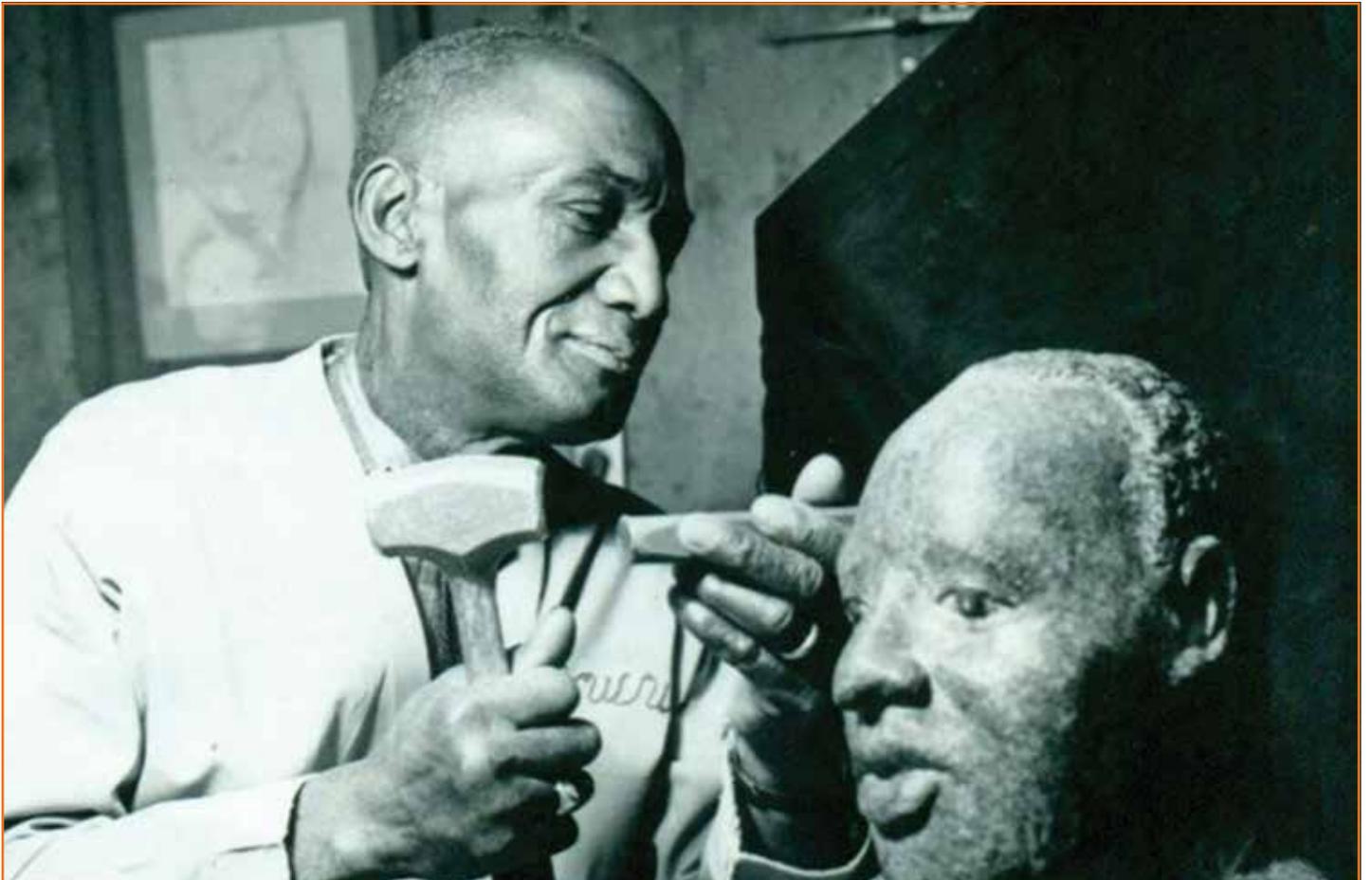
Dr. Washington was born and raised in Gloster, Mississippi, and came to Seattle with his wife Janie to work in the shipyards as part of the WWII war effort. James was a renaissance man with a wide variety of talents and interests; besides his mechanical and industrial capabilities, he was a prolific painter and sculptor, becoming an eminent member of the Northwest School of Art, as well as a writer and community activist.

Dr. Washington’s world-class sculptures are not only in places such as the Schomberg Center for Research in Black Culture, the Smithsonian, Rotunda of Achievement, but also locally at the historic Mount Zion Baptist Church, Odessa Brown Children’s Clinic, Seattle Center, Washington State Capitol campus in Olympia, and in private collections worldwide. On May 20, 1973, James W. Washington Day was proclaimed by the Mayor of Seattle.

The Washingtons bought a house in Seattle’s Central District in 1949, where they resided for 51 years. A dream developed in them to bequeath their home to the community, leaving a place where people from all backgrounds could experience art, gather, and learn. To this end, the Washingtons established a non-profit foundation in 1997, personally selecting their board of directors, a few of whom are still serving the organization. When James and Janie both died in the year 2000, they left their home, a treasure trove of artwork, artifacts, and collections, as well as a substantial endowment as their legacy for the entire community.

Over the years, the Washington Foundation has maintained and upgraded the house, studio, and gardens and presented activities and programs for the community. Last year, the Foundation launched a Strategic Planning Committee to refresh its mission and vision and a fundraising campaign to continue the work and legacy of its founders.

As the winner of the 2022 Community Advocacy Award, the Dr. James & Janie Washington Cultural Center will receive a \$3,000 prize in support of their efforts to improve and preserve the landmarked house, grounds, and studio of James & Janie Washington; renew the Foundation’s Artist in Residence program; make the studio space available for rental; install exhibits in the house on a rotating basis; and make available the library with over 3,000 books of potential interest to artists and scholars, as well as Dr. Washington’s personal documents, photographs, and African art collection.



