

Preservation Advocacy Workshop #1

Tools and Strategies

Tuesday
April 12, 2022

Presented by:



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Director of Preservation Services



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Preservation Advocacy Takes Many Forms



Citizens effort to save the Admiral Theatre in West Seattle, 1989.
Source: Paul Dorpat, *Seattle Now & Then*

Historic Preservation Framework

▪ **Government**

- National Park Service
- Advisory Council on Historic Preservation (federal)
- Washington State Department of Archaeology and Historic Preservation (DAHP) / SHPO - State Historic Preservation Officer
- Local historic preservation programs / landmarks board or commissions

▪ **Nonprofit**

- National Trust for Historic Preservation
- Preservation Action
- Washington Trust for Historic Preservation
- Historic Seattle
- Local historical societies or preservation organizations

▪ **Private**

- Individuals
- Grassroots groups: “Friends of” or “Save Our” (may become nonprofits)
- Property owners, developers
- Architecture and engineering firms, contractors, craftspeople, etc.
- Attorneys (land use, real estate, preservation law)

▪ **Academia** – students, teachers/professors, preservation programs

National Historic Preservation Act of 1966

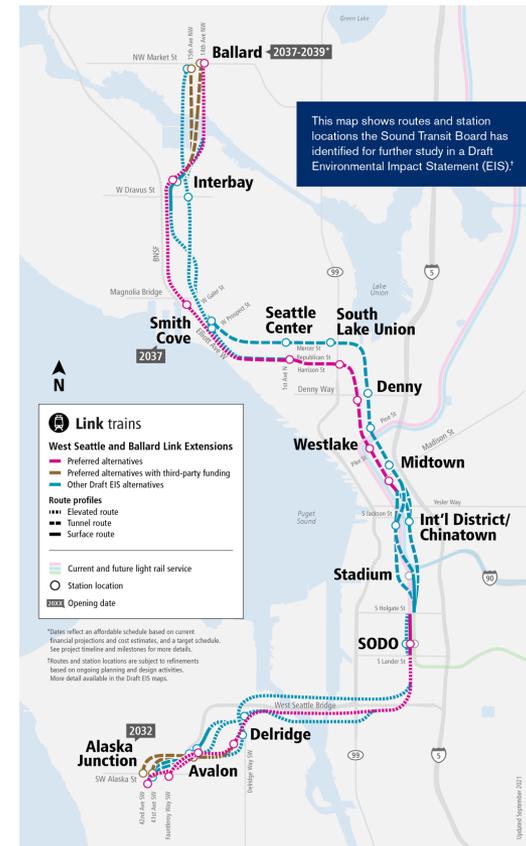
The National Historic Preservation Act (NHPA) is the primary federal law governing the preservation of cultural and historic resources in the United States.

President Lyndon B. Johnson signing the NHPA, October 15, 1966.
ACHP Archives



Section 106 National Historic Preservation Act

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effects of their undertakings on properties listed or eligible for listing on the National Register of Historic Places, and to provide the Advisory Council on Historic Preservation with a reasonable opportunity to comment on such undertakings.

