

2015 SHPO Awards – May 19, 2015

Dr. Allyson Brooks Speech

CAREER ACHIEVEMENT CATEGORY: CHERYL MACK & RICK MCCLURE

The Award for Career Achievement recognizes the outstanding contribution of an individual over a long span of time to the general practice of historic preservation. Recipients of this award have been involved to a significant degree in activities large and small that have helped protect and/or secured public attention on National Register listed or National Register-eligible properties. Recipients may include those whose commitment to preservation is either professional or avocational. In 2015, there are two awards made in this category. However, this year is unusual in that we have just one presentation since both award recipients happen to be husband and wife: Cheryl Mack and Rick McClure, who make their home near Trout Lake in Klickitat County. Before going any further with this presentation, it is important to keep in mind that Cheryl and Rick are being recognized for their individual achievements in historic preservation work. Although their awards are separate, as are their notable achievements, there are also many parallels in Cheryl's and Rick's career paths:

- Both have recently retired from decades of service with the US Forest Service;
- Both have researched, spoken, and written extensively about cultural resources in the Northwest, including co-authorship of their popular book "For the Greatest Good: Early History of the Gifford-Pinchot National Forest";
- Although both were educated and trained in archaeology, they are both comfortable and highly regarded for their work on a wide range of cultural resources from traditional cultural properties, to fire lookouts, to mid-century modern ranger stations, and everything in-between; and
- Both are passionate about sharing their expertise and insights with hundreds, if not thousands, of people from all ages and backgrounds.

While we have considered how Cheryl and Rick are alike in their careers, it is well known that each of them has made major contributions to historic preservation in their own right:

Cheryl worked for over 30 years with the Forest Service in a wide range of capacities and resource types. She is most widely regarded for her pioneering research work on peeled cedar trees and huckleberry processing sites. Cheryl has been a leader in the northwest in both of these areas and is highly regarded for her knowledge, inclusive consultation style, and cultural sensitivity.

Erin Black from the Mt. Adams Ranger District says about Cheryl:

"Over the years, her colleagues and Rangers on the forest, have developed such fierce respect for her, that whenever she made a recommendation to protect a cultural resource, everyone listened, even if that meant cutting fewer trees, building less trail, or harvesting less mushrooms."

For his part, Rick has worked for over 30 years with the Forest Service, including Archaeologist for the Gifford Pinchot and Mt. Hood National Forests as well as for the Columbia River Gorge National Scenic Area. While he is best known for his work documenting rock art sites along the Columbia River and across the state, he has also been a strong advocate for historic-era resources such as the Wind River Nursery Historic District, and together with Cheryl, implemented a popular guest-stay program at historic Forest Service facilities. Tracy Calizon, Rick's Supervisor at Gifford-Pinchot, says:

"Rick considered his work with the tribes, especially his working agreements on cultural resources with the Cowlitz and Yakama, to be paramount. Plus, his work with the Cowlitz Tribe to designate Mount St. Helens as a Traditional Cultural Property, to be the capstone of his career. He embraced and embodied the spirit of public engagement through his many speaking events and involvement with community organizations."

Both Cheryl and Rick have consistently pursued excellence in all aspects of their professional and personal lives. Now in retirement, that pursuit continues unabated as they work to learn about, and share their passion, for heritage. Cheryl and Rick, please step forward to receive your awards.

CEMETERY PRESERVATION CATEGORY: FRIENDS OF LONE PINE CEMETERY-WHITMAN COUNTY

We now turn to the award for outstanding achievement in historic cemetery preservation. Awards given in this category recognize individuals and organizations who have made an extraordinary commitment to the recognition and protection of cemeteries and burial sites.

This year, the award for Cemetery Preservation goes to Friends of the Lone Pine Cemetery for their care and maintenance of the Lone Pine Cemetery in Whitman County.

The Lone Pine Cemetery was established around 1883 near Tekoa serving as the final resting place for people from the Tekoa and Lone Pine communities. Burials occurred at the cemetery up to 1953 and currently there are 115 documented graves with 56 markers at the cemetery. After that date, the cemetery began to fall into disrepair: headstones crumbled and were tipped-over by vandals, plus brush began to grow over the headstones.

