

WASHINGTON HALL



HISTORIC COMMUNITY SPACE PRESERVED

WELCOME

❖ Since 1908, Washington Hall has been a **center for building community**

❖ Now Historic Seattle and 4Culture are working together to **ensure this legacy will continue**

❖ Goal **today**: share brief history, information about the project partners, talk about the current visioning, project schedule and how you can get involved

HISTORIC COMMUNITY SPACE PRESERVED

Built by the Danish Brotherhood in 1908 and then purchased by the Sons of Haiti in 1973, the building a space for various communities to meet, gather, socialize, organize , create and entertain for over 100 years.

Historic Seattle and 4Culture are now working together to ensure the legacy will continue.

This presentation will introduce the project partners: Historic Seattle and 4Culture, share a brief history of the building, talk about current visioning, the project schedule and let you know how you can get involved.

HISTORIC SEATTLE

❖ Historic Seattle believes that buildings provide an essential link to the past, reminding us of who we are and where we came from. Founded in 1974, Historic Seattle is the only nonprofit membership organization **dedicated to preserving Seattle and King County's architectural legacy.**

❖ In June 2009, Historic Seattle purchased Washington Hall with assistance from 4Culture



4CULTURE

❖ 4Culture is committed to **advancing King County's communities through culture.** Through **funding programs, project management & leadership initiatives,** 4Culture stimulates cultural activity and enhances the assets that distinguish a community as vibrant, unique and authentic.

❖ **Now 4Culture is working with Historic Seattle to develop an operating model for Washington Hall**



4Culture nominated Washington Hall for Seattle City Landmark Status, which it received in January 2009.

WHAT IS WASHINGTON HALL'S LEGACY?

In continuous operation as a gathering place for community since 1908, the Hall has been a crossroads for Seattle's

- ❖ **Ethnic Heritage**
- ❖ **Architectural History**
- ❖ **Social History**
- ❖ **Performing Arts**



Washington Hall at 14th Avenue And Fir Street is shown in this 1915 photo. (photo courtesy of Danish Brotherhood of Seattle)

Many thanks to **Zola Mumford and Brandi Link** for their research and successful Landmark Nomination!

Many thanks are due to Zola Mumford and Brandi Link for their research and successful Landmark Nomination , which has helped us all learn more about the incredible history of this place.

ETHNIC HERITAGE

Built by the **Danish Brotherhood in 1908**

❖ Rented for special events by surrounding CD & North Rainier Valley ethnic communities including: **African American, Danish, Italian, Japanese, Jewish, Vietnamese, Filipino**, and first and second generation residents from **various European** countries.

❖ Weddings, dances, concerts, religious services, community meetings, lectures, fundraisers

Racial Covenants Before High Court

By Terry Peltis
WITH the finality of yesterday's decision by the U. S. supreme court for the first time, the New World is interrupting its series on the legal aspects of discriminatory practices to deal with the legal aspects of racial covenants before the high tribunal.

Racial covenants are widely used in almost every section of the country. They are usually found in the deed or in a separate instrument, and are usually enforced by the courts.

The United States has a long history of racial discrimination. It is one of the few countries in the world which has a constitution which guarantees equality of rights to all its citizens.

As this journal set in the field of racial discrimination, it is not surprising that the courts have been called upon to deal with such cases.

When a racial covenant is found in a deed, it is usually enforceable by the courts. However, if the covenant is found in a separate instrument, it is usually unenforceable.

The Supreme Court's decision in 1948 was a landmark one. It held that racial covenants are unenforceable as a matter of public policy.

This decision was a great victory for the colored people. It has since been followed by many other courts.

It is hoped that this decision will lead to the elimination of racial covenants in all parts of the country.

The only way to eliminate racial covenants is to have the courts declare them unenforceable. This has now been done by the Supreme Court.

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Ghetto Area Is Not All "Slum"

By Terry Peltis
It is a common belief that the ghetto area is a slum. However, this is not always true.

The ghetto area is a place where many people live who are poor and who are of color. However, it is not always a slum.

Many people who live in the ghetto area are very hard working and are very intelligent. They are often the backbone of the community.

It is hoped that the ghetto area will be developed into a place where all people can live and work together in peace and harmony.

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New World Gas Companies Want Increase

By Terry Peltis
The New World Gas Company has announced that it wants to increase its rates.

The company says that the cost of gas has increased and that it must raise its rates to cover the cost.

It is hoped that the company will be able to find a way to keep its rates reasonable.

The only way to keep gas rates reasonable is to have the government regulate the industry.

It is hoped that the government will be able to regulate the industry in a way that is fair to all people.

The only way to regulate the industry is to have the government provide the necessary services and facilities.

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Examples of groups: the Markus Garvey movement, Lithuanian Workers, Finnish Women's Club, Filipino Community Club and many more.

