

2021 ANNUAL REPORT

A LETTER TO OUR FRIENDS

We're glad you're reading this because it gives us another chance to say THANK YOU.

2021 had its ups and downs, and we seem to be in a never-ending loop of COVID changes, but there were also many times when we felt extremely grateful for supporters like you. Your support is vital to saving meaningful places that foster lively communities.

Thank you for your advocacy, your generosity, your time, and your trust over the year.

Your enthusiasm was obvious at our in-person Annual Heirloom Apple Tasting, as well as during our many free online programs — from architecture tours to programs highlighting places important to different cultures — which now live on our YouTube channel.

Your generosity was felt when tenants and anchor partners received much-needed emergency rent relief assistance to help offset the financial impacts of the pandemic.

Your support was key when we purchased the Garden House in December, our first historic property acquisition in 12 years!

We have also taken a more holistic look at our work and mission through a DEIA (diversity, equity, inclusion, and accessibility) lens. Our team has started to build a collective understanding of racism, inequity, and injustice and in 2021 started working with RISE LWP, a firm owned by Desiree Wilkins Finch.

Under her guidance, we are making strides to become a more inclusive, diverse, equitable, and accessible organization. For example, in 2021, approximately 40% of our public events were representative of BIPOC (Black, Indigenous, and People of Color) history and/or featured BIPOC speakers (compared with 5% in 2020).

Yes, 2021 was a great year, and it's all thanks to YOU — thank you!

With gratitude,
Your friends at Historic Seattle

Cover: We ♥ places like the Stone Cottage near Alki Beach. Image courtesy of Save the Stone Cottage, our 2021 Community Advocacy Award winner.

Letter page: Our fall Members Meeting was hosted outside at the Dearborn House (left; credit: Danielle Quenell);

A stained glass window depicting Dr. Martin Luther King, Jr. and Nathaniel "Nat" Turner at Mount Zion Baptist Church, created by Douglas Phillips (right).



In 2021, you helped:

Educate... through free and affordable events that reached almost 3,500 participants. This includes two in-person: our Annual Heirloom Apple Tasting at the Good Shepherd Center and fall Members Meeting at the Dearborn House. We also hosted 19 virtual events, focusing on topics ranging from historic Filipino American gathering spaces to places like the Cayton-Revels House and the Wagner Houseboat.

Advocate... for important places like the La Quinta Apartments and the Hahn Building across from Pike Place Market. In total you supported about 1,100 efforts to help ensure that important historic places are protected and maintained, such as producing landmark nominations, managing preservation easements, and providing research and technical assistance to constituents.

Preserve... both physical places and the communities that call them home. Your generosity provided emergency rent relief at the height of the pandemic, with \$171,000 distributed to eight individuals and organizations in January, ten in March, nine in May, and seven in July. 2021 also saw nearly 200,000 annual visits to our 10 properties, a welcome return to nearly pre-pandemic levels!

2021 Highlight: Thanks to generous donors and a dedicated community-driven advocacy campaign, we purchased the Garden House in Beacon Hill.

The Victorian home was constructed in 1886. A longstanding covenant that guaranteed the property's use for community purposes was deemed invalid in a 2016 lawsuit and the property was eventually purchased by a private party in 2018, despite Historic Seattle's higher offer.

The Garden House is a designated landmark, but landmarking does not protect use, so its community access ended with new ownership. After years of advocacy and work to negotiate a deal, we closed on the purchase in December 2021. The \$2M deal was made possible through grants from the King County Conservation Futures program, contributions by nearly 200 individual donors, and City of Seattle seed funding.

We are working with Rolluda Architects, RISE LWP (our DEIA consultant), and a cross-section of community groups to reactivate the building for community use. Our ownership will also restore the property's interior and exterior features.

Left: We hosted community members at the Good Shepherd Center again for our Annual Heirloom Apple Tasting.

Right: Thanks to community partners and generous donors, we purchased the Garden House in 2021 (credit: Washington State Archives, Puget Sound Region Branch).



Your voices help save meaningful places.

In 2021, thanks to your support, we continued to provide pro-bono services to Save the Market Entrance (STME) in their effort to landmark the **Hahn Building** on 1st and Pike. The Hahn Building is on one of the iconic four corners of the entrance to the Pike Place Market, home to the Green Tortoise, and neighbor of The Showbox.

The building was unsuccessfully nominated twice in the past. After STME submitted this latest nomination, which provided more thorough documentation of the building's deep history, the Landmarks Preservation Board designated the Hahn Building as a landmark. We are grateful to the Board and the hundreds of people who provided written and verbal comments in support of landmarking. The Hahn building is not yet fully saved, however. We continue to advocate for controls to be placed on the landmark.

