HISTORIC DISTRICTS
IN THE
CITY OF FAIRBANKS

Identification of Potential Historic Districts
based on the Historic Building Inventory of 1985
&
Recommendations for Preservation

FINAL REPORT

September, 1986

Prepared for the City of Fairbanks
by:
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FOREWORD

The contents of this report focus on the status of historic properties in Fairbanks in 1985, as identified in field survey and research work conducted by Janet Matheson Architect and consultant historians, and on preservation directions possible in today's economic and social climate.

Therefore, the historical descriptions and photos of the historic resources of the city are not included in this volume, but instead, are a part of the publication "Fairbanks: A City Historic Building Survey 1985". Selected illustrations and maps are drawn from the material in the publication solely to indicate the type of historic resource under discussion in each section.

The final preservation planning report is intended as a guide to the development of historic preservation in the city of Fairbanks. Some historic resources can be developed by public agencies which still own them; some resources will have to be developed by private owners or developers. Most important in this process is the education of historic property owners in the value of their structures - both to the community and to themselves.

Fairbanks preservationists should also look to other communities for examples of successful and not-so-successful historic preservation legislation and development. The preservation "wheel" has already been invented; we need only take the best examples from other communities to get preservation on the road in Fairbanks.

Janet Matheson Architect
September, 1986
ACKNOWLEDGEMENTS

No project of this size is the product of one person's skills or imagination. These persons are responsible for its successful completion:

*Janet Matheson - Coordination of consultant activities.
  (Project Manager) - Preparation of 1986 planning report.
  - Field survey/photography of historic districts & properties.
  - Personal interviews & text preparation.
  - Final report layout & graphics.

*Jane G. Haigh - Revision of 1978 significant building & building style histories.
  (Architectural Historian) - Field & library research.

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  (Project Historian)

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*State of Alaska Office of History & Archaeology & Geological Surveys
*University of Alaska Archives

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# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Subject</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foreword</td>
<td>i</td>
</tr>
<tr>
<td>Acknowledgements</td>
<td>ii</td>
</tr>
<tr>
<td><strong>1. Introduction</strong></td>
<td>1</td>
</tr>
<tr>
<td><strong>2. Residential Historic Districts</strong></td>
<td></td>
</tr>
<tr>
<td>a. Status in 1985:</td>
<td></td>
</tr>
<tr>
<td>1) 1st Avenue/Cowles Street Historic District</td>
<td>3-4</td>
</tr>
<tr>
<td>2) Alaskan Gold Rush Town</td>
<td>5</td>
</tr>
<tr>
<td>3) Eastside Historic District</td>
<td>6-7</td>
</tr>
<tr>
<td>4) F.E. Housing</td>
<td>8</td>
</tr>
<tr>
<td>b. Restoration: Residential Historic Districts</td>
<td></td>
</tr>
<tr>
<td>1) 1st Avenue/Cowles Street Historic District</td>
<td>9-11</td>
</tr>
<tr>
<td>2) Alaskan Gold Rush Town</td>
<td>12-14</td>
</tr>
<tr>
<td>3) Eastside Historic District</td>
<td>15-16</td>
</tr>
<tr>
<td>4) F.E. Housing</td>
<td>17-18</td>
</tr>
<tr>
<td>c. Incentives for Preservation: Residential Historic Districts</td>
<td></td>
</tr>
<tr>
<td>1) Tax Incentives</td>
<td>19-21</td>
</tr>
<tr>
<td>2) Low Interest Loan Opportunities</td>
<td>22</td>
</tr>
<tr>
<td>3) Grant Programs</td>
<td>23</td>
</tr>
<tr>
<td>4) Private Foundations</td>
<td>23</td>
</tr>
<tr>
<td>5) Community Funding Services</td>
<td>23-24</td>
</tr>
<tr>
<td>6) Relocation</td>
<td>24</td>
</tr>
<tr>
<td>d. General Public Education: Residential Historic Districts</td>
<td></td>
</tr>
<tr>
<td></td>
<td>25</td>
</tr>
<tr>
<td><strong>3. Commercial Historic Districts</strong></td>
<td></td>
</tr>
<tr>
<td>a. Status in 1985:</td>
<td></td>
</tr>
<tr>
<td>1) 2nd Avenue Historic District</td>
<td>27-28</td>
</tr>
<tr>
<td>2) Garden Island Historic District</td>
<td>29</td>
</tr>
<tr>
<td>3) F.E. Company Industrial District</td>
<td>30</td>
</tr>
<tr>
<td>4) Creamer's Dairy</td>
<td>31</td>
</tr>
<tr>
<td>b. Restoration: Commercial Historic Districts</td>
<td></td>
</tr>
<tr>
<td>1) 2nd Avenue Historic District</td>
<td>32-33</td>
</tr>
<tr>
<td>2) Garden Island Historic District</td>
<td>34</td>
</tr>
<tr>
<td>3) F.E. Company Industrial District</td>
<td>35-36</td>
</tr>
<tr>
<td>4) Creamer's Dairy</td>
<td>37</td>
</tr>
<tr>
<td>c. Incentives for Preservation: Commercial Historic Districts</td>
<td></td>
</tr>
<tr>
<td>1) Tax Incentives</td>
<td>30</td>
</tr>
<tr>
<td>2) Conservation Easements</td>
<td>38-39</td>
</tr>
<tr>
<td>3) Covenants</td>
<td>39</td>
</tr>
<tr>
<td>4) Development Rights Transfers</td>
<td>39-40</td>
</tr>
<tr>
<td>5) Preservation Revolving Funds</td>
<td>46-41</td>
</tr>
<tr>
<td>6) Low Interest Loan Opportunities/Loan Programs</td>
<td>41-43</td>
</tr>
<tr>
<td>7) Private Foundations/Community Funding Sources</td>
<td>43</td>
</tr>
<tr>
<td>Subject</td>
<td>Page No.</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>4. Educational Facilities</td>
<td>44</td>
</tr>
<tr>
<td>5. Public Buildings</td>
<td>45-46</td>
</tr>
<tr>
<td>6. Railroad, Power &amp; Maritime Facilities</td>
<td>47-48</td>
</tr>
<tr>
<td>7. Early Subdivisions/Homesteads</td>
<td>49</td>
</tr>
<tr>
<td>8. Trails</td>
<td>50</td>
</tr>
<tr>
<td>9. Mining</td>
<td>51</td>
</tr>
<tr>
<td>10. Native History &amp; Prehistory</td>
<td>52</td>
</tr>
<tr>
<td>11. Aviation/Military Facilities</td>
<td></td>
</tr>
<tr>
<td>a. Aviation</td>
<td>53</td>
</tr>
<tr>
<td>b. Ladd Field</td>
<td>54-55</td>
</tr>
<tr>
<td>12. Conclusions/Recommendations</td>
<td></td>
</tr>
<tr>
<td>a. Summary of Enabling Legislation &amp; Funding Opportunities for Historic Districts</td>
<td>56-58</td>
</tr>
<tr>
<td>b. Historic District Formation: The Process</td>
<td>59-60</td>
</tr>
<tr>
<td>c. Overall Assessment: the Preservation Climate in Fairbanks &amp; Future Directions</td>
<td>61-62</td>
</tr>
</tbody>
</table>

Appendices

A. Secretary of the Interior's Standards for Historic Preservation Projects

B. Proposed Distribution List for "Fairbanks: A City Historic Building Survey 1985" Publication

C. Historic Preservation Seminar Topics

D. Interim Guidelines: Historic Districts Applying for Historical District Revolving Loan Fund

E. Certified Local Government Historic Preservation Program Regulations

F. List of State of Alaska Agencies with Grant Funds

G. City of Fairbanks Ordinance #4354 & Fairbanks North Star Borough Historically Significant Overlay Ordinance

Photo Credits

Selected Bibliography
INTRODUCTION

Historic districts are generally formed to protect groups of buildings which have historical, visual, or architectural significance to a community. They can preserve a "sense of time and place", and provide a permanent record of the cultural history of a community. When properly organized, historic districts can be a means of protection for residents and property owners who want to preserve their neighborhood's appearance, character or general ambience.

There are three levels of designated historic districts: local, state and federal. A historic district may apply for one or all three designations. In Fairbanks, City Ordinance #4354, adopted Sept. 10, 1984, allows the formation of historic districts within the city limits. The State of Alaska, via Alaska Statute 29.48, allows the establishment of historic districts if recommended by local historic district commissions and placed on the National Register of Historic Places, or "if characteristic of the Russian-American period before 1867, early territorial period before 1930, or of early Native heritage." Outstanding historic structures may also be designated a State Monument or State Historic Site. A federal or national historic district should be eligible for the National Register and can also be entered as a National Historic Landmark. Historic districts proposed for inclusion on the National Register must first be accepted on the State's register of historic properties, known in Alaska as the Alaska Historic Resource Survey (AHRS).

A local historic district is generally a geographically defined area, and its historic buildings are protected by local zoning, building height, size or use limitations. These regulations or restrictions can protect structures in the local historic district from demolition or inappropriate alterations.

A state or federal historic district may also be defined geographically, but can apply for state or federal planning/renovation grant funds. These historic districts are protected from state/federal agencies which endanger them, i.e. via highway or dam construction projects.

Benefits of historic district designation to property owners in a historic district include: preservation of local historical values, stabilized or improved property values, increased tourism, access to state/federal loan or grant funds, and tax incentives for rehabilitation.

A number of factors influence the drawing of boundaries for historic districts: historic, visual, physical or social.1 The surveys of an original settlement often form the edges of historic districts, as with Fairbanks' Townsite Survey of 1907, which covers most of downtown Fairbanks. Topographic features, such as the Chena River, creeks, or hills, can form natural physical boundaries. Gateways to a community, formed by highways, or in some cases, wooden arches such as those which used to mark the beginning of the Richardson and Steese Highways out of Fairbanks, can also form the edges of historic districts. Railroads or highways of course are similar boundaries, which remain constant over time. Open green spaces such as the Clay Street Cemetery form natural edges between a historic district and modern development. Even fencing or walls can act as a boundary. "Invisible" social boundaries can also form historic district edges, although these are often caused by differences in land use or other factors. All these considerations have been taken into account in the delineation of historic districts within the City of Fairbanks.

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RESIDENTIAL HISTORIC DISTRICTS

A. STATUS IN 1985

Setting up a residential historic district basically means preserving an early 20th-century neighborhood. In Fairbanks, all these early residential areas, except for the F.E. housing complex on Illinois Street, were represented in the city's earliest townsite survey of 1907. Nearby settlements or subdivisions remained unannexed until the 1950s. Unfortunately, most of these later residential neighborhoods have succumbed the fastest to redevelopment or "spot zoning".

<table>
<thead>
<tr>
<th>Name of Subdivision</th>
<th>Date of Survey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairbanks Townsite</td>
<td>1907</td>
</tr>
<tr>
<td>Graehl Townsite</td>
<td>1920</td>
</tr>
<tr>
<td>North Addition to Fairbanks Townsite</td>
<td>1934</td>
</tr>
<tr>
<td>Brandt Subdivision</td>
<td>1938-39</td>
</tr>
<tr>
<td>Rickert Subdivision &amp; Charles Slater</td>
<td>1939-44</td>
</tr>
<tr>
<td>Homestead Subdivision</td>
<td></td>
</tr>
<tr>
<td>Ladd Field</td>
<td>1938</td>
</tr>
<tr>
<td>Derby Tracts</td>
<td>1940</td>
</tr>
<tr>
<td>Mooreland Acres</td>
<td>1944</td>
</tr>
<tr>
<td>Bjerremark Subdivision</td>
<td>1941-45</td>
</tr>
<tr>
<td>Gateway Subdivision</td>
<td>1946</td>
</tr>
<tr>
<td>Lemeta Subdivision &amp; Rivers Judd Subdivision</td>
<td>1948</td>
</tr>
<tr>
<td>Hamilton Acres</td>
<td>1948-49</td>
</tr>
<tr>
<td>Aurora Subdivision</td>
<td>1948-69</td>
</tr>
<tr>
<td>USS 851 &amp; Wehner Subdivision</td>
<td>1949</td>
</tr>
<tr>
<td>Weeks Field Subdivision</td>
<td>1950-51</td>
</tr>
<tr>
<td>Timberland Subdivision</td>
<td>1951</td>
</tr>
<tr>
<td>Westgate Subdivision &amp; Laurel Park Subdivision</td>
<td>1952</td>
</tr>
<tr>
<td>Hebb &amp; Narodick Subdivision &amp; Arctic Park</td>
<td>1953</td>
</tr>
<tr>
<td>Jones Subdivision</td>
<td>1955</td>
</tr>
<tr>
<td>Bentley Subdivision (Island Homes)</td>
<td>1957</td>
</tr>
<tr>
<td>Hilton Park Subdivision &amp; Johnston Subdivision &amp; South Westgate Subdivision</td>
<td>1959</td>
</tr>
<tr>
<td>Taku Subdivision</td>
<td>1959-60</td>
</tr>
<tr>
<td>North Westgate Subdivision</td>
<td>1960</td>
</tr>
<tr>
<td>Fairwest Subdivision</td>
<td>1960-64</td>
</tr>
<tr>
<td>Sunset Subdivision</td>
<td>1963</td>
</tr>
<tr>
<td>Burgess Industrial Park</td>
<td>1970</td>
</tr>
<tr>
<td>Van Horn Industrial Park</td>
<td>1972-73</td>
</tr>
<tr>
<td>Executive Park &amp; North Fairwest Subdivisions</td>
<td>1975</td>
</tr>
<tr>
<td>Rees Subdivision &amp; Sendel Subdivision</td>
<td>1977</td>
</tr>
<tr>
<td>Peger Lake Subdivision &amp; Shannon Park Subdivision</td>
<td>1978</td>
</tr>
<tr>
<td>Sadco Industrial Park</td>
<td>1980</td>
</tr>
</tbody>
</table>
1) 1st Avenue/Cowles Street Historic District (1900s-1930s)

Concentrations of very early cabins and small frame houses are greatest in the "Westside" area, which was represented in the 1978 publication Fairbanks: A City Historic Building Survey as the "1st Avenue Historic District." This district consisted solely of Block 20, Fairbanks Townsite, a one-block deep group of 8 cabins and houses along 1st Avenue, with the 1100 - 1st Avenue series of house numbers. They are characterized by largely unchanged one-story facades and most have matching garages on the southern half of the lots, facing 2nd Avenue.

However, scattered to the east and south of this block of residential cabins are five National Register properties and many other historic buildings. Cowles Street is particularly rich in historic buildings, with the old Library, Mary Lee Davis House, Falcon Joslin House, and a number of architecturally significant houses along its length. Therefore, we recommend that the boundaries of the 1st Avenue Historic District be broadened east and south to include the 1st Avenue Bathhouse and Masonic Temple to the east, the Bishop's Residence at 903 Kellum Street to the south, and a group of historic residences east of Cowles Street as far as Wickersham Street. The boundaries of this historic district would then roughly be:

* Grant Street to the west.
* Wickersham Street to the east.
* Chena River to the north.
* 9th Avenue to the south.

In this area, the avenues follow the bends of the Chena River, creating a changing vista of small-scale buildings, 50-year-old trees, and fenced yards, entirely residential in character.

There are 225 historic buildings in the Westside area: 60% are frame houses; 25% are log cabins. The only non-residential historic buildings of significance are:

**Public:**
* Masonic Temple (1906-16) - a National Register property.
* 1st Ave. Bathhouse (1907) - a National Register property.
* St. Matthew's Church (1948) & Parish Hall (1930s).
* George C. Thomas Memorial Library (1909) - a National Register property.

**Commercial:**
* Culinary Union Hall (1945?)
* Interior Graphics/Morrie's Body Shop (1940)

The ages of the historic buildings in district are as follows:

<table>
<thead>
<tr>
<th>Type of Building</th>
<th>1900s</th>
<th>1910s</th>
<th>1920s</th>
<th>1930s</th>
<th>1940s</th>
<th>Other</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>House</td>
<td>5*</td>
<td>12**</td>
<td>22</td>
<td>62</td>
<td>23</td>
<td>13</td>
<td>137</td>
</tr>
<tr>
<td>Cabin</td>
<td>6</td>
<td>22</td>
<td>8</td>
<td>13</td>
<td>3</td>
<td>4</td>
<td>56</td>
</tr>
<tr>
<td>Commercial</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>6</td>
</tr>
<tr>
<td>Public</td>
<td>3***</td>
<td>-</td>
<td>-</td>
<td>1</td>
<td>2</td>
<td>-</td>
<td>6</td>
</tr>
<tr>
<td>Industrial</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>1</td>
</tr>
<tr>
<td>Shacks/Garages</td>
<td>2</td>
<td>6</td>
<td>3</td>
<td>6</td>
<td>-</td>
<td>4</td>
<td>22</td>
</tr>
</tbody>
</table>

(*1 on National Register)
(**1 on National Register)
(***all 3 on National Register)
Of these 225 historic buildings, 44 or 20% have been altered beyond recognition. Significant residential or public buildings in this category, either socially or architecturally, include:

* St. Matthew's Parish Hall (1930s) - renovated in the 1970s.
* 1133 1st Avenue (1943?) - the only renovated (vinyl-sided) house in the 1100 block of 1920s cabins and houses.
* Fred Musjerd/Egan House (1934) @ 821 8th Avenue - renovated and addition built onto the west side in 1985. Two historic outbuildings remain.
* Dale/Patty House (1908-37) @ 909 6th Avenue - vinyl-sided since 1978.

Representative building groups in the 1st Avenue/Cowles Street Historic District include:

* 1100 Block 1st Avenue (1910s-1920s) - log cabins/frame houses.
* St. Matthew's Episcopal Church, Parish Hall & Rectory (1930s-40s) - religious structures of social significance.
* 1319 & 1309 1st Avenue (1910-11) - "Classic Box" style log houses.
* 1009 & 1019 2nd Avenue & 809 & 813 2nd Avenue (1910s-30s) - small frame cabins of similar style.

"Building types", buildings with characteristics of a particular building style, include: (styles as defined in the 1985 publication)

<table>
<thead>
<tr>
<th>Block</th>
<th>Address</th>
<th>Style</th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>113 Cowles St. (1910)</td>
<td>Pioneer House</td>
</tr>
<tr>
<td>18</td>
<td>927 1st Ave. (1906)</td>
<td>Queen Anne Cottage</td>
</tr>
<tr>
<td>20</td>
<td>Garage w/1101 1st Ave. (1912?)</td>
<td>Pioneer</td>
</tr>
<tr>
<td>20</td>
<td>1129 1st Ave. (1920)</td>
<td>Queen Anne Cottage</td>
</tr>
<tr>
<td>22</td>
<td>1319 1st Ave. (1910)</td>
<td>Extended Pioneer Cabin</td>
</tr>
<tr>
<td>24</td>
<td>1538 2nd Ave. (1910)</td>
<td>Classic Pioneer Cabin</td>
</tr>
<tr>
<td>27</td>
<td>Shed w/1522 3rd Ave. (1927)</td>
<td>Pioneer</td>
</tr>
<tr>
<td>32</td>
<td>1000 3rd Ave. (1935)</td>
<td>Stick Style Variation</td>
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<tr>
<td>33</td>
<td>212 Cowles St. (1915)</td>
<td>Queen Anne Cottage</td>
</tr>
<tr>
<td>35</td>
<td>725 2nd Ave. (1925)</td>
<td>Pioneer Neoclassical</td>
</tr>
<tr>
<td>35</td>
<td>207 Wickersham St. (1922)</td>
<td>Pioneer Farmhouse</td>
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<td>35</td>
<td>209 Wickersham St. (1935)</td>
<td>Classic Cabin</td>
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<td>51</td>
<td>302 Cowles St. (1928)</td>
<td>Queen Anne Cottage</td>
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<td>51</td>
<td>310 Cowles St. (1924)</td>
<td>Western Stick Style</td>
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<tr>
<td>51</td>
<td>914 4th Ave. (1920?)</td>
<td>Pioneer Neoclassical</td>
</tr>
<tr>
<td>52</td>
<td>1009 3rd Ave. (1910?)</td>
<td>Extended Pioneer Cabin</td>
</tr>
<tr>
<td>54</td>
<td>1235 3rd Ave. (1935-39)</td>
<td>Tudor Revival</td>
</tr>
<tr>
<td>63</td>
<td>402 Cowles St. (1929)</td>
<td>Colonial Revival</td>
</tr>
<tr>
<td>79</td>
<td>1027 5th Ave. (1939)</td>
<td>Stick Style Variation</td>
</tr>
<tr>
<td>97</td>
<td>936 8th Ave. (1950)</td>
<td>Tudor Revival</td>
</tr>
<tr>
<td>98</td>
<td>1002 8th Ave. (1940?)</td>
<td>Colonial Revival</td>
</tr>
<tr>
<td>99</td>
<td>1102 8th Ave. (1936)</td>
<td>Dutch Colonial</td>
</tr>
<tr>
<td>100A</td>
<td>1015 8th Ave. (1924)</td>
<td>Eclectic Revival</td>
</tr>
<tr>
<td>102</td>
<td>799 8th Ave. (1955)</td>
<td>Tudor Revival</td>
</tr>
<tr>
<td>114</td>
<td>903 Kellum St. (1938-40)</td>
<td>Colonial Revival</td>
</tr>
<tr>
<td>131</td>
<td>812 Smythe St. (1939-40)</td>
<td>Tudor Revival</td>
</tr>
</tbody>
</table>

Business zoning is encroaching on this historic district from the northeast. Third or 4th Avenue should be designated a permanent northeast boundary for the historic district to protect its residential areas, which are now zoned R2, with islands of R3 and R4.
2) Alaskaland's "Gold Rush Town" (1904-67)

The 35 historic buildings and objects at Alaskaland were moved to Alaska 67's Centennial site in 1967, and remain there today, despite progressive foundation deterioration and mostly seasonal use in the summer. Two of the National Register properties in the park, the relocated riverboat Nenana and the Harding Car, are located in close proximity to the cabins, and should be included in a historic district delineation. An important historic building in Gold Rush Town is the 1904 Wickersham House, a National Register property. Elsewhere on the grounds, historic structures which might qualify for a historic district include the Mining Valley, which possesses a number of original pieces of equipment. It is presently proposed for renovation by the Alaska Salmon Bake concessionaire, and therefore, without interpretative displays, will not retain its original historicity, even as a background to dining. The Native Village at the rear of the park is still not rehabilitated up to its 1967 status. In addition to these areas, TVRR Engine #1 could be included in a historic district, as well as the contents of the Pioneer Museum/Hall building, and the recently renovated Palace Saloon, a 1967 reconstruction of the original building.

These historic buildings represent a significant concentration of early Fairbanks structures, and therefore deserve consideration as a permanent historic resource as they are presently located, even if they are not rearranged within the park. The 35 historic structures consist of: 25 cabins, 3 houses, 3 commercial buildings (1 reconstructed), 1 church, 1 garage, and 2 historic objects - the riverboat Nenana and the Harding Car.

The ages of these structures are as follows:

<table>
<thead>
<tr>
<th>Type of Building</th>
<th>1900s</th>
<th>1910s</th>
<th>1920s</th>
<th>1930s</th>
<th>1940s</th>
<th>Other</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>House</td>
<td>1</td>
<td>-</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Cabin</td>
<td>6</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>13</td>
<td>25</td>
</tr>
<tr>
<td>Commercial</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Public</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1</td>
</tr>
<tr>
<td>Industrial*</td>
<td>-</td>
<td>-</td>
<td>1</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>2</td>
</tr>
<tr>
<td>Shacks/Garages</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1</td>
</tr>
</tbody>
</table>

(*historic objects)

Only the Palace Saloon has been altered beyond recognition, since the original building, previously Golden's Grocery and Palfy's Sheet Metal shop, burned and had to be reconstructed in 1967.

