




HISTORIC SEATTLE

2021

PRESERVATION CELEBRATION





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HISTORIC SEATTLE'S ANNUAL PRESERVATION CELEBRATION BENEFIT

Wednesday, October 27

6:00 PM on Zoom

featuring a special musical performance by Tomo Nakoyama

About Tomo Nakayama



Tomo Nakayama also performed at Historic Seattle's 2021 Heart Bomb on Zoom

“When music journalists say things like ‘this artist is a fixture in Seattle music,’ there’s probably no one right now who fits that title better than Nakayama.” —KEXP

Born in Japan and raised in Seattle, Washington, Tomo Nakayama is an artist whose melodic, complex and emotionally compelling music has been praised by NPR, *New York Times*, and KEXP.

THE POWER OF PLACE

How we wish we were seeing you at Washington Hall tonight. But, we thank you for joining us on Zoom to be a part of our Preservation Celebration!

For 19 months, we have deeply missed the opportunity to gather. Like you, we also miss the tangible experience of being in our favorite places.

As grateful as we are for the technology that kept us connected throughout the pandemic, we know that meaningful places are what truly foster lively communities. To enter a historic place is a delight for your senses...the irreplicable smell 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 we won't find it on Zoom.

Tonight, we celebrate the people who work to protect the power of place, whether through a restoration or grassroots advocacy effort. We are honored to present awards to both our 2020 and 2021 Preservation Award winners and to recognize the work they have done to save meaningful places that foster lively communities, especially during such a challenging time.

Until we can see you at our favorite places again, please know how much we appreciate your generosity and continued belief in our mission.

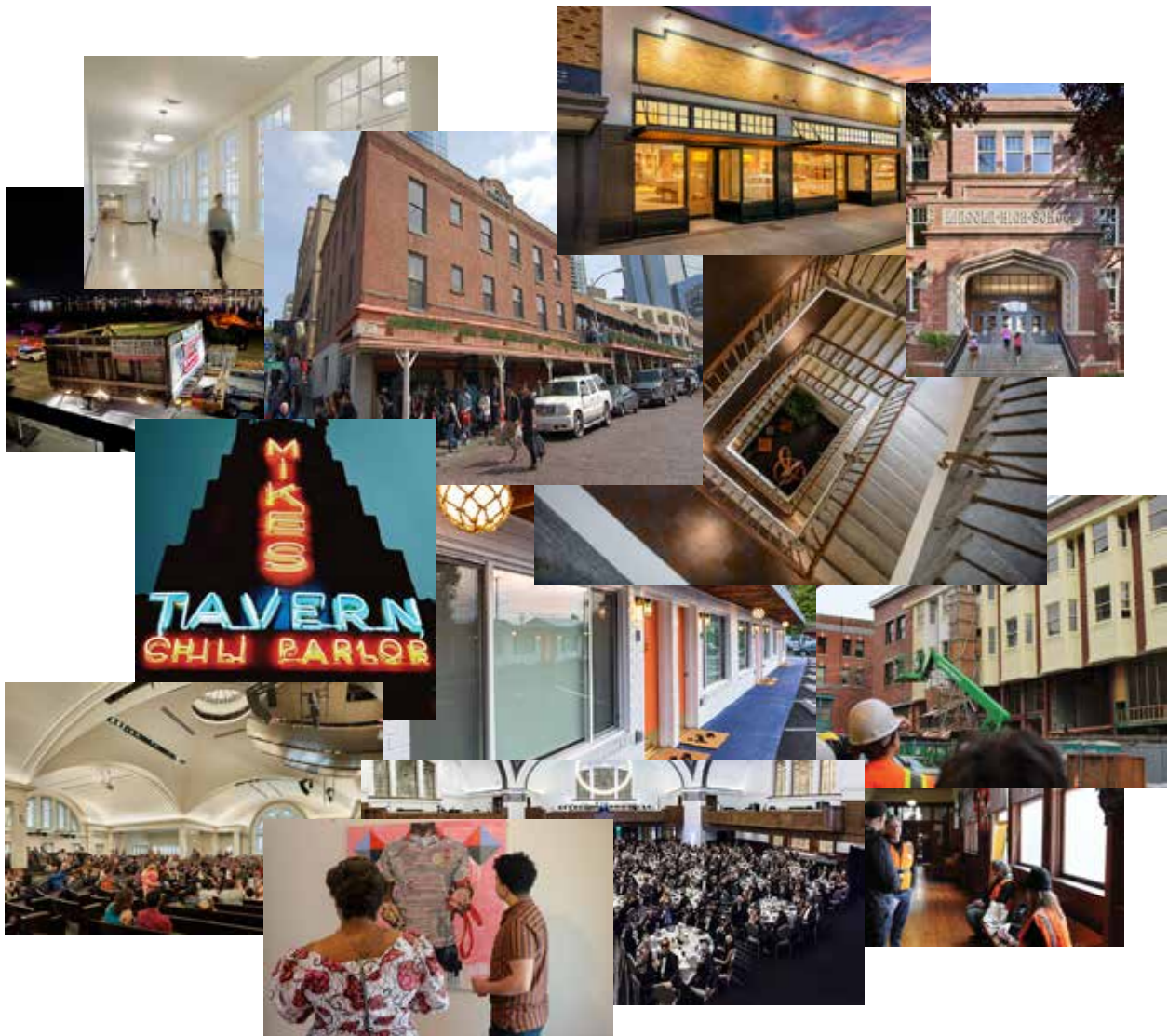
The Historic Seattle Team



SAVING MEANINGFUL PLACES TO FOSTER LIVELY COMMUNITIES

By restoring historic properties, educating the public about Seattle's history, and fighting for places that matter through advocacy, our team works hard every day to carry out this mission.

You can become more involved in this work through our advocacy campaigns, education programs, and fundraising efforts. Learn more at historicseattle.org!



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 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 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



THANK YOU.

