



A bi-monthly journal of  
the National Alliance of  
Preservation Commissions  
January-February 2015

# Alliance

the  
review



## Navigating Preservation Agencies

**4** How the Federal Preservation Program Impacts Your Preservation Activities

**7** Demystifying NCSHPO

**10** When Multiple Agencies Descend on Your Town: *The Story of Skykomish, Washington*

**17** Heads Up

**18** Charting the Right Course for Your Local Preservation Program

**25** State News

# 2014-15 BOARD OF DIRECTORS:

Updated: 2.16.15

## COVER IMAGE:

A mandatory cleanup of contaminated soil that stretched under a large portion of the scenic Skykomish, Washington's downtown, put residents in limbo. Read their story on page 10.



A bi-monthly periodical with news relevant to local historic-preservation commissions and their staff, technical assistance, and case studies.

## NAPC STAFF:

### EXECUTIVE DIRECTOR

Paige Pollard  
paige@napcommissions.org

### PROJECT COORDINATOR

Stephanie Paul  
stephanie@napcommissions.org



## CONTACT NAPC AT:

tel (757) 802.4141

fax (757) 923.0076

director@napcommissions.org

www.napcommissions.org

208 E. Plume St. Suite 327,  
Norfolk, VA 23510

All current NAPC members who serve as city staff to preservation commissions are encouraged to distribute articles in *The Alliance Review* to commission members and other staff and elected officials within your member organization.

NAPC can provide additional digital copies of *The Alliance Review* to members of your commission. Simply email us at [director@napcommissions.org](mailto:director@napcommissions.org) with your commission member's name and email address.



## ESTHER HALL, Chair (2012)

Executive Director, North Carolina  
Legal Education Assistance Foundation  
217 E. Edenton Street  
Raleigh, NC 27601  
Phone: 919-782-7108  
[estherhall@gmail.com](mailto:estherhall@gmail.com)

## MATTHEW HALITSKY, Chair-Elect (2012)

Historic Preservation Planner  
City of Boise  
PO Box 2302  
Boise, Idaho 83701  
Phone: 208.585.7393  
[halitsky@gmail.com](mailto:halitsky@gmail.com)

## PATRICIA M. BLICK (2012)

Secretary  
Arkansas Historic  
Preservation Program  
323 Center Street  
1500 Tower Building  
Little Rock, AR 72201  
Phone: 501-324-9665  
[patriciab@arkansasheritage.org](mailto:patriciab@arkansasheritage.org)

## RAY SCRIBER (2008)

Treasurer  
Louisiana Main Street  
LA Division of Historic Preservation  
PO Box 44247  
Baton Rouge, LA 70804  
Phone: 225-342-8162  
[rscriber@crt.la.gov](mailto:rscriber@crt.la.gov)

## KATHERINE ADAMS (2012)

1621 T Street, NW #602  
Washington, DC 20009  
Phone: 202-660-2762 or 667-0818  
[kadams620@gmail.com](mailto:kadams620@gmail.com)

## DEBORAH ANDREWS (2014)

Historic Preservation  
Program Manager  
City of Portland, Maine  
389 Congress Street  
Portland, Maine 04101  
Phone: 207-874-8726  
[dga@portlandmaine.gov](mailto:dga@portlandmaine.gov)

## CLAUDIA J. CARR (2014)

Commissioner, City of Edina  
Planning Commission  
4300 Sunnyside Road  
Edina, MN 55424  
Phone: 651-239-5928  
[claudiaj.carr@yahoo.com](mailto:claudiaj.carr@yahoo.com)

## LISA M. CRAIG (2014)

Chief of Historic Preservation  
Director Main Streets  
Annapolis Partnership  
145 Gorman St., 3rd Flr.  
Annapolis, MD 21401  
Phone: 410-263-7941  
[lmcraig@annapolis.gov](mailto:lmcraig@annapolis.gov)

## MINDY G. CRAWFORD (2012)

Preservation Pennsylvania  
257 North St  
Harrisburg, PA 17101  
Phone: 717-234-2310 x 2  
[mcrawford@preservationpa.org](mailto:mcrawford@preservationpa.org)

## AMANDA J. DECORT (2014)

Preservation Planner  
City of Tulsa  
175 E. 2nd Street, Suite 570  
Tulsa, OK 74103  
Phone: 918-576-5669  
[adecort@cityoftulsa.org](mailto:adecort@cityoftulsa.org)

## TIM FRYE (2014)

Preservation Coordinator  
San Francisco  
Planning Department  
1650 Mission Street,  
Suite 400  
San Francisco, CA 94103  
Phone: 415-575-6822  
[timothymichaelfrye@gmail.com](mailto:timothymichaelfrye@gmail.com)

## JAMES HEWAT (2012)

City of Boulder, CO  
177 Broadway, 2nd Floor  
Boulder, CO 80306  
Phone: 303-441-3207  
[jmhewat@gmail.com](mailto:jmhewat@gmail.com)

## ALISON D. HINCHMAN (2012)

Community Outreach  
National Trust for Historic Preservation  
2600 Virginia Ave. NW  
Suite 1000  
Washington, DC 20037  
Phone: 202-588-6357  
Twitter: @tikidaisy  
[ahinchman@savingplaces.org](mailto:ahinchman@savingplaces.org)

## CORY R. KEGERISE (2012)

Community Preservation  
Coordinator  
Pennsylvania Historical and  
Museum Commission  
Graeme Park  
859 County Line Road  
Horsham, PA 19044  
Phone: 215-219-3824  
[ckegerise@pa.gov](mailto:ckegerise@pa.gov)

## MICHAEL KOOP (2014)

State Historic Preservation Office  
Minnesota Historical Society  
345 Kellogg Blvd. West  
St. Paul, MN 55102  
Phone: 651-259-3452  
[michael.koop@mnhs.org](mailto:michael.koop@mnhs.org)

## CAROLINE LABINER, AIA (2014)

Harvard Heights Historic  
Preservation Overlay Zone Board  
City of Los Angeles  
P.O. Box 15658  
Beverly Hills, CA 90209-1658  
Phone: 323-230-3433  
[Labiner@mac.com](mailto:Labiner@mac.com)

## JO RAMSAY LEIMENSTOLL (2007)

Professor, UNCG  
Dept. of Interior Architecture  
PO Box 26170  
Greensboro, NC 27402-6170  
[jrlleimen@uncg.edu](mailto:jrlleimen@uncg.edu)

## SAM NEWTON (2014)

30 Williamsburg Place  
Dothan, AL 36305  
Phone: 334-699-6453  
[newtonsam@graceba.net](mailto:newtonsam@graceba.net)

## CATHERINE O'CONNOR (2009)

Illinois Association of Historic  
Preservation Commissions  
1 Old State Capitol Plaza  
Springfield, IL 62704  
Phone: 217-785-5730  
[Catherine.oconnor@illinois.gov](mailto:Catherine.oconnor@illinois.gov)

## J. TODD SCOTT, AIA (2014)

Preservation Architect  
King County Historic  
Preservation Program  
201 S. Jackson Suite 700  
Seattle, WA 98104  
Phone: 206-477-4545  
[Todd.Scott@kingcounty.gov](mailto:Todd.Scott@kingcounty.gov)

## TED STROSSER (2012)

Ted Strosser, Architecture  
& Conservation  
PO Box 88  
Lewisburg, PA 17837  
Phone: 570-847-5125  
[ted@strosserarchitecture.com](mailto:ted@strosserarchitecture.com)

## MATTHEW SYNATSKCH (2014)

Historic Planner  
City of Georgetown, TX  
PO Box 409  
Georgetown, TX 78627  
Phone: 512-930-3581  
[matt.synatschk@georgetown.org](mailto:matt.synatschk@georgetown.org)

## MARCUS W. WATSON (2014)

Certified Local Government  
Coordinator  
Texas Historical Commission  
P.O. Box 12276  
Austin, TX 78711-2276  
Phone: 512-463-7812  
[marcuswatson@me.com](mailto:marcuswatson@me.com)

\*(YEAR) = Board Member since the specified year

# In this Issue

BY J. TODD SCOTT, *THE ALLIANCE REVIEW* EDITORIAL COMMITTEE

Navigating various levels of government while trying to preserve our historic resources can be frustrating and confusing. With officials spouting endless lists of acronyms, and reviews required by several jurisdictions just to take advantage of incentives, it's no wonder people feel overwhelmed. In this issue of *The Alliance Review* we try to break through the bureaucratic speak and understand how things are really set up and who controls them. We start with Megan Brown, at the National Park Service, to get an overview of the Federal Preservation Program, followed by an interview with Erik Hein, Executive Director of NCSHPO, the National Conference of State Historic Preservation Offices. We then move on to Chris Zanassi's report on dealing with various agencies at once, as seen from a small rural community in Washington State. Finally, we get a little help from Kimberli Fitzgerald, Historic Preservation Planner in Salem, Oregon, on how to re-set our priorities at the local level.