Good examples of building types at Alaskaland include:

* Cabin #23 - Orr Cabin (1903-04) Classic Pioneer Cabin
* Cabin #24 - Bill Sherwin House Classic Pioneer Frame House

The value of the historic properties at Alaskaland lies in their chronological age and state of preservation, since they have all been moved from their original locations. Their existing configuration around the streets of Gold Rush Town appears to have no intentional resemblance to Fairbanks streets in the early 20th century.

Alaskaland's existing OR (Outdoor Recreation) zoning is appropriate for its present and projected future use as a city historical park.
3) Eastside Historic District (1900s-1930s)

Another residential area, Eastside's boundaries remain as shown in the 1978 publication. This historic district starts at 2nd Avenue to the northeast and 4th Avenue to the northwest (dodging south of the Golden Towers parking lot) and is bounded by the Steese Expressway to the east. 8th Avenue on the south (the Traveler's Inn forms a natural boundary) and Noble Street on the west form the other two boundaries. Encroaching development to the north remains limited to fraternal hall construction, the Nerco building and its parking lots, and American Tire's warehouse.

Rezoning of the areas within this historic district may play an important part in the retention of its present character. An important part of the district is its only National Register property, the Clay Street Cemetery, an extensive "green space" next to the Expressway. The Cemetery needs improvements in markers, fencing, access and landscaping, if it is to be more frequently visited as a historic site. Most of the district is zoned R2 or R31, and this designation should be maintained.

There are 66 historic buildings left in the Eastside area: 39 frame houses, 22 cabins and 5 garages or shacks. Only 7 have been altered beyond recognition, or 10.6%. Since Eastside is an extremely homogeneous residential historic district, there are no non-residential historic structures (in terms of age) within its boundaries. The massing and scale of the houses remain just as they were when they were constructed.

A chronological breakdown of the district's houses by age is as follows:

<table>
<thead>
<tr>
<th>Table D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ages of Historic Structures in Eastside Historic District</td>
</tr>
<tr>
<td><strong>Type of Building</strong></td>
</tr>
<tr>
<td>House</td>
</tr>
<tr>
<td>Cabin</td>
</tr>
<tr>
<td>Commercial</td>
</tr>
<tr>
<td>Public</td>
</tr>
<tr>
<td>Industrial</td>
</tr>
<tr>
<td>Shacks/Garages</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
</tr>
</tbody>
</table>

Buildings which have been altered beyond recognition are:

* 209 2nd Avenue (1939)
* 134 3rd Avenue (1941?)
* 116 3rd Avenue (1937?)
* 325 4th Avenue (1939)
* 143 4th Avenue (1907)
* 313 6th Avenue (1939)
* 309 6th Avenue (1935?)

Although the homes in the Eastside area are similar in size and massing, half being frame houses built in the 1930s, three building groups are particularly worth noting for their contribution to the district's aesthetic sense:

* 401/405 5th Avenue (1910)
& 335 5th Avenue (1920?) w/garage
& 331 5th Avenue (1930) w/garage - duplex/Classic Box Style houses.
* 335 6th Avenue (1937)
& 329 6th Avenue (1930)
& 327 6th Avenue (1932)
& 323 6th Avenue (1932)
& 330/312 7th Avenue (1940? & 1930) - representative collection of cabins.
* 205 6th Avenue (1948)
& 203 6th Avenue (1948) - cabin group.

Representative "building types" in Eastside include:

<table>
<thead>
<tr>
<th>Block</th>
<th>Street Address</th>
<th>Year</th>
<th>Style</th>
</tr>
</thead>
<tbody>
<tr>
<td>41</td>
<td>203 Dunkel Street</td>
<td>1910</td>
<td>Classic Cabin Variation</td>
</tr>
<tr>
<td>41</td>
<td>203 2nd Avenue</td>
<td>1951?</td>
<td>Pioneer Neoclassical</td>
</tr>
<tr>
<td>42</td>
<td>158 3rd Avenue</td>
<td>1906</td>
<td>Classic Cabin Variation</td>
</tr>
<tr>
<td>42</td>
<td>146 3rd Avenue</td>
<td>1941?</td>
<td>Western Stick Style</td>
</tr>
<tr>
<td>69</td>
<td>329 4th Avenue</td>
<td>1911</td>
<td>Classic Pioneer Cabin</td>
</tr>
<tr>
<td>71</td>
<td>133 4th Avenue</td>
<td>1907</td>
<td>Additive Pioneer Cabin</td>
</tr>
<tr>
<td>89</td>
<td>109 5th Avenue</td>
<td>1937</td>
<td>Classic Pioneer Cabin</td>
</tr>
</tbody>
</table>
SIGNIFICANT HISTORIC BUILDINGS

1. F.E. Co. Industrial Complex - off Illinois (1926-30)
2. Coal Bunkers - Phillips Field (1924)
3. White House - 757 Illinois (1928-29)
4. F.E. Co. Housing (1926-27)
4) Fairbanks Exploration (F.E.) Company Housing (1920s)

Included within this historic district in the 1978 publication was the original housing block of four houses along Illinois Street. We recommend that the historic district be extended to include the White House and the other FE house along Illinois Street to the north, and south to take in the original FE Staff House and garage, now the offices of the Chapel of Chimes. All of these structures were built by the F.E. Company in the 1920s, and their common stylistic features suggest preservation of the housing complex as a group. The widening of Illinois Street with the Geist Road Extension project should not adversely affect the designation of this district.

Chronologically, all the houses were built between 1926 and 1929, with the Noyes House or FE Manager's House at 407 Illinois being the earliest at 1926; the Sisters' Convent or "White House" at 757 Illinois was the latest at 1928-29. Of the eight buildings in the district, only five remain today under the ownership of the Alaska Gold Company, the successor to the F.E. Company - the four houses and their garage.

None have been altered beyond recognition. Together, the FE houses may be regarded as a building group, since each possesses elements of the "Company House" style that came to be emulated throughout Fairbanks in the 1930s and following years: a blend of Stick Style, Bungalow and Craftsman elements. The "White House" and Manager's House, however, have elements of more formal building styles which separate them stylistically from the other FE houses along Illinois Street.

The zoning of the original four FE houses remains R2, like Slaterville to the east. However, the most northern FE house, the White House, and the Chapel of Chimes are presently "spot zoned" Business 2. The desires of the Catholic Bishop, the owner of the Church property, should be confirmed before a more appropriate R2 rezoning is proposed for that property. The Business 2 zoning of the Chapel of Chimes is no doubt related to the present ownership, and is appropriate to its location and intended use.

Continuation of the residential character of these buildings should be encouraged.
B. RESTORATION: RESIDENTIAL HISTORIC DISTRICTS

1) 1st Avenue/Cowles Street (Westside) Historic District (1900s-1930s)

There are presently five National Register properties within the boundaries of this historic district. Every effort should be made to publicize their historicity and significance to the community, and to assist the property owners or residents with the preservation, and if desired, restoration of the structures to their original appearance.

These properties are:

* Falcon Joslin House (1904) @ 413 Cowles Street.
* Masonic Temple (1906-16) @ 809 1st Avenue.
* 1st Avenue Bathhouse (1907) @ 825 1st Avenue.
* George C. Thomas Memorial Library (1909) @ 901 1st Avenue.
* Mary Lee Davis House (1916) @ 410 Cowles Street.

Of these properties, the Falcon Joslin House and Mary Lee Davis House are owned by local long-term residents interested in their preservation and history. Therefore, both houses are not in danger of demolition or inappropriate alterations. Both houses are being maintained appropriately for their age and style, repainted at regular intervals; the original finishes and details have been preserved; and they have, for the most part, been furnished in the style of their period.

The Masonic Temple and 1st Avenue Bathhouse are both public buildings, used by fraternal societies, and rented to the public for revenue purposes. The Temple has undergone several interior renovations, but its exteriors, particularly the north facade, remain true to the 1916 exterior renovation. The bathhouse, on the other hand, was partially resided and painted in the early 1980s, at which time a bevel siding was substituted for the original drop profile. Assistance with future exterior renovations should be made available to the owners of these properties so they can maintain their exteriors according to recommended preservation standards.

The Memorial Library is presently owned by a credit union. Most of its exterior original features have been retained, but interior alterations and space subdivision have been performed in keeping with its new tenants. Like the two public buildings above, the owners need to be educated regarding recommended preservation standards for rehabilitation or preservation, so the building's appearance can be kept in its original state. As one of the most innovative and trend-setting log structures in early Fairbanks, the old Library building should be preserved as close to its original condition as possible given the demands of its present usage and modern technology.

Building Groups

The most important building group in the Westside area is the 1100 Block of 1st Avenue. Many of these buildings have the same owner. Restoration, or at the very least preservation of the facades of this representative group of log cabins and small frame houses, must be one of the top priorities for historic preservation in Fairbanks. Nowhere else is an entire streetscape of historic cabins left which shows us how early Fairbanks looked in the 1910s and 1920s. Since rumors of redevelopment as a duplex series have already been circulated locally, it is important that the owners of these buildings realize the historic value of their cabins to the community. Preservation of these buildings may be one of the keys to formation of a viable 1st Avenue/Cowles Street Historic District.

The residences along Cowles Street are another important historic asset to
Fairbanks. Although the ages of the important historic buildings along the street vary from 1904 to 1933, together they show the evolution of the town from a riverfront frontier community composed of log and rough timber buildings, up to a 20th century mining and service town with roots in aviation, railroading and gold mining. A walk down Cowles Street (if they ever install sidewalks for the full length), underneath the trees remaining from the 1900s, represents a walk through Fairbanks' history. We strongly recommend that all property owners along its length be encouraged to preserve the facades of their buildings, that interpretative plaques be installed for a walking tour along both sides, and that its shaded, generously wide boulevard proportions be maintained so the street can be viewed by the public as one of Fairbanks' historic assets.

Building Types

The Westside area is particularly rich in buildings that are representative of early building styles in Fairbanks, and that show the transitions or changes that local builders made to styles popular in other States. Owners of these buildings need to be made aware of the significance of their buildings' appearance, and how they can look after them correctly. Often, owners or previous owners of a house have information on the original builder or the circumstances of its construction. Such resources should be recorded, so that owners of other similar buildings can benefit from the information. All property owners of historic buildings which have local architectural significance should also be made aware of the standards for rehabilitation which can give them guidance on preserving the elements of their buildings, rather than substituting modern materials from the local hardware suppliers when something has to be replaced.

Town Landmarks

Earlier survey work has identified a number of buildings in this district which have social significance to Fairbanks. Important persons lived in these buildings, and contributed significantly to life in the community in years past. These buildings include:

* Berry House (1911) - 1309 1st Avenue
* Crystal Wells/Egan House (1934) - 821 8th Avenue
* Dale/Patty House (1908-37) - 909 6th Avenue
* Wood/Wear House (1906) - 927 1st Avenue
* Madole Cabin (1910) - 828 2nd Avenue
* McCann Cabin (1909) - 827 2nd Avenue
* Kellum/White House (1906) - 1007 1st Avenue
* Arctic Bowl (1933) - 940 Cowles Street

Maintenance of these properties has depended entirely on the interest of the past/present owners in the appearance of the building. The Berry House, Wood/Wear House, Madole Cabin, McCann Cabin and Kellum/White House retain much of their original appearance, although paint color and window replacement vary from decade to decade. The other properties have undergone alteration ranging from cosmetic (vinyl siding) to wholesale additions which greatly affect their appearance, and cause them to be altered beyond recognition. In general, both the general public and the owners of the buildings need to be made aware of proper preservation standards and alternatives for adaptive reuse, prior to destruction of their historic potential via modernization or incorrect renovation.

Urban Design Elements

The following urban design elements are characteristic of the district and should be preserved. They can be included in design criteria for the district, when it is formed, and included in the zoning for the area, as an addition to the Historic District Overlay Zone. Residents should be encouraged to maintain these elements on a lot-by-lot basis, since there are many non-conforming buildings in the district whose owners may not contribute to the maintenance of district criteria.
*streetscapes with large, well-maintained trees in the public right-of-ways. Many streets in the district have trees planted quite close to the roadbed, that are over 50 years old. If possible, sidewalks or other street improvements should avoid these trees.
* utility lines should be rebuilt respecting existing building facades, landscaping and street improvements, particularly fences that are historic or unique in character.
* maintain the corner store on 7th Avenue as a neighborhood landmark and asset.
* encourage and publicize individual house landscaping schemes which have historic precedents.
* landscape and beautify the riverbank as a complimentary asset to 1st Avenue historic properties (ref. Gordon Wear).
* views down to the river: discourage building to lot line setbacks or reconstruction of avenues/streets' alignments which would interfere with existing vistas down the streets to the Chena River.
* emphasize the role of MUS as a landmark with contributory landscaping which can add to the character of the district.
2) Alaskaland's "Gold Rush Town" (1904-67)

National Register Properties

1. Wickersham House (1904)

Preservation and renovations to the Wickersham House have been carried out by the City of Fairbanks, with the assistance of the Tanana-Yukon Historical Society. These have included: construction of the white picket fence around the house to resemble the original fence at 1st & Noble; reconstruction of the original kitchen addition to the east; painting of the house; furnishing of the building as a "historic house museum" with pieces of the period of the Wickershams' residence; and planned for the future, heating and/or plumbing of the structure for year-round use by the Society, and replacement of the non-historic doors, installed in 1977.

The house's significance as the residence of Judge James Wickersham, early Fairbanks judicial and historic figure, and as the first frame house to be built in Fairbanks of "milled lumber" will be maintained under the vigilance of the Society.

More important at the present time, in terms of required immediate action, are the other two National Register properties at Alaskaland: the Riverboat Nenana and the Harding Car.

2. Riverboat Nenana (1933-35)

From 1980-81, the City of Fairbanks assessed the feasibility of preserving the Nenana, retaining the services of naval architects Columbia-Sentinel Engineers, of Seattle. They prepared a report which reconstructed the operational history of the vessel, an architectural survey & feasibility plans for restoration of the vessel, and also a marketing assessment and business development plan.

The Nenana was installed on its present docking grid in a new basin in the late summer and fall of 1983, in order to stabilize and straighten the hull and minimize freeze/thaw damage to the structure. The protective temporary wood roofs, which were constructed prior to the move of the boat, are intended to preserve the canvas decking and upper superstructure until the vessel can be completely restored.

It is important that the Historic Preservation Commission be updated on recent efforts by the City Administration to follow through on one or more of the restoration scenarios proposed for the Nenana, although no official action has been taken yet by City Council on adoption of a chosen scenario. However, the Alaskaland Commission formally endorsed Scenario 3) in the summer of 1986. (see below)

The restoration/rehabilitation scenarios proposed by Columbia-Sentinel are:

1) Quality restaurants & 1st class exhibition/interpretation.
   Cargo deck - exhibit gallery, food franchise, gallery.
   Saloon deck - restaurant (galley moves to original area on Cargo Deck).
   Texas deck - meeting room/lounge.
   Engine room, crews quarters, pilothouse - restored for tours, restored boiler.

2) Fast food service, saloon & dance hall.
   Cargo deck - fast food restaurant franchise, display/show area.
   Saloon deck - saloon/dance hall.
   Texas deck - small movie theater/gift shop.
   Engine room, pilot house - restored for tours.
3) Complete restoration as historical exhibit.
   Requires stabilization; total restoration of Cargo Deck, engine room, galley,
   crew's quarters, dining salon, decor, purser's office, observation room &
   pilothouse.
   Cargo deck - galley/bakery, crew's mess, boiler forward (could add coffee shop,
   gift & book shop.
   Passenger deck - one fully restored stateroom, purser/clerk's offices, large
   exhibit area/meeting area.
   Texas deck, wheelhouse - restored officer's stateroom, meeting rooms.

3. Harding Car (1920s)

   The Harding Car, a Pullman passenger-observation car from the Alaska Railroad, was
   retired from service after 1945, refurbished in 1959-60, and donated by the
   Pioneers of Alaska to the City of Fairbanks. The City has moved it a short
   distance east within the Park, and plans to eventually restore it when funds
   are available. Coordination with the City by the Historic Preservation
   Commission will be necessary throughout this process. A planning/design
   report has been prepared outlining necessary steps for the car's exterior
   restoration. This report should be discussed with City officials for the
   information of Commission members.

Building Group/Thematic Display Development

1. Gold Rush Town

   The configuration of Gold Rush Town as it is presently laid out does not allow for
   expansion or change in the relationships of the cabins and other structures. Also,
   draining of the pond around the riverboat has removed any resemblance it may have
   borne to a waterfront town. If the properties are to be reconfigured when they
   are eventually moved to new foundations, then a more suitable layout will have to
   be developed. Such a radical reconfiguration of the park's historic buildings
   would require integration within a Master Plan for park development. This
   question needs coordination with the Alaskaland Commission and City Council
   regarding policy on the future of the park.

   At present, few of the historic structures have any more than a single plaque
   bearing historic information. If they are to serve an informational purpose,
   then interpretative displays need to be displayed for the structures of major
   historic significance to the community. Additional displays could be exhibited
   in Pioneer Hall.

   A decision should also be made on whether or not non-historic buildings should
   be interspersed with historic structures, and if so, if they will conform to
   design guidelines based on the appearance of the original structures. If
   this policy is followed, modern buildings such as the multi-storefront Building
   #1 would be removed and the Pioneer Museum relocated to a historic building.
   Similarly, reconstructions such as the Palace Saloon would have to have a more
   accurate facade constructed. Interior design might be regulated as well as
   exterior design, especially with regard to improvements made to historic struc-
   tures by concessionaires.

   All street improvements and pedestrian amenities within a historic area in the
   park would need to be coordinated in terms of design. To some extent, this
   practice is already enforced in signage and boardwalk design.

2. Mining Valley

   A number of the original exhibits in this area have been removed to make way for
   the existing Salmon Bake concession. The major decision in this area would be
   whether or not the mining exhibits would be restored to their original condition,
   and whether or not more "working" exhibits would be appropriate to the area.
A mining museum could be set up in a historic building associated with the mining industry for more permanent exhibits. An important consideration would be additional area set aside for expansion of the Salmon Bake vs. area required for additional mining exhibits.

3. Native Village

At the back of the park is the single-story native museum building and a number of reconstructed native housing or working structures. These include: a plank house, underground kashim and Athabaskan summer house. At one time, there was a King Island house on stilts, on the riverbank, which is now separated from the Village area by the bike path. All these structures, except for the museum, need restoration.

In the summer of 1986, the Alaskaland Commission solicited public input on future use of the Native Museum. Since there is an existing native arts collection formerly housed in the building, it would be logical to develop the area as originally planned, with the appropriate interpretative displays for each dwelling, in lieu of individual staffing.

4. Air/Transportation Museum

The Gold Dome is being renovated as an Air Museum, to house the park's existing airplane exhibits and others to be donated. In keeping with this transportation theme, an area should be developed, which would also feature the Harding Car and TVRR Engine No. 1 (both from the Alaska Railroad). Since the Riverboat Nenana was originally part of the Alaska Railroad fleet, it logically should be located near this group.

5. Military Historic Structures

Two historic cabins remain at Alaskaland from the Army Signal Corps' WAMCATS telegraph line, which ran along the Valdez-Fairbanks Trail, and was installed by the Army in 1903. Braced pole tripods supported the line. The cabin of Lt. Billy Mitchell, later of the U.S. Air Force, is preserved at Alaskaland. Later construction by the Alaska Communications System (ACS) included a wireless station in Fairbanks in 1908, and the first long distance telephone system to the Interior, as well as road and dike construction in the 1930s. The two cabins at Alaskaland had illustrative displays when they were moved there in 1967; these displays should be recreated as part of the cabins' historical record. The two cabins may be moved to Delta in the near future to become part of the State's Rika's Landing Historic Park.

Landmarks

The largest structures in the park are the Civic Center, constructed for the 1967 Centennial, and the Riverboat Nenana. Unfortunately, they are presently located right next to each other, near the park's main gate. However, since they are natural assembly areas, they could be allocated different thematic purposes. Logically, the riverboat would serve historic and display-oriented events; the Civic Center would continue its performing arts and trade show functions. The Center also has the only facilities in the park appropriate for short-term gallery-quality exhibits.

In keeping with this separation of function, landscaping and interpretative displays should be different for each major landmark, and signage should clearly indicate which part of the park they represent. Restoration of a waterfront background by extensive landscaping around the boat will also enhance the Nenana's historic role as part of a maritime transportation system serving a riverboat town.
3. Eastside Historic District (1900s-1930s)

a. National Register Property: Clay Street Cemetery (1903-78)

The Clay Street Cemetery, located between 5th & 7th Avenues, west of Clay St. in the Eastside area, is Fairbanks' original townsite cemetery. It was placed on the National Register on Oct. 25, 1982. The cemetery is partially protected by a chain link fence erected in 1964, and receives intermittent maintenance from civic groups. Although an additional 450 markers were placed on unmarked graves in recent years, maintenance of wooden markers and concrete/marble headstones has not been performed regularly. Neither has maintenance of the access road and paths through the cemetery, or lawn/shrub mowing/pruning.

Since the cemetery is a City property of national historic interest, a permanent maintenance plan should be undertaken by the City, and sites of interest within it identified by interpretative plaques suitable for tourist visits.

b. Building Groups

One of the most interesting building groups in Eastside is the Peoples/Suter Duplex at 401/403 5th Avenue, and across Noble Street, the two 'Classic Box' residences in Block 72. This group, besides the historic landscaping maintained around the individual houses, represents typical larger family residence construction in the 1920s-1930s.

Other groups of cabins or small houses in the Eastside district are interesting as drive-through vistas of historic houses, although the narrow winding streets make navigation slow and turn-arounds a frequent necessity. However, as a picture of what Fairbanks looked like in the 1930s, the Eastside historic district remains unique.

c. Building Types

The majority of houses and cabins in Eastside significant for their architectural building style are small in scale, using local materials and simple detailing. This was a humbler neighborhood than Westside, where larger, more stylish homes were built in the 1930s-1950s. Most Eastside buildings have also suffered from the repeated flooding of the Chena River, losing foundations, porch supports or landscaping. The two areas in which historic property owners in this district may need support the greatest would be in winterization (upgrading of the thermal value of their structures or replacing leaky roofs/gutters) and foundation reconstruction. Grant programs would offer the greatest opportunities in these areas. Since improvement of the exteriors of the buildings is affected by such changes, all homeowners should be made aware of the Secretary of the Interior's Standards for Rehabilitation, and what Alaskan building materials are suitable substitutes for historic building materials.

d. Landmarks

Since the district is bounded on two sides by main traffic arteries - the Steese Expressway and Noble Street - care should be taken in introducing any further traffic links between these two arteries. In particular, a 3rd Avenue connector would require reconstruction of the avenue, destroying much of the historic value it now has. Traffic engineering plans for this area should be monitored to ensure that the 'quality of life' now enjoyed by residents of this quiet suburb is continued. Improvements such as sidewalks or fences along the two streets should blend with neighboring landscaping on private property, not replace or destroy it.

The Traveller's Inn, a (mostly) low-rise hotel development at the southern boundary of the district, is an appropriate neighboring landmark, as is the Golden Towers highrise building to the north. However, additions to these buildings or extension of their parking should be coordinated with district plans.
The remaining landmark within the district is, of course, the Clay Street Cemetery. Its open views to the east and extensive green space should be preserved, to help maintain the very human scale of the historic district. Similarly, new developments on the fringes of the district should be encouraged to remain low-scale and to use building materials that match those on structures within the district.