QUEEN ANNE EXCHANGE

Best Preservation Project



Project Team

Owner/Design:
FAUL, LLC

Architect:
BuildingWork

Interior Design:
Graham Baba Architects

Structural Engineer:
Coughlin Porter Lundeen

Civil Engineer:
SiteWise Design

Landscape Architect:
Karen Kiest Landscape Architects

Contractor:
Venture Construction

Bank:
Umpqua Bank

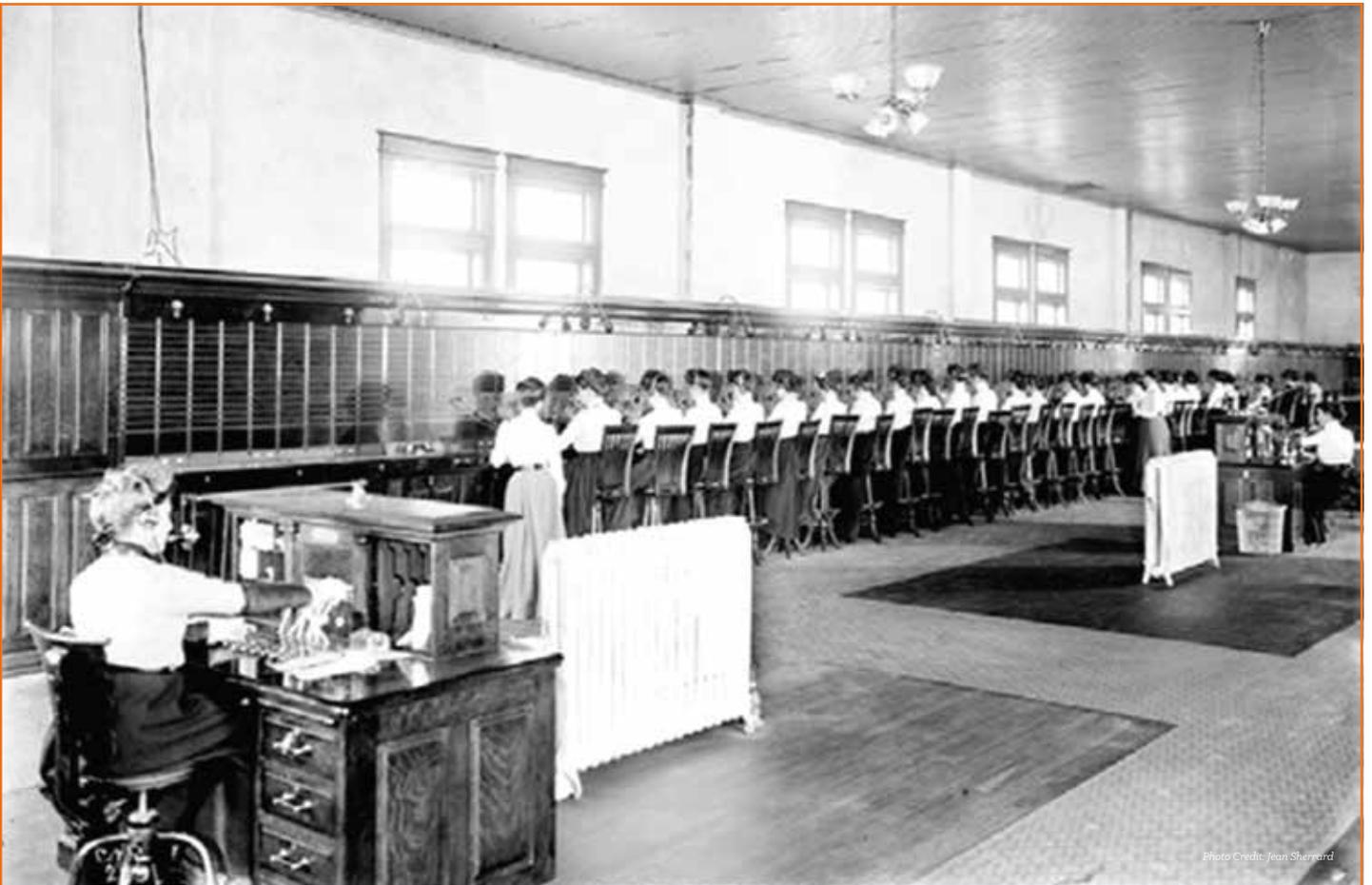
In Seattle, there is often tension between preservationists and developers; a conflict between saving existing buildings and serving the needs of the community, specifically with places for more people to work and live. Queen Anne Exchange reconciles two divergent goals: through the adaptive reuse of a landmarked neighborhood building, it transforms a structure used as a storage facility for over five decades into 25 apartments in highly desirable Queen Anne.

The building now known as Queen Anne Exchange was constructed in 1921 as a two-story telephone switchboard operation facility for the Pacific Telephone & Telegraph Company. In 1929 a third floor was added with plans to expand to a fourth floor if necessary. According to the landmark nomination, the building facades express a “restrained neo-classicism” with vertically proportioned windows and a primary entrance on the east façade. The primary façades are clad in brick with wire cut, rug-faced texture and variegated buff to reddish-orange colors, and off-white glazed terracotta trim with “fine Greco-Roman detailing.” The terra cotta elements frame the main entrance and are used at the windowsills and at the exterior stair copings.