The ¡Viva La Quinta! community advocacy effort to landmark the **La Quinta Apartments** on Capitol Hill is one of our biggest wins. We advised community members throughout the process and sponsored the landmark nomination. These courtyard apartments, developed by Frederick Anhalt, secured a unanimous designation vote in early 2021. By that fall, the property was under new ownership and a signed controls and incentives agreement was in place, ensuring its future preservation.

Your voices, your actions, and your support continue to help protect historic places.

Upper: The Hahn Building, on one of the iconic four corners of the entrance to Pike Place Market, was designated a landmark in 2021 (credit: Shree Ram Dahal).
Lower: Community advocates show their support for the La Quinta Apartments (credit: Jean Sherrard, Seattle Times "Now & Then").



All of our 21 public programs in 2021 were free, thanks to our generous sponsors and donors.

Programs like our **two-part virtual series highlighting Filipino American history** illustrated why preserving physical places in ways that go beyond architecture and aesthetics to cultural significance is vital, especially to BIPOC communities that have traditionally been left out of preservation narratives.

These and many more virtual programs live on our **Historic Seattle YouTube channel**, available any time at no cost. If you missed some, tune in!

Luckily, we were able to return — in person! — for our **Annual Heirloom Apple Tasting** event at the Good Shepherd Center. For seven years, we've been welcoming the community to sample dozens of unique apple and pear varieties. While things looked a little different, we are thankful that people from all walks of life were able return to the grounds of Good Shepherd for fresh air, fun, and food last fall.

We also focused on ensuring more diversity and representation in our program offerings and speakers, **increasing BIPOC-focused storytelling/program representation** to nearly 40% in 2021! This is a significant improvement over just 5% the year before, a result of investing in our strategic plan commitment to engage and partner with organizations that represent diverse communities and interests, particularly focusing on populations that have been traditionally underrepresented in historic preservation.

Left: In 1939 Pio DeCano Sr. successfully challenged a Washington law that barred Filipinos (and many others) from owning property. Pio DeCano II is pictured with his mother, brother, aunts, and cousins on the front lawn of The DeCano House in 1946, the first Filipino-owned home in Seattle (photo courtesy of Pio DeCano II).
Right: Tara Macdonald, Good Shepherd Center Lead Gardener, walked community members through various types of apples at our annual tasting.



FOSTERING LIVELY COMMUNITIES

Historic Seattle knows that our properties and programs occupy the unceded traditional territories of the Coast Salish Peoples. This acknowledgment is not a substitute for developing relationships with Indigenous communities or for honoring Indigenous stories as we share our collective history, but is a first step in recognizing the people whose land we occupy.

Since 1973, Historic Seattle has been saving and restoring threatened or neglected historic properties, which now foster community in unique ways:



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



FINANCIALS

ASSETS

| | 12/31/21 | 12/31/20 | Change |
|----------------------------------|-------------------|-------------------|------------------|
| Current Assets | | | |
| Cash Accounts | 842,139 | 1,106,000 | (263,861) |
| Restricted, Reserves, & Deposits | 791,352 | 1,077,000 | (285,648) |
| Other Current Assets | 256,035 | 336,000 | (79,965) |
| Total Current Assets | 1,889,526 | 2,519,000 | (629,474) |
| Fixed Assets | | | |
| Land & Buildings | 31,873,263 | 29,474,000 | 2,399,263 |
| Furniture & Equipment, Library | 259,336 | 253,000 | 6,336 |
| Rehabilitation in Progress | 174,956 | 190,000 | (15,044) |
| Accumulated Depreciation | (12,946,177) | (12,228,000) | (718,177) |
| Total Fixed Assets | 19,361,378 | 17,689,000 | 1,672,378 |
| Other Assets | 6,061,053 | 6,064,000 | (2,947) |
| TOTAL ASSETS | 27,311,957 | 26,272,000 | 1,039,957 |