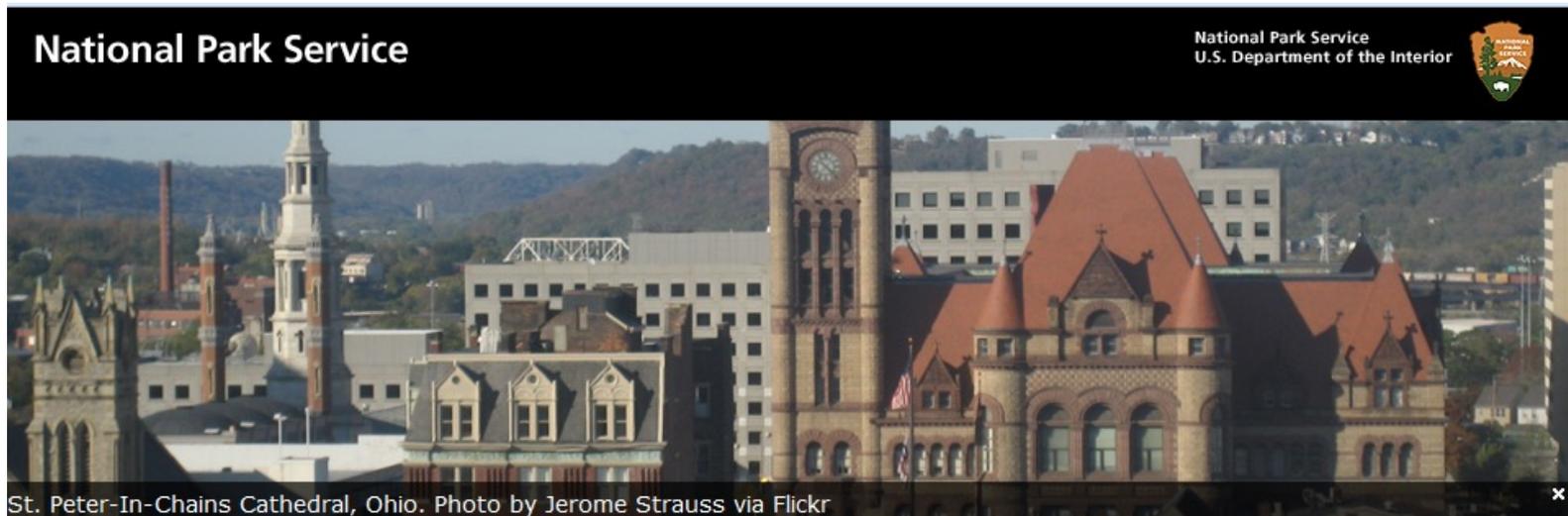


Example of project that triggers Section 106:
West Seattle & Ballard Link Extensions (Sound Transit)

National Register of Historic Places

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

More than 96,000 properties listed (as of the end of 2020) in the Register represent 1.8 million contributing resources - buildings, sites, districts, structures, and objects



www.nps.gov/subjects/nationalregister/index.htm

National Register Criteria for Evaluation

- **Age and Integrity.** Is the property old enough to be considered historic (generally at least 50 years old) and does it still look much the way it did in the past?
- **Four Evaluation Criteria.** A, B, C, and D
- **Significance.** Is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering achievements? Does it have the potential to yield information through archeological investigation about our past?

Who Decides?

- Washington State Department of Archaeology and Historic Preservation (DAHP) – State Architectural Historian works with applicants who prepare and submit nominations.
- Governor's Advisory Council on Historic Preservation reviews nominations and makes recommendations to the SHPO who forwards recommendations to the National Park Service (NPS) in Washington, DC.
- NPS conducts final review. Listing in the Register is by the Keeper of the National Register of Historic Places.
- A property listed in the National Register automatically gets listed in the Washington Heritage Register. If the Governor's Advisory Council does not recommend National Register listing, then the property may be considered for listing on the Washington Heritage Register.



Bellingham City Hall



Kiggins Theatre, Vancouver



Allen School, Seattle



Curran House, University Place

King County Historic Preservation Program

Established in 1978 to identify, document, and protect significant historic properties & archaeological resources

Provides array of services including:

- Historic resource survey and inventory
- Landmark designation & regulation services; 9-member Landmarks Commission
- Review of developments that could impact historic resources
- Archaeological site identification and protection
- Public information
- Educational programs
- Technical assistance

Advocacy Workshop #2:

King County Landmark Nomination | Tuesday, April 19, 2022 @ NOON

Presenter: Sarah Steen, King County Landmarks Coordinator

<https://kingcounty.gov/services/home-property/historic-preservation.aspx>



Kirkland Woman's Club



Mukai House and Garden,
Vashon Island



Vashon Hardware Store



Skykomish Hotel



Seattle's Preservation Movement *a history of citizen action*

Pioneer Square

- Designated a National Register historic district in 1969
- Designated as Seattle's first historic district in 1970



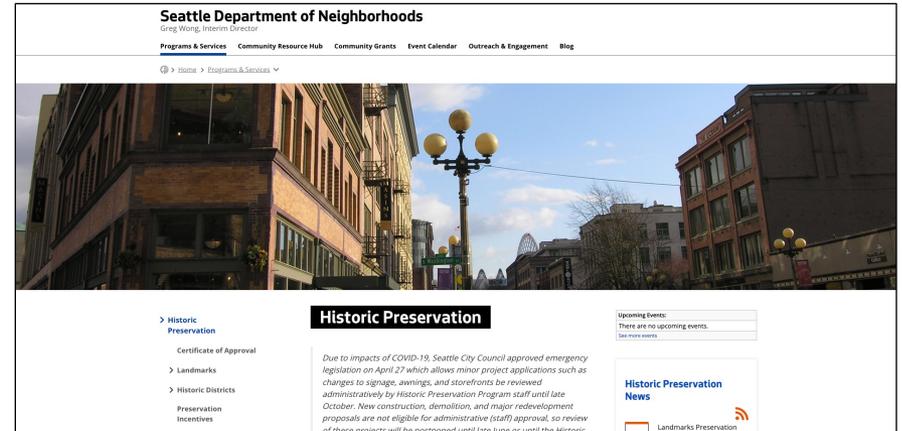
Victor Steinbrueck leading the effort to save **Pike Place Market**. Became a Seattle historic district in 1971.