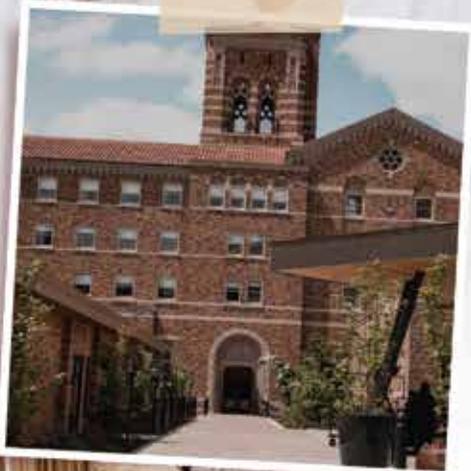
The building was donated to the Seattle Public Library in the 1970s and was remodeled in 1977 to serve as a materials distribution hub. As a structure intended for staff purposes only and not open to the public, this remodel served to stabilize the building and make it more functional for storage needs. The original sheet metal cornice, assumed to be in an unsafe state of disrepair, was removed and replaced with a flat band of light-grey exposed aggregate stucco.

The adaptive reuse of Queen Anne Exchange included the following elements: replacement and restoration of three window openings in the brick façade; restoration and preservation of the exterior brick and terra cotta façade; reconstruction and replacement of the original cornice; replacement of a glazed main entry door and sidelight; infill of a portion of the interior courtyard with a small addition housing a new elevator, exit stair, and shear walls; new fourth-floor addition only minimally visible from the street; new vehicle ramp and new garage entry to the lower level; and enlargement of six windows to create viable residential units at the lower level.

Both the site and building exterior were designated as a Seattle landmark in 2015, providing an opportunity to create a land use pathway for the structure to be redeveloped into multifamily housing, a use not typically allowed by the site’s SF 5000 zoning designation. Queen Anne Exchange provides an example of how, through creative design and a belief in an existing building’s potential, the preservation and re-use of existing buildings, especially those with long histories and a strong physical presence, can align with Seattle’s need for increased density and affordable housing. With this completed project, a precedent has been set for an ongoing win/win scenario. Congratulations to Faul, LLC and the entire project team, winner of the 2022 Best Preservation Project Award!



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Lorne McConachie
for winning
Preservation Champion