Together we are shaping a 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

Connie Walker Gray
Kate Krafft

Lorne McConachie
Mary McCumber
Lisa Nitze

Pete Mills
Stephanie Toothman

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LANDMARK SPONSORS

Bennett Properties
BuildingWork
The Lodge at St. Edward Park
Lydig

Mallet Design Build
Marissa Natkin Seattle Homes
SHKS Architects

CHAMPIONS

Bricklin Newman
Bear Wood Windows
Meridian School
National Trust Insurance Services
Northwest Vernacular
Novaby

Richaven Architects
Ron Wright & Associates/Architects
SMR Architects & Tonkin Architecture
Seneca Group
Third Place Design Co-operative

ADVOCATES

Blue Sound Construction
Meriwether Partners
Rafn
Sellen

Stephanie Toothman
Swenson Say Faget
Walsh Construction
Wiss, Janney, Elstner Associates, Inc.

VOLUNTEERS & CONTRIBUTORS

Alex Baker
Bad Habit Media
Tomo Nakayama

Chef Kristi Brown
& the COMMUNION/
That Brown Girl Cooks team

HONOREES

At this year's event, we are celebrating twice as many honorees, as our 2020 award winners missed their turn in the spotlight due to the pandemic.

2021 HONOREES

University Heights Center | *Outstanding Stewardship Award*
Mike's Chili Parlor | *Preserving Neighborhood Character Award*
The Fantasy Shop | *Community Investment Award*
Save the Stone Cottage | *Community Advocacy Award*
Kevin Daniels | *Preservation Champion Award*
The Lodge at St. Edward Park
Beth Chave Award for Best Preservation Project

2020 HONOREES

Town Hall | *Exemplary Stewardship Award*
South Park Yacht Club | *Preserving Neighborhood Character Award*
Lincoln High School | *Beth Chave Best Rehabilitation Award*
Louisa Hotel | *Community Investment Award*
Wa Na Wari | *Community Advocacy Award*
Dan Say | *Preservation Champion Award*
Building 9 at Magnuson Park | *Best Preservation Project Award*

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.

UNIVERSITY HEIGHTS CENTER

Outstanding Stewardship Award (2021)



Founded in 1989 by University District residents and businesses who believed this building would serve as a vital gathering place for the community, UHeights has been serving the Greater Seattle area since its original construction as an elementary school in 1902. Annually, UHeights welcomes over 250,000 visitors through its doors and over 200 groups choose to make UHeights their home for classes, workshops, community meetings and more.

When UHeights took possession of the building from Seattle Public Schools in 1990, it had been poorly maintained for the last decade or more due to declining student population and deferred maintenance. UHeights has embarked on a long-term program of completing maintenance and capital improvements, all of which have been approved by the Seattle Landmarks Preservation Board and follow best practices in historic preservation.

Project Team

Owner:
University Heights Center

Architects:
Johnson Architecture
(*seismic*);
Richaven Architecture
& Preservation
(*building assessment*);
SHKS Architects
(*water remediation*
& *elevator addition*);

Contractor:
Kent Lake Construction
(*seismic*);
Charter Construction
(*water remediation*)

The most recent major project completed was the Water Remediation Project and an elevator addition is underway. In addition, UHeights has pursued several other improvement projects, including an extensive condition assessment which supports maintenance planning and fundraising for the long-term stewardship of the building, renovation of the auditorium, a new park, landscaping and parking improvements on the south side of the building, P-Patch installation, repaving and storm drainage improvements in the north and west parking areas, hazardous materials abatement, HVAC filtration and outside air intake re-opening, Northwest Choir HVAC improvements, and rehabilitated restrooms.

UHeights has been working to maintain and improve their facilities for over 30 years without compromising the historic integrity of their facility; in fact, more than 95% of the building's historic elements remain intact.

UHeights has maintained a solid base of resident organizations which embrace the history of the building, respect the historic character of the building, and that have pitched in to help support improvement projects financially and with volunteer labor. As we emerge from the dark days of the pandemic, UHeights is poised to continue its vital support of the community through its outstanding stewardship.



Photo Credit: Richaven



TOWN HALL

Exemplary Stewardship Award (2020)



Project Team

Owner:
Town Hall Association

Architect:
BuildingWork;
Weinstein AU

Structural Engineer:
Magnusson Klemencic
Associates

Civil Engineer:
SiteWise Design

Landscape Architect:
Karen Kiest Landscape
Architects

Acoustic and AV Design:
Jaffe Holden

Theater Consultant:
The Shalleck Collaborative

Mechanical Engineer:
Mazetti

Electrical Engineer:
Stantec

Lighting Designer:
Blanca Lighting Design

Interior Designer:
Amy Baker Interior Design

Owner's Representative:
Point32

General Contractor:
Rafn Company

The Town Hall Seattle building, originally the Fourth Church of Christ, Scientist, was designed in the Classical Revival style by architect George Foote Dunham and opened in 1916. In 1997, the church's congregation was faced with the possibility of selling to an unsympathetic developer.

Historic Seattle completed a feasibility study that supported its use as a performance space and successfully negotiated a purchase and sale agreement for the property. In 1998, Historic Seattle assigned the purchase rights for the building to Town Hall, LLC, an investor group led by David Brewster. Now called the Town Hall Association, the nonprofit ownership has offered hundreds of music performances, readings, lectures, and "town hall" civic discussions and events in the years since.

After operating in the existing building for 15 years, Town Hall's leadership realized that – while the building's historic character helped define the organization – the building had many liabilities that limited programming opportunities. More people had passed through the building's doors in its 20 years as a venue than in the previous 84 combined, pushing the century-old infrastructure to its limit and necessitating a complete renovation of the building. As part of the planning for the renovation project, Town Hall self-nominated for City of Seattle landmark status to help ensure that the upgrades would not alter the historic aesthetic.

"To address Town Hall's liabilities, we started with a deep and thorough investigation of the historic building to learn how it was built, using both the latest 3D scanning technology and old-fashioned on-site physical investigation. We continually looked for and found innovative ways to integrate new construction within the building's historic fabric. Our solution challenged conventional notions of design and engineering to prioritize historic preservation," the architects at BuildingWork said.