We hope you find it helpful and informative...just don't get lost in the acronyms!

## Individually we are preservationists. Together we are Forum.

Preservation Leadership Forum Membership links you to a community of committed preservationists nationwide and provides you with the resources and tools you need to make a difference in your own community. **Become a member today.**

Member benefits include:

- Access to preservation thought-leaders through journal articles, blog posts and white papers
- Discounts on trainings and conferences
- Professional development and networking opportunities with preservation leaders



Join Preservation Leadership Forum today!  
[PreservationNation.org/forum](http://PreservationNation.org/forum)



National Trust for Historic Preservation

Preservation  
Leadership Forum

*Megan Brown is the National Park Service's National CLG Coordinator and HPF grant manager to 15 States. Prior to NPS, she worked for the Southwest Office of the National Trust, the South Carolina SHPO, and the SC Heritage Corridor.*

# How the Federal Preservation Program Impacts Your Preservation Activities

By Megan Brown

Understanding the role various agencies play is key to getting the most out of your program.

It is not unusual to find the Federal Preservation Program in the United States a bit confusing! Shouldn't the federal level have the most control? Shouldn't national designation come with protection? Seems logical but often isn't the case, and for a local preservation commission these many levels of laws, agencies, and regulations can lead to bewilderment when asking for help to save a local landmark. One way to begin clearing up the confusion is to look at each level of government to explain how preservation functions down to the community level. It all begins with the U.S. Constitution and the ability to manage land use, or land use law. This ability to regulate land then flows to the state constitutions, and from those on to individual local jurisdictions who make land use decisions. This means that every state can be different so understanding these limitations is important.



## **PRESERVATION HISTORY**

Created by the National Historic Preservation Act (NHPA) in 1966, the Federal Preservation Program established a framework for protecting historic resources throughout the country. The Act was passed in order to catch up with local jurisdictions that had already created historic districts or designated historic landmarks to protect their cultural resources. Fifty years later the NHPA still guides historic preservation in America. The Act created an organizational framework for the various levels of government, with the National Park Service (NPS) at the top, in the role as the federal authority. Also at this level are Federal Preservation Officers (FPO) for each federal agency and Tribal Historic Preservation Offices (THPO) for various Native American tribes. There are now more than 150 THPOs, nationwide. At the state level are State Historic Preservation Officers (SHPO), appointed by each state's governor. The SHPOs are truly the workhorses for historic preservation throughout the country, much of it through their Certified Local Government (CLG) program. The NPS has delegated many of its responsibilities under the NHPA to the SHPOs (and sometimes the THPOs). As a result the SHPO often becomes the first point of contact for local property owners, preservation advocates, and concerned citizens, especially when dealing with the National Register of Historic Places, Tax Credits, CLG program, survey and inventory work, review and compliance, preservation planning, and education. In order to assist in various preservation efforts, the NPS provides each State an annual "block" grant to manage these programs for your local communities. That funding comes from the Historic Preservation Fund (HPF). The revenue for this fund comes from a share of federal off-shore oil leases. Typically \$150 million is authorized each year, but on average only \$50 million is appropriated by Congress and awarded to the SHPOs and THPOs. From this "block" grant, the NPS requires each state to pass at least 10% of their funding to CLGs, and this is where the grant funding used by many local preservation programs

comes from. But if the funding is federal dollars, passed through the state to local jurisdictions, which government has authority over preservation activities?

## **WHOSE RULES DO WE FOLLOW?**

Are there rules to follow as a partner in the Federal Preservation Program? Yes, and many of those stem from the Secretary of the Interior's Standards for Archeology and Historic Preservation. Agreeing to be part of the partnership (SHPO, THPO, CLG) means agreeing to follow the guidance provided by the NPS. The federal level designates minimum guidelines that we ask our partners to follow. For example, the CLGs have four major areas: 1) having an active and qualified preservation or landmarks commission; 2) maintaining an accessible historic resource inventory; 3) serving as the public source for preservation information; and 4) following all applicable state and local laws. However each state may add on further guidelines as they see appropriate and with agreement of their CLGs this comes in the form of their state CLG procedures, which are also reviewed by NPS. This means each state's CLG program may operate a bit differently and have priorities that make sense for that state, but all must meet the minimum federal guidelines.

The key to knowing which laws apply also depends on the land owner. Federally owned land is subject to federal laws and regulations, while state owned property is subject to state laws and regulations, even if they're located within a local jurisdiction. Within those local jurisdictions, privately owned property and municipally owned property is subject to local regulations. Sounds simple in concept, but with various levels of ownership in any given community, it can still be challenging to sort it out. Historic preservation is a part of land use management law that is created by the Constitution and passed down to the local level. This is an important fact for preservation commissions to remember; they are granted the power to regulate land use by the Constitution

*(continued on pg. 6)*

(continued from pg. 5)

and thus play a critical role in preservation by making sure land use policy is followed. Understanding the combination of land use law and preservation law is important, because each level of preservation and designation has different controls. Therefore, the National Register of Historic Places, a federal designation, brings with it review when there is a federal impact, such as a federally funded infrastructure project, but not if it's privately owned and there is no federal impact or local preservation regulations. The bottom line is each level must protect the resources that they have jurisdiction over, and land use law provides the vehicle for that protection.

It is in these areas of law, funding, guidance, and regulation that we see the tie at all levels of government. It is this partnership that makes the Federal Preservation Program such an amazing model for other programs and activities. Understanding how this structure works and what it means to your commission are key to knowing where everything from your regulatory power, to your CLG funding comes from. Hopefully some of the confusion has disappeared, and you as a commission are ready to engage even more as we begin to celebrate the National Historic Preservation Act's creation in 1966 and work to shape the next 50 years of preservation partnership for our incredibly rich and diverse country.

For more information on the Federal Preservation Program and its partners, visit the National Park Service website at <http://www.nps.gov/history/laws.htm> or the Advisory Council for Historic Preservation website at <http://www.achp.gov/nhpp.html>. ■

## ACRONYMS COMMONLY USED IN HISTORIC PRESERVATION

<b>ACHP:</b>	Advisory Council on Historic Preservation
<b>AE:</b>	Adverse Effect
<b>AIA:</b>	American Institute of Architects
<b>AICP:</b>	American Institute of Certified Planners
<b>APA:</b>	American Planning Association
<b>APE:</b>	Area of Potential Effects
<b>APT:</b>	Association for Preservation Technology
<b>ARB:</b>	Architectural Review Board
<b>36 CFR 61:</b>	Secretary of the Interior's Professional Qualification Standards for Archeology and Historic Preservation
<b>CLG:</b>	Certified Local Government
<b>COG:</b>	Council of Governments
<b>CRM:</b>	Cultural Resources Management
<b>DEIS:</b>	Draft Environmental Impact Statement
<b>DOCOMOMO:</b>	International Committee for Documentation and Conservation of Buildings, Sites and Neighborhoods of the Modern Movement
<b>DOE:</b>	Determination of Eligibility
<b>DRB:</b>	Design Review Board
<b>EA:</b>	Environmental Assessment
<b>EIS:</b>	Environmental Impact Statement
<b>FAE:</b>	Finding of Adverse Effect
<b>FEIS:</b>	Final Environmental Impact Statement
<b>FONSI:</b>	Finding of No Significant Impact
<b>HABS:</b>	Historic American Buildings Survey
<b>HAER:</b>	Historic American Engineering Record
<b>HALS:</b>	Historic American Landscapes Survey
<b>HLC:</b>	Historic Landmarks Commission
<b>HPC:</b>	Historic Preservation Commission
<b>HTC:</b>	Historic Tax Credit
<b>LEED:</b>	Leadership in Energy and Environmental Design
<b>LOS:</b>	Level of Service
<b>MOA/MOU:</b>	Memorandum of Agreement/Memorandum of Understanding
<b>MPD/F:</b>	Multiple Property Documentation/Form
<b>NAE:</b>	No Adverse Effect
<b>NAGPRA:</b>	Native American Graves Protection and Repatriation Act
<b>NCPE:</b>	National Council for Preservation Education
<b>NCPTT:</b>	National Center for Preservation Technology and Training
<b>NCSHPO:</b>	National Conference of State Historic Preservation Officers
<b>NEPA:</b>	National Environmental Policy Act
<b>NHL:</b>	National Historic Landmark
<b>NHPA:</b>	National Historic Preservation Act
<b>NMSC:</b>	National Main Street Center
<b>NPC:</b>	National Preservation Conference
<b>NPS:</b>	National Park Service
<b>NRHP, NR:</b>	National Register of Historic Places
<b>NTHP:</b>	National Trust for Historic Preservation
<b>PG:</b>	Preservation Green Lab
<b>PTN:</b>	Preservation Trades Network
<b>RFP/RFQ:</b>	Request for Proposals/Request for Qualifications
<b>SHPO:</b>	State Historic Preservation Office or Officer
<b>SOI:</b>	Secretary of the Interior (Standards for the Treatment of Historic Properties)
<b>TCP:</b>	Traditional Cultural Property or Place
<b>THPO:</b>	Tribal Historic Preservation Office
<b>TOD:</b>	Transit Oriented Development
<b>US/ICOMOS:</b>	US National Committee of International Council on Monuments and Sites
<b>VAF:</b>	Vernacular Architecture Forum

**Cary Tyson** is the former Deputy Director of the Arkansas SHPO. He now resides in Seattle. He can be reached at [carytyson@gmail.com](mailto:carytyson@gmail.com)

# Demystifying NCSHPO

By Cary Tyson

There are a lot of acronyms in preservation; too many, I'm sure you will agree. One of the most important and one you may not have heard of is NCSHPO.