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RAILSPUR

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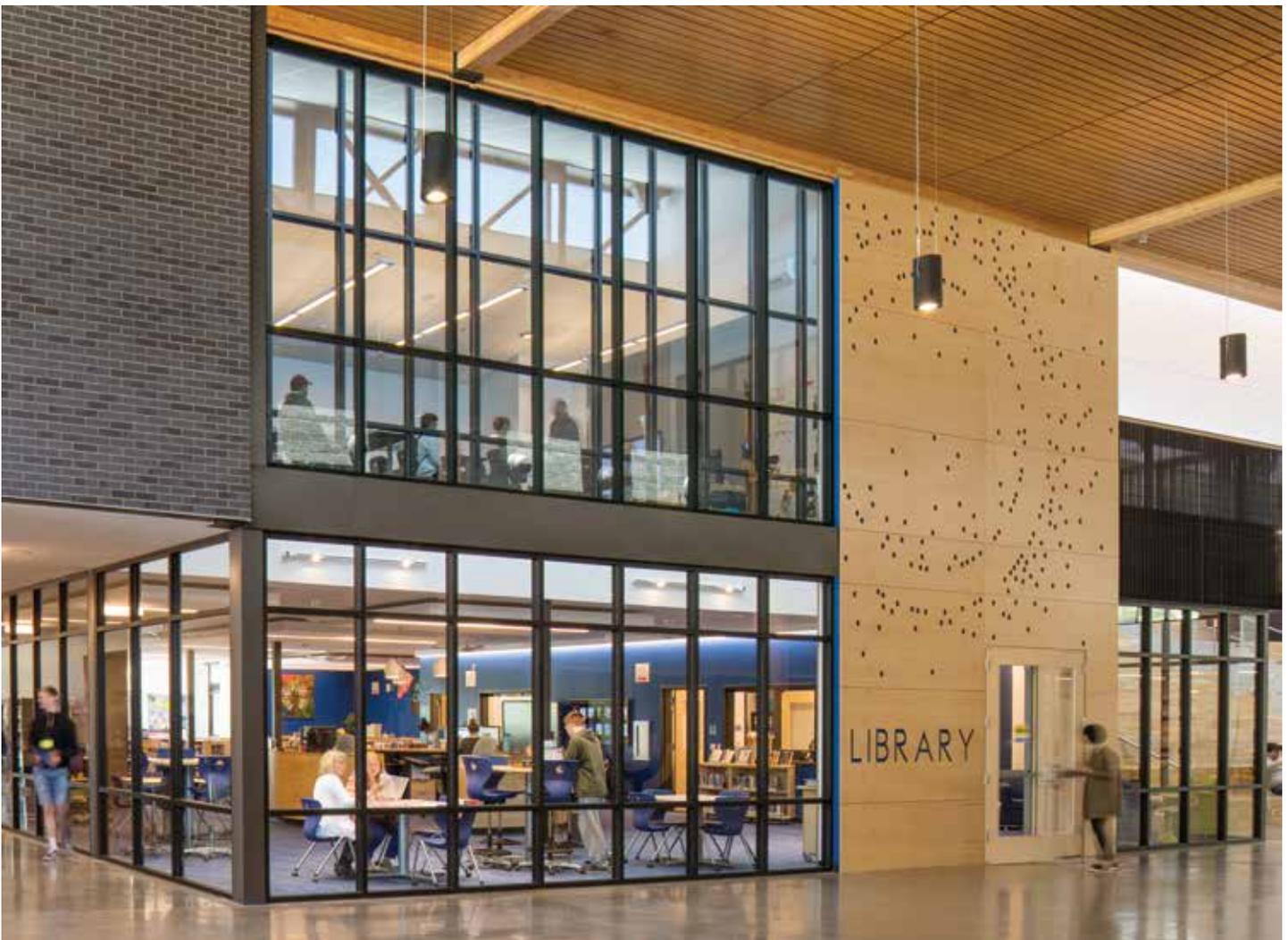
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