LIABILITIES & EQUITY

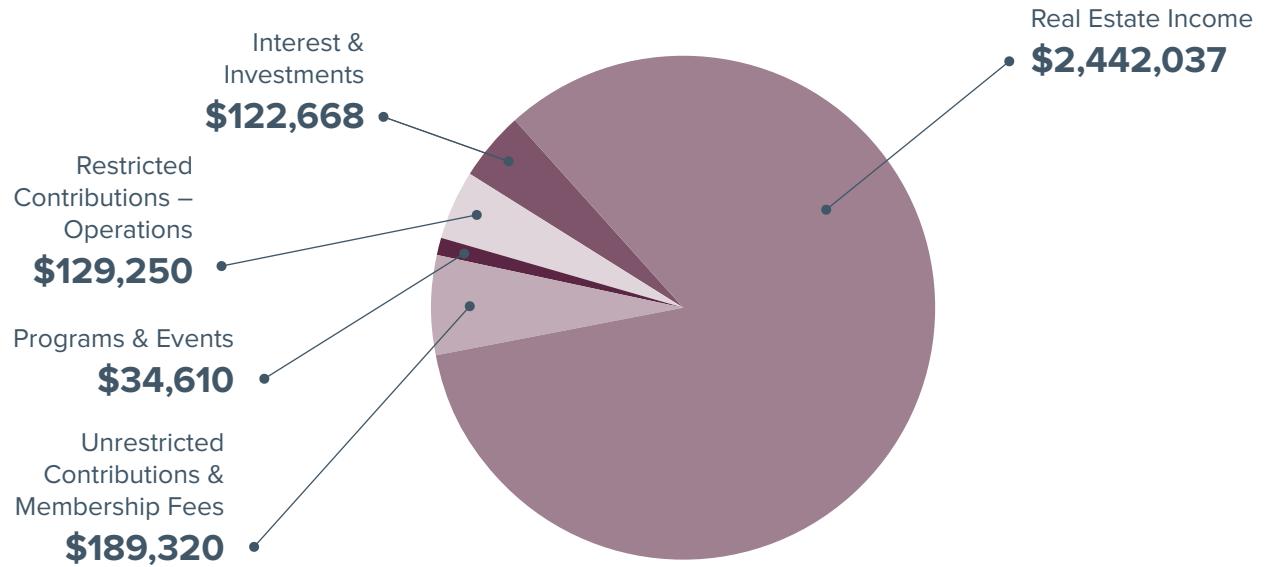
Liabilities

| | | | |
|---------------------------------------|-------------------|-------------------|------------------|
| Current Liabilities | 264,696 | 270,000 | (5,304) |
| Long Term Liabilities | 17,567,646 | 16,099,000 | 1,468,646 |
| Total Liabilities | 17,832,342 | 16,369,000 | 1,463,342 |
| Equity | 9,479,615 | 9,903,000 | (423,385) |
| TOTAL LIABILITIES & EQUITY | 27,311,957 | 26,272,000 | 1,039,957 |

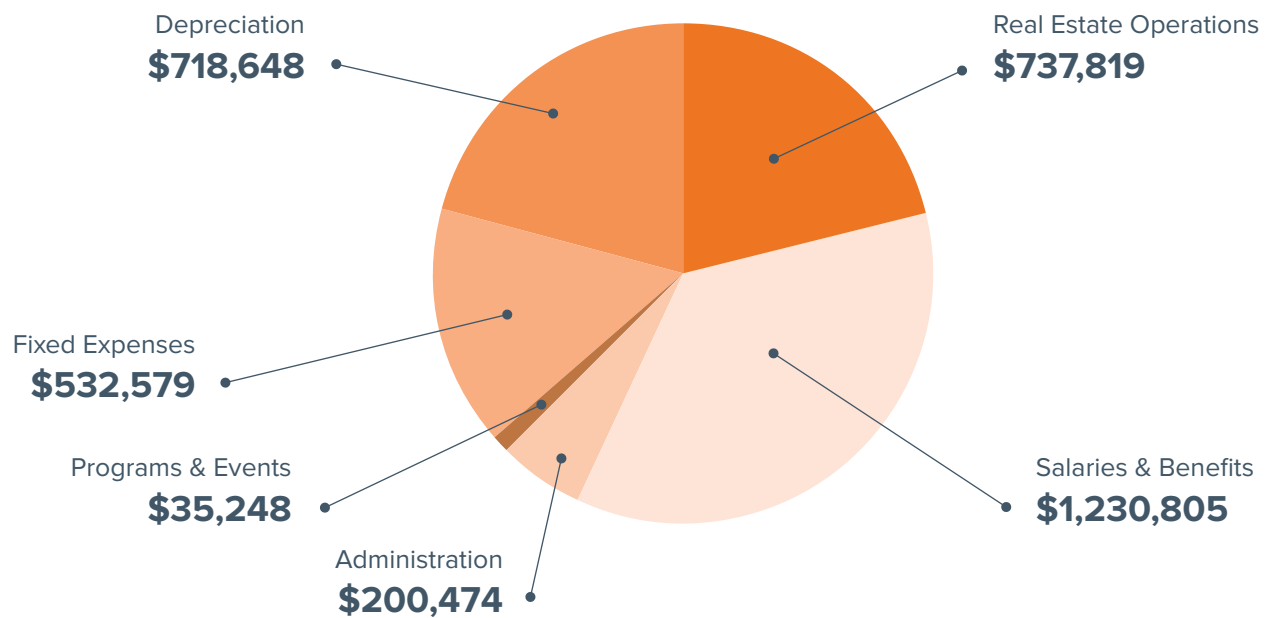
Below: Constituents at our fall Members Meeting hosted outdoors at the Dearborn House (credit: Danielle Quenell).