Urban Design Elements

Street trees and individual yard landscaping should be maintained, and street improvements such as sidewalks or utility line replacement coordinated with those that are existing. This kind of coordination has been successfully done before by the City Engineering department in construction of the 1st Avenue bike path and widening of the avenue, where trees were relocated and fences moved with the cooperation of property owners. In the narrow constraints of the streets in the Eastside area, this will be essential. Maintenance of the existing residential zoning should be encouraged in any new construction.
4. F.E. Housing (1920s)

a. There are no National Register properties presently within this historic district. However, the White House and Noyes House are certainly eligible for this designation, although the latter building has been substantially altered since its original construction, due to a fire. Alternatively, the whole F.E. housing complex could be nominated with these two major buildings as a National Historic District, since its original significance lay with the construction program and operations of the Fairbanks Exploration (F.E.) Company in Fairbanks in the 1920s and following years. Since the owner's permission is required for nomination to the National Register, each building/building group owner would have to be approached regarding their plans for the properties and interest in historic designation at the national level.

b. Building Groups

The four houses in the F.E. housing complex are the most easily identifiable historic building group, since the White House is hidden in a grove of trees and the other F.E. bungalow stands north of the main road from Illinois Street to Monroe School. The Noyes House, although it stands south of the complex, is separated from it by the later garage/work building of the funeral home, and it is stylistically different from houses in the complex. A similar house to the Noyes House once stood across Minnie Street at the location of the Chevron station, but has since been moved to another location in Hamilton Acres.

These 4 houses, built as a "planned community" with a single garage behind them, share a common architectural style and coordinated landscaping/fencing. These unique features should be maintained in any future development of the group.

c. Building Types

The most important building in this district from the standpoint of architectural significance and adherence to a formal building style, would be the "White House" or Sisters Convent, at 757 Illinois Street. A good example of classic 1930s Colonial Revival, it was originally the F.E. Company's Manager's House, and occupied by a series of Company officials prior to its acquisition by the Catholic Church. Both the exterior and interior have been well-maintained, with all the house's original features retained.

The FE housing complex bungalows represent another building style, emulated throughout Fairbanks in the 1930s and 1940s. Their distinctive siding, bracketed porches, roof attic ventilators and multi-lite windows appear on many other small homes in the city.

Both the White House and F.E. houses do not appear to be in danger of non-sensitive alteration, given their present ownership and good maintenance.

The Noyes House at the corner of Minnie & Illinois has already been altered extensively from its earlier 3-story appearance, with a subsequent change in roof line, new windows and siding. The hip-roofed porch colonnade remains as in early photographs. In general, the building's significance is related to its former role as the F.E. Staff/Guest House and its present landmark status as a local funeral home.

d. Landmarks

Principal landmarks in the district are the Catholic School and its adjacent two houses (the White House & the bungalow at 709 Illinois Street, plus the Chapel of Chimes (the Noyes House).

Both landmarks are town institutions likely to remain. The owners of the properties, however, should be encouraged to maintain them in accordance with the Secretary of the Interior's standards for rehabilitation.
e. Urban Design Elements

The principal element defining this district is Illinois Street, which will be upgraded by DOT&PF during their Geist Road Extension project in the 1990s. This project would widen Illinois by 20', according to the Environmental Impact Statement, thereby having an effect on the F.E. houses' landscaping and fencing. Design plans have not yet been prepared showing the exact disturbance to these improvements and how DOT&PF will relocate/transplant them.

Green space is another feature of this area; there is an extensive wooded area providing privacy for the Holy Name (Sisters) Convent, and an open playground area in front of Immaculate Conception School. The courtyard effect around the F.E. housing complex also provides green space between the houses, their greenhouses, and garage. The Chapel of Chimes adds more green space with their well-landscaped grounds. Each owner should be encouraged to retain these spaces in future planning for their properties.
C. INCENTIVES FOR PRESERVATION: RESIDENTIAL HISTORIC DISTRICTS

Although historic buildings will gradually deteriorate over a period of time if not regularly renovated, they can assume a high value in the marketplace if they possess historical associations or distinctive architectural features recognized by their community. Real estate appraisers may value a historic property for these intangible assets as well as assess its market value on the traditional variables of site, improvements and basic condition.

However, the typical historic property owner may first be concerned with the assessed value of his property. The age of most historic buildings renders them of less and less value to the Borough tax assessor. Therefore, the amendment of existing tax laws to encourage their preservation is a valuable tool for local historic preservation.

1. Tax Incentives
   
a. Municipal Tax Incentives

Sample tax incentives on the municipal level include:

1. A tax credit or deduction on local property taxes for rehabilitation and maintenance of designated historic properties.
2. Abatement of local taxes (a partial or complete exemption) for designated historic properties.
3. Alternate methods of valuation (i.e. assessment of property value) on the basis of existing use or some other method than fair market value.

These methods are partially exemplified in the City of Fairbanks by the existing exemption on property tax for senior citizens, since many of these residents own historic buildings.

If a local or municipal program of tax incentives is set up, in joint action with the Fairbanks North Star Borough, it should include:

1. Criteria for eligibility of properties to receive the tax credits/deduction/abatement. The properties should typically be listed on the National Register, or State Register (AHRS), or certified locally using a qualified inventory of historic resources.
2. Definition of the activities for which credit/deductions would be allowed. These activities would include rehabilitation or maintenance in accordance with appropriate standards. The generally recognized guidelines for historic rehabilitation are "The Secretary of the Interior's Standards for Rehabilitation" (see Appendix A for latest version). If a historic district is set up containing more applicable local design criteria, then these criteria should be used to determine eligibility for tax credits, in addition to the Secretary's nationally recognized rehabilitation standards.

b. Federal Tax Incentives

A federal tax rehabilitation credit program has been in effect since 1981. In 1986, Congress passed tax reform legislation that changes this program. Following is a summary of the new legislation, excerpted from the National Trust for Historic Preservation's booklet, A Guide to Tax-Advantaged Rehabilitation:

"The federal income tax credit is equal to 20 percent of the cost of rehabilitating historic buildings or 10 percent of the cost of rehabilitating nonhistoric buildings constructed before 1936. These credits provide a dollar-for-dollar reduction of income tax owed. While the 20 percent credit is available for rental residential buildings, neither credit is available for homes or apartments occupied by their owners." (p. 5)
"To qualify for the 20 percent rehabilitation credit, a building must be a "certified historic structure." A certified historic structure is one that is:

- listed individually in the National Register of Historic Places; or
- located in a "registered historic district" and certified by the Secretary of the Interior as being of historical significance to the district.

A registered historic district is any district that is:

- listed in the National Register of Historic Places; or
- designated under a state or local statute certified by the Secretary of the Interior as containing criteria that will substantially achieve the purpose of preserving and rehabilitating buildings of significance to the district and that is certified as substantially meeting all of the requirements for the listing of districts in the National Register....

A 10 percent rehabilitation credit is available for nonresidential, non-historic structures built before 1936. No certification is required for these buildings.

The 10 percent rehabilitation credit is not available for certified historic structures. A building located within a registered historic district is not eligible for the 10 percent credit unless it is certified by the Department of the Interior as not contributing to the historical significance of the district. A request for certification of nonsignificance also is made through Part I of the Historic Preservation Certification Application. Review of such a request follows the general procedures outlined above." (p. 7)

Any property owner may apply the federal tax incentives in their annual tax return statement.

In order to preserve or rehabilitate a historic property, the average historic property owner needs to make a choice as to the correct approach to take in repair of the structure and then search for appropriate sources of funds to pay for the project.

The following definitions should be applied in considering the preservation of a historic building, structure, or site:

"Preservation is the process, including maintenance, of treating an existing building to arrest or slow future deterioration, stabilize the structure, and provide structural safety without changing or adversely affecting the fabric or appearance of the structure.

Restoration, often prefaced by "historical" or "architectural", involves the careful and meticulous return of a building, usually on its original site, to its appearance at a particular period of time by removal of later work or replacement of missing earlier work.

Reconstruction differs from restoration in that a replica of a building or facility that no longer exists is recreated on its original site, based on archaeological, historical, documentary and physical evidence. Both modern construction techniques and traditional methods may be used in a reconstruction project...."

Reconstitution is involved when a structure can be saved only by piece-by-piece assembly either in situ or on a new site. Reconstitution in situ generally replaces buildings damaged by
"...disasters such as war, earthquake or flood, where most of the constituent parts remain. Disassembly, relocation and reassembly at a new site is more prevalent due to changes in land use and re-development programs.

Rehabilitation, a term often used interchangeably with renovation, involves modification or change to an existing building. Rehabilitation extends the useful life or utility of the building through repairs or alterations, sometimes major, while the features of the building that contributed to its architectural, cultural or historical character are preserved.

Recycling ...implies adaptive reuse or new functions for older structures that would otherwise be demolished. Recycling usually involves extensive restoration or rehabilitation, both inside and outside." (AIA Committee on Historic Resources, Guide to Historic Preservation, 1979)

Appropriate sources of funds for some or all of these preservation approaches may be found in:

2. Low Interest Loan Opportunities
3. Grant Programs: Federal & State & Private
4. Private Foundations
5. Community Funding Sources
2. Low Interest Loan Opportunities

Federal:

Historic Preservation Loan Program
Source: HUD (Housing & Urban Development) Title I Home Improvement loan funds.
Type: FHA insurance on market-rate loans to finance the preservation, restoration or rehabilitation of residential properties listed in or eligible for the National Register.
Where: Apply through private lending institutions.
Amount: Up to $15,000 per dwelling unit (or $30,000 for multi-family dwellings) for 15 years.

State:

State of Alaska Historical District Revolving Loan Fund
This revolving fund was created to provide loans of up to $1.5 million for a qualifying Historic District or $100,000 for a qualifying building in a certified Historic District, at an annual interest rate of 7\%.
Source: State of Alaska
Type: Low-interest long-term loan.
Where: Apply through Dept. of Commerce & Economic Development, Small Business Administration.
Amount: Funds available are appropriated annually by the State government; check with SBA before applying.

Other Loan Funds:

* SBA - Deferred parties/guaranty assistance to residential & commercial properties where rehabilitation will cost more than 1/3 of purchase price, and property is to be resold immediately after rehabilitation. Loans to be repaid within 18 months after rehabilitation and secured by a first lien on the land and improvements.

*Weatherization Assistance for Low-Income Persons - Federal Energy Administration: funds given to community-action groups for low-income persons. Up to $400 per dwelling unit for materials only.

*HUD, Section 221(d)(2) - FHA mortgage insurance provided to low and moderate income families to increase home ownership opportunities on loans to finance the purchase, construction, or rehabilitation of low-cost, 1-4 family housing. 95% of the area median income (maximum income for initial occupancy).

*HUD Urban Homesteading - Low cost conveyance of vacant residential properties to new owners. Repairs and a 30-year occupancy required.

*HUD Section 235 - Subsidies to low-income families to buy substantially rehabilitated single family residences.
3. Grant Programs

Federal: see grants-in-aid under State.

State:

Historic Preservation Grants-in-Aid
This is a program administered by the State of Alaska's Office of History & Archaeology in the Division of Parks, using funds "passed-through" from the U.S. Department of the Interior. Certification procedures are shared with the U.S. National Park Service. Both offices are located in Anchorage, Alaska.

Source: Alaska Division of Parks - Office of History & Archaeology & U.S. National Park Service

Type: To be used for:
   a. preparation of nominations to the National Register.
   b. surveys of historic or cultural resources (50% matching funds).
   c. acquisition and preservation of properties listed on the National Register (50% matching funds), or determined eligible for the National Register by the States Historic Sites Advisory Committee.

Amount: Given in reimbursement of 50% of approved expenditures for the project after completion, based on the original cost estimate. Average grants range from $1-50,000.

Notes: Plans & specifications must be approved prior to construction by OHA/NPS. Completed projects must be made accessible to the public at least 12 days a year and the property owner is expected to maintain the property for 20-50 years, depending on the amount of funding. Construction contracts over $10,000 must be competitively bid.

4. Private Foundations

Private foundations established by families, industries or corporations may grant funds for specific projects. A national list is available from:

   Council on Foundations
   888-7th Avenue
   New York, N.Y. 10009

5. Community Funding Sources

Community funding sources may be available, both commercial and private. Volunteer time and energy can be important donations in setting up and continuing historic preservation efforts on a local scale.

Suggested sources:

(For funds) Visitors & Convention Bureau, Fairbanks. 550 1st Ave., Fairbanks 99701 (456-5774)

Arco Alaska Inc.
Airport Road Extension, Fairbanks (452-1677)

Sohio Alaska Petroleum Co.
748 Gaffney
Fairbanks, Alaska 99701 (456-6891)

A portion of the hotel/motel bed tax collected by the City could be directed to benefit residential historic property owners. This could be accomplished either by grant application or ordinance revision.
Mapco Petroleum Inc.
1001 Noble St.
Fairbanks, Alaska 99701
(456-3722)

(For Volunteers)
American Association of University Women
Pioneers of Alaska & Pioneers Auxiliary
Tanana-Yukon Historical Society
Golden North Rebekah Lodge
Masonic Temple Tanana 3

6. Relocation of Historic Buildings
Wholesale house moving has always been a part of Fairbanks, and many historic buildings are now in their second or third location. Larger homes may require removal or splitting into parts for a successful move, and special highway permitting. In some cases, utility line relocation may be required for a successful move.

There is a growing trend for residents who own historic structures to declare them for sale or donation to an interested party who would relocate them off the property. The obvious location for such donated historic structures, if they are of significance to the community, would be Alaskaland. However, at present, there is no policy at the park which allows acceptance of such donated buildings, and no comprehensive plan designating a place for them on the grounds.

An important issue to coordinate between the Alaskaland Commission and the Historic Preservation Commission would be the proper location and use of donated historic buildings to the City.
GENERAL PUBLIC EDUCATION: RESIDENTIAL HISTORIC DISTRICTS

1. Publications

The general public in Fairbanks needs to be educated about the historic resources still existing in their community. The best way to publicize these resources will be wide distribution of the 1985 updated book Fairbanks: A Historic Building Survey. Free copies should be distributed to the school and library systems, and copies made available for sale by commercial outlets connected to the tourist industry: e.g. the Visitors & Convention Bureau, University of Alaska Museum, Westour facilities, bookstores and hotels/motels. (See Appendix—proposed distribution list.)

Also necessary will be extensive education regarding historic preservation: what it is and how to do it, as well as information on how the historic property owner can:
  a) form a historic district.
  b) nominate his/her structure to state/national registers of historic places.
  c) rehabilitate the property in accordance with recognized preservation standards.
  d) receive information on current useful sources of funds and information for historic preservation.

In this area, the Historic District booklet should be completed and distributed to City residents. The Office of History & Archaeology and National Park Service also have free copies of information booklets on topics b,c, & d which could be made available at a central point for public pickup.

The Fairbanks Daily News-Miner has been most cooperative in publishing news on historic buildings and feature articles on both residential and commercial historic structures. Articles contributed by residents knowledgeable in this field would be a help in boosting coverage of preservation. The Northern Engineer will also accept articles on historic buildings.

2. Seminars

If sufficient funds can be found to underwrite educational seminars, an annual preservation seminar would attract residents interested in the field and spread current information throughout the community. The statewide historic preservation association (Alaska Association for Historic Preservation) is committed to sponsoring at least one preservation seminar each year in Alaska. Last year, 1985, saw two AAHP-sponsored seminars, one in Fairbanks and one in Juneau. This year, a seminar was presented in Palmer. One should be considered for Fairbanks in 1987, if a topic and funding can be identified early enough. Long-lead planning is necessary to reserve a place and advertise well enough in advance for people to make vacation or other plans around the time of the seminar.

Grant funds are also available from a variety of sources to underwrite the travel costs of speakers for such seminars, if they are desired for the program. (See appendix for a suggested list of seminar topics, based on the formats of similar events across the country.) Another organization that offers preservation information is the Alaska Historical Society, at its annual November meetings.
COMMERCIAL HISTORIC DISTRICTS

A. STATUS IN 1985

The entire downtown area of Fairbanks, up through the 1960s-1970s, was a commercial historic district. There have only been two major fires which decimated this thriving retail area, one in 1906 and one in 1919. Another fire removed the sizeable Nordale Hotel in the 1970s, creating a large vacant area on the south side of Second Avenue. In 1983, the Fairbanks Development Authority demolished a number of buildings in the "Bar Block" (Block 13, north side of Second Ave. between Cushman & Lacey Streets). Still, a few buildings remain which could be considered a commercial historic district, particularly if their facades were renovated in a historically correct style.

Another existing commercial historic district close to the downtown area is Garden Island, the cluster of businesses across the Cushman Street Bridge to the north. Its present identity as a historic area will be considerably altered with the planned construction of the Geist Road Extension project between 1989 and 1992. This project will completely remove three of the historic buildings and possibly a fourth of the 10 remaining historic buildings in the area.

The F.E. Company industrial complex on north Illinois Street is presently not impacted by proposed nearby development or highway construction, although many of its structures are for sale by the Alaska Gold Company, the present-day version on the F.E. Company. It remains today a literal museum of early 20th-century mining techniques and machinery, its buildings constructed from 1926-30, and housing machinery and equipment left from the gold mining camps constructed in the Borough from the 1920s through the 1950s.

Creamer's Dairy, a pioneer farming complex off College Road, is another early historic building group that qualifies as a commercial historic district. Today however, it is owned and used by the Alaska Department of Fish & Game for office and storage space. This year, they advertised for repainting and electrical modifications to the complex to extend its use. A study of the complex is underway by the Division of Parks, focussing on documentation, historical analysis and stabilization of the buildings.

These four areas in Fairbanks represent best what early commercial activities in the city looked like and what kinds of buildings housed them. Proper restoration of their facades and where possible, portions of their interiors, would lend a local historic interest to the businesses, potentially drawing more customers, and in the case of the F.E. Company and Creamer's Dairy, creating a new means of revenue should they wish to attract short-term visitors to their historic buildings.
2ND AVE
HISTORIC DISTRICT (SEE ALSO EASTSIDE HISTORIC DISTRICT MAP FOR SIGNIFICANT BUILDINGS)
1) 2nd Avenue Historic District

Only a few buildings of truly historic age, by national standard 50 years, remain in the downtown core of Fairbanks. They are:

* Northern Commercial Company/Nordstrom Store (1904)
* Old Federal Building/Courthouse Square (1933-34) - National Register.
* 558 2nd Avenue (1925) - former Zales store.
* 514/516 2nd Avenue (1939) - Lathrop Building.
* 504 2nd Avenue (1936) - Lacey St. Theater.
* 535 2nd Avenue (1927) - Coop Drug, former Empress Theater.
* 524 3rd Avenue (1931) - former Gilcher Building.

The 1st National Bank building, at the corner of 2nd Avenue & Cushman Street, is not considered with these buildings, since its exterior and interior have been drastically altered beyond recognition since its initial construction in the mid-1930s. Since infill construction may greatly change the appearance of the west half of Second Avenue's north side, even though 1940s facades remain on the south side, this potential historic district can be considered in two parts: West and East.

West 2nd Avenue Historic District

Basically, this area centers around the east-bound traffic past Nordstrom's store and 1st National Bank building/Courthouse Square. Courthouse Square, dramatically and correctly restored in the 1980s as an office/condominium project, has been developed with two entrances: one to the east, and one to the west. In the event that Turner Street is vacated between 1st Avenue and 3rd Avenue, the west entrance could become a pedestrian area; however, it presently serves as the building's delivery/loading entrance. Therefore, development of this district would entail renovations to the other three buildings: the two Nordstrom buildings and the 1st National Bank building.

Nordstrom's store is the oldest commercial building in Fairbanks. It remains in its original location and more or less in its original condition. Samson's Hardware, across the river, was built in 1904, but reconstructed in masonry in 1970. A report was prepared in 1983-84 for the Nordstrom company evaluating the present condition and possible restoration/renovation potential of the oldest northwest portion of the historic N.C. buildings, which together form the modern store. New foundations, structural bracing, and exterior repairs would be required for this scenario. Demolition or removal of the existing building is not contemplated by its owners in the immediate future, but it is certainly a possibility should they embark on an overall reconstruction of their Fairbanks properties.

Therefore, development of the Nordstrom's store complex as a historic site is essential to any identification of this area as a West 2nd Avenue Historic District. Nomination of the complex to the National Register would be necessary for such a project to take advantage of federal tax incentives for rehabilitation. Similarly, designation of the area as a certified historic district would be necessary for Nordstrom to apply for State Revolving Fund loan monies, should that avenue of funding be desired.

East 2nd Avenue Historic District

At the other end of 2nd Avenue, the University of Alaska Foundation's Lathrop/Chena/Lacey St. Theater complex could be regarded as the core of a historic district, together with the former Empress Theater (Coop Drug) and Gilcher Building across the street. Other structures on the block are non-historic in terms of age. The former Zales store at the corner of 2nd & Cushman is eventually slated for removal by the Fairbanks Development Authority, when their vacant property in the middle of the block is developed. Therefore, only the east end of 2nd Avenue could be redeveloped with the restoration of
their historic facades. Since the storefront levels of the UAF complex and drugstore have changed repeatedly over the years, a decision would have to be made on the most appropriate restoration. We would recommend the original storefront configuration, where possible, for appropriate tenants. Since the drugstore is no longer a theater, a compromise would probably have to be made in developing an appropriate storefront facade.

The remaining buildings at the east end of 2nd Avenue, presently occupied by Big Ray's clothing store and the Cottage Bar, retain none of their original exterior features. Should they wish to be included in the district, appropriate facade changes could be suggested, to be included in their regular maintenance or renovation cycles on a gradual basis. Incentives for renovation would have to be offered to persuade their owners to undertake "facelifts" for their buildings.

All of the central business district is presently zoned Business 3, which is appropriate for unrestricted commercial development, but not restrictive enough for a commercial historic district. Additional restrictions (or design guidelines) to be included in a historic district ordinance for this area should include:

* Height restriction: 3 stories, to match existing historic buildings.
* Complimentary facade developments.
* Period signage and lighting if appropriate for the buildings' present tenants and business uses.
GARDEN ISLAND

(SEE ALSO EASTSIDE HISTORIC DISTRICT MAP FOR SIGNIFICANT BUILDINGS)
2) Garden Island Historic District

There are 10 buildings in the area loosely termed "Garden Island", which is part of the original North Addition to the Fairbanks Townsite. Garden Island was once separated from the rest of the north shore of the Chena River by Steamboat Slough, which has since been filled in. Despite relocations of early commercial buildings along North Turner Street as a result of construction of the first ARR depot in 1923, several historic buildings remain in their original locations:

* Samson's Hardware (1904)
* Carrington Company (1906) - relocated here in 1923.
* the former West Coast Grocery (now a restaurant) (1935)
& Samson's Warehouse & the former N.C. Warehouses (1905)

Immaculate Conception Church, across North Cushman Street from these buildings, was first constructed south of the river in 1904, but moved to its present location in 1911, where it was set on a new foundation (later finished off inside as the parish hall). Its entry, steeple and the adjoining residence were added in 1912.

At the head of North Cushman Street in Garden Island stands the Dollar Day Rentals building, built in Chena in 1912 and moved to this location in 1927. It will be removed during construction of the Geist Road Extension project. The Miller Machinery office building, farther north along Illinois Street, dating from 1938, is also historic, and is planned for removal during the highway project.