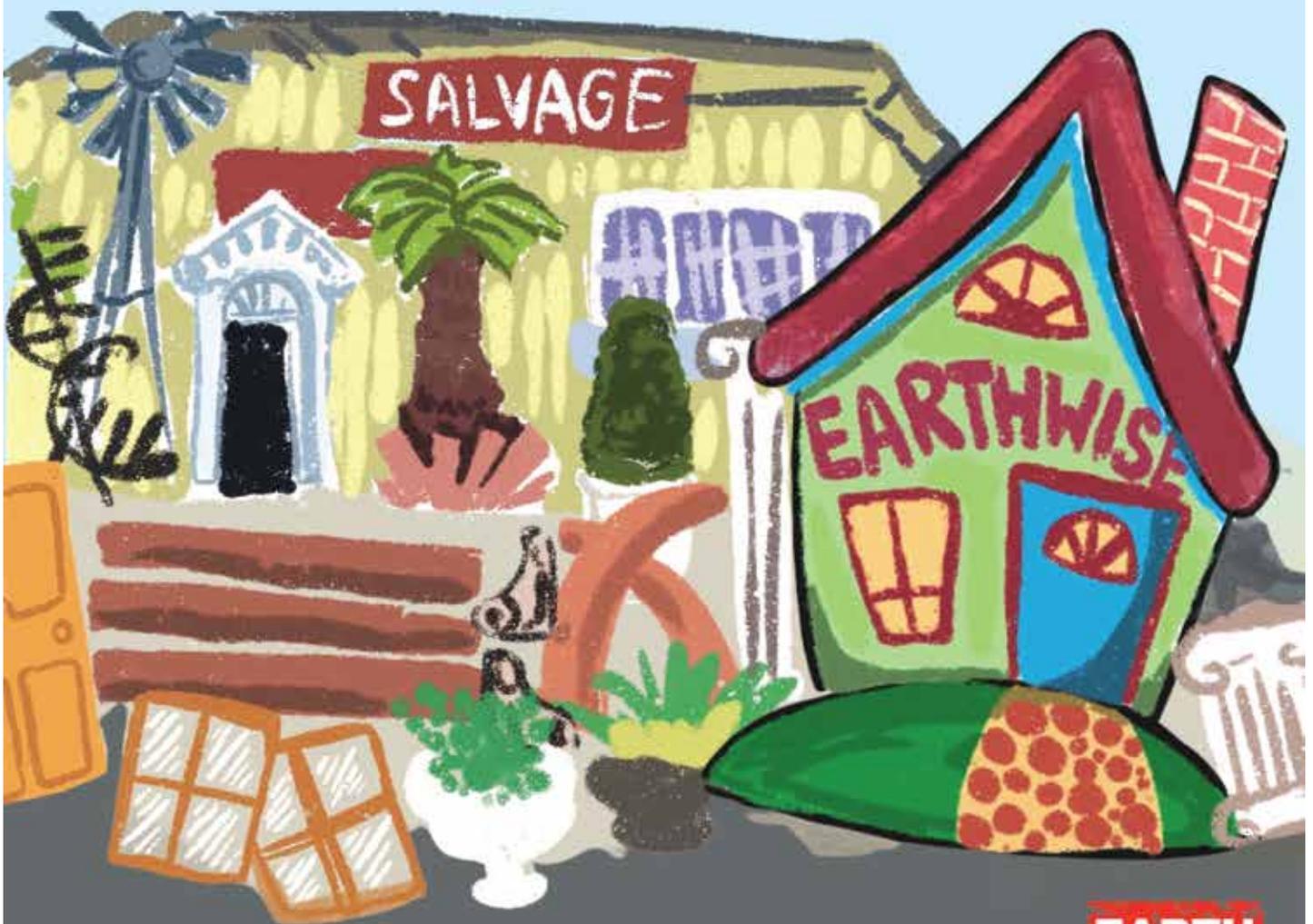
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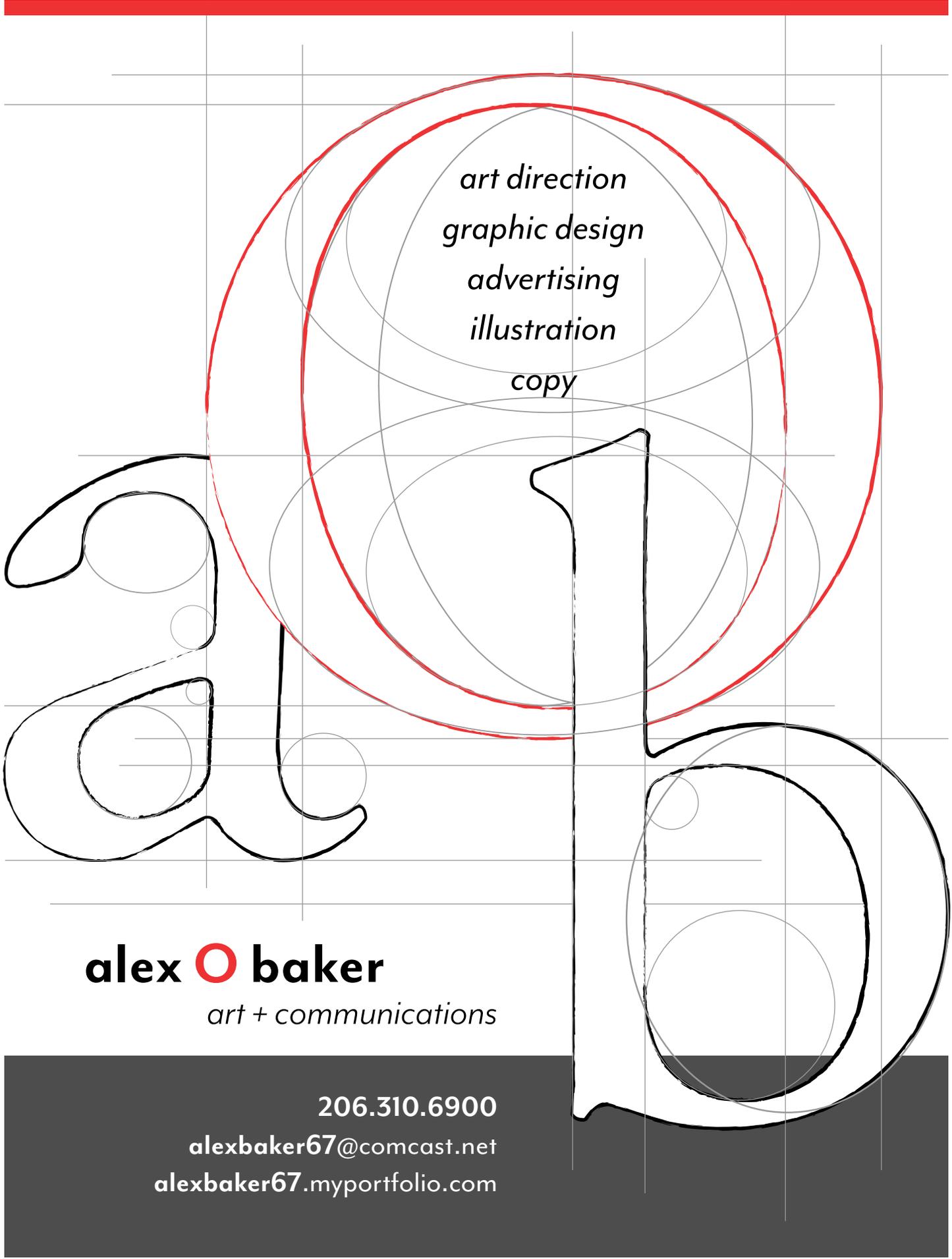
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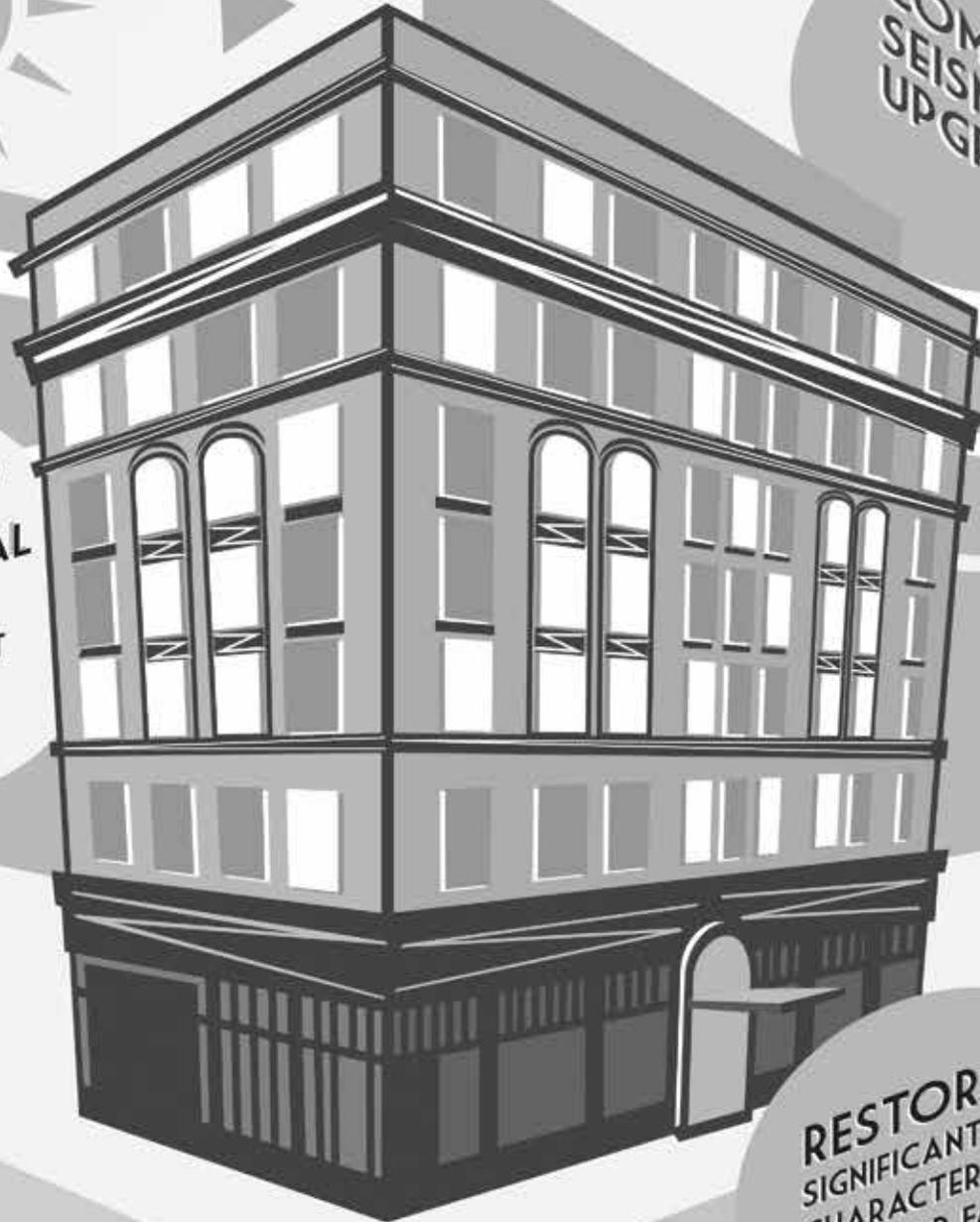