No, not the North Carolina State Historic Preservation Office (though that works too, Tar Heels) but the National Conference of State Historic Preservation Offices.

NCSHPO /nik-sh-poe/ is the professional organization for the 59 historic preservation offices in the United States and its territories. Executive Director Erik Hein describes it like this:

*"Imagine you worked for the federal government and you were assigned a job to build or install the same thing in every state. Would you want to negotiate the preservation review process separately with all 59 SHPO offices? It is more efficient to have one process agreed to by all entities. That's one of the major things NCSHPO is - a single point of contact for all states and territories regarding Section 106, Nationwide Programmatic Agreements, etc."*

## A LITTLE BACKGROUND

As mandated by the National Historic Preservation Act of 1966 (NHPA), each state (and territory) must have a State Historic Preservation Office /ship-o/ and a State Historic Preservation Officer (also commonly pronounced /ship-o/ - and you wonder why our work can be confusing. Pay attention to those context words, folks). The role of the SHPO is to carry out the Act. Generally the responsibilities are to:

- Locate and record historic resources;
- Nominate significant historic resources to the National Register of Historic Places;
- Foster historic preservation programs at the local government level and create preservation ordinances;
- Provide funds for preservation activities;
- Comment on projects under consideration for the federal historic preservation tax incentive;
- Review all federal projects for their impact on historic properties in accordance with Section 106 of the Act and the regulations of the Advisory Council on Historic Preservation; and
- Provide technical assistance on rehabilitation projects and other preservation activities to federal agencies, state and local governments, and the private sector.

SHPOs quickly realized that there were projects which crossed jurisdictions and that outreach was needed to keep our federal elected officials and their staffs informed of the preservation work happening in their



(continued on pg. 8)

(continued from pg. 7)



Hall of States – Home of NCSHPO

states. Shortly thereafter NCSHPO was formed to play that role. NCSHPO is a 501c3 organization headquartered in Washington, DC. The offices are at the Hall of States, right across from the much familiar Union Station.

### ERIK HEIN

Mr. Hein has led NCSHPO since March 2013 but he has a long history in the preservation trenches. Beginning his professional career as the Assistant Executive Director of the Historic Harrisburg (Pennsylvania) Association, he understands what it's like to work at the local level. It was something of a chance meeting that led to that first opportunity. It stemmed from an interview he conducted as a magazine reporter; he was soon hooked. "Most people don't seek out historic preservation as a career. It finds you," Mr. Hein said during a recent phone interview.



Erik Hein, NCSHPO  
Executive Director

*"I grew up in Bucks County, Pennsylvania and I saw the impact of unplanned growth and development. What remained, what had charm,*

*were the historic buildings. The historic places were the ones I really connected with. Without the pieces of our past, we lose our connection to each other. It is those common elements that bind us together. Historic preservation taps into our search for soul. It provides us an identity in a way other things don't. Look at things that stand the test of time – those are the ones that elicit an emotional reaction."*

Hein thought of becoming an architect and studied art and architecture at the Victoria University of Manchester, UK but ended up getting his Master's Degree in Historic Preservation from George Washington University. Eventually he found his way to the nation's capital working for the DC Preservation League then nearly four years as President of Preservation Action before taking the helm of NCSHPO.

Hein says there is really no typical day for the staff of three at NCSHPO. "Every day is different. At any one time, I usually have between 5 and 10 Nationwide Programmatic Agreements (PAs) I am working on with numerous SHPOs and interested parties. We might also have a meeting with congressional staff about a misguided piece of legislation, or partner organizations such as

Preservation Action or the National Trust regarding our legislative priorities. We stay very busy.”

Programmatic Agreements are documents that spell out the terms of a formal, legally binding agreement between groups. In preservation, such agreements are between the SHPOs, the Advisory Council on Historic Preservation, federal agencies, tribes, and other state agencies and/or project developers such as energy companies or other groups. A PA establishes an alternate process for Section 106 consultation, review, and compliance with one or more federal laws, most often with those federal laws concerning historic preservation. If you are not familiar with Section 106 of the National Historic Preservation Act, you should be. This is the primary piece of legislation that stopped the wholesale demolition of historic places by the federal government.

## **PRESERVATION HAPPENS ON THE LOCAL LEVEL**

Despite working on national Programmatic Agreements and educating congress, Hein and NCSHPO know that the real preservation happens on the local level. “It’s the local preservation commissioner and the local home or business owner that makes preservation work,” he says. “There’s no tougher job than being a preservation commissioner. I’ve been there and it’s hard work”. He has four pieces of advice for local commissioners:

- 1) Empathize with the property owner. From the outside, the preservation process may seem completely foreign. Be patient. They are trying to improve their home or business. Recognize that and show them appreciation.
- 2) Be consistent. Property owners have the rightful expectation of firm, fair and consistent decisions. Often they base the work laid out on their Certificate of Appropriateness on previously approved decisions. Follow the law, follow your guidelines and be consistent.
- 3) Keep your eye on what is important. You can win the proverbial battle but end up losing the war. We are in the forever business – both with the properties we’re charged with protecting and with the functionality of our commissions. Be smart. Don’t let your entire preservation ordinance be derailed by a refusal to consider alternatives.
- 4) If you don’t already, get to know your State Historic Preservation Office!

## **CHANGING DEMOGRAPHICS, TECHNOLOGY & CONGRESS**

Facing all of us are the shifting demographics of our country. For the first time in history, more people now live in cities and urban areas than in rural areas. We are once again seeing people return to our cities. The most attractive places, by and large, tend to be historic neighborhoods. “We’re seeing that people are sometimes moving into these places unaware of how or why they have been preserved. They see them as already ‘saved,’ not understanding what the threats may be or what the “big deal” is about windows, roof decks, solar panels, or additions – forcing preservationists to be defensive, to fight to keep protections. This is where local commissions and commissioners must partner with their SHPOs, believes Hein. “When I was first working on the local level, I was a bit intimidated by the idea of the SHPO but upon meeting the staff I found them invaluable. They have resources that can help put what you do into a broader context.”

Technology is something we all continue to grapple with. “When I first started out, I spent hours dealing with meeting notices, commission packets and all of the other paperwork. Now a few clicks of the mouse and it’s available for everyone.” That technology comes with a price, however. As easy as it is to distribute information, it is nearly as easy for misinformation to be distributed. One incorrect post goes viral and we can spend days correcting it and getting our message out. Pay attention, be mindful and get help is Hein’s advice.

Finally, we can’t forget issues on which Congress has a direct impact. Proposed changes to the Federal Rehab Tax Credit, comprehensive tax reform and advocating for the Historic Preservation Fund’s reauthorization are also part of NCSHPO’s charge. “Nothing happens terribly fast in Congress, but the good news is that preservation is bi-partisan,” says Hein. “This is another good reason to partner with your SHPO. They are advocates for preservation in each state and can keep local commissioners and preservation activists aware of any proposed threats or changes to legislation.” One last word of advice – “Reach out to your SHPO. They’re not mysterious. They’re good people”.

You can ‘like’ NCHSPO at <https://www.facebook.com/NCSHPO> and follow them on Twitter @NCSHPO. ■

*Chris Zanassi works for King County's (Washington) Department of Natural Resources and Parks, and serves as staff to the Landmarks Commission. She spends her free time watching Seahawks games and adopting rescued boxers. She can be reached at [chris.zanassi@kingcounty.gov](mailto:chris.zanassi@kingcounty.gov).*

# When Multiple Agencies Descend on Your Town: *The Story of Skykomish, Washington*

By Chris Zanassi

For the last ten years, many activities in the historic railroad town of Skykomish, Washington have been in limbo. This community of less than 200 people, had been inundated by a mandatory cleanup of contaminated soil that stretched under a large portion of their downtown, including the entirety of their locally designated (and National Register) historic commercial district.