REVENUE: \$2,917,885



EXPENSES: \$3,455,573



NET INCOME: (\$537,688)

CAPITAL GRANTS: \$114,109

In 2021, almost 600 donors gave over \$400,000 to save meaningful places that foster lively communities.

Your generosity enabled our mission to take on even deeper meaning these last two years as we dealt with the pandemic's impact. For some, that impact has been greater.

Thanks to you, we stepped up in ways we could never have envisioned a few years ago. Tenants in many of our properties faced significant financial hardship during the pandemic. To help those that needed it, we launched the **Emergency Rent Relief** program in October 2020 and continued to raise funds and deploy them to tenants in need of support throughout 2021.

More than \$171,000 in rent relief was distributed in four rounds that supported eight individuals and organizations in January, ten in March, nine in May, and seven in July.

It has been truly heartwarming to see how you have shown care and compassion for the communities that thrive in our historic properties.

“Rent relief has made it so I don’t have to dig even further into my limited savings to get by for the next couple months and also not have to worry about getting behind on bills and the such. I cannot put into words how grateful I am for the help in this time of need as it has been able to lift some of the weight from the worries I’ve had for the future off my shoulders.”

*(One of our affordable housing tenants,
whose identity has been protected to respect privacy.)*

Left: Washington Hall's Pongo Poetry Project benefited from rent relief. Mentor Arlene Naganawa pictured below.
Right: Our Annual Preservation Celebration Benefit was held online.



We hosted our **Annual Preservation Celebration Benefit** online last year. While we wish we could have seen everyone in person, it was still a wonderful opportunity to celebrate our award winners and ongoing preservation work. More than \$45,000 was raised to support meaningful places that foster lively communities!

We were elated for the return of **Preservation Conversation** in 2021, our exclusive donor event series celebrating the special places and projects that shape our city's rich and living history.

Our fall Preservation Conversation brought us to Pioneer Square to tour and learn more about **RailSpur**, Urban Villages' multi-project revitalization that adaptively reuses three historic buildings and their connected alleyways.

Each year, we celebrate our community on the last Tuesday in November, a day we call **"Gratitude Tuesday."** In lieu of our annual Dearborn House party, 2021 presented the unique opportunity to move the party outdoors and try something new. We celebrated the end of the year with a drive-through experience of our beautiful glowing holiday light garden at the Good Shepherd Center.

Thank you for being a part of our community!

Left: As part of the Preservation Conversation exclusive event series, Historic Seattle supporters enjoyed a private tour of the RailSpur project in Pioneer Square in November 2021 (image courtesy of Ryan Donaldson).

Right: The Good Shepherd Center lit up for a special version of our annual Holiday Open House.



SUPPORTERS' CIRCLE

Your generosity throughout the year makes you part of our Supporters' Circle. *Thank you* to everyone listed here. You help shape a livable city that values and protects its collective history!

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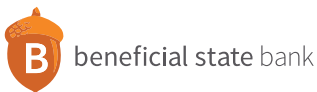


Historic Seattle's virtual programming is funded in part by a grant from the Eldridge Campbell Stockton Fund for Washington of the National Trust for Historic Preservation.

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This takes the form of dollars and donors, as well
as those who dedicate their time and energy
to helping Historic Seattle thrive.**

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WE ARE GRATEFUL TO OUR COUNCIL AND BOARD MEMBERS FOR THEIR GOVERNANCE AND LEADERSHIP:

COUNCIL MEMBERS:

Georgio Brown
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Jack O'Connor

Mariko Park
Kenny Pittman
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FOUNDATION BOARD:

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Lisa Nitze
Marcia Wagoner

We celebrated
Cindy Hughes
with our inaugural
**Preserving Historic
Seattle Award.**
Cindy retired at the
end of 2021
after 40 years at
Historic Seattle.

**Cindy, thank you
for all your work
over the years and
for being a wonderful
colleague and friend.**

2021 PRESERVATION AWARD



Preserving Historic Seattle



AWARDED TO

**CINDY
HUGHES**

THANK YOU

*for giving generously
to save meaningful
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