The care, maintenance and long-term preservation of any cemetery are *constant* challenges; but for abandoned cemeteries it can be overwhelming. In 2005, the Friends of the Lone Pine Cemetery Association was formed in order to begin the process of returning the cemetery to a cared-for state. In 2009, the Department of Archaeology & Historic Preservation formally awarded to the Friends group a Certificate of Authority for care and maintenance of the cemetery. Under the authority of the Certificate, the Friends of the Lone Pine Cemetery has conducted an enormous amount of care and

maintenance, restoring it from its previously abandoned appearance. In 2011 the Friends of the Lone Pine Cemetery successfully nominated the cemetery for listing in the Washington Heritage Register.

Since receiving control of the cemetery, The Friends have held brush-removal work parties twice each year involving members and other volunteer groups. They have also rented 260 goats to attack the brush and reclaim the cemetery. With gravel donated by the Coeur D'Alene Indian Tribe, the Friends have improved the entry road to the cemetery and its' parking area. They have also placed gravel around monuments and on paths, replaced the deteriorating fence around the cemetery, have erected a new cemetery sign, and undertaken headstone repairs. The group has also erected an information kiosk at the cemetery and has published their efforts in a quarterly newsletter and on a website. The nomination and naming of the cemetery to the Washington Heritage Register resulted in the Group's purchase and placement of a monument at the site.

In addition to the Friends' efforts to physically restore the cemetery, they have also started the process of compiling histories and photos of those buried at the cemetery; reporting them in their newsletter; and also making them available on the Lone Pine and the Find-A-Grave websites. The group has also had amazing success raising funds through donations to pay for all of these projects.

At this time, it gives me great pleasure to present this award to Friends of the Lone Pine Cemetery for their service and dedication to its preservation. Please step forward to receive your award.

SPECIAL ACHIEVEMENT CATEGORY: GRANT COUNTY PUD

We now turn to awards for special achievement in historic preservation. Awards given in this category recognize individuals, organizations, programs, or special efforts that do not quite fit into the other award categories but have made a significant impact toward the preservation of cultural or historic properties. In 2015, four awards will be presented in this category.

The first award is presented to the Grant County Public Utility District No. 2 for their extraordinary efforts in protecting cultural resources during an unprecedented emergency. In February 2014 a fracture was discovered in the Wanapum Dam on the Columbia River near Vantage. The fracture in the dam required an emergency 26 foot drawdown of the Wanapum Lake reservoir, thereby exposing miles of pre-reservoir Columbia River shorelines. For cultural resources, this emergency response by the PUD drastically lowered water levels and revealed significant archaeological sites, artifacts, and human remains along hundreds of acres of newly exposed shorelines.

The public safety hazards and the threat of vandalism and looting to cultural resources required a robust, sustained, and coordinated archaeological, tribal, and law enforcement effort. Grant PUD quickly organized an effort to close and post signs along miles of shoreline. The exposed shorelines were patrolled by the Wanapum Tribe River

Patrol supplemented by personnel from State Department of Fish and Wildlife, State Parks, County Sheriffs, State Patrol, and private security contractors. Throughout the duration of the drawdown, the PUD closely coordinated with the Colville Confederated Tribes, the Confederated Bands and Tribes of the Yakama Nation, and the Wanapum Tribe, the SHPO, law enforcement, and the media.

The drawdown also afforded a rare opportunity to identify and document archaeological sites that had not been observed since 1963. Recognizing this opportunity, the PUD tasked a team of archaeologists assisted by tribal members to record newly discovered sites as well as conduct a condition assessment of previously identified sites in the drawdown zone.

On behalf of all the people of Washington concerned about the protection of archaeological resources, I am proud to recognize the extraordinary efforts of the Grant County PUD. Working feverishly to avert disaster while under a regulatory and media microscope, PUD staff from the cultural resources team to upper management demonstrated remarkable commitment to protect the cultural resources placed in their trust.

I now ask representatives from the PUD to please step forward to receive your award.

SPECIAL ACHIEVEMENT CATEGORY: LAW ENFORCEMENT OFFICERS OF THE WASHINGTON STATE DEPARTMENT OF FISH & WILDLIFE

Next up in the Special Achievement category and also in Grant County, is the award going to the Washington State Department of Fish and Wildlife (WDFW) Law Enforcement Officers from Detachment 16 for their outstanding efforts to protect archaeological sites on Fish & Wildlife owned preserves in Grant County. Dedication to their service has resulted in the successful interception and prosecution of three looters of archaeological sites.