Preservation of the Garden Island Historic District will be difficult once the planned new bridge crossing the Chena River is built, connecting Illinois Street with Barnette Street. Parking for the businesses on North Turner Street will disappear, and customers will have to approach the businesses from behind the buildings, presently a very crowded area used for delivery and parking. Samson's Hardware will be removed. The whole focus of the area will shift from its traditional industrial base to one wholly centered on the food/beverage industry, with the existing tenants: an ice cream parlor, Greek restaurant, bar, and family restaurant remaining on the block. The fate of the N.C. & Samson's warehouses in such a milieu remains uncertain. At best, they would be retained for shopping/retail use, an expensive proposition for bare-shell warehouses on original wood piling. At worst, they will be torn down and the area converted to a larger parking lot. Their owners should therefore be made aware of the possibilities for renovation of these buildings and for supplementary funding to assist their historic preservation.

Restoration of the Garden Island buildings' facades is possible and timely for the Carrington Company, unnecessary for the 1950s International Hotel & Bar, which retains its original appearance, but prohibitively expensive for the restaurant at the end of the block, which was completely remodelled non-historically in 1978. Both interior and exterior of the restaurant have been completely remodelled. The interior of the Carrington Company building has also been renovated, particularly on the first floor, but original elements on the facades still remain. Porch/canopy additions to the International Bar & Hotel and brick cladding at the front remain the only changes to the exterior; inside, the upstairs in very similar to the original layout, with the exception of the art gallery up front. The main level of the bar was completely remodelled in the mid-1970s.

The Garden Island buildings are presently zoned Business 3, except for Dollar Day Rentals, which is in a Business 2 zone. This zoning would require further regulation for a commercial historic district. Redevelopment of the facades to conform to early "billboard" styles in historic photos would be a logical direction for renovation.
3. F.E. Company Industrial Complex

The Fairbanks Exploration (F.E.) Company industrial complex off Illinois Street is a completely original group of 1920s buildings, well-maintained by the same company since they were first built. The large, 2 story imposing office building fronting on Illinois Street was the first building to be built of concrete blocks in Fairbanks; together with the matching "Gold Room" behind and a small frame garage structure to the north, it sits vacant, waiting for a buyer or lessor to put it back in use. The Alaska Gold Company uses one of the large warehouse buildings as office space; the others contain Company property from previous mining activities.

Although the Alaska Gold Company is presently attempting to sell a number of its buildings and portions of the Company property, the historic properties in this area are well kept-up, and will not be impacted by the planned Geist Road Extension project or construction of the Dennis Wise development to the west. The complex's Heavy Industrial zoning is appropriate for its present, but perhaps not future uses.
4) Creamer's Dairy (1903-68)

Off College Road beyond Lemeta, Creamer's Dairy is a natural candidate for a local historic district designation, since it is already on the National Register and is in use by the Alaska State Department of Fish & Game. The development of its wildlife refuge and nature trails already make it a source of strong local interest.

The Dairy began operations in the Fairbanks Townsite in 1903, but Charles Hinckley, the founder, moved operations out to the present site later that year. An early employee, Charles Creamer, later married into the family and owned and operated the dairy from 1928 through 1965.

Five buildings remain: the family residence (1904/1930), a Shingle Style house with a later rear addition; the three part barn complex, consisting of a 1928 calf barn, replacing an earlier 1904 structure, and two Louden barns built in 1937 and 1950 from 'kit'-type plans ordered from the Midwest; the processing building, containing the office and milk processing area, which bears the Dairy sign on its roof, its masonry portion built about 1949; the 1952 caretaker's house (built using a 1940 surplus Army building as its base); the bunkhouse/potato storage bin building, built between 1949-1957; and a small pump house. The barns and residence are presently in use as unheated storage and summer field staff offices respectively.

An important local landmark for many years, Creamer's Dairy should receive local recognition as a historic district, together with the wildlife refuge and nature trails developed in its former pastures.

The Dairy is located within a General Agricultural zone, appropriate for its initial use.
RESTORATION: COMMERCIAL HISTORIC DISTRICTS

1. Second Avenue Historic District

The west group of buildings consists basically of one pioneer 1904 structure, conglomerated over the years with adjacent structures built from the 1900s through the late 1920s. The present 1st Avenue facade reflects the 1930s glass storefronts boarded over in a renovation of the early 1970s, when Nordstrom bought the N.C. store. Since the other buildings in the area were all constructed in the 1930s, a restoration of the storefront would be possible, although highly energy-inefficient.

Since the earliest 1904 structure, which only extended originally halfway back on the block, has serious structural problems with the foundations and south/east walls, a study was prepared by Architects GDM & Associates from 1982-84, proposing a restoration of the 1904 portion of the building to its original appearance in that year, once the rest of the building is demolished, to make room for either new structures or open parking. Fortunately, many early photos of this structure remain in Archives or Company records, so that an accurate restoration could be performed. The only major drawback of this approach is the loss of the other portions of the building, and a resultant tourist-oriented single small-scale building left as an island in a sea of parking lot.

RECOMMENDATION: To retain the integrity of the West Second Avenue area, restore the Nordstrom main store and men's store to their 1930s Northern Commercial appearance.

Encourage the 1st National Bank to consider eventual restoration of their original building to its 1930s appearance.

Commission a study of 1930s landscaping techniques/plantings, to be made available to the owners of these buildings. Street amenities, such as lighting/awnings, should be included in the study.

The east group of buildings centers around the UAF Lathrop/Chena complex and the Empress Theater. A similar historic district has been proposed for central Fourth Avenue in Anchorage, including: the 4th Avenue Theater (1941-7), Old Federal Building (1939), Old City Hall (1936), Anchorage Hotel Annex (1936), Wendler Building (1915), 340-346 W. 4th Avenue (1916), Loussac Building (1940-1), & Loussac-Sogn Building (1947). A mix of commercial and public buildings, the proposed district would preserve all the major historic properties on 4th Avenue. In Fairbanks, the 1927 Empress Theater (Coop Drug) and Lathrop complex have defined the scale of central 2nd Avenue since they were built. The first poured concrete building in Fairbanks, the Theater was one of a series of movie theaters built in Alaska between 1915 and the 1940s, by Austin 'Cap' Lathrop. Lathrop was also owner of the Fairbanks Daily News-Miner, once housed in the Lathrop Building (1939) along with his pioneer radio station, KFAR. Lathrop High School is named after this Alaskan businessman, who died in 1950.

The interiors of all these buildings have been extensively renovated: the theater into a mid-20th century drugstore, the Lathrop/Chena buildings successively changed for new tenants over the years, and the Lacey Street Theater rebuilt inside after a January 27, 1966 fire. Therefore, restoration of these buildings would have to be contemplated, for economic reasons, in the following phases:

RECOMMENDATION: Restore the exterior of the Empress Theater to its original appearance, except for the display storefront area, which could be reconstructed in the style of the 1930s period, similar to other 2nd Avenue storefronts.
(Exact design would be developed with the building's owners. Intent of the restoration would be to conform to requirements necessary to make it eligible for State Historical District Loan Funds. Required for this process would be certification of the district by the City of Fairbanks as a local/municipal historic district, and then review of the proposed restoration by the State's Historic Sites Advisory Committee.)

RECOMMENDATION: Restore the exterior of the Lathrop/Lacey St. Theater buildings to an appropriate historic period. Since the Chena building is a 1952 infill structure inserted between the adjacent concrete 1939/1936 buildings, its 1952 appearance may be appropriate, given compatible storefront development in the three buildings. A number of different design options could be developed for discussion with the UA Foundation. Again, the intent of the restoration would be application for funds from the State's Revolving Fund.

Restore the interior of the Lacey St. Theater to its original 1936 appearance, with appropriate embellishment of any Art Deco treatment originally designed for the theater. A 'poor sister' to the 1927 Empress Theater across the street and certainly to the grandiose 1947 4th Avenue Theater in Anchorage, period restoration of the theater and its supporting areas on 2nd Avenue would greatly enhance the building's potential as either a screening/movie house or assembly hall for medium-sized events. Again, restoration grant funds could be sought for both the design and construction of this work.

The Gilcher Building on 3rd Avenue has been partially renovated in recent years, with early sheet metal exteriors covered with stucco, and modifications to the storefront and entrances. Replacement of modern windows with more appropriate units and restoration of its original 1930s exterior details would set an example for commercial storefront treatments along 3rd Avenue.

In general, when facades are altered in this historic district, a sensitive treatment of the building in terms of its original appearance would be much more preferable to an adaptive reuse with whatever siding/cladding material is currently fashionable. With this approach, care must be taken to replicate the original facade proportions, rhythms of window spacing or other elements of the facade, sizes and relationships of window/door openings, details, materials, original color and building setback. (See "Visual Compatibility Factors" in Interim Guidelines for Applications to State Historical District Revolving Loan Fund - appendix). Wooden shakes/shingles, cedar siding, white aluminum screen or entrance doors and replacement of multi-paned wood windows with metal casement modern units are all examples of the wrong (non-historic) approach to building renovation.
2. Garden Island Historic District

This has always been an area of "false front" commercial buildings. The "false front" commercial building in the Western United States was generally a simple gable-roofed structure with a rectangular false facade built in front of it, covering the front gable end. Sometimes windows were introduced into the false front. The general impression conveyed was therefore one of a 2 story structure rather than 1½ storys. Signage was common on these false fronts, either painted directly onto the boards or carried on a sign mounted above the storefront. Flat or suspended canopies/awnings were also common. Some false fronts were finished as simply as possible, with square corner board trim and tops, while others were treated to a classically detailed overhanging cornice with supporting angle or scroll brackets. In general, the front windows in the false front were large and fixed at the storefront level and double-hung casement type at upper level. A transom above the storefront windows was a common feature.

The buildings in Garden Island in the 1920s, after construction of the Alaska Railroad depot all relied on false front billboards to advertise their business. Samsons Hardware painted their name & equipment lines right on the building, according to early photos, but by the 1940s, had erected a false front billboard above the roof line to carry their advertising. The Carrington Company has always had a billboard above the right hand section of the building. Before it burned, the first International Hotel sported a large full-length roof-mounted billboard; afterwards, a sign painted on the false front and a canopy protecting the entrance. At the end of the street, the West Coast Grocery had a sign painted on its false front, advertising its wares.

RECOMMENDATION: Provide photos of historically correct billboards to owners of these buildings, and encourage restoration of the building facades with correct original elements, such as windows, cladding and sidewalks. Trim details generally remain in their original condition of the sides or rear of the buildings, so the correct profiles can be copied from them.

A feature of the early Garden Island building photos is a distinct gap between each building, left for circulation/fire protection purposes. Some of these remain, except for the gap between the International Hotel and Kennedy's Restaurant, which has been infilled up to the property line.
3. F.E. Industrial Complex

All the buildings in the FE Industrial Complex historic district remain in their original condition, with very few changes/alterations over the intervening years since their construction. They can be considered in terms of possible restoration in categories of types of construction, since all were built between 1926 and 1930.

The handsome two-story office building, facing North Illinois Street across from the FE houses, is a local landmark building, serving for years as the office headquarters of the mining company. Its early concrete block, with rusticated finish, was Fairbanks' first; the blocks were manufactured locally by Adolph Wehner. Off-setting their rugged appearance is an elaborate concrete cornice and entrance lintel. The multi-lite windows are original, as is the building's fine interior wood trim and steam heating system.

Behind the office building is another concrete block building, built about the same time (1926), on a concrete foundation. Also capped by a concrete cornice, it features multi-lite original windows and distinctive double entrance doors with crossed rails & deep stiles. A plywood wanigan has been tacked onto one side. Known as the "Gold Room", the building is vacant, like the office building.

RECOMMENDATION: A suitable tenant and use for these two buildings would replicate their original use. Cosmetic improvements to the block exterior should be performed, but the major work required for modern use of the buildings would be installing a new heating/ventilating system, and improving the energy efficiency of the buildings' walls and roof system. In any renovation which would require replacement of interior finishes, removal and reinstallation of the original millwork should be a top priority. Storm pane installation over the existing windows may be a viable alternative to replacement with modern triple- or double-pane units.

Next to the office building is the 1926 wood frame garage, set on a concrete slab and retaining its original doors and trim. The drop siding profile on the building is unusually wide. An unusual exposed roof structure uses a combination of 2x members and steel cables.

RECOMMENDATION: The garage should be considered an auxiliary and complementary structure to the office building & Gold Room, and restored at the same time. Reinforcement and realignment of the garage doors will be necessary for frequent operation.

The warehouse building now serving as the Alaska Gold Company's offices was built in 1926. Framed in heavy timber, with wood piling foundations and a cable-tensioned roof truss system, its plain sheet metal cladding and original 1920s doors, windows and light fixtures are typical of industrial construction of that period. Similar building details are common on the FE Company gold camp buildings scattered around the Borough. The former loading dock at the front makes an appropriate entryway to the offices.

RECOMMENDATION: Maintain existing appearance and materials. The owner continues to maintain the building appropriately.

Another important building, the Main Garage, a large imposing building located beyond the railroad tracks as one enters the complex, was completed in 1926. Not in use today, it is a steel framed building, sheathed with corrugated metal like the other warehouses/utility buildings in the complex. It still contains completely equipped shops with the original machinery intact. Large banks of multi-lite windows and early wood paneled overhead doors remain in their original condition. The building also served as the complex's machine shop, electrical shop & foundry.
RECOMMENDATION: Restore the building, exterior and interior, as a museum of early mining technology. Retain the large derrick and operator's shack next to the building.

Other buildings in the complex include 7 warehouses, a small frame cabin originally at Dome/Vault camp, and at least 9 other storage structures. All share a common industrial style: simple, uninsulated, covered with sheet metal, with a minimum of embellishment. Restoration of any of the buildings in the F.E. complex will depend on their sale to new owners, and subsequent demolition/relocation. The Office Building, Gold Room, and small garage have permanent concrete foundations; the other structures have wood foundations, and would be more easily moved/relocated. An effort should be made to encourage the Alaska Gold Company to consider preservation of groups of structures rather than sell them for materials or for relocation.
4) Creamer's Dairy

The five major buildings remaining from Creamer's Dairy are being maintained by the State Department of Fish & Game, and a documentary study of the complex is being conducted by the State's Division of Parks historical architect, Bob Mitchell. Restoration as an avenue of preservation may therefore be considered in the buildings' rehabilitation. A few obvious items are:

RECOMMENDATIONS:

1. Family Residence (1904-30) - An interesting local residence, with distinct stylistic elements, the residence retains all its original elements: exterior drop siding, insulation boxes at its perimeter, original doors and windows and vents. If possible, all original materials should be repaired and repainted, rather than replaced.

2. Barn Complex (1928-1937-1950) - The Louden barns are classic examples of Midwest farm construction, and deserve preservation. Unfortunately, all the milking/stall equipment has been removed, as well as the redwood silos that used to stand next to them. Its original materials should be preserved, repaired and repainted. Use of the buildings may necessitate installation of fireproof materials in storage areas; if so, they should cover, not replace, original partitions or other materials.

3. Processing Building (c. 1949) - Similarly, any new construction or reconstruction should use identical materials or cover original materials. All existing millwork, flooring, or windows and doors should be preserved in situ, rather than replaced with modern equivalents.

4. Caretaker's House (1952) - This amalgamated structure, a combination of a 1940 structure with 1950s additions, has been renovated repeatedly and therefore has less architectural significance than the family residence or barn complex. More latitude could therefore be given in adaptive use recommendations for its remodelling.

5. Bunkhouse/Potato Storage Shed (1949-1957) - Lack of a stable foundation and missing doors and trim make this building a candidate for stabilization while alternate uses are considered. Office use remains the obvious short-term use for this accessory building, which is less than 30 years old.
INCENTIVES FOR PRESERVATION: COMMERCIAL HISTORIC DISTRICTS

1. Tax Incentives

Similar tax incentives exist for commercial historic properties as for residential historic properties. (See previous p. 18). The most important tax incentive at present is the new federal rehabilitation tax credit, equal to 20% of the cost of rehabilitation of certified historic buildings or 10% of the cost of rehabilitation of nonhistoric buildings built before 1936. These credits offer a direct reduction of income tax owed to the owners of income-producing historic properties. Although rental residential buildings are eligible for the 20% credit, only nonresidential, commercial or industrial buildings qualify for the 10% credit. Other federal tax incentives include:

*A charitable contribution deduction for the donation of a historic preservation easement to a preservation organization. (Applies to both commercial properties and owner-occupied housing).
*A tax credit for new construction & rehabilitation of low-income housing. (This credit would be issued by the state).

Alaska has several statutes which allow tax exemptions to be set up for historic properties, in terms of their property taxes. Alaska Statute 29.53.020 allows property to be exempt if used for nonprofit charitable or educational purposes; this category would include a nonprofit preservation organization.

Alaska Statute 29.53.025 allows cities and boroughs to adopt ordinances to exempt certain categories of property from taxation, including any historic site, building or monument, and privately owned land with a perpetual conservation easement granted to a government agency. An exemption on taxation for up to 4 years may also be set up by a city or borough ordinance, which would exempt part/all of the increase in value of certain improvements to properties. Such improvements could be defined as those enhancing the historic exterior appearance of the land or structure.

Alaska estate tax, similar to federal law, allows the same charitable deduction for property or conservation easements transferred to government agencies or a nonprofit organization.

2. Conservation Easements

A conservation easement is a limitation placed by a property owner on a property to restrict some of the rights/uses of that property. Typically, development rights on the use or alteration of a historic property might be given up for a specified period of time or indefinitely, to a government agency or qualified nonprofit agency. The usual method of transferrance of such an easement is in the form of a deed or will. All other ownership rights to the property are retained by the owner. Alaska has at present no specific statute describing requirements for conservation easements, unlike California, Arizona, Oregon or Utah. There is, however, a Uniform Conservation Easement Act, a model statute which may be used in drafting new legislation on this subject.

Types of preservation easements which may be used are:

*Open space/scenic easements. The owner may not develop the land within such an easement. Such an easement is used to maintain picturesque views or to restrict the development of lands surrounding historic properties.
*Exterior/facade easements, restricting the development, use, or alteration of the exterior of a building or structure. Control over the appearance of adjacent structures (walls, fences, signs, etc.) is also desirable.
*Interior easements, which prevent alterations of interiors of buildings/structures.
Advantages of easements include the following:

1. They are "assignable to other parties" (i.e. transferrable from the buyer to another property.
2. They may "run with the land" (i.e. be binding upon subsequent buyers of the historic property).
3. They may be acquired through gift or purchase, and donors may obtain deductions for them. Legal counsel is advised on this practice, since the protection given a property will depend on who holds the easement and its relationship to that State's property laws.
4. Sale or donation of an easement may be considered to reduce the fair market value of a historic property, with resulting lower property taxes.

Disadvantages of easements can be:

1. The relationship of fair market value to the uncontrolled value of the development rights for a historic property will vary with its type, use and location.

3. Covenants

Covenants are contractual agreements between private parties that run with the land, thereby restricting its use. "Reverter" clauses in deeds stipulate that unless certain conditions are followed, ownership of the property will return to the seller or to a designated third party, thereby restricting the property's use. Restrictive covenants can control a uniform development of street facades, so that a new building's facade will not suddenly appear in the middle of a row of "period" buildings with historically significant facades.

Covenants may be applied not only in the straight purchase of a historic property, but also in "purchase and resale" or "leaseback" arrangements, or where the historic property has been acquired through eminent domain, for later disposal subject to a covenant.

Covenants may include penalties for non-compliance, while reverter clauses provide only for reversion of title to the property to the original seller. Specific language must be inserted in covenants to make sure that they run with the land and are binding on subsequent buyers over a long period of time.

(Note: Although easements and covenants can be used to preserve both commercial and residential historic structures or historic districts, they are more common to residential structures/districts. The following incentives are more common to commercial structures/districts).

4. Development Rights Transfers

In this form of preservation incentive, the historic property owner may trade the "development rights" of his historic property for the right to develop another piece of property elsewhere in the community, in a location more suitable to his needs. These rights may be defined in terms of height, bulk, or density. If the historic property owner has not built up to the allowed limits on his property, he could either exercise his unused development rights on another lot, or transfer the development rights to the owners of other lots. The income from sale of the development rights could also be invested in the rehabilitation of the original historic building.

The concept of development rights transfers can be used in a city's bonus point/option incentive system for a central business district, where in return for design amenities a project may receive bonus points beyond the current zoning limits. In high density areas like a central business district, historic buildings are rarely built up to the allowable limits of the property, either in height, bulk, or density. Therefore, offering bonus points/options
to owners of historic properties can compensate them partially for the potential loss of profit from demolition of the old building and construction of a larger new building.

A disadvantage of development rights transfers is a possible negative effect on urban planning, since they allow some lots to be developed more intensively than they would normally be. Therefore, a limit should be imposed on the amount of development rights accumulated by any one lot, in order not to compromise the intent of the zoning ordinance governing that area.

The development of development rights transfers depends also on a shortage of developable land in the vicinity of the historic building; therefore, for a commercial application, the location and development potential of the specific historic building or district need to be carefully assessed prior to beginning such a program. Use of a bonus point/option system would, in addition, require that various possibilities for preservation or restoration of the historic building be considered with different bonus points awarded for each possibility. Relocation to an acceptable new location would be one option, for instance; on-site preservation of the property another; as opposed, to dismantling, moving, or storing the building off-site until another location is found.

5. Preservation Revolving Funds

One of the most successful mechanisms for encouraging specific historic preservation projects has been the institution by many communities of local Preservation Revolving Funds. Funds from federal agencies such as the National Trust for Historic Preservation or National Endowment for the Arts (see below under 6. Low Interest Loan Opportunities) are available in the form of low-interest short-term loans to support local revolving funds. Such funds are for the use of private non-profit organizations or public agencies to buy, rehabilitate and resell historic properties, in the hope of preserving historically significant areas in local communities. Such organizations are already operating revolving funds in Hartford, Connecticut; Louisville, Kentucky; Boston, Massachusetts; Albany, New York; Salt Lake City, Utah; St. Louis, Missouri; and Seattle, Washington.

Advantages of revolving funds include:
1. Quick response to endangered buildings.
2. Ability to establish protective covenants or easements with resale.
3. On resale, the money returns to the revolving funds for reuse.
4. Cumulative effect of restored buildings will raise an area's property values and stimulate similar action by other property owners or developers.

Disadvantages of revolving funds include:
1. Competition with the private sector may be resented, particularly by property owners or developers speculating on the land value or development potential of their historic properties.
2. If revolving funds monies are used for land purchase, design costs, administration overhead/salaries, publicity or promotion, and these costs are not included in the resale price or recovered therein, the revolving fund will shrink and eventually disappear.

In order to be successful, the historic properties acquired and restored with revolving fund monies must be turned over rapidly. The amount of initial investment in the project and amount of capital projected in the turnover must also be balanced against the project's visibility and restored market value. Fundraising or funding assistance may have to be sought periodically to replenish the revolving fund, if it does not regenerative capability through municipal assistance, for example, from the hotel/motel bed tax.

A non-profit or public corporation should be instituted to administer the revolving
fund. They would execute an agreement with the municipality, enabling the corporation to acquire historic structures or sites, restore or rehabilitate the historic structures or sites, operate and maintain them (including preparing educational or informational programs on the structures or sites), and where appropriate resell them, in order that the fund be replenished. Continued ownership or leasing of the historic properties would depend on the needs of the corporation and real estate market in the community.