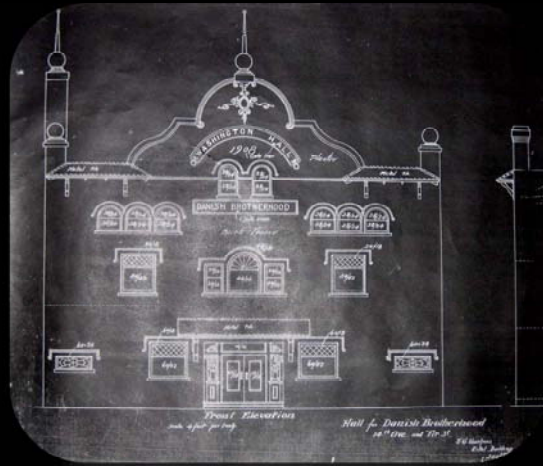
It's important to understand why many of these groups were concentrated around Washington Hall.

This is a snapshot of a 1948 article in the communist party newspaper, New World, WORD the practice of racial restrictive covenants, which meant including in a house's deed the agreement not to sell to certain ethnic groups. This wide-spread practice in Seattle neighborhoods resulted in CD being one of the only areas where many ethnic groups were able to purchase homes. Racially restricted covenants were found legally unenforcable by the Supreme Court in 1948 and the Fair Housing Act of 1968 made it illegal to privately uphold such covenants. Even still, language of segregation remains in fine print of property deeds all over the country.

The Central District has also been subjected to redlining. Redlining is denying or increasing the cost of services like banking, often in racially-determined areas.

As we work to support the culture of the Central District, we need to think about how Central District culture is being impacted by gentrification -- especially in light of the history of institutionalized discrimination in real estate.

ARCHITECTURAL SIGNIFICANCE



Designed by
Victor W. Voorhees,
one of the most
prolific architects
working in pre-WWII
Seattle

*Vorhees was well-known for his popular design book series **The Western Home Pattern Book** (many houses built from these designs can still be seen in Seattle's older neighborhoods).*

The Hall is a new Seattle City Landmark as of 2009.

REFLECTING AMERICA'S SOCIAL HISTORY

❖ **King County Elections Board**
polling place

❖ Noted by **HUAC** as a scene of
"subversive activities"

❖ Hall was host to meetings of
the **Young Communists, Black
Panthers, American Committee
for the Protection of the
Foreign Born**

❖ **Many other halls barred such
groups**



HUAC: House Committee on Un-American Activities (McCarthy era)

PERFORMING ARTS

- A teenaged **Jimi Hendrix and his band, The Rocking Kings**, played what was probably one of their first gigs at the Hall
- **Billie Holiday, Mahalia Jackson, Joe Louis, and Duke Ellington and his orchestra**
- **The renowned performing arts presenting organization, On the Boards from 1978 - 1997**
 - Lawrence Ferlinghetti
 - Spalding Gray
 - Bill T. Jones
 - Mark Morris Dance Group
 - Jesse Bernstein
 - Pat Graney & Dancers
 - Bebe Miller and Company
 - Ping Chong and Company
 - San Francisco Mime Troupe
 - John Gilbert
 - Bill Frisell
 - KT Niehoff
 - La La La Human Steps
 - The Wooster Group
 - Meredith Monk
 - 33 Fainting Spells
 - Trimpin
 - Julian Priester
 - Teatro del Sur of Buenos Aires
 - Need Company
 - San Francisco Mime Troup
 - Norman Durkee
 - Peggy Piacenza
 - Billy Tipton Memorial Saxophone Quartet
 - Eiko and Koma
 - Wade Madsen
 - Kabby Mitchell III
 - Peggy Platt (with Alice B. Theatre)
 - Spectrum Dance Theater
 - Crispin Spaeth
 - John Jesurun
 - Suzi Schneider
 - Northwest New Works Festival

Lastly, the hall has been a stage for a rich and diverse range of performing arts groups over the years

- *A teenaged **Jimi Hendrix and his band, The Rocking Kings**, played what was probably one of their first gigs at the Hall*
- ***Billie Holiday, Mahalia Jackson, Joe Louis, and Duke Ellington and his orchestra***
- *The renowned performing arts presenting organization, **On the Boards** rented the space from 1978 – 1997*

Many emerging artists who went on to be internationally recognized refined their skills there.

CARRYING THE LEGACY FORWARD

Historic Seattle and 4Culture
are committed to
**developing an operating
model**

- ❖ With clear and meaningful
ties to the history of the site
- ❖ Facilitating vibrant use well
into the future



In early 2007, the Sons of Haiti put the hall on the market. In order to preserve the legacy of this incredible building Historic Seattle purchased Washington Hall in June of 2009 with some financial assistance from 4Culture.

Now our two agencies are working together to develop an operating model for the space.

MISSION FOR WASHINGTON HALL

- ❖ **Restore the building** (Preservation)
- ❖ **Express the legacy** of the building & communities served (Heritage)
- ❖ **Facilitate vibrant contemporary use** of the building, looking to history of the building as a guide (Arts, Culture & Community)

Values: accessibility, incubation, community service, sustainability, diverse use

This is the Interim Mission we've developed for Washington Hall that will guide the final operating model.