Archaeological site looting is the act of plundering archaeological sites for fun or profit. From a legal perspective, archaeological sites in Washington State are considered to be public resources. It is unlawful to dig into or remove artifacts from a site without a permit. There are both civil and criminal penalties for doing so. From a scientific perspective, looters destroy crucial evidence that archaeologists rely on to understand the past. Perhaps most distressing from a human perspective, is that looting desecrates artifacts to which Indian people have deep cultural, heritage, and spiritual connections.

WDFW law enforcement officers are responsible for protecting our natural resources and ensuring public safety. This responsibility includes protection of public resources that includes archaeological sites protected by state statutes. Often, these officers are the only law enforcement personnel policing the outdoor environment in Washington. To

fulfill this challenging responsibility, they must possess unique skills and are trained to operate independently in remote areas.

As early as 2012, WDFW officers from Detachment 16 (based in Ephrata) first noticed traces of illegal digging activity occurring at a significant archaeological site near Willow Lake in the Gloyd Seeps Wildlife Area. Willow Lake, a dry lake bed located in Grant County, is known as an area where artifacts are commonly found. With this knowledge, detachment officers started conducting day and night surveillance at the site in hopes of apprehending the looters.

Late one night in March of 2014, Officer Smith was patrolling in the Willow Lake vicinity when he observed possible evidence of activity occurring at one of the recorded archaeological sites. Smith reported the incident to Sergeant Mike Jewell, who was soon on his way as backup. While he waited for his backup to arrive, Officer Smith approached the suspect's vehicle when the looters unexpectedly returned to their car. Unable to wait for Sergeant Jewell, Officer Smith stepped out and identified himself as a police officer, had them put down their equipment and kneel on the ground. Sergeant Jewell arrived shortly thereafter and the suspects were advised of their Constitutional Rights.

The officers recognized the two men from earlier contacts, including having looting equipment and trespassing on sensitive habitats. Both admitted they were digging for artifacts and knew that it was against the law. To serve as evidence, Officer Smith and Sergeant Jewell seized all of the equipment and the recovered artifacts. The two looters were arrested for disturbing the archaeological site.

Since the arrest, officers uncovered evidence that the defendants have been suspected of trafficking some of the Indian artifacts using the Internet, and have previous convictions for using or possessing methamphetamine or other controlled substances. The suspects were charged for violating the Archaeological Sites and Records Act, pled guilty, and paid fines. Since the looters were apprehended, local law enforcement has noted a significant decrease in looting at local sites.

In recognition of your dedication and vigilance to protect archaeological resources and uphold cultural resource protection laws, I now invite Law Enforcement representatives from Detachment 16 to please step forward and accept your award.

SPECIAL ACHIEVEMENT CATEGORY: JEFF MONROE FOR ENCHANTED VALLEY CHALET

The third award recipient in the Special Achievement category is Jeff Monroe of Sequim. Jeff is being recognized for the critical role he played in rescuing the Enchanted Valley Chalet in Olympic National Park from what looked to be certain destruction by natural forces.

Sometimes men and women are capable of moving mountains. And other times, they're capable of moving a 90-ton building that is only accessible by a 13 mile hiking trail. Jeff

Monroe might not have moved a mountain, but physically moving the Enchanted Valley Chalet in the Quinault River Valley of the national park was perhaps the easiest part of the process. When “Jeff the Mover” (as he is known by in the Sequim area) heard that the 84-year old back-country icon was threatened by serious undercutting of the building’s site by the Quinault River, many feared that this piece of history would be lost forever. Undaunted, Jeff and the Friends of Olympic National Park helped convince the National Park Service to allow them to move the chalet out of harm’s way. With no time to spare, Jeff’s trained professionals worked side-by-side with eager volunteers to move the structure away from the river bank by placing the chalet on temporary steel beams and rollers. The chalet was left on the beams and rollers so that it could be moved in the future if the river threatens again.