Downtown Skykomish, Washington

The cleanup would require a lot of patience on the part of the town's residents, would result in the invasion of the community by dozens of contractors and bureaucrats, and would require the physical relocation of nearly every building in the district.

## HISTORY OF SKYKOMISH

Skykomish, Washington is a scenic mountain community about an hour and a half drive from Seattle. Its location near Stevens Pass and the Mt. Baker – Snoqualmie National Forest makes it an ideal community for those who love summer or winter recreational sports. It is also located on the banks of the Skykomish River, a swift flowing stream fed by the heavy snow and rain common on the west side of the Cascade Mountains. But the town started out as a convenient maintenance and fueling stopover for the Great Northern Railway, due largely to its relatively flat location just below the crest of the Cascades. Founded in the 1890s, the town incorporated in 1909, and until the mid-1970s numerous people worked at the various rail facilities here. For a time electricity was used to power locomotives over Stevens Pass, and Skykomish was the switching station where rail cars were moved from diesel or steam locomotives to the electric ones. Beginning as early as the 1920s, there were soil contamination problems and fuel spills, with petroleum products being discharged into the river. It wasn't until the 1980s that remediation talks began with Burlington Northern Railroad, now Burlington Northern Santa Fe (BNSF), the successor company to the Great Northern. In 1993, a consent decree was issued by the Washington Department of Ecology (Ecology) mandating that remedial action be undertaken,



Skykomish Hotel braced for moving.



Socializing at the Whistling Post

including the removal of contaminated soil and the installation of barriers to contain other contaminants.

For the next 12 years, the state and BNSF conducted various studies and explored alternatives to clean up the problem. If the contaminated soil was located underneath the railroad yard, it should be easy to remove, as much of the yard was not being used because the fueling and maintenance facilities were moved back in the 1970s. There were still regular freight and passenger trains passing through town, but they no longer stopped in Skykomish. However, much of the contamination had migrated away from the rail yard and toward the Skykomish River and was now located directly under the commercial district, the local school, and several residences.

Skykomish has a strong sense of its heritage and recognized the importance of its historic character. It has an active historical society, and as early as 1993 had developed a comprehensive plan that included goals for historic preservation. Ordinances protecting several landmark properties were adopted a couple of years later, and these were strengthened and expanded over the years. Since they are a small community, with few resources to hire preservation staff, they developed an interlocal agreement with King County to provide a minimal level of preservation services. They appointed their own commission (called the Design Review Board), and with the help of county staff regularly reviewed historical building permits for changes in the district. So when it came time to make final decisions about the cleanup, the town was determined that it have

*(continued on pg. 12)*



Corralling oil during cleanup.

as little adverse effect on their historic resources as possible. But therein lay the problem – How do you decontaminate or remove 200,000 tons of toxic soil underneath your historic district?

## CLEANUP BEGINS

In 2005, Ecology partnered with the community in developing a vision for what the town would look like after the cleanup. This included development of a public plaza on a portion of the former rail yard, new streetlights and sidewalk improvements, and new walking paths along the river levee. At the same time, a cleanup action plan was prepared and numerous options were considered; these included soil removal and replacement, treatment of soil in place to remove contaminants, and the actual removal of large pools of contaminants. Burlington Northern was on the hook for the cost of the cleanup. Their preference was to take the least expensive option – demolish existing buildings, remove contaminated soil and replace it with clean material. But Skykomish did not want to lose their historic buildings. After much negotiation, it was determined that the buildings located in the historic district would be temporarily relocated, contami-

nated soil removed with new soil put in its place, a new foundation would be constructed and the building would be returned to its original location. But there were several buildings outside of the district that had to be dealt with, too.

For the next four years, various phases of cleanup were accomplished; each one required massive efforts on the part of engineers, planners, building movers, archaeologists and numerous environmental specialists. The historic district contained only 13 properties, but the delicate dance of raising a building, moving it to a vacant lot in a small town with limited available vacant land, and returning it to its original location was a challenge. The timeline for completing the work was especially short, due to Skykomish's location in the Cascade foothills, which meant early snow in autumn, upwards of 100 inches of snow in a season, and late snowmelt in spring, reducing the actual remediation period to about four months each year. In 2006, remediation began in earnest, with the removal of the river levee and 30,000 gallons of oil that had accumulated next to it. A handful of historic houses located near the levee were moved off-site, then re-

turned to their original locations and placed on new foundations the next year. Each of these actions required separate agreements between BNSF and the property owner, and in some cases the owner chose to sell their property to BNSF, who promptly demolished any structures remaining. Unfortunately, very few historic residences in Skykomish had any level of landmark protection, so there wasn't a viable option to prohibit the new owner (BNSF) from demolishing them. However, the story was different with the commercial district.

In 2008 the historic Great Northern Railway depot was moved to a wide street right-of-way and placed on cribbing until it could be placed in a new location next to the rail yard three years later. The same summer, the 100 year old Whistling Post Tavern was moved, but not for long; it is an important social gathering spot for the community, and was only out of commission for a matter of weeks. In 2009, the bigger projects got underway. Maloney's General Store and the Skykomish Hotel, the two most significant buildings in the district, and anchors at the town's main intersection, were moved. Maloney's was placed on vacant land, just next to the levee, where it would stay until the next summer. The hotel, a four-story wood-framed building with balconies front and back, had a rear addition that was non-contributing to the district, so the rear addition was demolished. The main body of the hotel (along with the balconies) was braced and moved to one side. The cleanup at this location required a very large pit, constant watering to corral oil floating on the surface of the pit, and an occasional archaeological dig when historic artifacts (most often from a privy) were found. But the hotel was back in place by the end of the summer.

## AGENCY OVERLOAD

Coordinating a project of this type is never easy. Washington's Department of Ecology had specific goals that would minimize an environmental disaster. The Town of Skykomish wanted to minimize the economic impact to the community, and preserve their historic character. Washington's Department of Archaeology and Historic Preservation (DAHP), the state historic preservation office, wanted to maintain the town's historic character, but they also needed to monitor the discovery of archaeological artifacts



Historic depot undergoing rehabilitation.

during the excavation. BNSF wanted to minimize their cost for the cleanup and any future liability. But for a town the size of Skykomish, working with all of these agencies was too much. There were only a handful of part-time employees, most with no experience in dealing with such matters. The mayor and town council were local citizen volunteers, with limited experience. Three mayors have served during the cleanup. And BNSF was notoriously silent and often obstructive. Fortunately, there was enough mitigation money coming from the railroad to hire a part-time consultant to help in negotiations with the railroad, and to review thousands of pages of documents. But there was no preservation professional on staff to review all the plans for moving and re-setting the historic buildings. Through their interlocal agreement with King County however, they were able to obtain assistance. King County preservation staff would review plans, provide reports to the town's design review board (their version of a preservation commission), and attend the board's monthly meetings. Staff would also occasionally do site visits to help resolve issues when re-setting a building didn't always go as planned.

To date, most of the project has been completed. The historic depot has been rehabilitated and serves as a visitor center for the community. The general store was given to the town and is used for events as well as having some retail space. The Whistling Post Tavern still serves the best food and drink in town. More than 350,000 tons of contaminated

*(continued on pg. 14)*

(continued from pg. 13)



Maloney's General Store waiting for a new foundation.

soil have been removed, and 218,000 gallons of oil have been removed and recycled.<sup>1</sup>

Twenty-one properties have been cleaned up, and record salmon counts were recorded in the Skykomish River. Nearly an entire National Register and locally designated district was picked up, moved off-site and put back in place. The costs have been astronomical; more than \$100 million has been spent by BNSF, and \$15 million by various state agencies. There is still work to be done however; cleanup has not been completed under one corner of the local school, a three-story, concrete Art Moderne structure built in the 1930s. This may be the most challenging one yet; how do you remove several tons of soil beneath a poured concrete building without it cracking? We're certain that it will be done, and done right. Had it not been for the foresight of this small community to protect their historic resources, and the willingness of state and county agencies to support them, the historic heart of the community would have been lost, and Skykomish might have become just another station sign on a lonely rail line. ■

<sup>1</sup>Figures taken from Washington Department of Ecology BNSF Railway Skykomish Facility website - <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=34>.