The building's preservation and modernization work included a complete seismic retrofit that minimized the visual impact of the structural work, improved accessibility, a new gender-neutral restroom and entrance to the downstairs venue, restored stained glass and light fixtures, state-of-the-art performance systems, code-compliant mechanical systems, and sustainability upgrades – all while meeting the highest possible standards for preservation.

Today, Town Hall stands beautifully rejuvenated. The Forum on the lower level provides for more intimate gatherings, and the stately Great Hall is a perfect performance and meeting space for large gatherings. Town Hall now has the facility it needs to further its mission for many years to come – exemplary stewardship indeed.



MIKE'S CHILI PARLOR

Preserving Neighborhood Character Award (2021)



Of all the places that have changed in Seattle over the past decade, Ballard would nearly top the list. That makes what Mike's Chili Parlor offers to its community even more special. The Semandiris family has operated the business in its current location on Ballard Way for four generations and will celebrate the Chili Parlor's 100th birthday in 2022.

Mike Semandiris immigrated from Greece in 1922 and started to serve his chili, a family recipe, to workers from the numerous mills that made Ballard a lumber and shingle capital. The chili has stayed the same for nearly a century and has earned praise from the likes of Guy Fieri on Diners, Drive-Ins and Dives.

With its brick exterior and simple unchanged layout of bar stools and booths inside, being there feels timeless. According to the Seattle Department of Neighborhoods, "This small building is an intact example of the Art Moderne style executed in brick in a small neighborhood setting. The building retains its distinctive tower and glass block ornament. A large 7 Up sign caps the tower."

When nominating Mike's Chili Parlor, Pete Hanning said, "Preservation should not only be looked at through the lens of the physical landscape, though the Chili meets those criteria, but also as people focused on holding onto to the names, faces and stories that fill out our community. Recognizing and supporting places that have been around seems even more important in this breakneck push for new and bigger. Perhaps I am biased, but the Chili Parlor is the place where I feel most connected to Seattle, both past and present..."

This old-school, family-run chili parlor transports you to a simpler time and retains neighborhood character in an area that has been completely transformed during its time there. We commend the Semandiris family for their hard work in preserving their building and their legacy business for nearly 100 years!





SOUTH PARK YACHT CLUB APARTMENTS

Preserving Neighborhood Character (2020)



The South Park Yacht Club building was originally built in 1954 as a 13-unit mid-century apartment building. Over time, it fell into disrepair and was completely dilapidated, becoming a blight for the neighborhood.

Where many may have seen a prime candidate for a teardown, Padraic Slattery – a preservationist and mid-century modern revivalist – saw a building in need of some TLC. Over the years, Padraic has thoughtfully restored and revitalized several mid-century modern residential, commercial and dwellings throughout the Seattle area. Approaching his projects as a designer first and real estate developer second allows Padraic to create transformation.

Such is the case with the South Park Yacht Club. Padraic's reimagining of the building defied the industry's conventional wisdom as it pertained to both design and economics – more artistic crusade than traditional real estate investment. The building's design was prioritized over the return on investment, elevating the project to a new standard and producing a boutique hotel-like feel for the apartments. The marina theme pays homage to the adjacent South Park Marina on the Duwamish River.

The project included restoring the brick façade, exposing the rustic wood ceilings, refinishing the concrete floors, and adding solar window shades, sound-absorbing insulation, smooth finish drywall, custom cabinetry, new appliances, wood or quartz slab kitchen countertops, full penny round tiled kitchen backsplash and shower walls, custom bathrooms with rain showers, frameless glass shower panels, brass lighting and hardware, and fully fenced outdoor patios.

Padraic says:

"The Yacht Club underwent a remarkable transformation and the project was treated more like an obligation to both the neighborhood and the structure itself rather than a real estate focused renovation project. The building was in tear-down condition and resembled a housing complex that was no longer fit for human habitat.

In my approach, I believe that as historic preservationists, we have an underlying debt not only to the buildings we preserve and the future occupants but also to the former tenants and the impact we have on the surrounding communities we invest in. From a design perspective, I make it a point to get funky because you can't stand out if you fit in. I want people to see my soul in my work. When I started out on this journey, I made it a mission to dispose of outdated industry culture and standards. I prioritized design and that mindset often clouds economic reality but ultimately, I'm so much more satisfied with the end user product because of it.

Nothing worthwhile comes easy, cheap, or fast and historic preservation done properly is no exception."



THE FANTASY SHOP

Community Investment Award (2021)



Project Team

Owner/Design:

Padraic Slattery

Change of Use Architect:

Strata Architects

Change of Use

Contractor:

Mallet

The Fantasy Shop was constructed in 1944 and opened as White Center's first bank. The concrete bank vault remains in place today. The 4,465 square foot single story masonry building is located prominently in downtown White Center's commercial corridor and features a classic brick storefront façade.

Throughout the years, the building has seen many iterations in its storied past. Most recently, in its last operable state, the building was home to Stan's Fantasy Shop, a mega store that featured a vast array of adult entertainment and toy products along with film rentals and an affordable theatre. Stan retired in 2018 and sold the building to Padraic Slattery, who promised to preserve the building in a respectful and historically accurate manner.

Padraic's goal was to restore the building to its former prominence, covert the building back into two spaces to reflect historical consistency, and complete a change of use to provide for high occupancy.

The renovation scope included demolishing the decayed awning, failed skylights, storefront glazing, granite exterior cladding, dropped ceiling, framing, and all of the drywall in the building, followed by framing a firewall to create two storefronts and sandblasting the bank vault and north wall. The concrete floors were refinished, as was every square inch of the 16-foot exposed wood ceilings. The building was seismically reinforced and waterproofed, and a new insulated TPO roof was installed along with new skylights. New insulation and smooth finish drywall was hung throughout the structure while leaving the wood ceiling exposed. The new storefront features period-appropriate wood windows, appropriate wood casing, replicated metal awning, wood soffit, historically appointed tile entries, Douglas fir entry doors, custom storefront lights, and tuckpointed, painted brick exterior.