Anyone who has ever hiked into this valley knows how much of a gem the Enchanted Valley Chalet is. Perhaps its remoteness gives it its cachet... or perhaps its historic significance does. Whatever the chalet has to say, speaks loudly to anyone who has ever experienced it first-hand. It has been a destination for hikers and backpackers from around the world who visit Olympic National Park. And, it embodies the National Park Service’s core values of cultural and historic preservation within a pristine wilderness setting.

Being located in a wilderness area presented many logistical challenges. Mules and hikers hauled in supplies that could be carried-in. But, some of the larger items such as the steel I-beams used to move the chalet, were flown-in via helicopter. The moving team also saw this as an opportunity to carry out decades worth of trash that had been littering the valley for years. The chalet was lifted 20 inches off the ground, beams were inserted under the building, and hydraulic jacks pushed the 90 ton building 17 inches at a time until it was moved 75 feet from the river bank. The moving rails were lubricated with Ivory bar soap – Jeff’s favorite brand, and a family tradition since Jeff’s grandfather started moving houses on the Olympic peninsula in the 1930s. Jeff teamed up with Del Davis of D.B. Davis Structural Movers of Everett – (who himself is a fifth generation house mover) – despite Del’s preference for a different brand of soap.

Jeff will be the first to tell you that he could not have done this difficult job alone. Everyone who had a hand in helping move the chalet – from the on-site cook to the helicopter pilot – deserves to share Jeff’s accolades. But Jeff’s leadership, dedication and perseverance to save the chalet are unparalleled. And for the rest of us, this treasured Enchanted Valley Chalet will remain a destination for hikers and wilderness seekers.

SPECIAL ACHIEVEMENT AWARD: KALISPEL TRIBE CULTURAL RESOURCES MANAGEMENT PROGRAM

The final award in the Special Achievement Category is presented to the Cultural Resources Management Program of the Natural Resources Department of the Kalispel Tribe of Indians, based at the Kalispel reservation in northeast Washington.

Established in 1999, the Cultural Resources Management Program is charged with the identification and protection of significant archeological resources. Through consultation and in collaboration with federal, state and private parties, the staff seeks to identify historically significant places and assess their cultural and scientific contribution to the Tribe with the ultimate goal of protecting these resources for future generations. Their area of interest includes heritage resources in traditional Kalispel lands that stretch across portions of the three states of Idaho, Montana, and Washington.

The Program has established a cutting edge technological base with the integration of LiDar, ground penetrating radar, magnetometry, and GIS to pioneer the non-invasive examination of archaeological sites. The Program has conducted archaeological surveys of over 5,000 acres and evaluated 164 sites. They have also organized 2 archaeological field schools and employed over 30 tribal youth while educating them in Kalispel heritage.

Kalispel is also a leader and innovator in efforts to preserve and pass down their native Salish language. The Cultural Resources Program and tribal leadership realize that preservation efforts must encompass more than archaeological sites. Heritage spans a broad range of resources including wildlife, plants, landscapes, traditional lifeways, and language. Though small in land area and population, the Kalispel recognize that protecting and sharing their rich heritage also brings momentum in moving the Tribe forward in the health and well-being of its members and Kalispel's growing influence on the Northwest economy.

At this time, it is a great honor to recognize the Cultural Resources Management Program of the Kalispel Tribe of Indians, under the direction of Kevin Lyons, for their success and leadership in identifying and preserving our heritage.

STEWARDSHIP CATEGORY: ERIC & MARY BRADEN FOR THE KNICKERBOCKER APARTMENTS-SPOKANE

The next award category is "Stewardship." Awards made in the Stewardship category recognize persons and organizations that have made a long and distinguished commitment to preserve a historic place. In this category, one nominee stood out amongst the rest: The Knickerbocker Apartments in Spokane.

The Knickerbocker Apartments were built in 1911 by Inland Empire mining magnate Graham Dennis. Mr. Dennis commissioned the Beaux Arts styled structure from prominent architect Albert Held. The Knickerbocker was designed to be the antithesis of the ubiquitous two-bit flop house that often characterized urban America at the time. When opened, the Spokesman Review newspaper proclaimed the Knickerbocker to be, "*the finest apartment house west of New York.*"

Mr. Dennis' large ambition for the building was realized: For years, the Knickerbocker Apartments was the epitome of luxury downtown living. But, following his death in 1923, the Knickerbocker experienced several ownership changes to persons or entities who

did not share Mr. Dennis's appreciation for luxury nor the building's stature in the community. By 2011, the Knickerbocker's centennial year, the apartment house suffered from deterioration and a tarnished reputation. The blighted building was marked by filth and graffiti. That was the condition of the building when Eric and Mary Braden inherited the structure and took charge.