6. Low Interest Loan Opportunities/Grant Programs

Federal:

Historic Preservation Grants-in-Aid
Source: Alaska Division of Parks/U.S. National Park Service.
Type: To be used for preparation of nominations to the National Register, surveys of historical or cultural resources, or to acquire and preserve properties listed on the National Register. This is a 50% matching funds program; the property owner/municipality must match the grant amount.
Amount: Grants average from $2,000-50,000. Plans and specifications for renovation work must be approved prior to construction. Completed projects must be made accessible to the public at least 12 days a year and the property owner is expected to maintain the property for 20-50 years, depending on the amount of funding. Also, construction contracts over $10,000 must be competitively bid.

National Preservation Loan Fund
Source: National Trust for Historic Preservation, through their closest regional office. (For Alaska: Western Regional Office, San Francisco, California).
Type: Offers low-interest loans, lines of credit/loan guaranties and in some cases, interest subsidy grants. Interest rate to be ¾ of prevailing prime rate, minimum 5%. Loans offered for 1-5 years; repayment quarterly, commencing 15 months later. Another 50% (min.) matching program.
Who: Applicants must be members of the National Trust and either incorporated nonprofit organizations or public agencies or individuals/associations (for endangered properties component only).
Amount: Up to $100,000; average loan is $50,000.
Notes: Priority is given to projects with sites/districts listed on the National Register. All rehabilitation work must be done in accordance with the Secretary of the Interior's Standards for Rehabilitation.

Community Development Block Grants
Source: U.S. Housing & Urban Development, to be given to communities.
Type: Urban improvement projects, including the following:
* Surveys of cultural resources
* Development of a historic preservation plan
* Studies for the adoption of regulatory/protective ordinances
* Establishment of financial programs including low interest loans and grants for rehabilitation of historic/architecturally significant structures.
* Establishment of a revolving fund for the acquisition, rehabilitation and disposition of historic structures.
* Easement program.
Amount: Depends on the application.
Note: These grants depend on "local match" but are considered as an equal match for other federal grant programs such as the National Historic Preservation program.

701 (Comprehensive Planning Assistance)
Source: U.S. Housing & Urban Development, to be given to communities.
701 (Comprehensive Planning Assistance)- continued

Type: Funds are available for the following activities, as long as they are part of a comprehensive plan:

* Development of evaluation criteria for historic properties.
* Surveys of historic properties.
* Identification of historic properties about to be demolished & severely deteriorating.
* Preliminary cost estimates for rehabilitation of significant buildings or districts.
* Preparation of historic district legislation, model preservation contracts and general administration/budgetary measures.
* Preparation of a historic preservation program.

Amount: Depends on the application.

Note: Coordination with Community Block Grant proposals required.

Critical Issues Fund

Source: National Trust for Historic Preservation, c/o Center for Preservation Policy Studies, Washington, D.C.

Type: This is a $1 million grant program providing grant support for research/model projects representing preservation/community development problems, or quick and responsive funding for critical issues/crises identified by local preservation organizations. A 50% matching program.

Amount: General range is $5,000-50,000.

Who: Applicants may be: private organizations (e.g. preservation/neighborhood organization, downtown merchant organization, civic association), public agencies (e.g. city housing office, local economic development office), or national organization.

Note: CIF funds can be used for research, architectural/market feasibility analyses, planning/zoning ordinances, workshops, conferences, publications, AV presentations or professional consultants. They can not be used for acquisition or rehabilitation of properties, predevelopment costs or administration/staff costs.

Inner-City Ventures Fund

Source: National Trust for Historic Preservation, Washington, D.C.

Type: This fund was set up in 1981 as a means of assisting rehabilitation projects in depressed neighborhoods and to save/create low- to moderate-income housing in inner cities. It funded 8 projects in 3 Northeast U.S. states in 1985 with an investment ratio of 38:1, where $385,000 of funding support underwrote $14,846,595 of project investment. In general, these funds are used to assist nonprofit neighborhood organizations increase local housing/small business space.

Amount: Grants vary from $20,000-100,000, and may be structured as grants/loans/both.

Who: Nonprofit organizations.

Note: Several projects are underway to create co-funded programs with state or local public agencies, most notably in New Jersey and New York City.

Preservation Services Fund

Source: National Trust for Historic Preservation, through their closest regional office. (For Alaska: Western Regional Office, San Francisco, California).

Type: This fund provides "seed money" grants to its member organizations to support local preservation activities. In 1985, it provided $145,833 to 121 groups in 40 states. Projects can vary in scope from individual property restoration plans to workshop or conference funding. A local match of at least 50% is required; average ratio is 7:1 (local: grant).

Amount: $1,000 - $5,000 maximum.

General Note: All the above-listed grant/loan programs of federal origin, described on pages 38-39, can include residential as well as commercial properties. However, their restriction of applicant, especially with the National
General Note (continued): Trust and HUD programs, would minimize opportunities for the residential historic property owner. In general, applications by a community nonprofit organization or public agency will present groups of residential properties or developable commercial properties as possible projects. Therefore, these loan/grant programs are presented here as better commercial property opportunities.

State:
State of Alaska Historical District Revolving Loan Fund - see page 20.
This program has been almost totally utilized by commercial projects, although it is open to residential properties.

Certified Local Government Program
This is actually an offshoot of the federal/state grant program (Historic Preservation Grants-in-Aid). Through the office of the State Historic Preservation Officer, local certified governments may apply for these grants, which are intended for either survey/planning work or National Register-eligible properties. A minimum of 10% of the annual federal grant to Alaska must be disbursed by the SHPO to certified local government projects.

In order to qualify as a certified local government, a local government must enforce state/local legislation for the protection of its historic properties, have a qualified historic preservation review commission, maintain a survey & inventory of historic properties, and provide for public participation. See appendix for recently adopted regulations on certification.

State of Alaska Historical Development Fund
Source: State of Alaska Division of Parks
Type: This fund is included in the State's annual operating budget. Authorized by State Statute 41.98.170-180, this is an outdoor recreational, open space & historic properties development fund intended to pay the non-federal share of state-initiated projects to acquire, preserve or protect historic sites, buildings and monuments. It can also, however, pay up to 50% of a municipality's projects on similar purposes. If extended as a loan to an applicant, the loan must be repaid within 10 years at an interest rate of 6%/year.

Historic Preservation Grants-in-Aid - see page 38. (Listed above under Federal grant/loan opportunities).

Other Loan Funds: (or grant programs)
* Property Release Option Program: Properties belonging to the U.S. HUD valued at less than $5,000 can be sold to local governments for $1.00.
* SBA - Deferred parties/guaranty assistance to residential & commercial properties where rehabilitation will cost more than 1/3 of purchase price, and property is to be resold immediately after rehabilitation. Loans to be repaid within 18 months after rehabilitation and secured by a first lien on the land and improvements.
* National Endowment for the Arts: "City-Scale" and "American Architectural Heritage" programs. Limited technical assistance/funding for historic preservation projects.

Note: The Alaska State Council on the Arts, Alaska Humanities Forum, Alaska Historical Commission, and Alaska Division of Tourism also have limited grant funds, depending on annual funding, which may be used for projects with historic preservation elements. Apply to the appropriate office for current funding information -- see appendix.

7. Private Foundations/Community Funding Sources - see p. 23.
C. EDUCATIONAL FACILITIES

Fairbanks' first "Public School", built in 1906, was located at the site of the present Main School, at the corner of Cushman Street & 7th Avenue downtown. A town landmark for many years, with its distinctive cupola and a porticoed front entrance, it burned on Dec. 1st, 1932. Its replacement, Main School, was completed in January, 1934, and consisted originally of the central and front portions, with the north and south wings added later. It was the only school in Fairbanks until Denali Elementary opened in 1951. The first totally secondary school in town was Lathrop High School, completed in 1955. Therefore, the most significant and truly historic educational facility in Fairbanks is Main School, presently occupied by the Fairbanks North Star Borough School District's offices.

1. Status in 1985 of Main School (1934)

Proposed plans to renovate the building for continued administrative use have met with Borough Assembly opposition due to the high costs, so the building continues in use as the District's central offices, despite high maintenance costs, the result of the building's original roof, heating and ventilating systems.

Studies performed in the early 1980s suggested:
1. installation of an elevator
2. replacement of the building's original steam-heat radiators with hot water baseboard units.
3. replacement of existing ventilation units with new ventilation system
4. replacement of roof
5. replace original windows w/new fixed/operable thermopane units
6. improve energy efficiency of exterior walls by furring in & insulating new spaces
7. replace existing hot/cold domestic water system
8. replace controls system

Of these proposed renovations, which will probably be phased due to funding shortages, items #5 & 6 would impact the historic significance of the building the greatest, particularly window replacement, which might significantly alter the historic appearance of the facades. However, if the example of the Federal Building is followed, where units similar in appearance and materials were used to replace the original windows, a renovation acceptable in terms of the Secretary's Standards for Rehabilitation may be achieved.

A restoration or accurate rehabilitation of Main School's exterior and those of its interior spaces which will be retained for a similar use, should be encouraged by the Historic Preservation Commission. School District personnel may look favorably on a restoration scenario which would increase support for renovations to the building, and allow their continued use of the structure for central administration and related activities.

Interior areas suitable for restoration include: the main lobby/stairs, upper corridors, school board meeting room, and part/all of the gymnasium. Most of the former classroom areas have been turned into offices with new partitioning. Where possible, the original doors, millwork and original accessories should be retained and refinished for continued use. Original color schemes could be researched and replaced. And continuous or permanent displays of the building in its original role could be installed in the public gathering areas located throughout the building.
D. PUBLIC BUILDINGS

Public buildings in early Fairbanks included early civic or federal offices, churches, and fraternal lodges, all located within a few blocks of the Chena River. The old federal building, now Courthouse Square, has been restored and put to new use as an office building. Immaculate Conception Church is maintained in its original condition, and has recently received federal grants for exterior painting/restoration work. The old Library, now the North Country Federal Credit Union, has also been put to new use with a minimum of renovations to its historic exterior, although the interior has new partitions and finishes, added since the Library moved to its new location on Cowles Street in 1977.

Other public buildings in need of sensitive historic rehabilitation, if they are to reflect their significance in Fairbanks' past, include:

1. Masonic Temple (1906-16) - Generally maintained in its original condition. Its unique facade should be maintained as close as possible to the 1916 version. Inside, consecutive remodellings have greatly changed the appearance of the meeting rooms. However, historic photos do exist, showing their previous treatments. As a non-profit organization, the Masonic orders are eligible for most of the grant/loan programs which might enable them to restore portions of the interior of the building, especially as it is entered on the National Register.

2. 1st Avenue Bathhouse (1907) - This National Register building was substantially renovated on the exterior a few years ago, when the west side was rebuilt and new siding added, which does not match the original profiles on the rest of the building. The owners should be encouraged to follow the recognized rehabilitation guidelines in future renovation, and to consider publicizing the building's past via interpretative displays on or within the building.

3. First Presbyterian Church (1904) - Still in use as a church at Alaskaland, this tiny building underwent a succession of uses while at its original locations on 7th Avenue & Cushman Street. The few items remaining from its original store of furnishings should be interpreted to visitors to the Church; a lengthier history compiled and displayed within the building; and attempts made to retrieve authentic furnishings to add to the existing collection from members of the original congregation.

4. St. Matthew's Episcopal Church (1905/48) - Well maintained and researched by previous pastors and congregation members, the church's history is well displayed in its present condition. The parish hall and rectory are less well known.

In general, public buildings belonging to religious or fraternal organizations are in need of technical assistance and funds for maintenance of their properties in accordance with recognized preservation guidelines. If the organization has a long-range master plan or maintenance plan for the building, it should have a preservation component supplied by an authority on that form and period of construction. Grant funds are available to historic properties which would underwrite these costs. Funding for restoration may be available in future years to perform major maintenance/repairs, as was used in the case of the Immaculate Conception Church's repainting. Local historical societies or preservation organizations may also help the owner with fundraising efforts aimed at setting up a building preservation fund.

A special case:

5. Fairbanks' City Hall (1933) - This handsome downtown landmark, built in concrete to replace an earlier wooden structure on 3rd Avenue, is a stylish Depression Modern structure badly in need of historic rehabilitation. Early barn-type doors at the north front face,
5. City Hall (continued)... placed to allow exiting of fire department trucks, have been infilled, and the original double-sash windows removed, to be replaced with non-conforming metal units. Insensitive repainting worsens the effect of what should be a landmark structure representing city pride. The future of the building will depend on expansion requirements for the City's many departments, now crowded into the original building and its annex to the west. If vacated when a new building is required, the City Hall would make an exemplary city museum or visitor's center. In the interim, city officials should be encouraged to preserve remaining original elements on the building's exterior and (if possible) interior, showcasing these with explanatory displays.

As a certified local government, Fairbanks would be eligible to receive a portion of the federal grant monies earmarked for municipal use on preservation projects. A variety of fundraising avenues would open up once a preservation/rehabilitation plan had been adopted and costed for the building, in accordance with future development of city offices in the downtown core.
RAILROAD, MARITIME & MARINE FACILITIES
E. RAILROAD, MARITIME & POWER FACILITIES

1. Railroads

a. Tanana Valley Railroad (1905-17)

The Tanana Valley Railroad, the first railroad to serve Fairbanks and the gold camps surrounding it, ran first from Chena to Garden Island in Fairbanks, and later through the Chathanika River valley, from Happy Creek all the way east to Chatanika. The only surviving artifact from the railroad in Fairbanks is little Engine No. 1, which was the center of a small park in front of the ARR depot from 1923 until 1967, when it was moved to Alaskaland.

b. Alaska Railroad

The Alaska Railroad continued its construction into Fairbanks, using the old TVRR right-of-way acquired in 1917 by the U.S. Government. A new terminal was built at the present location of the News-Miner, remaining there until the 1950s, when the present terminal was constructed off Driveway Street.

The Railroad's present complex, located off Phillips Field Road, was constructed during the years 1947-50. It includes repair, maintenance and service facilities for the rolling stock, additional storage, track and other improvements. Previously owned and operated by the federal government, the Alaska Railroad was acquired by the State of Alaska in 1985.

The only historic structure remaining from the early days of ARR operations is the Coal Bunkers, built in 1924. It is presently in private ownership, and still used for the unloading/loading of coal from the Healy coal fields. Since it is now in private ownership, the owners should be encouraged to keep this local landmark in original operating condition as long as possible.

Always associated with the ARR terminal and its operations has been the Rose Building (1912), originally operated as a restaurant across from the terminal. Maintained generally in its original condition, including deteriorating structural elements inside, the building will be removed/relocated with the construction of the Geist Road Extension project in the 1990s. An alternate location for its reconstruction should therefore be sought, or the building fully documented prior to its demolition.

2. Maritime Facilities

a. Dock Structures

None of Fairbanks' early docks remain: the Northern Commercial dock across 1st Avenue from the store; the Pioneer Dock farther west along 1st Avenue; the White Seal Dock, also on that side of the river; and other small docks and ways constructed along both sides of the river. One small structure, formerly the White Seal Dock offices, remains in the back yard of the Egan family at 821 8th Avenue, where former owner Fred Musjer used it as a barn.

b. Riverboat Nenana - See pages 4 & 11 above.

The only present-day maritime facilities along the Chena River within the City Limits are the float concession at Alaskaland, and the partially developed small boat launching facilities at city parks on Front Street and at Alaskaland. Better access to the river for small boat use should be encouraged at other locations. Another launching facility exists at the Chena Wayside Park at the University Avenue bridge, and there are facilities farther downriver at Pike's Landing and the Binkleys' Riverboat Discovery operation. Nowhere, however, has a riverfront park of any magnitude or historic significance been developed. The newly developed Golden Heart park at 1st & Cushman does not have vehicle or boat access developments.
3. Power Facilities

None of the original Northern Commercial Company power plant facilities remain today. The first power plant in Fairbanks was built from 1903-04 on a site which is now Nordstrom's small east parking lot, accessed from 2nd Avenue. The city took over utilities services from the N.C. Company in 1950, the steam plant removed by 1952, and the generating equipment sold. Similarly, the F.E. Company's historic power plant, built in 1926-27, was built to the Golden Valley Electric Association in 1953. Therefore, no early power generating facilities remain today in the City.

The present power plant has operated on the banks of the Chena River for over 30 years, with numerous expansions and additions, but is more of a local landmark than a structure of historic significance to the City.
EARLY SUBDIVISIONS/HOMESTEADS
F. EARLY SUBDIVISIONS OR HOMESTEADS

Early subdivisions (prior to 1940) in the Fairbanks area include:

* Fairbanks Townsite (surveyed 1907)
* Graehl Townsite (surveyed 1920)
* North Addition (surveyed 1934)
* Brandt Subdivision (surveyed 1938-39)
* Rickert Subdivision & Charles Slater Subdivision (surveyed 1939-44)
* Derby Tracts (surveyed 1940)

Development of the City occurred first and fastest on the south banks of the Chena River. Garden Island, which geographically includes Brandt Subdivision (a railroad bedroom community at first) and the North Addition, was an industrial area for years, with substantial market gardens to the west. Graehl Townsite was also occupied by sawmills and small cabins for most of its early years.

Homesteads now within the city limits, which were gradually subdivided as the City grew, include: Rickert, Slater, Wehner, and Bentley Island (now Island Homes). These homesteads have been identified and recorded by the Tanana Valley Fair Association's Agricultural Museum. Unfortunately, no original homestead buildings remain from any of these early farms. The best example of a surviving homestead building complex is Creamer's Dairy, off College Road (see pp. 28 & 34 above).
G. TRAILS

Early trails to the gold fields from Fairbanks have largely been covered by subdivision development or modern roads. These trails included:

1. Bonnfield Trail - Starting from Goose Island in the Tanana River, and continuing south to the mining camps at Bonnfield, on the right bank of Gold King Creek. This area is beyond the city limits of Fairbanks and within the Military Reserve south of the Tanana River.

2. Gilmore Trail - The earliest trail north from Fairbanks to the gold fields, the Gilmore Trail started in Garden Island, continuing north along the west side of Birch Hill, up Isabella Creek, over the divide into Engineer Creek, down Engineer Creek to Goldstream Valley, and up Goldstream Valley as far as Fox. From this central point, smaller branch roads led to individual mining camps. It was later developed as an access road to property on Gilmore Dome; this road remains. Most of the rest of the Trail was covered or displaced by the Steese Highway, constructed in 1928.

3. Circle Trail - The Fairbanks-Circle Trail was used heavily between 1898 and 1927 as a major route to the town of Circle on the Yukon River, serving as a U.S. Mail route, and supply and stock drive route. The portion of the trail from Cleary Summit to 12 Mile Summit (approximately 59 miles) has been restored by volunteers for summer use as a "historical trail", where it originally summer travellers. In winter, a lower trail was used, most of which has been covered over by the existing Steese Highway. All of this Trail is outside the City Limits.

4. Valdez Trail - The Valdez-Fairbanks Trail began as a pack trail in 1899-1900, extending 100 miles north of Valdez. In 1901, it was extended to Tanana Crossing. The trail was developed into a wagon road and extended up to Fairbanks from 1906-11. In 1913, it was crossed for the first time by auto. None of the old roadhouses near Fairbanks remain, and most of the old roadbed has been covered by the paved Richardson Highway, although portions of it can still be along the way, for example, at Shaw Creek Canyon.

5. Chena Hot Springs Trail - Basically a winter trail between Fairbanks and Chena Hot Springs, the Trail was used from 1906 onwards. Portions of it still remain, north and south of the existing paved highway, and plans have been suggested to improve it for winter dog mushing/skiing activities. The trail begins north of Chena Hot Springs Road, outside the City Limits.

6. Creamer's Dairy Nature Trail - This natural science walking trail has been developed by the State Dept. of Fish & Game, in conjunction with its use of Creamer's Dairy's fields as a bird sanctuary. It is located north of College Road between Lemeta and College.
H. MINING

Fairbanks served as a supply center for the gold mining industry in the Interior. The first major gold rush, from 1902-09, resulted from Felix Pedro's strike on July 22, 1902, on Pedro Creek northeast of Fairbanks. In 1903, placer gold was discovered in the Bonnifield mining district, and in 1906, in the Tenderfoot district near Richardson. Later, gold was discovered in the Tolovana district near Livengood. Lode and placer gold mining techniques in the first two decades of the century were followed by dredging by the Fairbanks Gold Dredge Company on Fairbanks and Fish Creeks (1919-31), and the F.E. Company, which operated 8 dredges on Goldstream, Cleary, Pedro, Fish, and Cripple Creeks.

Historical tourist-oriented mining operations in the Fairbanks area include:
1. Mining Valley at Alaskaland & Pioneer Museum exhibits.
2. Pumphouse Restaurant - formerly the Chena Pumphouse, part of the Cripple Creek mining operation.
3. Chatanika (now the F.E.) Gold Camp - formerly the Chatanika Camp of the F.E. Company.
4. Cripple Creek Resort in Ester - formerly the Cripple Creek Camp of the F.E. Company.
5. F.E. Gold Dredge #8 & the Dredgemaster Restaurant/Bunkhouse - formerly an F.E. dredge in Goldstream Valley and a bunkhouse relocated from the Dome Camp of the F.E. Company.

The Interiors Miners Association is interested in establishing a mining museum for the Interior, in addition to existing exhibits in the University of Alaska Museum & Pioneer Museum. A suitable building, location, and funding process need to be established for this project. Jim & Lea Madonna, owners of the Prospectors Supply & Rose Building, are contacts.

Development of the Mining Valley exhibits at Alaskaland seem to be dependant on the plans of the present concessionaire, the Alaska Salmon Bake. Efforts should be made by the Historic Preservation Commission to promote preservation-oriented improvements, in association with the Alaskaland Commission.
I. NATIVE HISTORY & PREHISTORY

There are no archaeological or anthropological resources of historic significance within the city limits, or at least those that have been excavated within the city are presently either at the University or retained by private owners. Archaeologic excavations have been conducted either on the bluff at the University or along local rivers or lakes at possible camping sites, or at construction/mining sites (e.g. the oil pipeline, flood control projects, highway construction, dredge or placer mining sites). Fairbanks is located in the nomadic territory of the Chena band of Tanana River Athapaskan Indians. Documentation of their cultural resources, via interviews and other oral history methods, besides excavations, has been conducted and published by the University of Alaska/Cooperative Park Studies. However, no artifacts or preserved sites have been developed today within the city limits.

The most important existing historic resource capable of development in this area may be the Native Village at Alaskaland, with its existing collection of artifacts and reconstructed native housing forms. Funding is needed to complete its restoration to the 1967 condition and complete its planned development.
J. AVIATION/ARMY FACILITIES

a. Aviation

Fairbanks has always been the center of Interior Alaska aviation, and a jumping off point for aviators exploring the north & west coasts, or flying to Siberia or Scandinavia. As the only means of transportation besides river or rail, air flight was a faster alternative for many Interior residents wishing to travel to the Lower 48 states. In fact, by 1939, airlines in Alaska were hauling 23x as many passengers and 1000x the freight, per capita, as airlines in the U.S. (ref. Jean Potter, The Flying North).

At first, the local ballfield was the landing strip of choice for local pilots. In 1925, a better airstrip and one hangar were built, in the same year as the first commercial flight, flown by Noel Wien from Fairbanks to Nome in 7 hours and 40 minutes. He had already made the first flight from Anchorage to Fairbanks on July 15, 1924, in 3 ½ hours, following the Alaska Railroad tracks in from Nenana.