EXPLORING OPERATING MODELS

- ❖ Primary organization
- ❖ Multiple anchor tenants, plus rental
- ❖ Mixed-use, accessible, rental space



Right now we're pursuing all avenues and options for uses and models. A few options that seem most feasible:

- One primary organization is selected to operate the space, based on a proposal to program the entire space and take on the capital campaign. With this model, we would be seeking an organization that honors the mission we described earlier (preservation, heritage and contemporary vibrant use.)*
- Another model under consideration is a facility that would primarily serve several small/mid-sized groups who would be identified as "anchor" tenants with prioritized use of various spaces. A third party would help manage the building and schedule, and potentially work with anchors on a capital campaign.*
- A third option would be to focus the use of the building entirely on short-term, accessible rental space. (rehearsals, performance, events and work space.) In this model, the capital campaign is entirely managed by a third party under the brand Washington Hall.*

HIGHEST AND BEST USE



Historical use (Research)

Needs for space as expressed by neighbors, artists, organizations, businesses, youth, neighborhood planners

Financially sustainable and mission critical

It's important to create an operating model that can successfully facilitate highest and best use of the space. We have three guides for determining "highest and best use":

- *Looking at the historical use of the building*
- *Needs for space as expressed by neighbors, artists, organizations, businesses, youth, neighborhood planners. Over the next few months, we're engaging with a variety of communities to determine what the biggest demands are for this type of space on a neighborhood and city scale. We are holding open information sessions at the hall, we're also conducting smaller interviews and meetings with individuals and organizations from October through December 2009.*
- *Looking for uses that will be financially sustainable and are mission critical*

CONSIDERATIONS

- *Paying for short term mortgage, renovation and long-term capital campaign*
- *Construction time – at some point, when capital campaign renovations are underway, groups may have to temporarily vacate (or some groups may exit out at that time and others come in)*
- *Determining highest and best use of the space for the neighborhood, for the arts community, for the future growth of the neighborhood*
- *How does Washington Hall fit in with neighborhood development like YeslerTerrace*

ARTS



- ❖ Performance (dance, theater, multi-disciplinary)
- ❖ Music concerts (all-ages: rock, experimental, jazz, solo, choral)
- ❖ Film
- ❖ Lectures
- ❖ Gallery space

Next are a series of slides articulating some of the visions that have been expressed for the hall (obviously the space could accommodate many, but not all of these.)

GENERATIVE SPACE

- ❖ Rehearsal space
- ❖ Meeting space
- ❖ Office /
organizing
- ❖ Artist studios and
workshop



COMMUNITY/NEIGHBORHOOD

- ❖ Classes (yoga, dance, theater, art)
- ❖ Meeting space (neighborhood, town halls/forums, religious)
- ❖ Public gathering space (café, space to attend public cultural events)
- ❖ Rentable space for private meetings, parties or weddings
- ❖ Free technology center
- ❖ Community news media lab
- ❖ Broadband access
- ❖ Caretaker unit



PHOTO BY BILLADAY ON FLICKR

We are interested in the positive impact this space has had on the communities around the Hall. We are working to identify what neighborhood groups are in need of space... or what programs the neighborhood might be interested in attracting.

INTERPRETING HISTORY

- ❖ Audio histories
- ❖ Displays in building
- ❖ Tours
- ❖ KCTV program



We are committed to capturing and expressing the rich history of the hall and making it accessible to visitors.

TIMELINE

Oct – Dec 2009

Phase 1 Renovation and Community Engagement Plan.

By Feb 2010

The main hall and the lodge room will be safe, clean, and sufficiently renovated for some rentals/uses.

Feb 2010 – Dec 2011

Further upgrades, including equipment purchases or renovations to former residential section, may be implemented in order to accommodate additional uses as uses are identified and as funding becomes available.

2012 on...

The Hall will undergo significant renovation/construction 2-4 years down the line, after a capital campaign has raised sufficient funds for a complete restoration of the landmark.

There is a lot of work to do to stabilize the building. The project has multiple phases:

***Phase 1** is happening now. From September 2009 through February 2010, the main hall and the lodge room will be cleaned, stabilized and made safe and comfortable for some types of rentals. We are also using this time to research and consider Operating Models for the short and long term.*

In Spring 2010 we are planning a public launch event at Washington Hall (exact date TBD.) Following that event, the main space and lodge room will be available for short term rentals.

***Phase 2** will begin in Spring 2010 and include further stabilization and upgrades to accommodate additional uses as we identify them and as funding becomes available.*

***Phase 3** will likely begin in earnest 2 – 4 years down the line. Once the final operating model is developed, the Hall will undergo significant renovation/construction . A capital campaign will be required to raise sufficient funds for a complete restoration of the landmark.*

GET INVOLVED

❖ Join the Wa Hall Email List

❖ Rent the space for your event,
rehearsal, meeting, performance,

Contact: 206.325.3113

Meg.Fox@BroadwayPerfHall.com

❖ Let us know what you think

O&A / Survey

Contact: 206.296.8677

Sara.Edwards@4Culture.org



Join the Washington Hall Email List by emailing Sara.Edwards@4culture.org

Earliest possible dates for rentals begin in March 2010. The theater space currently has a capacity of 200, and the downstairs lodge room has a capacity of 100.