Upon their retirement from work in Houston, the Braden's returned to Spokane and plowed much of their retirement nest egg and time into restoring the complex to its former grandeur. The couple has been working on the structure, one unit at a time, for the past four years. Mary Braden says "*It was just in desperate need of cleanup and repairs and painting and garbage removal.*" At this point, they have removed the unsightly grime and decay so that the building's classic design shines once again. Finding willing renters, even as restoration work continues, has not been a problem for the Braden's, demonstrating a healthy market for historic, high quality housing in downtown Spokane.

While the popular image of today's retirees involves enjoying hobbies and travel, you will find the Braden's hard at work cleaning and repairing the Knickerbocker. Success breeds success. The best preservation efforts have a snowball effect upon the community and that is true of the Knickerbocker. The once seedy section of Spokane is now attracting young professionals who are increasingly drawn to living in historic city center neighborhoods.

The goal of the Braden's is to bring the Knickerbocker back to its former grandeur. As a result of their passion and on-going efforts, it's clear the Knickerbocker Apartments are in good hands. At this time, it gives me great pleasure to present the award for outstanding achievement in stewardship to Eric and Mary Braden. Please step forward and receive your award.

STEWARDSHIP CATEGORY: HOUSING HOPE FOR THE COMMERCE BUILDING-EVERETT

The second award recipient in the stewardship category is Housing Hope for the organization's stewardship of the Commerce Building in downtown Everett. A private non-profit organization, Housing Hope's mission is to promote and provide a continuum of safe, decent, affordable housing and necessary related services for very-low and low-income residents of Snohomish County and Camano Island.

Built in 1910, the Commerce Building was designed by prominent architect Benjamin Turnbull for offices and commercial space. The virtually intact building is considered one of the best examples of Turnbull's career and is an anchor to the Hewitt Avenue Historic District. But looking back to the 1960s and 70s, Everett saw an exodus of retail and offices from downtown. The Commerce Building suffered and was virtually empty by the time it was purchased by Housing Hope in 1988.

With rehabilitation for housing in mind, Housing Hope nominated the building to the National Register of Historic Places in 1992. This step allowed the organization to take advantage of preservation tax credits to give the project a financial boost. The building was then renovated into 48 affordable housing units with retail/commercial space on the first floor. Significant features of this early 20th century Commercial-style building were retained or reconstructed.

In the 20-plus years following the rehabilitation, Housing Hope has continued to preserve and maintain this historic building. Two major projects have been completed in recent years: historic window restoration in 2010 and masonry restoration in 2013-2014. The Commerce Building's distinctive windows are an important visual and functional element of Turnbull's design. They are comprised of in-tilting transom windows placed above large center-pivoting windows. Ongoing concerns about lack of energy efficiency and danger to tenants because of widely opening windows spurred Housing Hope to undertake window restoration work in 2010. Instead of tossing-out the unusual pivoting windows, Housing Hope recognized that the building *and* its tenants, regardless of income, deserved a quality rehabilitation that maintained historic character. To achieve this, all windows were removed; the frames and sashes repaired; and insulated glass re-installed in the original window sashes. In-tilting function was restored to all the hopper windows, and all hardware was repaired and replaced as needed to closely match the original.

More recently, the masonry restoration project consisted of cleaning and repointing all of the brick and cast stone features on the exterior of the five-story building. Since 2010, Housing Hope has invested nearly one million dollars to preserve the building while providing safe and comfortable housing for residents.

It is a great honor to applaud the effort that Housing Hope has made to preserve the Commerce Building, as well as their life-changing investment in their residents. Ed Petersen, CEO of Housing Hope, please step forward to receive your award.