Furthermore, the project will give the neighborhood the opportunity to create a community once occupied and opened to the public. Padraic will only lease to a community-minded operator that values diversity and aspires to create a community space for the neighborhood. So, in the aftermath of the July 2021 arson attack in White Center, he knew just what to do – the Lumber Yard Bar, the LGBTQ+ community hub that was destroyed by the fire, will be the new tenant.

Padraic says, "This project was not just about restoring a historic neighborhood structure. It was about honoring a commitment to the existing neighborhood and its past. I want the neighborhood to get to enjoy the building just as much as I have by restoring it."



LOUISA HOTEL

Community Investment Award (2020)



Project Team

Owners:

Yuen G Woo LLC (Woo family),
Gaard Development

Partners:

Chase Community Equity;
First Federal;
Barrientos Ryan;
Rolluda Architects;
DCI Engineering;
Marpac Construction;
Chinn Construction;
Gemma Daggatt Interior Design;
Northwest Vernacular

The Louisa Hotel, a contributing building to the Seattle Chinatown National Register Historic District and the International Special Review District, was built in 1909 as a single occupancy (SRO) hotel with ground floor retail. Designed by Andrew Willatsen and Barry Byrne, disciples of Frank Lloyd Wright who worked in his Chicago studio at the turn of the century, the hotel first housed Chinese, Japanese, and Filipino immigrants while they waited for work in Alaskan canneries.

The building was once home to a casino, a jazz club, and Seattle's first Chinese bakery – but this history was threatened by both the passing of time and by disaster.

The Louisa Hotel's top floors were vacant for over 50 years. It had been too expensive to bring them up to code, as is the case with many buildings in the Chinatown-International District. On Christmas Eve in 2013, a fire broke out which burned the roof and compromised the western half of the building. With the mortar in the brick damaged by the fire, the unreinforced masonry wall along Maynard Alley was in danger of collapse and became a threat to public safety. Furthermore, some of the building's interior had collapsed onto itself.

The restoration project began by stabilizing, demolishing, rebuilding, and replicating the fire-damaged western side of the building. Just stabilizing the building took two years. The team then worked to preserve the Louisa Hotel's façade and extensively renovate the eastern half of the building.

The restoration complied with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The team preserved the feel of the hallways by removing, refinishing, and reinstalling the historic doors, which still carry the shadow of their original unit numbers. The team paid close attention to detail when restoring the building's character-defining features, such as the original wood trim, picture rails, leaded glass windows, and bay windows.

Notably, Prohibition era murals from the jazz club were also discovered and restored. Furniture and other artifacts salvaged from the Louisa Hotel before demolition have been returned and put on display.

But the building is more than just brick and mortar. True to its origin, the Louisa Hotel reopened in June 2019 with 84 units of affordable workforce housing for individuals and families earning between \$35,000 and \$80,000 per year, welcoming new residents for the first time in over 50 years – and not a moment too soon.



SAVE THE STONE COTTAGE

Community Advocacy Award (2021)



Photo Credit: Jean Sherrard

Save the Stone Cottage Committee (aka 'Stoners')

John Bennett
Mike Shaughnessy
Deb Barker
Kathy Blackwell
Jeff McCord
Clay Eals
Shari Sewell

Project Partners:

Nickel Bros;
Port of Seattle

*This award includes a
\$3,000 prize which will be
used to fund the relocation
of the Stone Cottage.*

Until recently, right across from West Seattle's Don Armeni Boat Launch on Harbor Ave SW, there was a small stone house that locals used as a wayfinder on their way to the sandy shores of Alki Beach. In the early 1930s, homeowner Eva Falk and her mother Helen foraged thousands of stones from local shores and 'hired' unemployed Hooverville stone masons to attach them to the exterior wood walls in exchange for meals. Eva, a West Seattleite in league with Frances Farmer for her forward thinking, raised her family in and around the Stone Cottage. After her passing in 1997, family members continued to reside in the unique little house.

Recently faced with demolition due to the continuous development of the waterfront properties, the Stone Cottage was being closely watched by a crew of preservation-minded advocates affiliated with the Southwest Seattle Historical Society. Recognizing the value of community preservation, the new owner/developer agreed to give the Stone Cottage to the group and contribute funding to move it to a new site. From there, the grassroots group Save the Stone Cottage was born, with a mission to save the property, keep it public for the community, and tell its story.

The project is one of pure community preservation. Despite multiple roadblocks along the way, this project has not faltered in its determination to repurpose the structure for a public interactive display within the historical context in which it was created. Communications with Duwamish Tribe members and local historical societies have helped to make this project fully integrated into the complex history of both West Seattle and pre-colonized America.

The Save the Stone Cottage move was crowdfunded by a GoFundMe campaign and utilized diverse and socially distant PR formats to emphasize the Duwamish peninsula connection, including a 'Finding the Story Stone' contest, and the historical tour 'Walking in Eva's Shoes'.

Through a feat of meticulous preparation, the Stone Cottage was reinforced and raised 18 feet in order to entirely move it off its corner site. The 'First Mile' move – to a temporary home on the Port of Seattle T-5 site – took place in August 2021. Save the Stone Cottage is continuing to work towards establishing a permanent location with public access to the building.

Historic Seattle commends Save the Stone Cottage for taking action immediately when a place they loved was threatened. Without the tireless work of a team of volunteers, this special place would have been lost.

The project was nominated by Aurora Bennett, who says, "I believe this effort to be one of not only this year's best Community Advocacies, but the best of the last decade in Seattle. If this building had been lost there would be nothing like it left in the area. It is an architectural snapshot of depression era construction in the Pacific Northwest and will be treasured for generations to come. We owe a debt of gratitude to the team this project has comprised. Their efforts are towards a future where we recognize our past pioneers."