"Hum bows not Hot dogs" – International District Preservation Movement. Designated as the **International Special Review District** in 1973.

Seattle Historic Preservation Program

- Seattle Landmarks Preservation Ordinance & Office of Historic Preservation (1973)
- In the Department of Neighborhoods
- More than 400 individually designated landmarks
- 12-member Landmarks Preservation Board
- 8 historic districts: Pioneer Square, Pike Place Mkt, Int'l Special Review Dist., Ballard, Columbia City, Fort Lawton, Harvard-Belmont and Sand Point Naval Air Station Seattle



Advocacy Workshop #3:
Seattle Landmark Designation
Tuesday, April 26, 2022 @ NOON
Presenters: Erin Doherty, Landmarks
Coordinator, and Jeff Murdock, Historic
Seattle Preservation Advocacy Manager

www.seattle.gov/neighborhoods/programs-and-services/historic-preservation



Space Needle



James W. Washington, Jr. Home & Studio



Pier 56



Seattle Japanese Garden



Magnolia Library



Sorrento Hotel

How do the registers differ?

▪ **Owner Consent**

- Seattle: Not required; anyone can submit a nomination.
- King County: Not required except for Interlocal Government Agreements that stipulate owner consent
- Washington Heritage Register – Owner consent required.
- National Register - Required if privately owned. Publicly owned properties do not require owner consent.

▪ **Regulatory or Honorary**

- Seattle and King County - Regulatory (ordinance, certificate of approval/appropriateness, landmarks board/commission).
- Washington Heritage and National Registers – Honorary; no restrictions imposed when private funds are used to alter property.

How can historic registers be used effectively for advocacy?

- For already locally designated or listed properties, there is significant level of protection and review of proposed changes in a public meeting(s). Eligible for incentives and grants.
- Listing in the National Register gives a property formal recognition, acknowledges that the property is significant, and confirms this significance on a higher level. May be eligible for federal historic tax credit (income-producing properties) and grants.
- For properties not currently designated or listed, efforts to pursue local or national listing can be effective advocacy tools.

Local Registers – A Powerful Tool

- Historic preservation ordinances offer the greatest protection for historic resources.
- Individual sites and historic districts are protected through a design review process by a preservation commission or board.
- More than 2,300 historic preservation ordinances have been enacted across the country.
- Historic preservation ordinances are well-grounded legally.
- In 1978, the U.S. Supreme Court in its landmark decision, *Penn Central Transportation Co. v. City of New York*, 438 U.S. 104 (1978), recognized that preserving historic resources is "an entirely permissible governmental goal," and that New York City's historic preservation ordinance was an "appropriate means" to securing that goal.



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La Quinta Apartments in 1937. Developed by Fred Anhalt.
Photo: Washington State Archives, Puget Sound Region

Residents, community members,
and other advocates pose for
Seattle Now & Then (December
2020). Photo: Jean Sherrard



SEPA + Historic Preservation State Environmental Policy Act

- SEPA is the only statewide regulatory process that considers historic and cultural resources.
- Question #13 of the SEPA checklist addresses historic and cultural resources.
- SEPA provides the lead agency with the authority to condition permits related to land use.
- Determination of Non-Significance (DNS)
- Mitigated Determination of Non-Significance (MDNS)
- Determination of Significance (DS)
-Environmental Impact Statement (EIS)



Historic Preservation and SEPA Review

Updated February 11, 2015

The City of Seattle has one of the oldest and strongest historic preservation programs in the United States. Seattle is home to eight historic districts and more than 350 individually designated landmarks.

There are extra steps when applying for a permit to do a project that:

- is located in a landmark or special review district
- involves a designated City landmark
- includes property that may be eligible for landmark designation

The purpose of this Client Assistance Memo (CAM) is to guide the applicant through the Department of Planning and Development (DPD) and landmark processes. In certain circumstances, projects that are subject to the State Environmental Policy Act (SEPA) will have an impact on historic resources. All projects that involve exterior alterations to property located within special review or landmark districts, or involve changes to the designated features of a City landmark require a Certificate of Approval, however, even if they are not subject to SEPA.