HERITAGE BARN PRESERVATION CATEGORY: HILLTOP BARN-CLARK COUNTY

The Heritage Barn Preservation Category recognizes individuals and organizations having made a significant contribution to the preservation and awareness of Washington's historic barns. This year's award recipient in this category is the Joe and Susan Steinbrenner family for their preservation of the Hilltop Barn near Ridgefield in Clark County.

Named for its location with commanding views of the nearby Columbia River valley, the exceptionally large barn is believed to have been constructed around the turn of the 20th century. It is noteworthy as being a rare example of a Dutch Gable barn with full dormers on both sides of the structure.

Built from old growth timber harvested on the farm property, the barn was used to store hay, horses, and equipment. The Burrow family was an early owner of the farm and lived there until 1932. Now 98, John Burrow recalls that the barn was used to store farm implements as well as a big tractor with metal wheels and a threshing machine. In addition to storing farm equipment, the barn was used for hay storage. According to John, hay was the primary crop on the hill since the lack of topsoil made growing other crops very difficult. As he put it: *“The soil was so poor you couldn’t raise a disturbance with a jug of whiskey in each hand.”* After the Burrows sold it, the farm changed hands several times until 1972 when it was purchased by John Sevier. In turn, he later divided the farm and sold much of the property as six acre residential lots. In a humorous reference to the poor soil on the farm plus increased development pressures, John Burrow commented: *“Turns out the best thing that property grew was houses.”*

By the time the Steinbrenner family bought Hilltop Farm in 1999, time and weather resulted in the deterioration of the barn’s roof and siding to the point of needing full replacement. But, instead of demolishing the barn or letting it collapse under the weight of time, the Steinbrenner’s chose preservation as the right course of action. Becoming aware of the State’s Heritage Barn Register, the family successfully nominated the Hilltop Barn for listing in the Register in 2011. They also decided to seek a Heritage Barn Rehabilitation Grant to remedy the beloved barn’s many structural and material problems.

The work began with removal of deteriorated siding. This step allowed for easy access to those portions of the wooden posts that needed replacement. During this process, new pier footings were installed. Many of the historic posts were salvaged. Where needed, replacement posts were milled to match existing lumber. Once deteriorated roof members were replaced or stabilized, a new metal roof was installed to enclose the structure to minimize water penetration. The Steinbrenner’s were careful to select a gray roof color to match the color of the old wood shingles as closely as possible. An important part of the stabilization work was to make sure that water drained away from the structure. To do so, approximately 60 cubic yards of crushed rock were placed around the building’s perimeter to slope water away from the foundations. Gutters and downspouts were added to channel water off the new metal roof.

In honor of the work and dedication to preserve the Hilltop Barn for many years to come, I welcome the Steinbrenner’s to please come forward and accept this award.

VALERIE SIVINSKI AWARD FOR REHABILITATION: SHARON & STEVE THORNILEY FOR STATE BANK OF TENINO

We now turn to awards in the Historic Rehabilitation Category. Awards in this category recognize projects resulting in exemplary rehabilitation of historic buildings or structures. Award-winning projects must demonstrate that completed work meets, if not exceeds, the Secretary of the Interior’s Standards for Rehabilitation. Of note is that this award is named in fond memory of Valerie Sivinski, a talented Tacoma architect, dedicated

preservation advocate, and good friend. This year the first award in this category recognizes Sharon and Steve Thorniley for rehabilitating the State Bank of Tenino building.

SHPO Award winning rehabilitation projects aren't always the most expensive, largest, most complex, or involve a cast of thousands. Our co-winner this year for the Valerie Sivinski Award for Outstanding Rehabilitation – the State Bank of Tenino – is none of those. Rather, it is a shining example of a simple project that required countless hours of hard work and dedication. For over three years, Sharon and Steve Thorniley have worked day and night to repair decades of deferred maintenance at the old bank building. They started by replacing the roof in order to stop all the leaks. They then systematically moved their way through the building to address several structural and safety issues including:

- Repair of rotted structural members,
- repointing mortar joints,
- stabilizing the rear entrance opening,
- providing access to the basement,
- bringing moisture intrusion under control, and
- repairing the large single pane wood storefront windows.