Photo Credit: Jean Sherrard

WA NA WARI

Community Advocacy Award (2020)



This award included a \$3,000 prize to support Wa Na Wari's homeowner advocacy work.

Wa Na Wari is an active center for Black art and culture sited in a 5th-generation Black-owned home in Seattle's Central District. The home, originally built in 1909, was purchased by Frank and Goldyne Green in 1951; members of the extended Green family continued to reside there through 2013.

In 2016, Inye Wokoma became the estate guardian and put a plan in place to preserve and maintain the home in perpetuity. Establishing Wa Na Wari was the first step towards securing that long-term vision.

The Central District, a historically redlined neighborhood, was 80% Black in the 1970s. Today, gentrification has taken hold, with a population that is now less than 14% Black and dropping. Seattle's affordability crisis has impacted residential, commercial, and cultural opportunities for Black residents and has all but eliminated spaces where Black artists can live, work, and create. Aging Black homeowners struggle to afford skyrocketing property taxes and remaining Black residents experience isolation and economic hardship.

By providing space and resources for Black artists to collaborate, exhibit their work, and network with other artists, collectors, and patrons, Wa Na Wari is advancing the community in the face of such challenges.

Wa Na Wari was nominated for this award by Cynthia Brothers of Vanishing Seattle. "As a Black-led organization, Wa Na Wari is not only physically preserving a historic home – it is preserving Black culture, ownership, and the social connection which is integral to the neighborhood and to the city as a whole," Cynthia said.

Wa Na Wari's visionary usage of art and community stories both defends and creates space to sustain and reignite local Black cultural life. Furthermore, Wa Na Wari is actively demonstrating how Black art and culture can be effective tools for combating gentrification and displacement by securing Black-owned property for community use.

In the spring of 2020, Wa Na Wari launched a new program to help anchor the Black community in the Central District: The Central Area Cultural Ecosystem 21st Century (CACE 21). CACE 21 is a community organizing initiative that seeks to build grassroots power, expertise, and capacity among Black Central District homeowners and artists to envision and advocate for community-driven land use policies that fight displacement and lower the barriers to creating more cultural spaces, such as those based on the Wa Na Wari model.

At a time when the Black heritage of the Central District is at risk of being erased, Wa Na Wari has taken the lead in protecting and enhancing its cultural legacy.



KEVIN DANIELS

Preservation Champion Award (2021)



If you live in or visit Seattle, it's no exaggeration to say that Kevin Daniels has touched your life through his work. The highlights of his 40-year-long career at Nitze-Stagen and as president of Daniels Real Estate include:

- Converting Merrill Place in Pioneer Square into tech/maker office spaces and developing Pioneer Square's Gridiron Condos as the neighborhood's first owner housing in 46 years. These projects were aimed at revitalizing Pioneer Square, Seattle's oldest neighborhood.
- Adapting the Sears catalog distribution center in SODO into Starbucks' headquarters. This project piloted the LEED program for adaptive reuse of large, industrial spaces, was the impetus for the branding of SODO, and has led to the preservation of other industrial and historical buildings as "maker" studios and offices now home to many Seattle start-ups.
- Restoring Union Station to serve as an events venue and home to Sound Transit.
- Saving the Cadillac Hotel following the Nisqually earthquake during his tenure as Historic Seattle's council chair. The building now houses the Klondike Gold Rush National Historic Park and is a significant source of income that funds the organization's mission.
- Working for more than a decade to save the First United Methodist Church from demolition and reopening it as an events venue alongside an adjacent new hotel/office tower, with the intention of bringing 24-hour activation to the heart of downtown Seattle.
- This year, opening the Lodge at St. Edward Park, bringing new life and use to the National Register listed building that sat empty for over 42 years.

Although able to develop anywhere in the U.S., Kevin has kept his attention on preserving Seattle's history while reimagining the future. His achievements culminated with the adaptive reuse of the Lodge at St. Edward Park (our 2021 Best Preservation Project), and Kevin announced his retirement in the spring of 2021.

What makes Kevin Daniels unique is his ability to not only pursue historic preservation but to combine it with projects that serve as community and economic catalysts. He is recognized for stimulating economic development through preservation and successfully navigating the push-pull between preservation and financial returns. He brought this unique approach to his service on Historic Seattle's council and the National Trust for Historic Preservation board.

Kevin's commitment to preservation runs deep. He'd be the first to admit that his projects don't always make sense as a financial investment. Instead, they are labors of love that deepen community connections by making historic places accessible and useful for modern needs. We salute Kevin for a storied career and all he has done to save meaningful places that foster lively communities.



DAN SAY

Preservation Champion (2020)



Anyone who meets Dan Say immediately sees that he is a passionate person. Dan brings passion and sensitivity to the structural design for every individual project. If a traditional approach is best, great. But if an unusual, edge-of-the-box approach will better serve the design intent and maintain historic integrity, then that's what you'll get.

With 39 years of structural design for historic buildings under his belt, Dan has amassed an expansive resume.

He and his team have touched iconic places including the Pike Place Market redevelopment, King Street Station, more than a dozen buildings in Pioneer Square, six Carnegie Library renovations, the Washington State Legislative building both pre- and post-Nisqually earthquake, the original Rainier Brewery, Olympia's Cherberg Building, and multiple county courthouses throughout the state.

Dan is a second-generation Seattleite – his grandfather was an immigrant tile setter who worked on the original King Street Station lobby in 1906. Growing up on Beacon Hill in the shadow of the historic Pacific Tower (then called the Pacific Medical Center), Dan attended O'Dea High School and completed his education at Seattle University.

A love of local history and people led him straight to a historic preservation career path. When Dan looks at a historic building, he not only sees its bones but also the people that occupied that building and the relation to its neighborhood. He understands that the goal is not just to save the building, but to preserve the neighborhood's history for future generations.