Find your project  
Share your Voice

BRIDGE  
WEIGHT LIMIT  
6 TONS

CLEARANCE  
8.0m

WEST 6  
NORTH 19  
SOUTH 19

← →

South Street Bridge  
Photo by Meadville Tribune

project  
**PATH**

[www.paprojectpath.org](http://www.paprojectpath.org)

*Greetings from*

# PENNSYLVANIA

*The Pennsylvania State Historic  
Preservation Office Welcomes You!*

**Learn more**  
about our preservation initiatives.  
Sign up for our blog and  
monthly e-newsletter!



**PAHistoricPreservation.com**

CULTURAL  
RESOURCE  
CONSULTANTS



DBE/WBE/SBE  
CERTIFIED



SERVING PUBLIC  
AND PRIVATE  
CLIENTS  
THROUGHOUT  
THE  
MID-ATLANTIC  
REGION  
AND BEYOND

**RGA offers a full range of HISTORIC PRESERVATION SERVICES**

- Preservation Planning
- National Register Nominations
- Historic Architectural Surveys
- Section 106 and NEPA Compliance
- Exhibit Development and Historic Interpretation
- Phase I, II and III Archaeological Surveys
- Historic Tax Credit Assistance
- Historic Architectural Review Board and Historical Commission Support
- HABS/HAER/HALS Recordation and Documentation

HEADQUARTERS • 259 Prospect Plains Road • Building D • Cranbury, New Jersey 08512 • 609-655-0692  
www.richardgrubb.com • mail@richardgrubb.com

# REVIVING OUR NATION'S HISTORIC STRUCTURES

BRIDGES | TRANSIT STATIONS | BUILDINGS

## WE DELIVER THE ENTIRE TRANSPORTATION EXPERIENCE

TranSystems offers a full spectrum of consulting services across all modes of transportation. We provide a comprehensive range of architectural, engineering and planning services; management and supply chain consulting services; transportation security consulting services; and transportation real estate consulting services.

**FOR MORE INFORMATION CONTACT**  
Michael Cuddy, PE  
mjcuddy@transystems.com  
(267) 546-0084



EXPERIENCE | Transportation

# HEADS UP

Provided in partnership with Preservation Action  
<http://www.preservationaction.org/>

Preservation Action, Legislative Update  
Volume 18, Number 2, January 2015

## **Military LAND Act Reintroduced in the House**

Rep. Darrell Issa (R-CA) once again introduced the Military LAND Act, as H.R. 135, at the very beginning of the 114th congress. The bill was referred to the House Natural Resources Committee. Rep. Issa introduced this bill in the previous congress and was successful in including the legislation in the National Defense and Authorization Act (NDAA) passed by the House last May. However, thanks to advocacy of our members, partner organizations, and partners in the House and Senate, the final version of the NDAA, passed by Congress and signed by the president in December, did not include the Military LAND Act. The Military LAND Act, reintroduced by Rep. Issa, would amend the National Historic Preservation Act to provide that if the head of the agency managing Federal property objects to the inclusion of certain property on the National Register or its designation as a National Historic Landmark for reasons of national security, the Federal property shall be neither included nor designated until the objection is withdrawn, and for other purposes.

Preservation Action believes this bill is harmful, unnecessary and undermines historic preservation. During consideration by the House Natural Resources Committee of last year's bill, the Department of Defense and National Park Service testified against the bill.

## **Utah's Historic Tax Credit Could be at Risk**

The Utah State Legislature will consider elimination of several tax credits, including the state historic tax credit, when it convenes Monday, Jan. 26th, for a 45 day legislative session. The goal of the state legislators is to simplify the tax code by eliminating tax credits they say are hardly used. However, Utah's state historic tax credit has been widely used across the state since it was established in 1994.

Utah's historic tax credit allows for a 20% tax credit on qualified rehabilitation expenditures on historic residential buildings. Since the programs inception in 1994, more than 1,100 projects have used the tax credit, leading to more than \$119 million in private investment.

Preservation Action, Legislative Update  
Volume 17, Number 49, December 2014

## **House Passes FY 2015 Omnibus Appropriations Bill**

The House narrowly passed the FY 2015 Omnibus

Appropriations bill late Thursday night, barely averting another government shutdown. The House also passed a two-day stopgap spending bill, funding the government until Saturday at midnight to give the Senate time to consider the Omnibus Appropriations bill. The House is now on holiday recess while the Senate remains in session. The Senate hopes to consider the Omnibus Appropriations bill and the National Defense Authorization Act as early as Friday.

The Omnibus bill passed the House 219-206, with 139 democrats and 67 republicans voting against the bill. Many democrats, including Minority Leader Nancy Pelosi, objected to policy riders tucked into the bill, like the rolling back of key aspects of the Dodd Frank financial reform legislation.

The Omnibus bill funds 11 of the 12 appropriations until the end of the fiscal year in September; while only funding The Department of Homeland Security until the end of February.

The Interior Appropriations maintains \$56.41 million for the Historic Preservation Fund. Of that, \$46.9 million for State Historic Preservation Offices, \$8.9 million for Tribal Historic Preservation Offices and \$500,000 in grant program for under-served communities; same as FY 2014 enacted levels.

## **NDAA Includes Provision that Gives Native American Lands to Mining Company**

The National Defense Authorization Act (NDAA) passed by the House last week, includes a provision that gives 2,400 acres of national forest in Arizona, belonging to Apache Native Americans, to the Resolution Copper mining company. Despite last minute efforts to remove the provision in the House Rules Committee, the House passed the bill in a 325-98 vote. The Senate is expected to consider NDAA by Monday.

The land sanctioned in the provision is part of the Tonto National Forest and is considered ancestral land by Apache Native Americans. The land, cherished by the Apache, is used for burial, medicinal plant gathering and rituals. The land includes ancient petroglyphs and historically significant sites, such as the Apache Leap; a cliff from which Apaches jumped to their death to avoid being killed by settlers in the late 1800's.

*Secretary of Interior Sally Jewell said she was "profoundly disappointed" by the Apache land exchange.*

Apache leaders are attempting to have the land exchange removed from the NDAA before it is considered in the Senate, however any amendments seem unlikely considering the must pass nature of NDAA and limited time frame.

*Kimberli Fitzgerald is the Historic Preservation Officer and Cultural Resources Planner for the City of Salem, and holds a Master's degree in City Planning and Historic Preservation from the University of Pennsylvania. She has been a resident of Oregon for almost thirty years, where she lives with her husband and three daughters. She can be reached at [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net).*

# Charting the Right Course for Your Local Preservation Program

By Kimberli Fitzgerald

Effective preservation planning successfully addresses the needs and reflects the values of the community; however, these needs and values are always changing.

Whether you are an experienced city planner or a trained architectural historian new to staffing your community's Landmarks Commission, the rational planning process can offer you a systematic approach to assess your current preservation program. It is key to aligning your efforts with the larger community's values and needs.



Salem, Oregon's Fairmount Neighborhood

When I first started as a historic planner at the City of Salem, Oregon, in February 2009, the historic preservation program was clearly caught in stormy waters. The City had submitted a National Register District nomination for the Fairmount neighborhood, an important residential district, to the State Historic Preservation Office, then withdrew it due to the angry outcry and concerns about unfair regulation from property owners within the potential district. On its face, Salem's program was one of the better ones in Oregon. The program had been around many years and had several designated districts. So why was there such a backlash to designation by the neighbors of the Fairmount neighborhood? I knew that the current preservation program was not aligning with the needs of the community and that I needed to chart a new course. I quickly turned to the rational planning process to guide my way.

## THE RATIONAL PLANNING PROCESS

The birth of modern planning began after World War II when city planners embraced scientific techniques rooted in the examination of data and the evaluation of alternative courses of action and implementation. Written by Edward Banfield, and first published in 1955, *Politics, Planning and the Public Interest* introduced the nation to the rational planning model. Banfield was a Harvard educated academic who began his career at the University of Chicago. He had a reputation as a brilliant maverick

and was influential not just in the field of planning but also in politics, and was advisor to Presidents Nixon, Ford and Reagan. Banfield's five-step approach to planning became the primary guide for city planners across the United States:

### *Banfield's Rational Planning Model:*

1. Current conditions & needs assessment
2. Design of courses of action;
3. Comparative evaluation of consequences;
4. Choice among alternatives;
5. Implementation of the chosen alternative.

It seemed appropriate for Salem's historic preservation program to follow this approach and to develop and implement an historic preservation plan, the city's first!

For Salem, assessing the current conditions began with an application for a Certified Local Government (CLG) grant to hire a consultant to help identify where the problems lay. Our first step was to document the City's current processes and codes. This was straightforward, establishing who does what, when and how, but did not include an assessment or evaluation of the effectiveness of the processes. In 2009, in Salem we had a well-established Historic Landmarks Commission which appeared to be thriving. However, the program was in trouble. In addition to the public outcry and concerns about



Fairmount Neighborhood, whose National Register nomination fight initiated a new preservation plan.