All projects involving properties located in special review or landmark districts or City of Seattle landmarks must submit an application for a Certificate of Approval before they can submit their Master Use Permit (MUP) application or Construction Permit application. A Certificate of Approval is required prior to issuance of the MUP.

Contact the appropriate Department of Neighborhood (DON) staff member to begin the Certificate of Approval process. You can find staff phone and email information on the Historic Preservation website at <http://www.seattle.gov/neighborhoods/preservation/contact.htm>.

SEPA REVIEW

The SEPA review process impacts the sequencing of permit issuance. The SEPA ordinance establishes thresholds for SEPA review based on the square feet and/or number of dwelling units by each zoning category. Demolition of a structure may also be subject to SEPA. See **DPD Director's Rule (DR) 12-2012** and Tip 208, *When Environmental Review is Required in Seattle*, for more information about SEPA review.

In most locations where there are special reviews or landmark districts, the SEPA threshold is 20 dwelling units as shown in Table 1. Infill SEPA thresholds of 200 dwelling units are in effect only in the Northgate and South Lake Union urban centers and in North Beacon

Table 1
SEPA Environmental Review Categorical Exemptions (Threshold Levels) for Residential Uses and DON Referral Thresholds for Landmark Review

Zone	RESIDENTIAL USES		
	Number of Exempt Dwelling Units		
	Outside of Urban Centers, and Urban Villages containing Station Area Overlay Districts	In most Urban Centers, and Urban Villages with Station Area Overlay Districts	DON referral thresholds for additions, modifications, demolitions, or replacement of non-landmarks that may meet landmark criteria in SMC 25.12
SF, RSL	4	4	4
LR1	4	20	4
LR2	6	20	6
LR3	8	20	8
NC1, NC2, NC3	4	20	4
C1, C2	4	20	4
MR, HR, SM	20	20	20
Downtown zones	N/A	20	20
Industrial zones	4	4	4

www.seattle.gov/neighborhoods

City of Seattle
Department of Neighborhoods

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National Trust for Historic Preservation Research & Policy Lab

- Blocks of older, smaller, mixed-age buildings play a critical role in fostering robust local economies, inclusive neighborhoods, and sustainable cities.
- The Preservation Green Lab report, *Older, Smaller, Better*, leveraged the ideas of Jane Jacobs to show why preservation and building reuse matter for successful communities.
- The *Atlas of ReUrbanism* expands this research to 50 U.S. cities, demonstrating that Character Counts.
- Learn more: forum.savingplaces.org/act/research-policy-lab/atlas

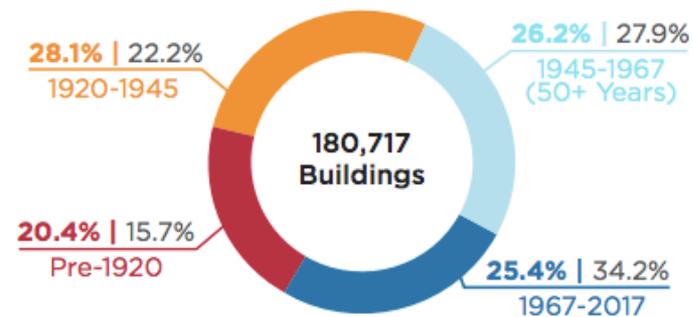
Some Seattle Facts:

Building and Preservation Facts

Parcels/Buildings	Seattle	50-City Average
Total	180,717	204,038
Per Square Mile	2,156	1,436
Median Year Built	1946	1952
On Nat'l Register of Historic Places	1.2%	6.8%
Locally Designated	0.5%	4.3%
Historic Tax Credit Projects	33	27.5



Year Built By Period, **Seattle** | 50-City Average



How You Can Get Involved

- Provide public testimony/comments - written and/or oral comments
- Prepare and submit local landmark nominations and National Register nominations
- Nominate a property to the Washington Trust for Historic Preservation's Most Endangered Historic Properties List
- Follow local land use and planning activities
- Join the WA Trust and Historic Seattle and other advocacy groups
- Volunteer!
- Respond to calls to action!
- Join a historic preservation/landmark board or commission
- Engage in higher level advocacy by communicating with developers and offering your own expertise to the situation
- Bring the advocacy issue to public attention through local media, blogs and social media



Contact Historic Seattle!

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Historic Seattle
www.historicseattle.org