Weeks Field was begun in 1928 with the construction of 2-400' wide x 2000' long runways, one extending to the Chena River. This was the principal airfield in Fairbanks until October, 1951, when the new International Airport opened west of town. The Wien library park remains where one runway ran from east to west. The Arctic Bowl building, once the old Pan American hangar, was built in 1933 by Pacific Alaska Airways to house its Electra airliners. Since these historic resources bear little resemblance to their earlier use, interpretive displays of the early airfield and its operations should be consolidated in a central location for public view. An appropriate location might be the proposed Air/Transportation Museum at Alaskaland. The Gold Dome has been renovated for the aerial & ground display of historic aircraft (some are now stored on site under cover near the railroad station).

The University of Alaska Museum also has portraits of early bush pilots in the Interior, and a great deal of archival information on their activities. The International Airport has an aerial and interpretative display on early aviation in its old concourse area.

Consolidation and expansion of local historic aviation resources in being done by interested members of Fairbanks' flying community: the Interior & Arctic Alaska Aeronautical Foundation, Midnight Sun 99s, Interior Pilots Association, and related groups. Local pilot/journalist Everett Long is the contact for these groups.
All structures shown as historic are part of the National Historic Landmark, plus two double hangars south of the runways (not in photo).

SIGNIFICANT BUILDING

1 Quadrangle 1941
2 Hangar No. 1 1941
b. Ladd Field

Ladd Field has been named a National Historic Landmark. It bears the name of Major Arthur Ladd, who was killed in an aircraft accident in South Carolina in 1935. Originally a cold weather testing base for the Army Air Corps, the field and its accompanying structures were constructed over the period 1939-44, although the site was chosen in early 1938.

Preliminary construction began in late 1939 on the railroad bridge and spur to the field, formerly an old homestead east of Fairbanks. In early 1941, the first runway was built, 5,000' long and constructed of reinforced concrete.

Other structures associated with wartime construction include:

* 3 Officers' Quarters structures (Bldgs. 1047, 1049, 1051) - built 1941.
* Administrative Center, now a guesthouse (Bldg. 1045) - built 1941.
* Auto Garage - built 1945.
* Commanding Officer's House - built 1941.
* Nurses' Quarters (Bldg. 1021) - built pre-1943.
* Radio Station (Bldg. 1024) - built pre-1943.
* Military Chapel - built 1944.

(All of the above structures are grouped around the "Quadrangle" - the horseshoe-shaped lawn north of the hangars and runways).

* Hospital (Bldg. 1555), now BLM's Fire Service; built 1943.
* Aircraft Maintenance Shop (Bldg. 1541), adjacent to the new BLM building; shop dates from 1942.
* Administration Building/Kluge Hall (Bldg. 1562) - built in 1940s.
* Power & Heating Plant (Bldg. 1561) - built in the 1940s.
* Community Center (Bldg. 1560) - built from 1941-43.

(These structures are grouped around the former parade ground, south of and across the street from the horseshoe-shaped lawn.)

* Hangar No. 1 - built 1941.
* Runways No. 1 & 2 - built 1941 & 1943.
* T-Hangars (Bldgs. 1542 & 1543) - built in the 1940s.
* 3 birch wood hangars- Hangars No. 2,3,6 (Bldg. 3008, 3005, 2085) - built c. 1944.
* Double Hangars #4-5 & 7-8 (Bldgs. 2106 & 2077).

(The last 5 hangars are located south of the runways; the others are north of the runways.)

In 1942, an Air Depot was established at the base by the Eleventh Air Force, to service aircraft operating in Alaska. At the same time, Ladd Field became the northern center of the Alaska/Sibera Lend-Lease program, in which military aircraft were flown from the United States to Russia. In 1943, the Air Transport Command took over Ladd Field, until 1945, when it was transferred back to the Eleventh Air Force. In January, 1961, it again returned to the Army, becoming Fort Wainwright, named for the hero of Corregidor.

Many of the historic buildings remain in use today, and are maintained by the Army. Buildings 1555 (BLM's Fire Service), Kluge Hall, the Commanding Officer's House, and the 3 family housing units (Bldgs. 1047, 1049, 1051) have all been re-sided recently, with rust-tan metal siding. The imposing main hangar, Hangar No. 1, may be re-sided in 1987-88. Murphy Hall (Bldg. 1045) retains its original siding, which may be compared with the re-siding on the other buildings. The T-hangars are present not in use or being maintained, and neither is the old radio station or the old power plant. The State's Office of History & Archaeology is keeping in touch with Fort Wainwright's administration regarding the use and maintenance of these historic buildings.
The original Ladd Field structures are characterized by distinctive copper roofs with peaked attic ventilators, and broad rectilinear facades filled with rows of original double-sash windows. Hangar No. 1 in particular is unique as a largely untouched 1940s structure with all its original details intact. The Historic Preservation Commission should contact Fort Wainwright Public Relations Office and Facilities Engineering representatives to promote community support for preservation of the base's historic structures.
CONCLUSIONS & RECOMMENDATIONS
CONCLUSIONS & RECOMMENDATIONS

1. Summary of Enabling Legislation & Funding Opportunities for Historic Districts

In order for a historic district to be formed and to continue in existence, there must be local, state or federal enabling legislation which controls how it is set up and regulated. A strong incentive for the formation and continuation of historic districts is funding from sources outside the historic district, i.e. not from the individual historic property owners' pockets.

In Fairbanks, local enabling legislation is already in place, allowing property owners to set up a district, via Ordinance #4354. Briefly, this ordinance offers the following advantages & disadvantages:

Advantages:
1. The ordinance broadens the powers of the Fairbanks Historic Preservation Commission to include planning and advisory roles to the City Council.
2. The ordinance defines characteristics of properties within a historic district in a similar fashion to the National Register's criteria of significance.
3. The ordinance provides for and defines a nomination process, protection of properties within a historic district, and fees & penalties for administration of such protection.
4. Preparation of a defining ordinance for a historic district must be done by the city attorney together with the nominators of the district.

Disadvantages:
1. The City Council is presently the "Historic District Commission" for the city. The Historic Preservation Commission should be the initial HDC for the city, with the Council receiving their recommendations on nomination/certificates of appropriateness/economic hardship. The Council would also be the final appeal authority.
2. There are no existing forms or procedures for citizens to submit a nomination.
   --The recognized form is the Nomination to the National Register; this form requires substantial historic and physical documentation which is generally beyond the capabilities of the general public without qualified assistance. Such assistance can be provided by the State's Office of History & Archaeology, or qualified architects/planners/preservation specialists.
3. Guidelines for construction in a historic district similarly require qualified assistance. A design review board should be set up at the time of the establishment of each historic district, and included with the guidelines within the ordinance for that district.

With the establishment of a joint City/Borough Historic Preservation Commission a similar ordinance allowing properties in the Borough to form designated historic districts should be passed. This ordinance is in addition to the overlay historic district ordinance presently included in Title 18 Zoning revisions, since that overlay ordinance is simply a zoning application, which does not deal with the purpose or process of historic district formation. Preparation of this ordinance should be done with the assistance of a qualified historic preservation lawyer or a planner experienced in preservation ordinance preparation and administration.

(See appendix for copies of the existing City Ordinance #4354, and final draft of the Title 18 historic district overlay ordinance.)

The City of Fairbanks next needs to make formal application for acceptance as a Certified Local Government (CLG) to the State's Office of History & Archaeology. This will enable historic districts within the City to become eligible for the State's Historic District Revolving Loan Fund monies, simply because they have been locally recognized as historic districts under the terms of the city ordinance.
Otherwise, they would have to apply for State recognition as a State Historic District, using the National Register nomination process. This process would take much longer, and probably require far more extensive historical research than a local nomination. Also, acceptance of the City of Fairbanks as a certified local government would enable the city to apply for and receive a share of the annual Federal matching grant funds, which are disbursed by OHA. These funds currently are for survey/preservation planning work, which is exactly the stage of preservation of many historic properties within the City, and which would be applicable to the development of ordinance guidelines by City officials.

The City's present conformance to CLG requirements is as follows:

1. "The local government must enforce appropriate State or local legislation for designation and protection of historic properties."
   CONFORMS. CITY ENFORCES ALASKA HISTORIC PRESERVATION ACT (by recognition thru local survey) & DEVISES & IS ENFORCING A LOCAL HISTORIC PRESERVATION ORDINANCE. (#4354)

2. "The local government must establish an adequate and qualified historic preservation review commission by State or local legislation."
   CONFORMS: COMMISSION IN PLACE.
   CONFORMS: 7 MEMBERS.
   DOES NOT CONFORM: HAS 1 ARCHITECT, NO ARCHAEOLOGIST, 1 HISTORIAN & 4 OTHERS.
   CONFORMS: HAS DEVELOPED A LOCAL HISTORIC PRESERVATION PLAN (THIS DRAFT MAY SERVE AS ITS BASIS).
   CONFORMS: REVIEWS & MAKES RECOMMENDATIONS ON LOCAL PROJECTS OF HISTORIC SIGNIFICANCE.
   (Note: At present, the Commission becomes involved voluntarily; the City & State & federal agencies should be required to review projects involving historic properties with the Commission before proceeding thru design into construction. The City already does this with its Urban Beautification Commission.)
   DOES NOT CONFORM: DOES NOT PRESENTLY REVIEW & DEVELOP NOMINATIONS TO THE NATIONAL REGISTER. PROPERTY OWNERS BYPASS THE COMMISSION DIRECTLY TO OHA; OHA SHOULD SEND SUCH APPLICATIONS BACK.

3. "The local government must maintain a system for the survey and inventory of historic properties."
   CONFORMS: THE 1978 & 1985 SURVEYS SERVE THIS PURPOSE.

4. "The local government must provide for adequate public participation in the local historic preservation program including the process of recommending properties to the National Register."
   CONFORMS: ADVERTISES MEETINGS OF COMMISSION, & ORDINANCE ALLOWS PUBLIC PARTICIPATION. REGISTER PROCEDURE REQUIRES COOPERATION OF OHA.
   SHOULD CONFORM: THIS DRAFT PLAN SHOULD ALLOW FOR PUBLIC INPUT.
   SHOULD CONFORM: NATIONAL REGISTER NOMINATIONS (IF RECEIVED BY COMMISSION) SHOULD BE SENT TO APPROPRIATE REVIEWING PERSONS.
   CONFORMS: MAINTAINS MINUTES.

5. "The local government must satisfactorily perform the responsibilities delegated to it under the Act."
   CONFORMS: DRAFT OF THIS PRESERVATION PLAN SUBMITTED FOR SHPO REVIEW.
   SHOULD CONFORM: COMMISSION SHOULD PROVIDE ANNUAL REPORTS OF ACTIVITIES TO THE OHA/SHPO OFFICE, INCLUDING FUND MANAGEMENT.
   COULD CONFORM: PROVIDE ANNUAL UPDATE OF AHRS INFORMATION TO DGGS (Such updates would require consultant work/Commission research.
5. (continued)...To date, the DGGS has not provided the Commission with any regular listings of properties on the AHRS. For an annual update to be provided, such a listing would be needed, plus indication of which items require updating. I feel that this work is properly the responsibility of the OHA under their incorporating legislation. The Commission has no funds to perform such work. All it can do is identify crisis-related historic properties, which are in danger of demolition or reconstruction, to the OHA, not perform a complete annual update of existing AHRS properties.)

CONFORMS: COMMISSION TO PROVIDE A COMMISSION MEMBER LIST & QUALIFICATIONS TO THE SHPO EVERY OTHER YEAR.

SHOULD CONFORM: COMMISSION TO PROVIDE THE ALASKA STATE LIBRARY SYSTEM WITH THE APPROPRIATE NUMBER OF COPIES OF ANY SURVEY REPORTS DIRECTLY UPON RECEIVING AN APPROVAL OF THE REPORT FROM THE SHPO.

Most of these requirements simply need communication between the OHA and the Historic Preservation Commission, so they may be met. The Commission should therefore formally apply for certification at the earliest possible opportunity.

### Summary of Funding Opportunities for Historic Districts:
(listed in previous sections of this report)

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Range</th>
<th>Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. State of Alaska Historical District Revolving Loan Fund</td>
<td>Up to $1,500,000/district</td>
<td>Certified Historic District.</td>
</tr>
<tr>
<td>2. Federal/State Historic Preservation Grants-in-Aid</td>
<td>$1,000 - $50,000</td>
<td>Property owner/nonprofit association/municipality.</td>
</tr>
<tr>
<td>3. National Preservation Loan Fund (National Trust)</td>
<td>Up to $100,000</td>
<td>Nonprofit organizations/public agencies which are NT members.</td>
</tr>
</tbody>
</table>

As noted earlier in this report, there are numerous funding opportunities geared to the individual property owner; for groups of properties, the opportunities are fewer but larger in scope.
2. Historic District Formation: The Process

At present in the City of Fairbanks, according to Ordinance #4354, the process of forming a historic district starts with a Nomination Process.

1. Property owners prepare nomination & sign nomination; submit to City Council with $75.00 fee. Unlimited time

2. City Council publishes notice of hearing on nomination. 45 days from nomination filing

3. Historic Preservation Commission sends written recommendations on nomination to City Council. Before date of hearing

4. Public hearing is held.

5. Council determines if historic district shall be created (i.e. approves/disapproves the nomination or postpones action). 30 days after date of hearing

There may then follow an Ordinance Process.

1. City Council directs City Attorney to prepare Ordinance, to include:
   a. definition of historic or architectural features to be preserved.
   b. provide rules regulating/prohibiting alteration/demolition of structures.
   c. provide guidelines for new construction in the district. Unlimited time

2. Ordinance put on City Council calendar. "As soon as practicable" (2 readings)

3. Ordinance recorded. On passage

After the Ordinance Process, there will be a Certificate of Appropriateness/Certificate of Economic Hardship Process, during which process the regulation of the district takes effect. The mechanism used to enforce the process is the City's Building Department.

1. Written application is made to the City Council (note: no forms are yet in existence for these applications), with $75.00 fee. Unlimited time

2. City Council publishes notice of application as part of City Council agenda, and notifies property owners in historic district of a public hearing on the subject. 45 days from application filing

3. Historic Preservation Commission sends written recommendations on application to City Council. Before date of hearing

4. Public hearing is held.
Certificate Process (continued):

5. Council determines if application to be approved/disapproved; certificate is issued/denied. 30 days after date of hearing

RECOMMENDATIONS:

1. The Historic Preservation Commission or a Historic District Design Review Board should review all applications for appropriateness/economic hardship PRIOR to City Council hearing. Similarly, they should review all nomination applications PRIOR to public hearing. The Building Department should be instructed to inform all individuals applying for building permits in a historic district that they will have to apply for the appropriate certificate before a building permit will be granted.

The way the ordinance is presently written, the Commission's opinion could easily be bypassed by a direct application to the City Council. This should not be the intent of the ordinance, as the City Council is not qualified to judge the merit of a nomination or application without the advice and informed opinion of the Historic Preservation Commission.

The City Council should remain as the final body of appeal after the HPC has rendered an opinion on the acceptability of a nomination or application. At present, the Council decides on acceptance/denial after a hearing is held, but the specific voting process is not clearly described. The decision should either be made at the public hearing or during a regularly scheduled City Council meeting.

2. The City Attorney should review similar procedures in other municipalities to determine if this process is appropriate for the City, where historic districts are just in the process of formation, and may meet local property owner resistance, as opposed to communities where there are several existing historic districts with their own local historic district review boards, and a city-wide landmarks commission (i.e. several more tiers in the review process).

3. The processes should include historic district property owners at every step:
   a. nomination - The City Attorney must include in the ordinance acceptable definitions & rules & guidelines. These should be composed with the knowledge & participation of all conforming property owners in the district.
   b. applications - All the neighboring property owners to the applicant must be informed of the application and allowed opportunities to comment on the application before the HPC, at the public hearing, and at City Council consideration (assuming hearing & Council action may occur separately and consecutively).

4. The Borough Assembly has no building permitting powers; therefore, its regulatory powers over historic district building activity would be substantially reduced. The Borough Attorney should examine similar legislation in other municipalities without permitting powers to see what regulations would be reasonable and enforceable outside the City limits. As a rule, in rural locations, historic districts are composed of single-owner groups of structures; in suburban locations, there are more likely to be problems from encroaching developments next to historic properties which are unsympathetic to their style, massing, or architectural & historic character. Encouragement of preservation through tax incentives or easement programs may be more effective than Borough regulation of development through regulatory zoning legislation.
3. Overall Assessment: The Preservation Climate in Fairbanks & Future Directions

Fairbanks is at a turning point in preservation. There is strong public interest in the history of the community, as is evidenced in visitor tours, Golden Days activities, historic restaurant/lodge development, courses in the public schools, the publication of books on local history, and finally, in redevelopment of historic buildings for new uses.

Unfortunately, because many of our local historic resources are fragile -- constructed of wood, with unstable foundations and primitive attempts at insulation and weatherproofing -- they require substantial stabilization and preservation work, which is traditionally very expensive.

For these reasons, major long-range recommendations for historic preservation in Fairbanks should bring together the individual district/property recommendations listed earlier in this report, as follows:

1. Encourage the formation of historic districts within the city by distributing to property owners in identified historic districts, information on the extent and nature of the district, on the procedures to formalize districts, and on the advantages of being within a historic district to the historic property owner. In other words, distribute a Historic District booklet to each property owner in a possible historic district, and publicize the concept of historic districts in the Fairbanks Daily News-Miner, and to interested local groups or organizations: the Tanana-Yukon Historical Society, the Pioneers & Pioneers Auxiliary, the Pioneers Home, the Board of Realtors, the Chamber of Commerce, local members of the Alaska Visitors Association, and the City Council and Borough Assembly.

2. Develop a long-range preservation plan for historic properties at Alaskaland with the Alaskaland Commission, and present it for adoption to the City Council. Such a plan should be compatible with economic development of the Park, i.e. concessionaire management, entry fees, special events & fundraising activities, and grant sources.

3. Publicize local National Register properties through recognition events, historic house tours, or similar events, which could be organized in conjunction with other historic-minded groups and the properties' owners.

4. Seek grant or local union assistance in setting up a series of historic property renovation seminars, using those offered in other cities as models. Such seminars should be sponsored as profit-making events or could be offered in conjunction with TVCC or another agency to draw evening/weekend participants. They would encourage historic property owners to take better care of their properties, and educate them in correct rehabilitation standards.

5. Distribute the new "Fairbanks: A Historic Building Survey 1985" book to the public, by depositing free copies at locations where they are accessible and by selling them through local bookstores and other commercial outlets patronized by both local residents and tourists. Wide distribution will acquaint the general public with the range and significance of Fairbanks' historic resources.

6. Work with City administration representatives to streamline the Historic District Nomination process, using the 1st Avenue Historic District applicants as an initial example. Assistance with development of this district should be sought from the State's Office of History & Archaeology and consultants as deemed necessary.
7. Historic properties of local historic significance (as opposed to historic properties of national significance that are already on the National Register) should be recognized with a plaque or other marker, so that Fairbanks residents can see which properties merit recognition for their significant past. We recommend that historic properties given special mention in the "Fairbanks: A Historic Building Survey 1985" publication be included in this group.

8. The Historic Preservation Commission should join the National Alliance of Preservation Commissions; assemble a library of preservation commission materials, including ordinances and preservation plans from other communities; and plan to have a representative attend Historic District Commission-related workshops and seminars offered nationally by the NAPC or related organizations, funds permitting. The Commission should also, through the State's Office of History & Archaeology, obtain contact names and information on every other Historic Preservation Commission presently operating in Alaska, and exchange information with these bodies to broaden the Commission's information base.

9. The Historic Preservation Commission should attempt to identify existing grant/loan opportunities to historic property owners on a regular basis, since the majority of these programs are insufficiently publicized by their agencies. This information can be obtained from the State's Office of History & Archaeology, the National Trust for Historic Preservation, and local state/federal agencies (eg. State Dept. of Commerce & Economic Development); a suitable vehicle for publication would be the Fairbanks Daily News-Miner or the Tanana-Yukon Historical Society's newsletter, should the Society be interested in this information.

10. The Historic Preservation Commission should act on behalf of City residents to identify endangered properties subject to future state/federal/private redevelopment. The State's OHA is, by federal and state statute, to be informed of any federal/state construction projects which would endanger historic properties; it therefore should inform the Historic Preservation Commission of these actions. Typically the community is aware of local redevelopment projects and could in turn inform the OHA of such actions. Since public hearings are required for all state/federal projects impacting local resources, the Commission should make sure that impacted property owners are aware of the project, and offer testimony as to the properties' historic significance whether or not the owners are present to testify.

Interest in historic preservation is rising in our community. As appointed representatives of the community, the Historic Preservation Commission should take a leadership role in educating the community in the value of preservation. At present, there is more interest on the part of individual property owners than from groups of historic property owners or developers seeking profits from preservation projects. Therefore, stimulating this interest at an individual level should be encouraged, until the time when a non-profit preservation organization devoted to historic rehabilitation is formed, or when groups of historic property owners are organized to lobby for protective legislation or renovation monies for their properties. The Historic Preservation Commission should work to set up a preservation framework, which will allow historic properties within the city limits of Fairbanks to continue to exist and to be maintained in their original, historic character.
APPENDIX A

SECRETARY OF THE INTERIOR'S
STANDARDS FOR HISTORIC PRESERVATION PROJECTS
The Secretary of the Interior's

Standards for Rehabilitation

and Guidelines for

Rehabilitating Historic Buildings (Revised 1983)

U.S. Department of the Interior
National Park Service
Preservation Assistance Division
Washington, D.C.
The "Secretary of the Interior's Standards for Historic Preservation Projects" were initially prepared in 1979 by W. Brown Morton III and Gary L. Hume. The updated and expanded Guidelines for Rehabilitating Historic Buildings that follow were developed by Gary L. Hume and Kay D. Weeks, Technical Preservation Services, Preservation Assistance Division, with the assistance of the professional and support staff.
CONTENTS

Introduction to the Standards and Guidelines 5

BUILDING EXTERIOR

Masonry: Brick, stone, terra-cotta, concrete, adobe, stucco, and mortar

Preservation of Historic Features (maintenance, repair, replacement) 12
Design for Missing Historic Features 15

Wood: Clapboard, weatherboard, shingles, and other wooden siding and decorative elements

Preservation of Historic Features (maintenance, repair, replacement) 16
Design for Missing Historic Features 18

Architectural Metals: Cast iron, steel, pressed tin, copper, aluminum, and zinc

Preservation of Historic Features (maintenance, repair, replacement) 19
Design for Missing Historic Features 21

Roofs

Preservation of Historic Features (maintenance, repair, replacement) 22
Design for Missing Historic Features 23
Additions/Alterations for the New Use 24

Windows

Preservation of Historic Features (maintenance, repair, replacement) 25
Design for Missing Historic Features 26
Additions/Alterations for the New Use 27

Entrances and Porches

Preservation of Historic Features (maintenance, repair, replacement) 28
Design for Missing Historic Features 29
Additions/Alterations for the New Use 29

Storefronts

Preservation of Historic Features (maintenance, repair, replacement) 31
Design for Missing Historic Features 32
BUILDING INTERIOR

Structural Systems

Preservation of Historic Features (maintenance, repair, replacement) 33
Alterations/Additions for the New Use 34

Interior Spaces, Features, and Finishes

Preservation of Historic Spaces, Features, and Finishes (maintenance, repair, replacement) 36
Design for Missing Historic Features and Finishes 39
Alterations/Additions for the New Use 40

Mechanical Systems

Preservation of Historic Features (maintenance, repair, replacement) 41
Alterations/Additions for the New Use 42

BUILDING SITE.