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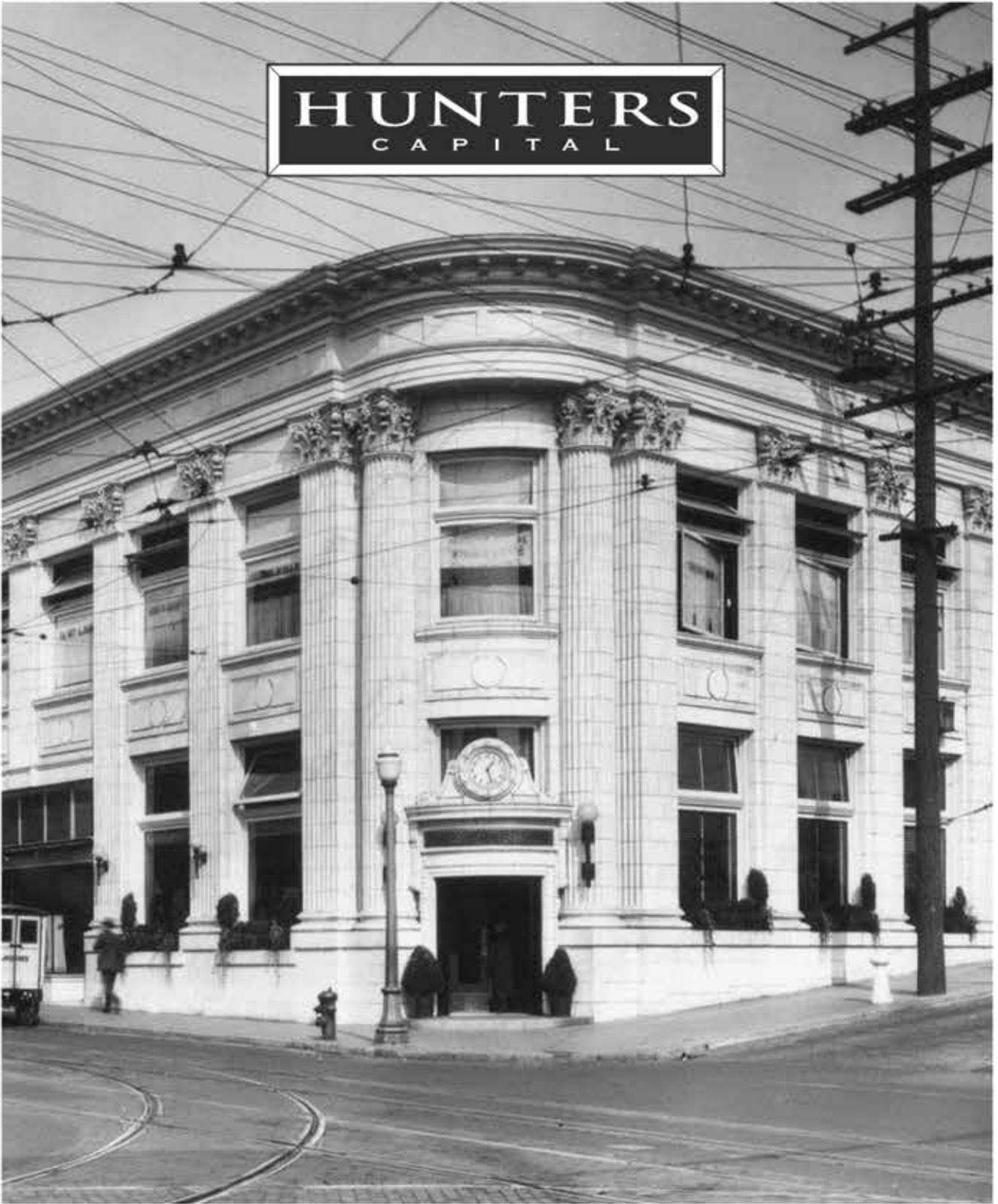
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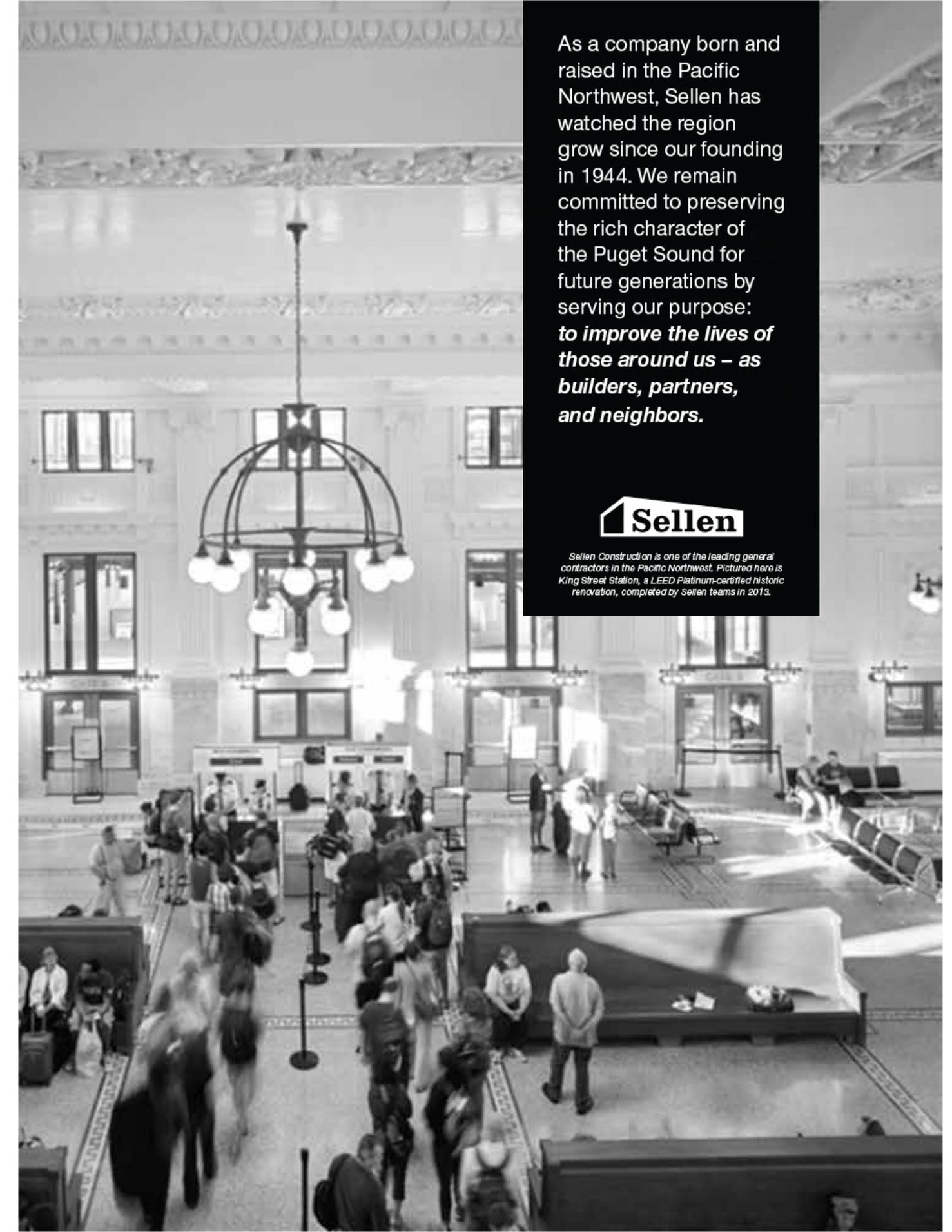