Building restoration is a key element in preserving a community's history. Dan's ability to provide practical design solutions with minimal intervention and his people skills are a winning combination for a successful renovation endeavor. Whether it's providing preliminary historic structure evaluations, or inserting seven stories of braced frames to FX McRory's while removing only minimal existing structure, or tracking down original 1941 Yesler Terrace Steam Plant chimney stack drawings from a Chicago construction company (saving Seattle Housing Authority \$800,000), Dan and his team's thoughtful approach for every project results in preserving the historic fabric for Seattle's neighborhood gems.

In addition to being a founding principal with Swenson Say Fagét, Dan has served his community on the boards of the Washington Trust for Historic Preservation, AIA Seattle, and Design-in-Public.

Nicholas Vann, historical architect for Washington's Department of Archaeology and Historic Preservation, says: *"Dan Say truly sets the gold standard when it comes to sensitive, practical, innovative approaches to structural challenges in historic buildings. His diligence and attention to detail are unrivaled as evidenced by his outstanding accomplishments. He possesses characteristics that breed success in every project he touches, and he inspires others to approach historic rehabilitation projects with the same care and sensitivity as he does."*



THE LODGE AT ST. EDWARD PARK

Beth Chave Award for Best Preservation Project (2021)



Owner:

Daniels Real Estate

General Contractor:

Lydig Construction

Architect:

Ron Wright & Associates

Project team:

Derive Design,
Coughlin Porter Lundeen,
Wayne's Roofing,
Pioneer Masonry,
Chosen Wood Windows,
Expert Drywall,
Vanderlip,
Emerald Aire,
ACCO and
Nelson Electric

Empty for over 40 years, this building was listed as one of the state's most endangered buildings by the Washington Trust for Historic Preservation. In 2016, due to budget shortfalls and the deterioration of the building, the State Parks Commission was on the brink of letting the building decompose.

Thankfully, preservation champion Kevin Daniels stepped in to adaptively reuse the building, which is on the National Register of Historic Places and the Washington Heritage Register.

In addition to the hard work of the project team, this preservation victory is the result of the commitment and collaboration of hundreds of preservation advocates who attended over 20 public meetings and sent in over 1,000 letters of support.

After scouring the building to determine what could be saved, catalogued, and reused, from pews to windows, the exterior and interior were surgically restored. The original floors, stairs, railings, and windows were returned to their original glory, and wood sashes were shipped off site for asbestos removal. The roof's clay tiles were removed, cleaned, and meticulously put back in place, and a new ice and water shield was added. The intensive masonry and stone restoration included cleaning the entire structure, repairing where necessary, and protecting the exterior of the building for years to come.

The building was converted into a quintessential Northwest lodge to accommodate 84 guest rooms, Father Mulligan's lounge (named after the seminary's first president), meeting rooms, a wellness spa, a flagship restaurant, and the Tonsorium cave bar (Latin for "barber shop," where students were shorn). Guest room wallpaper show the original architectural drawings of the seminary.

The Lodge also includes guest parking while preserving public parking for access to the park, with improved park pedestrian paths around the Lodge. The 75,000 square foot building has been reimagined as an amenity for park users and a serene getaway for Lodge guests, with the Romanesque Revival exterior architecture and Art Deco interiors refurbished for the public to enjoy for the first time in history. In addition, in exchange for a 62-year lease for the seminary, Daniels Real Estate purchased and transferred to the state 10 bordering acres of undeveloped old-growth forest. A \$10 fee from each guest is collected and given to state parks as well.

With a total cost of more than \$55M, this project has been the ultimate labor of love for Kevin. He told *425 Magazine*, "It's just a phenomenal project, so you had to save the building at all costs."



BUILDING 9 AT MAGNUSON PARK

Best Preservation Project Award (2020)



Project Team

Owner:

Mercy Housing Northwest

Architect: Tonkin Architecture

General Contractor:

The Rafn Company

Structural Engineer:

IL Gross Structural Engineers

Civil Engineer:

Coterra Engineering

Landscape Architect:

Karen Kiest Landscape Architects

Mechanical, Electrical,
& Plumbing Engineers: WSP USA

Historic Preservation Consultant:

Kate Krafft

Environmental Consultant:

PBS Engineering and Environmental

Building Envelope Consultants:

RDH Building Science,
Wetherholt and Associates

Geotechnical Engineer: Geoengineers

Acoustical Consultant: A3Acoustics

Preschool Education Center (PEC) Tenant:

Denise Louie Education Center

PEC Tenant Improvement Architect:

Environmental Works
Community Design Center

Health Clinic Tenant: Neighborcare

Health Clinic Tenant

Improvement Architect:

Miller Hayashi Architects

Building 9 at Magnuson Park, originally a barracks building for Naval Station Puget Sound on Sand Point, is now called Mercy Magnuson Place and is home to 148 units of affordable housing, the Denise Louie early learning education center, and a Neighborcare Health community health clinic.

The building was constructed between 1929 and 1944 and served as barracks for naval personnel, including a mess hall, gymnasium, chapel, and offices. At its height, the base supported more than 4,600 Navy, Marine Corps, and civilian personnel.

However, the Navy decommissioned Building 9 in the 1990s. In the years since, the building fell into disrepair, with leaking roofs, graffiti, looters who stole the copper gutters and downspouts, and pigeons.

Restoring the building, a contributing resource in both the Sand Point Naval Air Station National Register Historic District and Seattle Landmark District, was a massive undertaking. Building 9 is over 800 feet long, containing over 240,000 square feet of interior space. 75 truckloads of asbestos and mold-laden demolition material were removed before the project team could begin.

To ensure the preservation of Building 9's character, significant architectural features such as doors, stairways, and terrazzo flooring were restored, repaired, or rebuilt. To bring it into the future, the project team focused on preserving the building exterior and historic landscaping, creating vibrant resident and community spaces with accessibility, energy efficiency, interior lighting, envelope improvements including new roofing and windows, ventilation, and new building systems. This was all in addition to a seismic upgrade, which incorporated new steel brace frames and concrete shear walls.