Located in south Thurston County, Tenino has long been known for its sandstone quarries that became the source of building materials from the late 19th and well into the 20th century. Sandstone from the Tenino Stone Company and the Hercules Sandstone Company can be found in historic buildings from Vancouver, British Columbia to San Francisco; from Aberdeen, Washington to Missoula, Montana, and everywhere in between. But look no further than the small town of Tenino for one of the most intact sandstone clad buildings in Washington. The sandstone itself has truly stood the test of time, despite being neglected for years before the Thornileys came along.

Over the course of their rehabilitation effort, the Thornileys ensured that everyone who touched the project understood the building's historic significance – from the electrician and the plumber to the masons and the City of Tenino, which installed new sidewalks outside the building during the rehabilitation. Local master stonemason Keith Phillips provided new sidewalk lights just outside the bank, paying homage to Tenino's history. Perhaps most impressive are the skills that Steve and Sharon learned along the way, such as how to appropriately repoint mortar joints and patch spalling sandstone.

The Thornileys have poured their heart and soul into this major building rehab effort and have shown their true dedication to historic preservation. It is remarkable to see where the old bank is today compared to where it started when Sharon and Steve acquired the building. Just take a look at the before and after photos to see this amazing transformation. They have recently attracted a long-term tenant – an investment company – which seems to be well suited to start the next chapter in the life of the State Bank of Tenino.

I now invite Sharon and Steve to step forward and receive your award.

VALERIE SIVINSKI REHABILITATION CATEGORY: UNION STABLES

Our other recipient this year for the Valerie Sivinski Award for Outstanding Rehabilitation is Union Stables in Seattle. Constructed in 1909, this resilient and surprising building was carefully rehabilitated and restored to its former glory after the upper floors had been vacant for decades.

Union Stables is a rare surviving example of a once common building type: the urban horse stable. The four story, unreinforced masonry and heavy timber building was designed to board many of Seattle’s working horses employed to transport produce and goods to nearby Pike Place Market. The building had massive internal ramps so that horses could be led from floor to floor. Plus, floors sloped to allow central troughs to be cleaned and rinsed out. However, horses – (the Uber drivers of the early twentieth century) – were largely replaced by cars and trucks in the 1920s. To adapt, the building was converted to a parking garage and auto body shop on the ground floor. But this change left the upper floors vacant for decades. The building’s most recent use was a furniture warehouse, but none of these uses were able to capitalize on the building’s economic potential.

Over time, the building spiraled into serious disrepair with extensive damage from age, weather, fire, and earthquakes. Problems included:

- Missing and boarded up windows;
- grass was growing out of the roof and window sills;
- Graffiti could be found on every façade;
- And, the parapet that once read “UNION STABLES” had been reduced to having just an “N” – (from the last letter in “union”) – pointing north, and an “S” – (from the first letter in “stables”) – pointing south.

Symbolic of the neglect was that the signature horse head on the front of the building was missing an ear. But when architecture firm Weinstein A|U, preservation consultant BOLA, and contractor Lease-Crutcher-Lewis began work on the project, they knew this property was special, despite its many problems.

The adaptive reuse into ground floor retail or restaurant and upper floor contemporary office use was a perfect fit. The rehabilitation scope of work included a long list of structural, architectural and preservation tasks including:

- Preserving the massive timber construction;
- Repurposing salvaged wood flooring into furniture, benches and bathroom countertops;
- Extensive masonry and terra cotta repair;
- Installing new historically appropriate windows;
- And, constructing new building amenities such as restrooms, elevator, stairs, and building systems for office use.

The adaptive reuse of Union Stables is also pending LEED Gold certification.

The architects and contractors gave a huge amount of attention to detail such as: designing new ground floor entrances that interpret the lost carriage doors and modifying the seismic bracing design to minimize its visual and physical impact. Even the signature terra cotta horse head ear on the front of the building was scrutinized after the architects thought the first restoration attempt made the horse look like a German Shepherd. Rest assured – it looks like a horse now.

All of these details are a testament to Weinstein A|U, BOLA, and Lease-Crutchler-Lewis' diligence and sensitivity to the historic nature of the building. The contemporary details and materials work in perfect harmony with each other and with the extant details of the historic features of the stables. I assure you that you'll notice new details every time you see the building that will make you think, "*Wow, I can't believe they thought about that.*"

The recipients of the Union Stables award are now invited to step forward.