*(continued on pg. 20)*

*(continued from pg. 19)*

unfair regulation expressed within the Fairmount neighborhood, a number of disgruntled applicants had recently appealed Historic Landmarks Commission (HLC) design review cases to the City Council, and many historic property owners were violating the code by not going through the historic design review process at all.

The next step was to assess the needs of the community. A consultant team, NW History Matters, began work on the project in January 2010. One of their first jobs was to add information to the City's website about the project and send out a media release to inform the public of the grant we received and to ask for volunteers to help. In early February, a technical advisory committee (TAC) comprised of representatives from the HLC, Planning Commission, historic neighborhoods, museums, heritage tourism groups, contractors and downtown businesses was established. We developed two questionnaires to find out what the public thought about the current Historic Preservation Program and its processes. Surveys were put on the City's website, and we held an on-line chat with the public to respond to questions and concerns. The TAC met throughout the spring of 2010 and hosted a

Historic Preservation Round Table to solicit feedback from the public, property owners and other stakeholders. More than 100 individuals responded to the public survey. When the surveys were tallied, the responses indicated that primary areas of concern were a lack of flexibility in the code, overregulation and long complicated application reviews. Historic property owners expressed serious concerns about the HLC's lack of understanding about the financial hardships caused by owning historically designated properties. There appeared to be no understanding in the community of the significance of Salem's history and its built environment, and why historic resources were being regulated in the first place. Responders indicated that while Salem did have a number of worthwhile heritage sites which deserved recognition, the HLC was not recognizing these resources or promoting them to local residents or visitors. Historic property owners felt overregulated and didn't understand the basis for this regulation or the fundamental purpose of Salem's historic preservation program.

Now it was time to figure out how best to address the identified needs. The TAC met throughout the summer, and divided into teams in order to de-



One of the homes demolished after plan implementation.

velop solutions based upon results from the public outreach. Every member provided substantive recommendations for identified issues and then prioritized their suggested solutions. From this process, The TAC recommended five goals with associated strategies and action items:

### Salem's Preservation Plan Goals – 2010

- Goal 1: Revise the historic preservation code and design guidelines;
- Goal 2: Develop a public outreach and education program;
- Goal 3: Develop Economic and Recognition Incentives program;
- Goal 4: Survey and recognize Salem's Historic Resources
- Goal 5: Promote Heritage Tourism and Local History.

While each of the goals were established independently to address specific problems identified in the outreach, they were all meant to address two overarching themes: 1) preservation of Salem's historic resources in order to educate the community about Salem's unique past; 2) private property owners who own and maintain historic properties provide a community benefit and deserve both incentives and recognition for this service. It is interesting to note, that while there were initially just four goals identified, a fifth goal emerged from this process. That goal, public outreach and education, emerged as a necessary solution for the need to communicate effectively that was identified across all of the topic areas. Improving communication with historic property owners and the community had to be a priority for the HLC and to ensure success of the overall program.

At last, implementation could begin. The preservation plan goals were presented to the HLC for their review and discussion. At the end of the summer 2010, a draft Historic Preservation Plan was presented to a joint meeting of the HLC, Planning Commission and City Council, who recommended that the Plan be adopted. In response to public concern about the complexity of the city code, the TAC, HLC, Planning Commission and City Council all identified revisions to the code as the first prior-

**OWNING A PIECE OF HISTORY adds duties**

Christopher and Lola Hockett sit in their historic home on Sumner Street in Salem.

**OWNERS WANT EASIER, CHEAPER PROCESS TO PRESERVE PAST**

**THE SUNDAY SUMMARY**

Salem depends on owners of historical homes to help preserve the city's local heritage, but the process required of those owners can be convoluted and expensive. Gathering research and thoughts from residents and heritage officials, the city is in the process of crafting a new Historic Preservation Plan with a \$14,000 state grant. The hope is that the city's mandatory review process will be easier to navigate and less expensive.

**More at online at HERITAGE SALEM.COM**

**VIDEO, GALLERIES, LINKS AND SURVEY**

Watch video, explore links to Salem's historic landmarks and historic preservation efforts. Call the Salem Historic Landmarks Commission and Historic Preservation Plan, as well as a public survey due Thursday, where you can weigh in on the plan.

**MAP DATABASE**

Search a database of more than 500 properties and landmarks on the National or city of Salem historic registers. Readers can search by street or historical area.

**ONLINE CHAT**

John Osborn, a historic preservationist with Northwest Historic Matters, will answer questions from Thursday through Monday. Send your questions before or during the chat.

**By TAKAH CAHILL**

When Lola Hockett and her husband, Christopher, moved into their 1900s home in northeast Salem five years ago, they had no idea it was designated as a local historic landmark.

It wasn't until 10 months later, in a notice from the city, that they learned changes to the exterior of their home must be approved by the city's Historic Landmarks Commission.

"The letter was completely residents aren't aware of the obligations that come with living in a historically designated home," said Hockett.

"This is partly an education issue," said Susan Iwan Planning Administrator Glenn Green. "Homeowners may not realize they need approval" for some types of projects.

To improve the process, the city's Community Development Department is working with the Historic Landmarks Commission to craft a new Historic Preservation Plan.

Using a \$14,000 state grant, the city is reaching out to residents and heritage officials to

Like the Hocketts, some

**PEOPLE in the S.J.**

**Education comes full circle for Carlos Ruiz** Page 3A

- Columist K. Williams Brown looks at MTV's 'MADE' Page 5B
- Out and About Page 2D
- Local business insiders Page 1E

### Broad outreach increased citizen participation.

ity. Throughout the fall of 2010 the HLC worked to draft a new streamlined historic code. The feedback received from our public outreach indicated that historic property owners wanted two primary code revisions. First, they were interested in shorter, simpler application reviews. Second, they were interested in less restrictive criteria for simple exterior alterations like roof replacements, in-kind window and door replacements and rear additions. As a result, we came up with a program that included less restrictive criteria, and a simpler, streamlined design review process for these types of alterations. The revised code was adopted in December 2010.

In 2011, the Plan went into effect. The following year, the effectiveness of the revised code was evident. The City had twice as many historic design review applications as the year before, and code enforcement cases went down by half. Our first residential grant program was created and we

(continued on pg. 23)

(continued from pg. 21)



Another home demolished after plan implementation.

were able to offer small grants to historic property owners for exterior maintenance and restoration projects for the first time.

## **SUBSEQUENT SUCCESSES AND CHALLENGES**

It has been almost five years since the public outreach resulted in the adoption of Salem's first Historic Preservation Plan. Of the five adopted goals, we are on track to have all five completed within the next year. In addition to new economic incentives, we have developed robust education and outreach programs. In recognition of the efforts of the HLC and other cultural-non-profits, Salem received the Heritage All-Star Designation from the Oregon Heritage Commission, prompting the creation of the Salem Heritage All-Star Forum, which established a community-wide advocacy group dedicated to increasing heritage tourism. This upcoming year, we will work on Goal 4, survey and recognition of Salem's Historic Resources.

Our biggest challenge, like many preservation communities, continues to be the tension between the rights of private historic property owners and

the responsibility the HLC has to ensure preservation of Salem's cultural landmarks. Recently, the proposed demolition of several houses in a local district brought out very powerful feelings in the community regarding the preservation program. In this case, the HLC used our newly adopted demolition criteria for the first time and required the applicant to submit full development plans for the reuse of the site at the time of the demolition application. The criteria: "Does the proposed use have a higher benefit to the community than retaining the existing historic resource?" caused a lot of debate and disagreement. Unlike the proposed designation of the Fairmount neighborhood, where the neighbors were outraged at the thought of designation because of the perceived heavy-handedness of the city's preservation regulations, the neighbors in this case were up in arms over the apparent lack of adequate protection for the houses that were to be demolished. While the demolition request was originally denied by the HLC, their decision was overturned by the Salem City Council and the Council's decision to allow the demolition was upheld on appeal. In this case the process worked,

even though it didn't result in the outcome many in the community had hoped for. The question we are left to consider is whether or not the code is producing the community's desired outcome or whether it needs to be redrafted to ensure a different outcome?

### **IT'S NOT THE DESTINATION THAT MATTERS, BUT THE JOURNEY**

As preservation professionals, our final destination is always changing and the decision about where we go isn't really our choice. Don't we love that building? Don't we want to save that resource? I'm always surprised by these kinds of questions, because I'm not necessarily an advocate, and I don't work for an advocacy group; I am a historic preservation planner. While I don't fight for specific buildings, I do fight hard every day to ensure the integrity of the process is protected so

that our overall historic preservation program can thrive. I feel incredibly privileged to work for local government here in Oregon, where anyone can come to a public hearing and testify about a case or the preservation code, and have a real opportunity to effect change. As a preservation planner, I also know I can use the rational planning process to accommodate differing values and to empower the community to change the course of our preservation program. In our case, it made a big difference: increased support of our program; better education and public outreach; and clearly improved compliance with our historic preservation code. It might be worth a try in your community, too.