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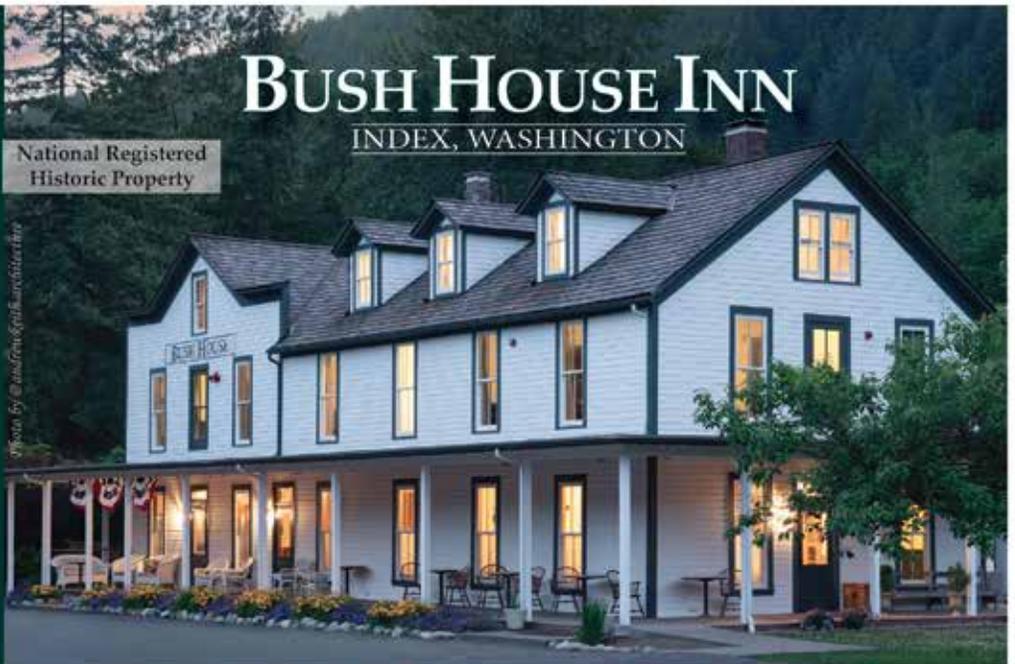
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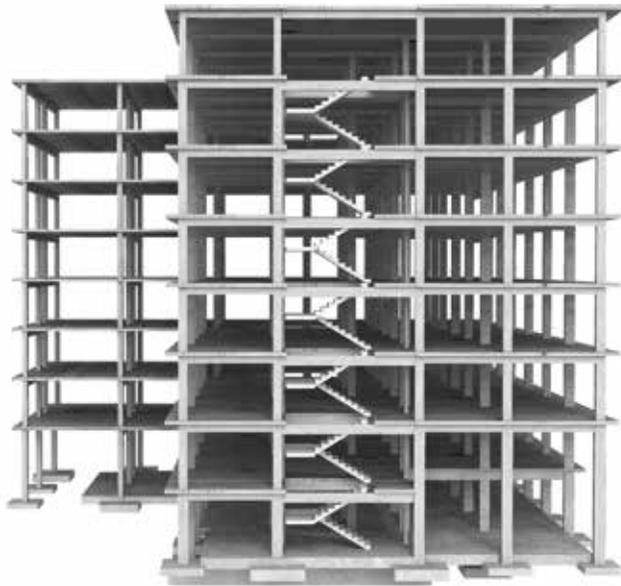
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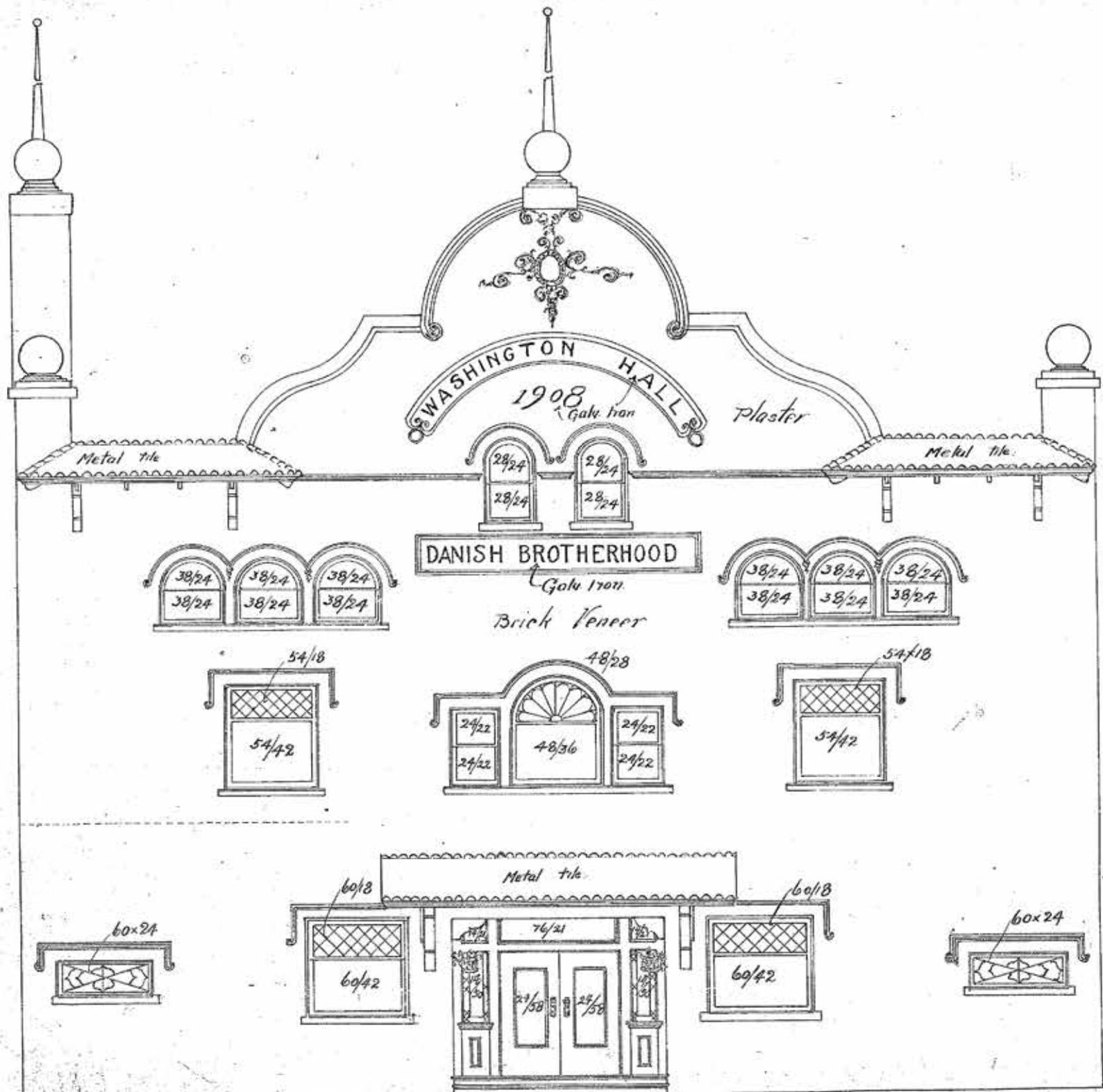