As a complex renovation and new affordable housing project, Building 9 required multiple funding sources, including historic tax credits, low income housing tax credits, and city, state, private lender and philanthropic support.

In a city that desperately needs more affordable housing, Building 9 is a shining beacon of hope. In addition to providing much needed affordable homes for Seattle families, it repurposes a piece of Seattle's history.

This project proves that, with the right mix of incentives and the right team, our historic built environment can respond to meet the needs of an ever-changing city.



LINCOLN HIGH SCHOOL

Beth Chave Best Rehabilitation Award (2020)



Lincoln High School, a Seattle Landmark and the city's oldest high school, first opened in 1907 to accommodate the rapid growth in North Seattle that came with the streetcar extension to Wallingford and relocation of the University of Washington campus. 113 years later, another wave of growth called the historic school back into action.

The building has been altered several times over the years. A north wing designed by Edgar Blair, the second school district architect, was added in 1914 and contained an auditorium and two small gymnasiums. A south wing designed by Floyd Naramore, the third district architect, was added in 1930 for art, music, classrooms, and a study hall.

The final major alteration of the 20th century, an International Style addition designed by NBBJ in 1958, accommodated physical education and performing arts programs but was a significant departure from the building's historic context.

Project Team

Owner:
Seattle Public Schools

Architect:
Bassetti Architects

Construction Manager:
CBRE/Heery

Contractor:
Lydig Construction

Structural Engineer:
Coughlin Porter Lundeen

Mechanical Engineer:
Metrix Engineers

Electrical Engineer:
Hargis Engineers

Cost Control:
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Landscape Architect:
Cascade Design Collaborative

Civil Engineer:
LPD Engineering

Acoustical Engineer:
Stantec

Hardware Consultant:
Adams Consulting

Food Service Consultant:
JLR Design Group

After a decline in enrollment in the 1970s, Lincoln High School closed in 1981 and was leased out for community use until 1997, when it began to be used as an interim site for schools under construction. The multiple users, haphazard remodels, and deferred maintenance left the building in very poor condition.

Like the 1914 and 1930 additions, the goal of the 2020 rehabilitation was to support modern educational needs while celebrating the rich contextual heritage of the landmark building.

The restoration of Lincoln's exterior included tuckpointing, cleaning, and waterproofing of the brick cladding, along with terra cotta and sandstone repair and replacement.

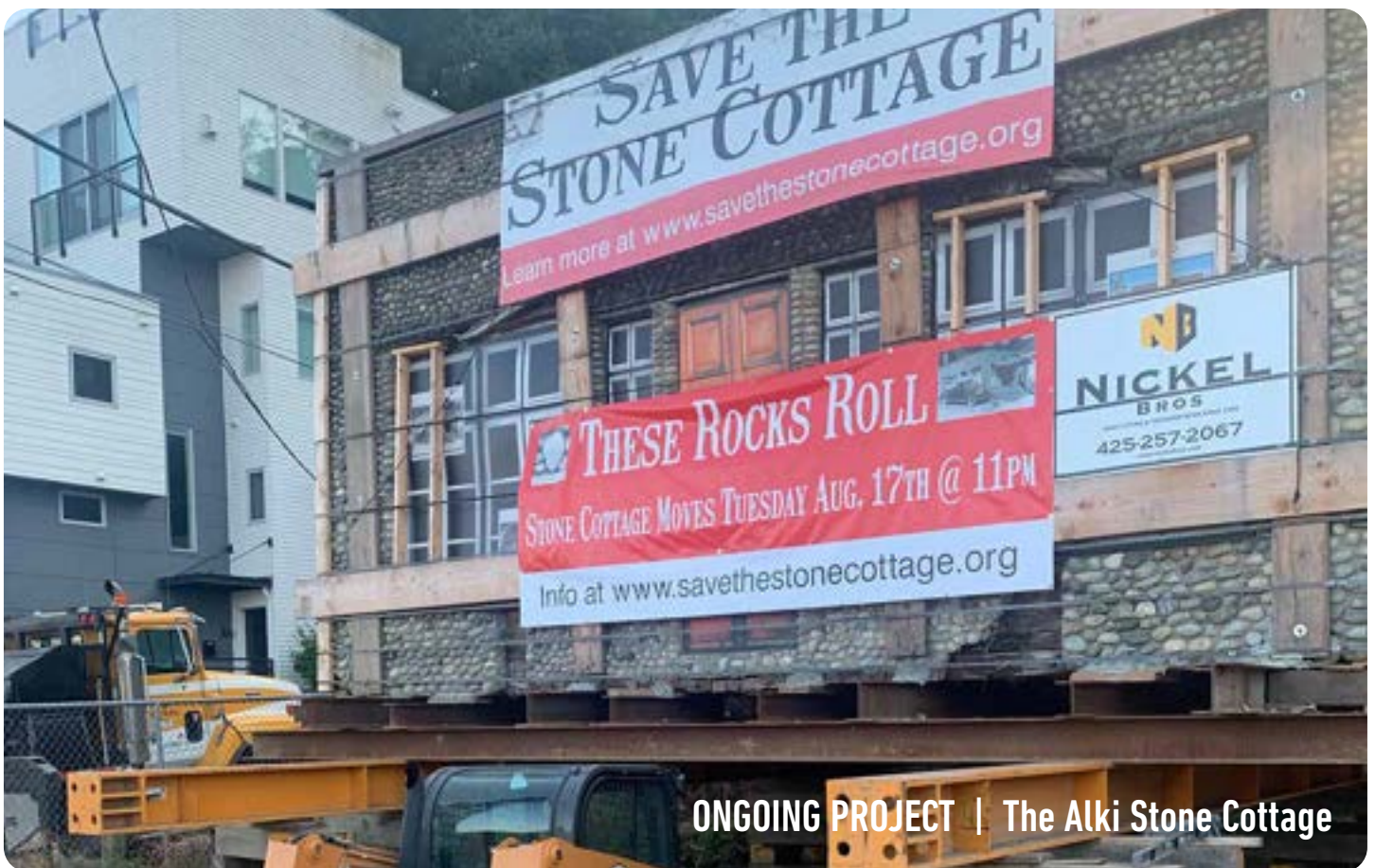
New additions were sited to minimize impacts to primary facades while rotting and rusting fenestration was replaced with new, historically referential windows. The historic landscape, crowned by 100-year-old beech trees, was also preserved and revitalized. Interior renovation included complete system upgrades (seismic, life safety, mechanical, electrical) along with adaptive re-use of the building layout to support six learning communities surrounding a centralized student commons. Surviving historic interior elements (stairways, drinking fountain, alumni room, artwork) were also preserved.