For more information about the City of Salem's historic preservation program, go to: <http://www.cityofsalem.net/Historic> ■

## **Commission Assistance & Mentoring Program**



CAMP is an intensive, high-energy program customized to meet your training needs.

Nationally recognized CAMP counselors drawn from local preservation programs across the country provide the highest quality training in an atmosphere of camaraderie and celebration.

- Bloomfield, NJ – March 28, 2015
- Main Street Short Course, Atlanta, GA – March 29, 2015
- Chester County, PA – April 25, 2015
- Birmingham, AL – April 28, 2015



# new jersey 350

innovation • diversity • liberty

INNOVATION



*Joseph Henry House, 1838*



*Camp Evans*

LIBERTY



*Indian King Tavern ca. 1732*



*Finn's Point National Cemetery, 1875*

DIVERSITY



*Elizabeth Cady Stanton House, 1868*



*T. Thomas Fortune Residence*

## A Place in New Jersey History: Innovation, Liberty and Diversity in New Jersey's historic buildings and sites

Places that made history in the Garden State, selected by the New Jersey Historic Preservation Office, Department of Environmental Protection.

### *New Jersey—350 Years of Innovation, Liberty and Diversity richly illustrated in 36 selected historic buildings and sites.*

Tangible evidence of the dreams, aspirations and great accomplishments of New Jersey's people over three-and-a-half centuries abounds in the built environment of the Garden State. Many exceptional examples of historic places link us back to the ways diverse, innovative, freedom-loving New Jerseyans shaped their destiny and in so doing had a profound impact on our nation and the world.

The State Historic Preservation Office has chosen 36 representative sites that illustrate this. Each month of the 2014 anniversary year, three outstanding locations on the 350th themes of Innovation, Liberty and Diversity will be spotlighted here. Come back often to learn about them, and better still, make plans to visit them!

In fulfilling its mission to protect and promote public and private stewardship of New Jersey's architectural and archaeological heritage, the State Historic Preservation Office identifies and documents National Historic Landmarks and properties listed on the National and State Registers of Historic Places, and monitors the impact of public projects on historic properties.

[www.nj.gov/dep/hpo](http://www.nj.gov/dep/hpo)



NJ DEPARTMENT OF  
ENVIRONMENTAL PROTECTION

**HISTORIC PRESERVATION OFFICE**



**Provided in partnership with: National Conference of State Historic Preservation Officers (NCSHPO)**  
**KENTUCKY**

**The Davis Bottom History Preservation Project**

Davis Bottom is a residential community located in a valley west of downtown Lexington, Kentucky. Established in the 1860s, Davis Bottom has served as a “portal” community for several generations of African American, and Appalachian families who moved to Lexington in search of jobs, education, and a better quality of life. Significant portions of the community are being impacted by the construction of a new roadway - the Newtown Pike Extension – a project of the Kentucky Transportation Cabinet (KYTC) and Federal Highway Administration (FHWA). The Davis Bottom History Preservation Project is one of multiple measures undertaken to mitigate impacts to the historic resources of this community as part of the Section 106 compliance process, and is a collaborate effort among scholars, educators, preservation professionals and residents to document and preserve the history of this tight-knit, working-class neighborhood.

This educational project, co-sponsored by The Kentucky Heritage Council (SHPO) and the Kentucky Archaeological Survey, features four integrated components: 1) “Davis Bottom: Rare History, Valuable Lives,” a one-hour documentary distributed by Kentucky Educational Television (KET); 2) “Davis Bottom: Living Memories,” an oral history DVD with resident interviews; 3) [a companion website](#) with information, images and educational materials; 4) curriculum materials; and, 5) a Digital Media Archive that preserves all of the archival materials used in the project. The video is being considered for awards in The Archaeology Channel annual film festival and the XXV edition of the Rassegna Internazionale del Cinema Archeologico di Rovereto (International Archaeology Film Festival, Rovereto - Italy). One of the educational materials is a set of lesson plans titled Investigating a *Shotgun House*, which was prepared for the national *Project Archaeology: Investigating Shelter* series.

All of the information, images, primary documents, professional reports, essays, resource links and educational materials are provided for personal and/or educational use by viewers, teachers and students.

This public education project is made possible with support from The Federal Highway Administration, The Kentucky Transportation Cabinet, The Kentucky State Historic Preservation Office/Heritage Council, and Voyageur Media Group, Inc.

**LOUISIANA**

**The B.W. Cooper Oral History Project is a Successful Mitigation Outcome**

The Louisiana SHPO is proud to share this Section 106 mitigation outcome. The resulting film and exhibit is a true testament to the “village” mentality of the past.

Prior to Y2K, the Housing Authority of New Orleans (HANO) in Louisiana had been exploring ways to revitalize the housing projects under their control. After Hurricane Katrina’s devastating effects on the city, the Housing Authority decided the time was right to address the revitalization of four

housing projects, B.W. Cooper (Calliope), Lafitte, C.J. Peete (Magnolia) and St. Bernard (all originally completed in the early 1940s) with separate Memoranda of Agreements (MOA) for each undertaking. These housing projects were considered eligible for the National Register of Historic Places as they were among the first housing projects built in New Orleans through use of funding from the Wagner legislation in 1938. New Orleans was the first American city to receive funding under the Wagner Act for slum clearance and the construction of low-income housing.

In 2007, the LA SHPO worked with the Department of HUD and the ACHP to finalize a MOA to address the redevelopment of the B.W. Cooper Public Housing Complex, originally named the Calliope Housing Development. One of the mitigation strategies that all MOAs shared was the development of an oral history project to celebrate the residents and their cultural experiences at each housing development. This richly documented oral history project was led by Denise L. Johnson Consulting, who worked with members of the current Resident Council of B.W. Cooper, the LA SHPO, students from Dillard University, HANO and many others to produce an excellent recounting of life at the Calliope. The 30-minute documentary film is titled *To Me It Will Always Be the Calliope* and the exhibit is titled *Beyond these Bricks: A History of the Calliope Housing Development*. A link to the exhibit can be found here:

<http://www.historicpreservationmatters.com/beyondbricks/>. A link to the film can be found here: <http://www.historicpreservationmatters.com/calliope/>

**NORTH CAROLINA**

**Orton Plantation**

In 2010, field clearing along with ditch and dike restoration in historic rice fields at Orton Plantation in Brunswick County, North Carolina, triggered a Section 106 consultation with the US Army Corps of Engineers. When listed in the National Register of Historic Places in 1973, approximately 100 acres were within the nomination boundaries, including only the main house, chapel, extensive gardens, and the rice fields between the house and Cape Fear River. Because the rice fields along the river and to the west of the main complex had not been actively maintained since the 1930s, the Corps determined that a permit exemption for agricultural usage was inappropriate. In consultation with the new owner of Orton, who intends to restore the rice fields and grow heritage rice as well as reestablish the upland’s longleaf pine ecosystem, the Corps and North Carolina’s State Historic Preservation Officer were able to craft a permit with conditions that recognizes the agricultural nature of the plantation and ensures the historic use of the land. The conditions required the owner to prepare additional National Register documentation, increase the plantation’s boundary to encompass all of the historic rice fields, conduct underwater archaeology along the riverfront bulkhead, and retain marshlands where the dike and ditch sections had failed completely.

Orton Plantation Boundary Increase and Additional Documentation, listed in the Register in 2013, fully describes for the first time some 953 acres of landscape including woodlands, former rice fields, roads, water courses, two

*(continued on pg. 26)*

(continued from pg. 25)

cemeteries, and gardens; archaeological sites including what may be the site of a rice mill, 18th- to 20th-century domestic sites, and underwater features associated with Orton Point Light, the plantation dock, water control structures for the fields, and sailing vessels; as well as the main house, a family chapel, and associated outbuildings. It documents a diverse landscape that once dominated the Carolina lowlands and has overtime mostly been lost to the ravages of nature and man and to changes in the growing, harvesting, and marketing of rice.

This project took a holistic, multi-discipline investigative approach to ensure that this complex property was fully documented. Biologists, botanists, terrestrial and underwater archaeologists, architectural historians, landscape architects, and historians provided input to produce a body of information that shows clearly how the extensive agricultural landscape, cultivated woodlands, landscaped gardens and grounds, and historic land use complement and illuminate the historic architecture.