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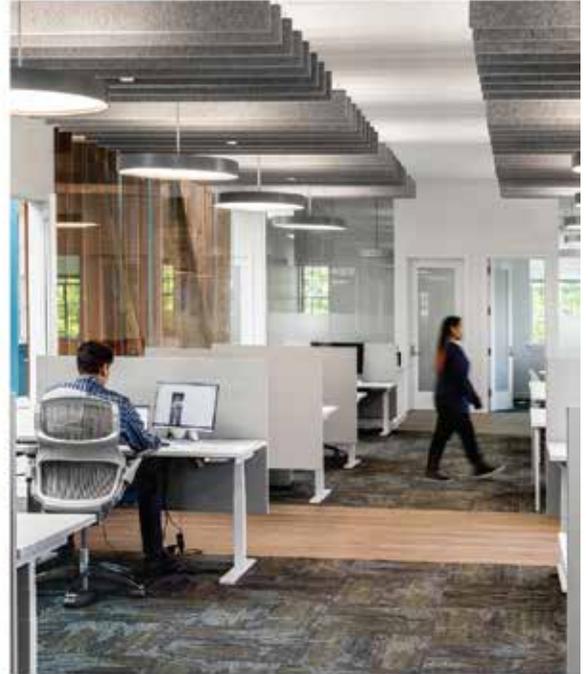
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