The result is a school – which reopened to students in the fall of 2019 – that provides outstanding learning settings while instilling pride in the preservation of a community landmark. The Beth Chave Best Rehabilitation Award honors Seattle Public Schools and the project team for their preservation efforts, made possible by community support from school levies and the neighborhood for embracing the renovation of its historic legacy.





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ONGOING PROJECT | The Alki Stone Cottage



UPCOMING PROJECT | The Georgetown Post Office





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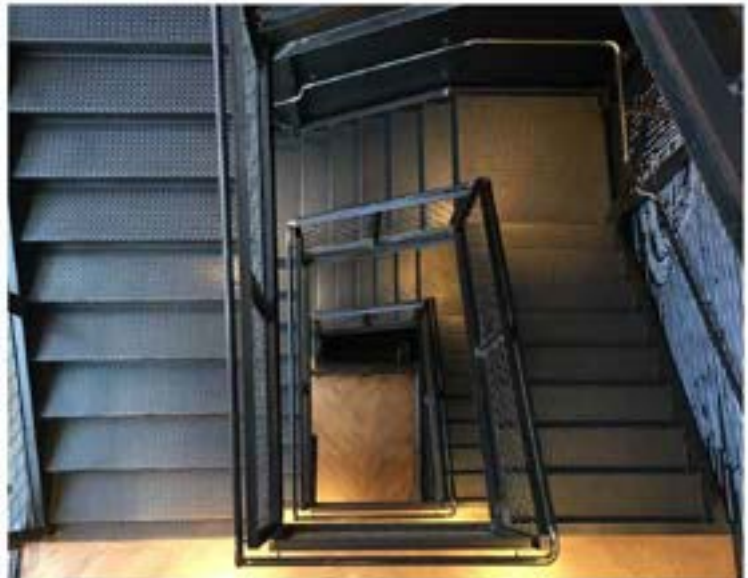
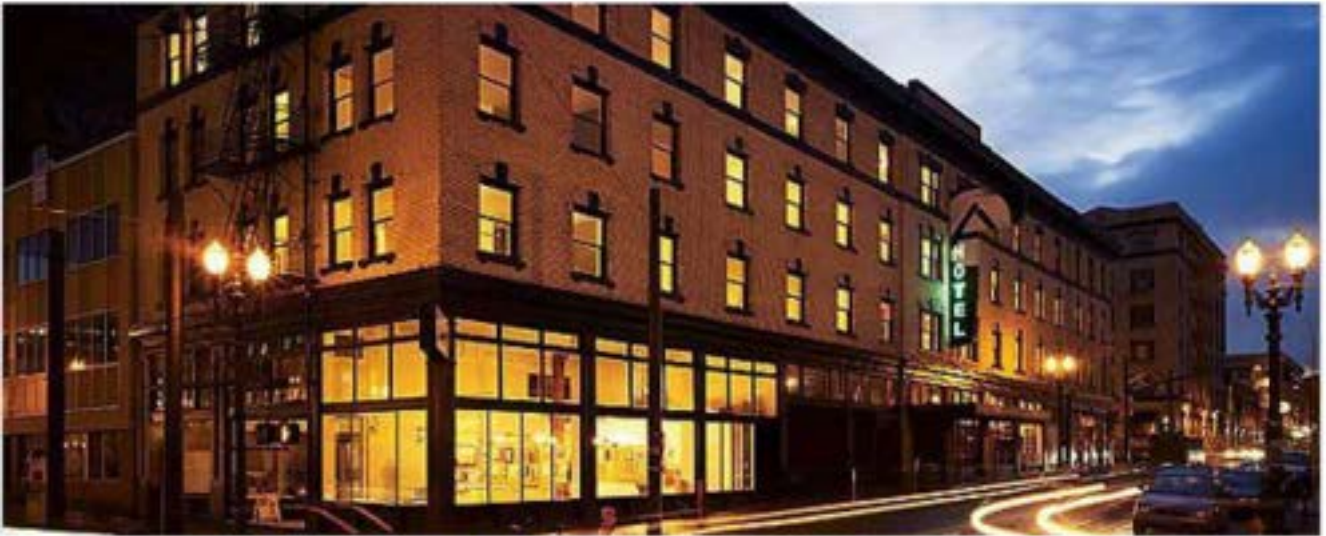
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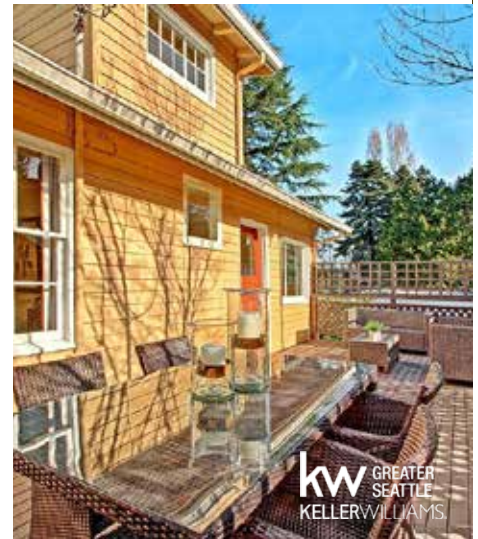
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Congratulations to Tonkin Architecture and the Building 9 at Magnuson Park project team for receiving the 2020 Best Preservation Project Award!



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