## CALIFORNIA

### ***Beverly Hills Ordinance Maintained***

Three years ago, the City of Beverly Hills passed an ordinance designed to save significant buildings. Since that time landmark status has been granted to 26 properties, the Beverly Hills Hotel among them, and the city was given an A-plus on the Los Angeles Conservancy's countywide Preservation Report Card for 2014. But recently there had been a move to weaken the ordinance during a process intended to streamline it. City Council had initially hoped to help buyers and owners learn more quickly whether properties might be designated, but planning commissioners included additional revisions that preservation advocates felt were too extreme. The proposed revisions would have limited the number and types of resources that could be protected (especially without an owner's consent), prohibited the creation of historic districts in single-family neighborhoods, and removed some entries from the city's approved list of master architects. On January 15, efforts to push through those additional revisions were defeated. <http://www.latimes.com/local/westside/la-me-beverly-hills-preservation-20150119-story.html>

### ***Saving the Original Taco Bell***

The country's first Taco Bell in Downey, California could be headed for the wrecking ball. Although there aren't currently any permit requests to demolish it, the Downey Conservancy is concerned it's only a matter of time before new development would likely take place on the prominent site. The Conservancy is trying to be proactive in saving the building and they are even looking into the possibility of having it relocated. The fast food chain started in Downey in 1962, but the building has not been a Taco Bell franchise for many years. Fast food entrepreneur Glen Bell opened his first Taco Bell here after selling hamburgers, hot dogs and eventually hard shell tacos in San Bernardino, the same city where McDonald's was founded. Taco Bell's social media team has jumped on the bandwagon by responding to reports about the restaurant's future on Twitter with the hashtag "#SaveTacoBell."

<http://www.pasadenastarnews.com/business/20150116/downey-conservancy-wants-to-save-original-taco-bell>

## MASSACHUSETTS

### ***Gargoyles Missing from Historic Worcester Church***

Liberty Church (formerly Chestnut Street Church) is missing its gargoyles. Preservation Worcester, the local non-profit preservation organization had requested to see eight stone gargoyles that were supposed to be stored in the church basement. According to a 2006 agreement between the Church and the City of Worcester, the Worcester Historical Commission agreed to the removal of the gargoyles with the condition that the gargoyles be stored in the church basement until such time when the towers would be rebuilt and the gargoyles placed in their original locations. Much to Preservation Worcester's surprise and dismay, the gargoyles were not in the basement. A search has begun for the missing 3,000 pound gargoyles. They could easily be sold on the black market, so if you have any leads, please contact Preservation Worcester. <http://www.preservationworcester.org/>

## OKLAHOMA

### ***Oklahoma City to Demolish Several Historic Buildings Downtown***

As many as nine buildings will soon be demolished in downtown Oklahoma City after overwhelming support from both the city's downtown design review committee and the city council. The buildings are the last vestiges of Oklahoma City's old retail Main Street, and will be replaced with a 27 story office tower and two multi-story parking garages. Even though the committee's bylaws specify to "preserve and restore historic resources" only one member of the committee voted to deny demolition. City planning staff had recommended retention of the National Register-eligible Union Bus Station, an Art Moderne brick and vitrified glass structure built in 1941. A last minute compromise agreed to by the developer, will require incorporation of the bus station sign into the corner of the parking garage that will be built on the site. Other buildings to be demolished include the Hotel Black and its associated parking structure, both dating from the 1920s, and the terra-cotta clad Barron's Department Store.

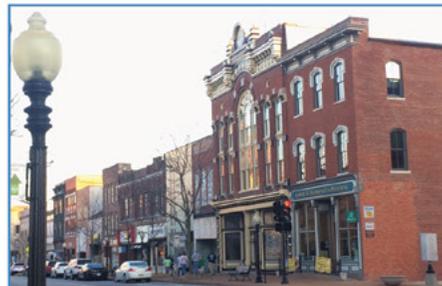
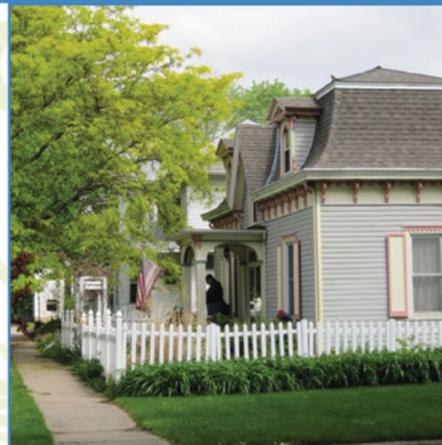
However, it was the Union Bus Station that generated the most interest, due to its prominent location, landmark sign, and cultural significance. A last ditch attempt by Oklahoma City Councilman Ed Shadid to persuade city council to appeal the decision, lost by a 7-2 vote. Statewide non-profit Preservation Oklahoma later issued a statement that it would not appeal the demolitions. Local preservationists are increasingly concerned that the Downtown Design Review Committee is not effective in preserving historic resources, citing several other demolitions of historic buildings in recent years, including Mummer's Theater and one of Oklahoma's early state capitol buildings. The theater, a brutalist masterpiece designed by John Johansen, was located just across the street from the bus station. All of the recent historic building demolitions have been undertaken by or for various energy companies headquartered in downtown Oklahoma City.

<http://newsok.com/oklahoma-city-panel-approves-razing-nine-downtown-buildings-for-a-new-office-tower-and-two-parking-garages/article/5385074>

# CLG

## NATIONAL PARK SERVICE CERTIFIED LOCAL GOVERNMENT PROGRAM

**PROUD PARTNER WITH OVER 1895 LOCAL COMMUNITIES, 50 STATE PRESERVATION OFFICES, AND THE NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS!**



**Preservation through Partnership is the goal of the Certified Local Government (CLG) Program.** Local, State, and Federal governments work together to help communities save their irreplaceable historic character. Through the certification process, communities make a local commitment to historic preservation, and gain access to financial and technical assistance. This local commitment is key to America's ability to preserve and protect our history and heritage, while making these communities wonderful places to live, work, and play.



**NATIONAL PARK SERVICE, U.S. DEPARTMENT OF THE INTERIOR**  
STATE, TRIBAL, AND LOCAL PLANS & GRANTS DIVISION  
Washington, DC, [www.nps.gov/history/hpg/local/clg.html](http://www.nps.gov/history/hpg/local/clg.html)  
(202) 354-2020, [CLG\\_Info@nps.gov](mailto:CLG_Info@nps.gov)

facebook.com/HHPreservItNPS @HHPreservItNPS



**The Alliance Review**

National Alliance of Preservation Commissions  
208 E. Plume Street, Suite 327  
Norfolk, VA 23510

You can also join online at <http://napcommissions.org/join>

JOIN  
NAPC  
TODAY

Name

Commission/Organization

Address

City  State  Zip

Phone/Fax  E-mail

How did you hear about NAPC?

Become part of the national network of local preservation, historic district, and landmark commissions and boards of architectural review. Organized to help local preservation programs succeed through education, advocacy, and training, The National Alliance of Preservation Commissions is the only national nonprofit organization dedicated to local preservation commissions and their work. NAPC is a source of information and support for local commissions and serves as a unifying body giving them a national voice. As a member of NAPC, you will benefit from the experience and ideas of communities throughout the United States working to protect historic districts and landmarks through local legislation, education, and advocacy.

I PREFER MY NEWSLETTER:

- Digital | via email
- Hard copy | in the mail

**\$20.00**

- Student

**\$35.00**

- Individual Membership

**\$50.00**

- Commissions: Municipal/county population less than 5,000\*
- Local nonprofit organizations

**\$100**

- Commissions: Municipal/county population of 5,000 to 50,000\*
- Regional or statewide nonprofit organizations

**\$150**

- Commissions: Municipal/county population greater than 50,000\*
- State Historic Preservation Offices
- Federal Agencies
- National nonprofit organizations

MEMBERSHIP CATEGORIES

**\$150 PROFESSIONAL NETWORK**

- Consultants /Consulting Firms
- Businesses/Companies
- Other Professional Services

In addition to receiving all NAPC membership benefits, Professional members are listed in the NAPC Professional Network Directory at <http://napcommissions.org/directory>.

*\* Membership includes all commission members and staff. Please provide complete list of members with names, phone numbers and email address for additional digital copies. (Each commission membership receives one print copy with unlimited additional digital copies.)*

PROFESSIONAL NETWORK

PREMIUM MEMBERSHIP

Half of all premium membership dues support NAPC's student internship and Forum scholarship programs

- \$250 CHAIRS CIRCLE
- \$500 FOUNDERS CIRCLE

Please return this form with payment to NAPC: 208 E. Plume St., Ste. 327, Norfolk VA, 23510 or Fax to 757-923-0076