Preservation of Historic Features (maintenance, repair, replacement) 43
Design for Missing Historic Features 45
Alterations/Additions for the New Use 46

DISTRICT/NEIGHBORHOOD

Preservation of Historic Features (maintenance, repair, replacement) 47
Design for Missing Historic Features 48
Alterations/Additions for the New Use 49

HEALTH AND SAFETY CODE REQUIREMENTS 51
ENERGY RETROFITTING 53
NEW ADDITIONS TO HISTORIC BUILDINGS 56

Reading List and Ordering Information 58
THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior’s Standards for Historic Preservation Projects have been developed to direct work undertaken on historic buildings.

Initially used by the Secretary of the Interior in determining the applicability of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards for Historic Preservation Projects have received extensive testing over the years—more than 6,000 acquisition and development projects were approved for a variety of work treatments. In addition, the Standards have been used by Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and by State and local officials in the review of both Federal and nonfederal rehabilitation proposals. They have also been adopted by a number of historic district and planning commissions across the country.

The Standards for Rehabilitation (36 CFR 67) comprise that section of the overall historic preservation project standards addressing the most prevalent treatment today: Rehabilitation. "Rehabilitation" is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards for Rehabilitation are as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

In the past several years, the most frequent use of the Secretary's "Standards for Rehabilitation" has been to determine if a rehabilitation project qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, the Revenue Act of 1978, and the Economic Recovery Tax Act of 1981, as amended. The Secretary is required by law to certify rehabilitations that are "consistent with the historic character of the structure or the district in which it is located." The Standards are used to evaluate whether the historic character of a building is preserved in the process of rehabilitation. Between 1976 and 1982 over 5,000 projects were reviewed and approved under the Preservation Tax Incentives program.

As stated in the definition, the treatment "Rehabilitation" assumes that at least some repair or alteration of the historic building will need to take place in order to provide for an efficient contemporary use; however these repairs and alterations must not damage or destroy the materials and features—including their finishes—that are important in defining the building's historic character.
In terms of specific project work, preservation of the building and its historic character is based on the assumption that (1) the historic materials and features and their unique craftsmanship are of primary importance and that (2), in consequence they will be retained, protected, and repaired in the process of rehabilitation to the greatest extent possible, not removed and replaced with materials and features which appear to be historic, but which are—in fact—new.

To best achieve these preservation goals, a two-part evaluation needs to be applied by qualified historic preservation professionals for each project as follows: first, a particular property's materials and features which are important in defining its historic character should be identified. Examples may include a building's walls, cornice, window sash and frames and roof; rooms, hallways, stairs, and mantels; or a site's walkways, fences, and gardens. The second part of the evaluation should consist of assessing the potential impact of the work necessary to make possible an efficient contemporary use. A basic assumption in this process is that the historic character of each property is unique and therefore proposed rehabilitation work will necessarily have a different effect on each property; in other words, what may be acceptable for one project may be unacceptable for another. However, the requirement set forth in the definition of "Rehabilitation" is always the same for every project: those portions and features of the property which are significant to its historic, architectural, and cultural values must be preserved in the process of rehabilitation. To accomplish this, all ten of the Secretary of the Interior's "Standards for Rehabilitation" must be met.
GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

The Guidelines were initially developed in 1977 to help property owners, developers, and Federal managers apply the Secretary of the Interior's "Standards for Rehabilitation" during the project planning stage by providing general design and technical recommendations. Unlike the Standards, the Guidelines are not codified as program requirements. Together with the "Standards for Rehabilitation" they provide a model process for owners, developers, and federal agency managers to follow.

It should be noted at the outset that the Guidelines are intended to assist in applying the Standards to projects generally; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell an owner or developer which features of their own historic building are important in defining the historic character and must be preserved—although examples are provided in each section—or which features could be altered, if necessary, for the new use. This kind of careful case-by-case decision making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of historic properties.

The Guidelines pertain to historic buildings of all sizes, materials, occupancy, and construction types; and apply to interior and exterior work as well as new exterior additions. Those approaches, treatments, and techniques that are consistent with the Secretary of the Interior's "Standards for Rehabilitation" are listed in the "Recommended" column on the left; those approaches, treatments, and techniques which could adversely affect a building's historic character are listed in the "Not Recommended" column on the right.

To provide clear and consistent guidance for owners, developers, and federal agency managers to follow, the "Recommended" courses of action in each section are listed in order of historic preservation concerns so that a rehabilitation project may be successfully planned and completed—one that, first, assures the preservation of a building's important or "character-defining" architectural materials and features and, second, makes possible an efficient contemporary use. Rehabilitation guidance in each section begins with protection and maintenance, that work which should be maximized in every project to enhance overall preservation goals. Next, where some deterioration is present, repair of the building's historic materials and features is recommended. Finally, when deterioration is so extensive that repair is not possible, the most problematic area of work is considered: replacement of historic materials and features with new materials.

To further guide the owner and developer in planning a successful rehabilitation project, those complex design issues dealing with new use requirements such as alterations and additions are highlighted at the end of each section to underscore the need for particular sensitivity in these areas.
Identify, Retain, and Preserve

The guidance that is basic to the treatment of all historic buildings—identifying, retaining, and preserving the form and detailing of those architectural materials and features that are important in defining the historic character—is always listed first in the "Recommended" column. The parallel "Not Recommended" column lists the types of actions that are most apt to cause the diminution or even loss of the building's historic character. It should be remembered, however, that such loss of character is just as often caused by the cumulative effect of a series of actions that would seem to be minor interventions. Thus, the guidance in all of the "Not Recommended" columns must be viewed in that larger context, e.g., for the total impact on a historic building.

Protect and Maintain

After identifying those materials and features that are important and must be retained in the process of rehabilitation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulkling, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, protective plywood, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair

Next, when the physical condition of character-defining materials and features warrants additional work repairing is recommended. Guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind—or with compatible substitute material—of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace

Following repair in the hierarchy, guidance is provided for replacing an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the
entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature under certain well-defined circumstances, they never recommend removal and replacement with new material of a feature that—although damaged or deteriorated—could reasonably be repaired and thus preserved.

Design for Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions to Historic Buildings

Some exterior and interior alterations to the historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alterations may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.

The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.
Additions to historic buildings are referenced within specific sections of the guidelines such as Site, Roof, Structural Systems, etc., but are also considered in more detail in a separate section, NEW ADDITIONS TO HISTORIC BUILDINGS.

Health and Safety Code Requirements; Energy Retrofitting

These sections of the rehabilitation guidance address work done to meet health and safety code requirements (for example, providing barrier-free access to historic buildings); or retrofitting measures to conserve energy (for example, installing solar collectors in an unobtrusive location on the site). Although this work is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of rehabilitation work to meet code and energy requirements.

Specific information on rehabilitation and preservation technology may be obtained by writing to the National Park Service, at the addresses listed below:

Preservation Assistance Division
National Park Service
Department of the Interior
Washington, D.C. 20240

Preservation Services Division
Southeast Regional Office
National Park Service
75 Spring St. SW., Room 1140
Atlanta, GA 30303

National Historic Preservation Programs
Western Regional Office
National Park Service
450 Golden Gate Ave.
Box 36063
San Francisco, CA 94102

Office of Cultural Programs
Mid-Atlantic Regional Office
National Park Service
143 S. Third St.
Philadelphia, PA 19106

Division of Cultural Resources
Rocky Mountain Regional Office
National Park Service
655 Parfet St.
P.O. Box 25287
Denver, CO 80225

Cultural Resources Division
Alaska Regional Office
National Park Service
2525 Gambell St.
Anchorage, AK 99503
BUILDING EXTERIOR

Masonry: Brick, stone, terra cotta, concrete, adobe, stucco and mortar

Masonry features (such as brick cornices and door pediments, stone window architraves, terra cotta brackets and railings) as well as masonry surfaces (modelling, tooling, bonding patterns, joint size, and color) may be important in defining the historic character of the building. It should be noted that while masonry is among the most durable of historic building materials, it is also the most susceptible to damage by improper maintenance or repair techniques and by harsh or abrasive cleaning methods. Most preservation guidance on masonry thus focuses on such concerns as cleaning and the process of repointing. For specific guidance on this subject, consult Preservation Briefs 1, 2, 3, 6, and 7. (See Reading List and Ordering Information on pg. 58.)

Recommended

Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling and bonding patterns, coatings, and color.

Not Recommended

Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.

Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

Removing paint from historically painted masonry.

Radically changing the type of paint or coating or its color.

Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.
<table>
<thead>
<tr>
<th>Recommended</th>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.</td>
<td>Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.</td>
</tr>
<tr>
<td>Carrying out masonry surface cleaning tests after it has been determined that such cleaning is necessary. Tests should be observed over a sufficient period of time so that both the immediate effects and the long range effects are known to enable selection of the gentlest method possible.</td>
<td>Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.</td>
</tr>
<tr>
<td>Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.</td>
<td>Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.</td>
</tr>
<tr>
<td>Inspecting painted masonry surfaces to determine whether repainting is necessary.</td>
<td>Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.</td>
</tr>
<tr>
<td>Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.</td>
<td>Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.</td>
</tr>
<tr>
<td>Applying compatible paint coating systems following proper surface preparation.</td>
<td>Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.</td>
</tr>
<tr>
<td>Repainting with colors that are historically appropriate to the building and district.</td>
<td>Removing paint that is firmly adhering to, and thus protecting, masonry surfaces.</td>
</tr>
<tr>
<td></td>
<td>Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.</td>
</tr>
<tr>
<td></td>
<td>Failing to follow manufacturers' product and application instructions when repainting masonry.</td>
</tr>
<tr>
<td></td>
<td>Using new paint colors that are inappropriate to the historic building and district.</td>
</tr>
</tbody>
</table>
Masonry (continued)

**Recommended**

Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry features will be necessary.

Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.

Duplicating old mortar in strength, composition, color, and texture.

Duplicating old mortar joints in width and in joint profile.

Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.

Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.

**Not Recommended**

Failing to undertake adequate measures to assure the preservation of masonry features.

Removing nondeteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.

Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.

Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with a synthetic caulking compound.

Using a "scrub" coating technique to repoint instead of traditional repointing methods.

Changing the width or joint profile when repointing.

Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.

Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.
Recommended

Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters.

Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

Replacing in kind an entire masonry feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the masonry feature or that is physically or chemically incompatible.

Applying waterproof, water-repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

Removing a masonry feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for Missing Historic Features

Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Creating a false historical appearance because the replaced masonry feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new masonry feature that is incompatible in size, scale, material and color.
Wood: Clapboard, weatherboard, shingles, and other wooden siding and decorative elements

Because it can be easily shaped by sawing, planing, carving, and gouging, wood is the most commonly used material for architectural features such as clapboards, cornices, brackets, entablatures, shutters, columns and balustrades. These wooden features—both functional and decorative—may be important in defining the historic character of the building and thus their retention, protection, and repair are of particular importance in rehabilitation projects. For specific guidance, consult Preservation Briefs: 9, 10, and "Epoxies for Wood Repair in Historic Buildings." (See Reading List and Ordering Information on pg. 58.)

**Recommended**

**Identifying, retaining, and preserving** wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.

**Not Recommended**

Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance.

Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.

Stripping historically painted surfaces to bare wood, then applying clear finishes or stains in order to create a "natural look."

Stripping paint or varnish to bare wood rather than repairing or reapplying a special finish, i.e., a grained finish to an exterior wood feature such as a front door.

**Protecting and maintaining** wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.

Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.
Wood (continued)

**Recommended**

Applying chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.

Retaining coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.

Inspecting painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.

Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (handscraping and handsanding), then repainting.

Using with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.

Using chemical strippers primarily to supplement other methods such as handscraping, handsanding and the above-recommended thermal devices. Detachable wooden elements such as shutters, doors, and columns may—with the proper safeguards—be chemically dip-stripped.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are appropriate to the historic building and district.

Evaluating the overall condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features will be necessary.

**Not Recommended**

Using chemical preservatives such as creosote which can change the appearance of wood features unless they were used historically.

Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.

Removing paint that is firmly adhering to, and thus, protecting wood surfaces.

Using destructive paint removal methods such as a propane or butane torches, sandblasting or waterblasting. These methods can irreversibly damage historic woodwork.

Using thermal devices improperly so that the historic woodwork is scorched.

Failing to neutralize the wood thoroughly after using chemicals so that new paint does not adhere.

Allowing detachable wood features to soak too long in a caustic solution so that the wood grain is raised and the surface roughened.

Failing to follow manufacturers' product and application instructions when repainting exterior woodwork.

Using new colors that are inappropriate to the historic building or district.

Failing to undertake adequate measures to assure the preservation of wood features.
Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, moldings, or sections of siding.

Replacing in kind an entire wood feature, that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence to guide the new work. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

The following work is highlighted because it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for Missing Historic Features

Designing and installing a new wood feature such as a cornice or doorway when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Creating a false historic appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new wood feature that is incompatible in size, scale, material, and color.
Architectural Metals: Cast iron, steel, pressed tin, copper, aluminum, and zinc

Architectural metal features—such as cast-iron facades, porches, and steps; sheet metal cornices, roofs, roof cresting and storefronts; and cast or rolled metal doors, window sash, entablatures, and hardware—are often highly decorative and may be important in defining the overall historic character of the building. Their retention, protection, and repair should be a prime consideration in rehabilitation projects. For specific guidance, consult "Metals in America's Historic Buildings." (See Reading List and Ordering Information on pg. 58.)

<table>
<thead>
<tr>
<th>Recommended</th>
<th>Not Recommended</th>
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</thead>
<tbody>
<tr>
<td>Identifying, retaining, and preserving architectural metal features such as columns, capitals, window hoods, or stairways that are important in defining the overall historic character of the building; and their finishes and colors.</td>
<td>Removing or radically changing architectural metal features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</td>
</tr>
<tr>
<td>Protecting and maintaining architectural metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.</td>
<td>Removing a major portion of the historic architectural metal from a facade instead of repairing or replacing only the deteriorated metal, then reconstructing the facade with new material in order to create a uniform, or &quot;improved&quot; appearance.</td>
</tr>
<tr>
<td>Cleaning architectural metals, when necessary, to remove corrosion prior to repainting or applying other appropriate protective coatings.</td>
<td>Radically changing the type of finish or its historic color or accent scheme.</td>
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<tr>
<td></td>
<td>Failing to identify, evaluate, and treat the causes of corrosion, such as moisture from leaking roofs or gutters.</td>
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<tr>
<td></td>
<td>Placing incompatible metals together without providing a reliable separation material. Such incompatibility can result in galvanic corrosion of the less noble metal, e.g., copper will corrode cast iron, steel, tin, and aluminum.</td>
</tr>
<tr>
<td></td>
<td>Exposing metals which were intended to be protected from the environment.</td>
</tr>
<tr>
<td></td>
<td>Applying paint or other coatings to metals such as copper, bronze, or stainless steel that were meant to be exposed.</td>
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<tr>
<td>Recommended</td>
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<tr>
<td>Identifying the particular type of metal prior to any cleaning procedure and then testing to assure that the gentlest cleaning method possible is selected or determining that cleaning is inappropriate for the particular metal.</td>
<td>Using cleaning methods which alter or damage the historic color, texture, and finish of the metal; or cleaning when it is inappropriate for the metal.</td>
</tr>
<tr>
<td>Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with appropriate chemical methods because their finishes can be easily abraded by blasting methods.</td>
<td>Removing the patina of historic metal. The patina may be a protective coating on some metals, such as bronze or copper, as well as a significant historic finish.</td>
</tr>
<tr>
<td>Using the gentlest cleaning methods for cast iron, wrought iron, and steel—hard metals—in order to remove paint buildup and corrosion. If handsraping and wire brushing have proven ineffective, low pressure dry grit blasting may be used as long as it does not abrade or damage the surface.</td>
<td>Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with grit blasting which will abrade the surface of the metal.</td>
</tr>
<tr>
<td>Applying appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.</td>
<td>Failing to employ gentler methods prior to abrasively cleaning cast iron, wrought iron or steel; or using high pressure grit blasting.</td>
</tr>
<tr>
<td>Repainting with colors that are appropriate to the historic building or district.</td>
<td>Failing to re-apply protective coating systems to metals or alloys that require them after cleaning so that accelerated corrosion occurs.</td>
</tr>
<tr>
<td>Applying an appropriate protective coating such as lacquer to an architectural metal feature such as a bronze door which is subject to heavy pedestrian use.</td>
<td>Using new colors that are inappropriate to the historic building or district.</td>
</tr>
<tr>
<td>Evaluating the overall condition of the architectural metals to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.</td>
<td>Failing to assess pedestrian use or new access patterns so that architectural metal features are subject to damage by use or inappropriate maintenance such as salting adjacent sidewalks.</td>
</tr>
<tr>
<td></td>
<td>Failing to undertake adequate measures to assure the preservation of architectural metal features.</td>
</tr>
</tbody>
</table>
Architectural Metals (continued)

Recommended

Repairing architectural metal features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods. Repairs may also include the limited replacement in kind—or with a compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balusters, column capitals or bases; or porch cresting.

Replacing in kind an entire architectural metal feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence to guide the new work. Examples could include cast iron porch steps or steel sash windows. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for Missing Historic Features

Designing and installing a new architectural metal feature such as a sheet metal cornice or cast iron capital when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Creating a false historic appearance because the replaced architectural metal feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new architectural metal feature that is incompatible in size, scale, material, and color.

Not Recommended

Replacing an entire architectural metal feature such as a column or a balustrade when repair of the metal and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the architectural metal feature or is that physically or chemically incompatible.

Removing an architectural metal feature that is unrepairable and not replacing it; or replacing it with a new architectural metal feature that does not convey the same visual appearance.
Roofs

The roof—with its shape; features such as cresting, dormers, cupolas, and chimneys; and the size, color, and patterning of the roofing material—can be extremely important in defining the building's overall historic character. In addition to the design role it plays, a weathertight roof is essential to the preservation of the entire structure; thus, protecting and repairing the roof as a "cover" is a critical aspect of every rehabilitation project. For specific guidance on roofs and roofing material, consult Preservation Briefs: 4. (See Reading List and Ordering Information on pg. 58.)

Identifying, retaining, and preserving roofs—and their functional and decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Recommended

Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.

Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.

Not Recommended

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.

Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.

Applying paint or other coatings to roofing material which has been historically uncoated.

Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.

Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.
Protecting a leaking roof with plywood and building paper until it can be properly repaired.

**Recommended**

**Repairing** a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

**Replacing** in kind an entire feature of the roof that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence to guide the new work. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials--masonry, wood, plaster, paint and structural members--occurs.

**Not Recommended**

Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

**Design for Missing Historic Features**

Designing and constructing a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new roof feature that is incompatible in size, scale, material, and color.
Roof (continued)

Recommended

Alterations/Additions for the New Use

Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Not Recommended

Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.

Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.
Windows

A highly decorative window with an unusual shape, or glazing pattern, or color is most likely identified immediately as a character-defining feature of the building. It is far more difficult, however, to assess the importance of repeated windows on a facade, particularly if they are individually simple in design and material, such as the large, multi-paned sash of many industrial buildings. Because rehabilitation projects frequently include proposals to replace window sash or even entire windows to improve thermal efficiency or to create a new appearance, it is essential that their contribution to the overall historic character of the building be assessed together with their physical condition before specific repair or replacement work is undertaken. See also Energy Retrofitting, Preservation Briefs: 9 should be consulted for specific guidance on wooden window repair. (See Reading List and Ordering Information on pg. 58.)

Recommended

Identifying, retaining, and preserving windows—and their functional and decorative features—that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.

Not Recommended

Removing or radically changing windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the historic window opening.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which radically change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Stripping windows of historic material such as wood, iron, cast iron, and bronze.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the windows results.
Making windows weathertight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.

**Repairing** window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

**Replacing** in kind an entire window that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

**Not Recommended**

Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Failing to undertake adequate measures to assure the preservation of historic windows.

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse serviceable window hardware such as brass lifts and sash locks.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

**The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.**

**Design for Missing Historic Features**

Designing and installing new windows when the historic windows (frame, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible with the historic character of the building.
Alterations/Additions for the New Use

Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.
**Entrances and Porches**

Entrances and porches are quite often the focus of historic buildings, particularly when they occur on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work.

<table>
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<tr>
<td><strong>Identifying, retaining, and preserving entrances</strong>—and their functional and decorative features—that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, and stairs.</td>
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</table>

| Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished. |
| Stripping entrances and porches of historic material such as wood, iron, cast iron, terra cotta, tile and brick. |
| Removing an entrance or porch because the building has been re-oriented to accommodate a new use. |
| Cutting new entrances on a primary elevation. |
| Altering utilitarian or service entrances so they appear to be formal entrances by adding panelled doors, fanlights, and sidelights. |
| Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results. |

| Protecting and maintaining the masonry, wood, and architectural metal that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems. |
| Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to entrance and porch features will be necessary. |
| Failing to undertake adequate measures to assure the preservation of historic entrances and porches. |
Recommended

Repairing entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.

Replacing in kind an entire entrance or porch that is too deteriorated to repair—if the form and detailing are still evident—using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Replacing an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.

Using a substitute material for the replacement parts that does not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible.

Removing an entrance or porch that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for Missing Historic Features

Designing and constructing a new entrance or porch if the historic entrance or porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building.

Creating a false historical appearance because the replaced entrance or porch is based on insufficient historical, pictorial, and physical documentation.

Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

Alterations/Additions for the New Use

Designing enclosures for historic porches when required by the new use in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.

Enclosing porches in a manner that results in a diminution or loss of historic character such as using solid materials such as wood, stucco, or masonry.
<table>
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<tbody>
<tr>
<td>Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the building, i.e., limiting such alteration to non-character-defining elevations.</td>
<td>Installing secondary service entrances and porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.</td>
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</table>
Storefronts are quite often the focus of historic commercial buildings and can thus be extremely important in defining the overall historic character. Because storefronts also play a crucial role in a store’s advertising and merchandising strategy to draw customers and increase business, they are often altered to meet the needs of a new business. Particular care is required in planning and accomplishing work on storefronts so that the building’s historic character is preserved in the process of rehabilitation. For specific guidance on the subject Preservation Briefs: 11 should be consulted. (See Reading List and Ordering Information on pg. 58.)

### Recommended

**Identifying, retaining, and preserving storefronts—and their functional and decorative features—that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.**

### Not Recommended

**Removing or radically changing storefronts—and their features—which are important in defining the overall historic character of the building so that, as a result, the character is diminished.**

**Changing the storefront so that it appears residential rather than commercial in character.**

**Removing historic material from the storefront to create a recessed arcade.**

**Introducing coach lanterns, mansard overhangings, wood shakes, nonoperable shutters, and small-paneled windows if they cannot be documented historically.**

**Changing the location of a storefront’s main entrance.**

**Failing to provide adequate protection to materials on a cyclical basis so that deterioration of storefront features results.**

### Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

**Protecting storefronts against arson and vandalism before work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies.**

**Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged through exposure to weather or through vandalism.**

**Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.**
Storefronts (continued)

Recommended

Evaluating the overall condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.

Replacing in kind an entire storefront that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence to guide the new work. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for Missing Historic Features

Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building. Such new design should generally be flush with the facade; and the treatment of secondary design elements, such as awnings or signs, kept as simple as possible. For example, new signs should fit flush with the existing features of the facade, such as the fascia board or cornice.

Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible in size, scale, material, and color.

Using new illuminated signs; inappropriately scaled signs and logos; signs that project over the sidewalk unless they were a characteristic feature of the historic building; or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

Not Recommended

Failing to undertake adequate measures to assure the preservation of the historic storefront.

Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.

Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.
BUILDING INTERIOR

Structural System

If features of the structural system are exposed such as loadbearing brick walls, cast iron columns, roof trusses, posts and beams, vigas, or stone foundation walls, they may be important in defining the building's overall historic character. Unexposed structural features that are not character-defining or an entire structural system may nonetheless be significant in the history of building technology; therefore, the structural system should always be examined and evaluated early in the project planning stage to determine both its physical condition and its importance to the building's historic character or historical significance. See also Health and Safety Code Requirements.

Recommended

Identifying, retaining, and preserving structural systems—and individual features of systems—that are important in defining the overall historic character of the building, such as post and beam systems, trusses, summer beams, vigas, cast iron columns, above-grade stone foundation walls, or loadbearing brick or stone walls.

Not Recommended

Removing, covering, or radically changing features of structural systems which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Putting a new use into the building which could overload the existing structural system; or installing equipment or mechanical systems which could damage the structure.

Demolishing a loadbearing masonry wall that could be augmented and retained and replacing it with a new wall (i.e., brick or stone), using the historic masonry only as an exterior veneer.

Leaving known structural problems untreated such as deflection of beams, cracking and bowing of walls, or racking of structural members.

Utilizing treatments or products that accelerate the deterioration of structural material such as introducing urea-formaldehyde foam insulation into frame walls.
Protecting and maintaining the structural system by cleaning the roof gutters and downspouts; replacing roof flashing; keeping masonry, wood, and architectural metals in a sound condition; and assuring that structural members are free from insect infestation.

Examining and evaluating the physical condition of the structural system and its individual features using non-destructive techniques such as X-ray photography.

Repairing the structural system by augmenting or upgrading individual parts or features. For example, weakened structural members such as floor framing can be spliced, braced, or otherwise supplemented and reinforced.

Replacing in kind—or with substitute material—those portions or features of the structural system that are either extensively deteriorated or are missing when there are surviving prototypes such as cast iron columns, roof rafters or trusses, or sections of loadbearing walls. Substitute material should convey the same form, design, and overall visual appearance as the historic feature; and, at a minimum, be equal to its loadbearing capabilities.

Failing to provide proper building maintenance on a cyclical basis so that deterioration of the structural system results.

Utilizing destructive probing techniques that will damage or destroy structural material.

Upgrading the building structurally in a manner that diminishes the historic character of the exterior, such as installing strapping channels or removing a decorative cornice; or damages interior features or spaces.

Replacing a structural member or other feature of the structural system when it could be augmented and retained.

Installing a replacement feature that does not convey the same visual appearance, e.g., replacing an exposed wood summer beam with a steel beam.

Using substitute material that does not equal the loadbearing capabilities of the historic material and design or is otherwise physically or chemically incompatible.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Alterations/Additions for the New Use

Limiting any new excavations adjacent to historic foundations to avoid undermining the structural stability of the building or adjacent historic buildings.

Carrying out excavations or regrading adjacent to or within a historic building which could cause the historic foundation to settle, shift, or fail; or could have a similar effect on adjacent historic buildings.
**Recommended**

Correcting structural deficiencies in preparation for the new use in a manner that preserves the structural system and individual character-defining features.

Designing and installing new mechanical or electrical systems when required for the new use which minimize the number of cutouts or holes in structural members.

Adding a new floor when required for the new use if such an alteration does not damage or destroy the structural system or obscure, damage, or destroy character-defining spaces, features, or finishes.

Creating an atrium or a light well to provide natural light when required for the new use in a manner that assures the preservation of the structural system as well as character-defining interior spaces, features, and finishes.

**Not Recommended**

Radically changing interior spaces or damaging or destroying features or finishes that are character-defining while trying to correct structural deficiencies in preparation for the new use.

Installing new mechanical and electrical systems or equipment in a manner which results in numerous cuts, splices, or alterations to the structural members.

Inserting a new floor when such a radical change damages a structural system or obscures or destroys interior spaces, features, or finishes.

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are radically changed.

Damaging the structural system or individual features; or radically changing, damaging, or destroying character-defining interior spaces, features, or finishes in order to create an atrium or a light well.
An interior floor plan, the arrangement of spaces, and built-in features and applied finishes may be individually or collectively important in defining the historic character of the building. Thus, their identification, retention, protection, and repair should be given prime consideration in every rehabilitation project and caution exercised in pursuing any plan that would radically change character-defining spaces or obscure, damage or destroy interior features or finishes.

**Recommended**

**Interior Spaces**

**Identifying, retaining, and preserving a floor plan or interior spaces that are important in defining the overall historic character of the building.** This includes the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves such as lobbies, reception halls, entrance halls, double parlors, theaters, auditoriums, and important industrial or commercial use spaces.

**Not Recommended**

Radically changing a floor plan or interior spaces—including individual rooms—which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Altering the floor plan by demolishing principal walls and partitions to create a new appearance.

Altering or destroying interior spaces by inserting floors, cutting through floors, lowering ceilings, or adding or removing walls.

Relocating an interior feature such as a staircase so that the historic relationship between features and spaces is altered.
Recommending, retaining, and preserving interior features and finishes that are important in defining the overall historic character of the building, including columns, cornices, baseboards, fireplaces and mantels, paneling, light fixtures, hardware, and flooring; and wallpaper, plaster, paint, and finishes such as stenciling, marbling, and graining; and other decorative materials that accent interior features and provide color, texture, and patterning to walls, floors, and ceilings.

Removing or radically changing features and finishes which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Installing new decorative material that obscures or damages character-defining interior features or finishes.

Removing paint, plaster, or other finishes from historically finished surfaces to create a new appearance (e.g., removing plaster to expose masonry surfaces such as brick walls or a chimney piece).

Applying paint, plaster, or other finishes to surfaces that have been historically unfinished to create a new appearance.

Stripping historically painted wood surfaces to bare wood, then applying clear finishes or stains to create a "natural look."

Stripping paint to bare wood rather than repairing or reapplying grained or marbled finishes to features such as doors and paneling.

Radically changing the type of finish or its color, such as painting a previously varnished wood feature.

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of interior features results.

Protecting and maintaining masonry, wood, and architectural metals which comprise interior features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings systems.
Recommended

Protecting interior features and finishes against arson and vandalism before project work begins, erecting protective fencing, boarding-up windows, and installing fire alarm systems that are keyed to local protection agencies.

Protecting interior features such as a staircase, mantel, or decorative finishes and wall coverings against damage during project work by covering them with heavy canvas or plastic sheets.

Installing protective coverings in areas of heavy pedestrian traffic to protect historic features such as wall coverings, parquet flooring and panelling.

Removing damaged or deteriorated paints and finishes to the next sound layer using the gentlest method possible, then repainting or refinishing using compatible paint or other coating systems.

Repainting with colors that are appropriate to the historic building.

Limiting abrasive cleaning methods to certain industrial or warehouse buildings where the interior masonry or plaster features do not have distinguishing design, detailing, tooling, or finishes; and where wood features are not finished, molded, beaded, or worked by hand. Abrasive cleaning should only be considered after other, gentler methods have been proven ineffective.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to interior features and finishes will be necessary.

Not Recommended

Permitting entry into historic buildings through unsecured or broken windows and doors so that interior features and finishes are damaged by exposure to weather or through vandalism.

Stripping interiors of features such as woodwork, doors, windows, light fixtures, copper piping, radiators; or of decorative materials.

Failing to provide proper protection of interior features and finishes during work so that they are gouged, scratched, dented, or otherwise damaged.

Failing to take new use patterns into consideration so that interior features and finishes are damaged.

Using destructive methods such as propane or butane torches or sandblasting to remove paint or other coatings. These methods can irreversibly damage the historic materials that comprise interior features.

Using new paint colors that are inappropriate to the historic building.

Changing the texture and patina of character-defining features through sandblasting or use of other abrasive methods to remove paint, discoloration or plaster. This includes both exposed wood (including structural members) and masonry.

Failing to undertake adequate measures to assure the preservation of interior features and finishes.
Repairing interior features and finishes by reinforcing the historic materials. Repair will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of repeated features when there are surviving prototypes such as stairs, balustrades, wood panelling, columns; or decorative wall coverings or ornamental tin or plaster ceilings.

Replacing in kind an entire interior feature or finish that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence to guide the new work. Examples could include wainscoting, a tin ceiling, or interior stairs. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for Missing Historic Features

Designing and installing a new interior feature or finish if the historic feature or finish is completely missing. This could include missing partitions, stairs, elevators, lighting fixtures, and wall coverings; or even entire rooms if all historic spaces, features, and finishes are missing or have been destroyed by inappropriate "renovations." The design may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building, district, or neighborhood.

Replacing an entire interior feature such as a staircase, panelled wall, parquet floor, or cornice; or finish such as a decorative wall covering or ceiling when repair of materials and limited replacement of such parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or portions of the interior feature or finish or that is physically or chemically incompatible.

Removing a character-defining feature or finish that is unreparable and not replacing it; or replacing it with a new feature or finish that does not convey the same visual appearance.

Creating a false historical appearance because the replaced feature is based on insufficient physical, historical, and pictorial documentation or on information derived from another building.

Introducing a new interior feature or finish that is incompatible with the scale, design, materials, color, and texture of the surviving interior features and finishes.
Recommended

Alterations/Additions for the New Use

Accommodating service functions such as bathrooms, mechanical equipment, and office machines required by the building’s new use in secondary spaces such as first floor service areas or on upper floors.

Reusing decorative material or features that have had to be removed during the rehabilitation work including wall and baseboard trim, door moulding, panelled doors, and simple wainscoting; and relocating such material or features in areas appropriate to their historic placement.

Installing permanent partitions in secondary spaces; removable partitions that do not destroy the sense of space should be installed when the new use requires the subdivision of character-defining interior spaces.

Enclosing an interior stairway where required by code so that its character is retained. In many cases, glazed fire-rated walls may be used.

Placing new code-required stairways or elevators in secondary and service areas of the historic building.

Creating an atrium or a light well to provide natural light when required for the new use in a manner that preserves character-defining interior spaces, features, and finishes as well as the structural system.

Adding a new floor if required for the new use in a manner that preserves character-defining structural features, and interior spaces, features, and finishes.

Not Recommended

Dividing rooms, lowering ceilings, and damaging or obscuring character-defining features such as fireplaces, niches, stairways or alcoves, so that a new use can be accommodated in the building.

Discarding historic material when it can be reused within the rehabilitation project or relocating it in historically inappropriate areas.

Installing permanent partitions that damage or obscure character-defining spaces, features, or finishes.

Enclosing an interior stairway with fire-rated construction so that the stairwell space or any character-defining features are destroyed.

Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding new code-required stairways and elevators.

Destroying character-defining interior spaces, features, or finishes; or damaging the structural system in order to create an atrium or light well.

Inserting a new floor within a building that alters or destroys the fenestration; radically changes a character-defining interior space; or obscures, damages, or destroys decorative detailing.
**Mechanical Systems:**

- *Heating, Air Conditioning, Electrical, and Plumbing*

The visible features of historic heating, lighting, air conditioning and plumbing systems may sometimes help define the overall historic character of the building and should thus be retained and repaired, whenever possible. The systems themselves (the compressors, boilers, generators and their ductwork, wiring and pipes) will generally either need to be upgraded, augmented, or entirely replaced in order to accommodate the new use and to meet code requirements. Less frequently, individual portions of a system or an entire system are significant in the history of building technology; therefore, the identification of character-defining features or historically significant systems should take place together with an evaluation of their physical condition early in project planning.

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**Recommended**

- **Identifying, retaining, and preserving** visible features of early mechanical systems that are important in defining the overall historic character of the building, such as radiators, vents, fans, grilles, plumbing fixtures, switchplates, and lights.

- **Protecting and maintaining** mechanical, plumbing, and electrical systems and their features through cyclical cleaning and other appropriate measures.

- Preventing accelerated deterioration of mechanical systems by providing adequate ventilation of attics, crawlspaces, and cellars so that moisture problems are avoided.

- **Repairing** mechanical systems by augmenting or upgrading system parts, such as installing new pipes and ducts; rewiring; or adding new compressors or boilers.

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**Not Recommended**

- Removing or radically changing features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.

- Failing to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.

- Enclosing mechanical systems in areas that are not adequately ventilated so that deterioration of the systems results.

- Replacing a mechanical system or its functional parts when it could be upgraded and retained.
### Mechanical Systems (continued)

<table>
<thead>
<tr>
<th><strong>Recommended</strong></th>
<th><strong>Not Recommended</strong></th>
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<tbody>
<tr>
<td><strong>Replacing</strong> in kind—or with compatible substitute material—those visible features of mechanical systems that are either extensively deteriorated or are missing when there are surviving prototypes such as ceiling fans, switchplates, radiators, grilles, or plumbing fixtures.</td>
<td>Installing a replacement feature that does not convey the same visual appearance.</td>
</tr>
</tbody>
</table>

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

### Alterations/Additions for the New Use

| **Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to historic building material.** | **Installing a new mechanical system so that character-defining structural or interior features are radically changed, damaged, or destroyed.** |
| **Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.** | **Installing vertical runs of ducts, pipes, and cables in places where they will obscure character-defining features.** |
| **Installing air conditioning units if required by the new use in such a manner that the historic materials and features are not damaged or obscured.** | **Concealing mechanical equipment in walls or ceilings in a manner that requires the removal of historic building material.** |
| **Installing heating/air conditioning units in the window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.** | **Installing "dropped" acoustical ceilings to hide mechanical equipment when this destroys the proportions of character-defining interior spaces.** |
| **Cutting through features such as masonry walls in order to install air conditioning units.** | **Radically changing the appearance of the historic building or damaging or destroying windows by installing heating/air conditioning units in historic window frames.** |
The relationship between a historic building or buildings and landscape features within a property's boundaries—or the building site—helps to define the historic character and should be considered an integral part of overall planning for rehabilitation project work.

**Recommended**

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archaeological features that are important in defining the history of the site.

Retaining the historic relationship between buildings, landscape features, and open space.

**Not Recommended**

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

Removing or relocating historic buildings or landscape features, thus destroying the historic relationship between buildings, landscape features, and open space.

Removing or relocating historic buildings on a site or in a complex of related historic structures—such as a mill complex or farm—thus diminishing the historic character of the site or complex.

Moving buildings onto the site, thus creating a false historical appearance.

Lowering the grade level adjacent to a building to permit development of a formerly below-grade area such as a basement in a manner that would drastically change the historic relationship of the building to its site.

Failing to maintain site drainage so that buildings and site features are damaged or destroyed; or, alternatively, changing the site grading so that water no longer drains properly.

**Protecting and maintaining** buildings and the site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; nor erode the historic landscape.
Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying unknown archeological materials.

Surveying areas where major terrain alteration is likely to impact important archeological sites.

Protecting, e.g. preserving in place known archeological material whenever possible.

Planning and carrying out any necessary investigation using professional archeologists and modern archeological methods when preservation in place is not feasible.

Protecting the building and other features of the site against arson and vandalism before rehabilitation work begins, i.e., erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Providing continued protection of masonry, wood, and architectural metals which comprise building and site features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems; and continued protection and maintenance of landscape features, including plant material.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to building and site features will be necessary.

Introducing heavy machinery or equipment into areas where their presence may disturb archeological materials.

Failing to survey the building site prior to the beginning of rehabilitation project work so that, as a result, important archeological material is destroyed.

Leaving known archeological material unprotected and subject to vandalism, looting, and destruction by natural elements such as erosion.

Permitting unqualified project personnel to perform data recovery so that improper methodology results in the loss of important archeological material.

Permitting buildings and site features to remain unprotected so that plant materials, fencing, walkways, archeological features, etc. are damaged or destroyed.

Stripping features from buildings and the site such as wood siding, iron fencing, masonry balustrades; or removing or destroying landscape features, including plant material.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building and site features results.

Failing to undertake adequate measures to assure the preservation of building and site features.
Repairing features of buildings and the site by reinforcing the historic materials. Repair will also generally include replacement in kind—with a compatible substitute material—of those extensively deteriorated or missing parts of features where there are surviving prototypes such as fencing and paving.

Replacing in kind an entire feature of the building or site that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation project work and should only be considered after the preservation concerns listed above have been addressed.

Design for Missing Historic Features

Designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new building or site feature that is out of scale or otherwise inappropriate.

Introducing a new landscape feature or plant material that is visually incompatible with the site or that destroys site patterns or vistas.
BUILDING SITE (continued)

Recommended

Alterations/Additions for the New Use

Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of character-defining features of the site.

Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Removing nonsignificant buildings, additions, or site features which detract from the historic character of the site.

Not Recommended

Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features or be intrusive to the building site.

Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Removing a historic building in a complex, a building feature, or a site feature which is important in defining the historic character of the site.
DISTRICT/NEIGHBORHOOD

Recommended

Identifying, retaining, and preserving buildings, and streetscape and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.

Retaining the historic relationship between buildings, and streetscape and landscape features such as a town square comprised of row houses and stores surrounding a communal park or open space.

Protecting and maintaining the historic masonry, wood, and architectural metals which comprise building and streetscape features, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and protecting and maintaining landscape features, including plant material.

Protecting buildings, paving, iron fencing, etc. against arson and vandalism before rehabilitation work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Not Recommended

Removing or radically changing those features of the district or neighborhood which are important in defining the overall historic character so that, as a result, the character is diminished.

Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots.

Removing or relocating historic buildings, or features of the streetscape and landscape, thus destroying the historic relationship between buildings, features and open space.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building, streetscape, and landscape features results.

Permitting buildings to remain unprotected so that windows are broken; and interior features are damaged.

Stripping features from buildings or the streetscape such as wood siding, iron fencing, or terra cotta balusters; or removing or destroying landscape features, including plant material.
Evaluating the overall condition of building, streetscape and landscape materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Repairing features of the building, streetscape, or landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind--or with a compatible substitute material--of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades, paving materials, or streetlight standards.

Replacing in kind an entire feature of the building, streetscape, or landscape that is too deteriorated to repair--when the overall form and detailing are still evident--using the physical evidence to guide the new work. This could include a storefront, a walkway, or a garden. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for Missing Historic Features

Designing and constructing a new feature of the building, streetscape, or landscape when the historic feature is completely missing, such as row house steps, a porch, streetlight, or terrace. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the district or neighborhood.

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

Introducing a new building, streetscape or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing.
**Alterations/Additions for the New Use**

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Designing required new parking so that it is as unobtrusive as possible, i.e., on side streets or at the rear of buildings. &quot;Shared&quot; parking should also be planned so that several businesses can utilize one parking area as opposed to introducing random, multiple lots.</td>
<td>Placing parking facilities directly adjacent to historic buildings which cause the removal of historic plantings, relocation of paths and walkways, or blocking of alleys.</td>
</tr>
<tr>
<td>Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the district or neighborhood in terms of size, scale, design, material, color, and texture.</td>
<td>Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.</td>
</tr>
<tr>
<td>Removing nonsignificant buildings, additions, or streetscape and landscape features which detract from the historic character of the district or the neighborhood.</td>
<td>Removing a historic building, building feature, or landscape or streetscape feature that is important in defining the overall historic character of the district or the neighborhood.</td>
</tr>
</tbody>
</table>
Although the work in these sections is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of preserving character-defining features (maintenance, repair, replacement); rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of rehabilitation work to meet new use requirements.
HEALTH AND SAFETY
CODE REQUIREMENTS

As a part of the new use, it is often necessary to make modifications to a historic building so that it can comply with current health, safety and code requirements. Such work needs to be carefully planned and undertaken so that it does not result in a loss of character-defining spaces, features, and finishes.

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Identifying the historic building’s character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.</td>
<td>Undertaking code-required alterations to a building or site before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.</td>
</tr>
<tr>
<td>Complying with health and safety codes, including seismic codes and barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.</td>
<td>Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.</td>
</tr>
<tr>
<td>Working with local code officials to investigate alternative life safety measures or variances available under some codes so that alterations and additions to historic buildings can be avoided.</td>
<td>Making changes to historic buildings without first seeking alternatives to code requirements.</td>
</tr>
<tr>
<td>Providing barrier-free access through removable or portable, rather than permanent, ramps.</td>
<td>Installing permanent ramps that damage or diminish character-defining features.</td>
</tr>
<tr>
<td>Providing seismic reinforcement to a historic building in a manner that avoids damaging the structural system and character-defining features.</td>
<td>Reinforcing a historic building using measures that damage or destroy character-defining structural and other features.</td>
</tr>
<tr>
<td>Upgrading historic stairways and elevators to meet health and safety codes in a manner that assures their preservation, i.e., so that they are not damaged or obscured.</td>
<td>Damaging or obscuring historic stairways and elevators or altering adjacent spaces in the process of doing work to meet code requirements.</td>
</tr>
<tr>
<td>Installing sensitively designed fire suppression systems, such as a sprinkler system for wood frame mill buildings, instead of applying fire-resistant sheathing to character-defining features.</td>
<td>Covering character-defining wood features with fire-resistant sheathing which results in altering their visual appearance.</td>
</tr>
</tbody>
</table>
Recommended

Applying fire-retardant coatings, such as intumescent paints, which expand during fire to add thermal protection to steel.

Adding a new stairway or elevator to meet health and safety codes in a manner that preserves adjacent character-defining features and spaces.

Placing a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition. Such an addition should be located at the rear of the building or on an inconspicuous side; and its size and scale limited in relationship to the historic building.

Not Recommended

Using fire-retardant coatings if they damage or obscure character-defining features.

Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding a new code-required stairway or elevator.

Constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street; or where it obscures, damages or destroys character-defining features.
ENERGY RETROFITTING

Some character-defining features of a historic building or site such as cupolas, shutters, transoms, skylights, sun rooms, porches, and plantings also play a secondary energy conserving role. Therefore, prior to retrofitting historic buildings to make them more energy efficient, the first step should always be to identify and evaluate the existing historic features to assess their inherent energy conserving potential. If it is determined that retrofitting measures are necessary, then such work needs to be carried out with particular care to insure that the building's historic character is preserved in the the process of rehabilitation.

Recommended

District/Neighborhood

Maintaining those existing landscape features which moderate the effects of the climate on the setting such as deciduous trees, evergreen wind-blocks, and lakes or ponds.

Building Site

Retaining plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks.

Installing freestanding solar collectors in a manner that preserves the historic property's character-defining features.

Designing attached solar collectors, including solar greenhouses, so that the character-defining features of the property are preserved.

Not Recommended

Stripping the setting of landscape features and landforms so that the effects of the wind, rain, and the sun result in accelerated deterioration of historic materials.

Removing plant materials, trees, and landscape features, so that they no longer perform passive solar energy functions.

Installing freestanding solar collectors that obscure, damage, or destroy historic landscape or archeological features.

Locating solar collectors where they radically change the property's appearance; or damage or destroy character-defining features.
### Recommended

#### Masonry/Wood/Architectural Metals

- Installing thermal insulation in attics and in unheated cellars and crawlspace to increase the efficiency of the existing mechanical systems.

- Installing insulating material on the inside of masonry walls to increase energy efficiency where there is no character-defining interior moulding around the window or other interior architectural detailing.

- Installing passive solar devices such as a glazed "trombe" wall on a rear or inconspicuous side of the historic building.

#### Roofs

- Placing solar collectors on non-character-defining roofs or roofs of nonhistoric adjacent buildings.

#### Windows

- Utilizing the inherent energy conserving features of a building by maintaining windows and louvered blinds in good operable condition for natural ventilation.

- Improving thermal efficiency with weatherstripping, storm windows, caulking, interior shades, and, if historically appropriate, blinds and awnings.

- Installing interior storm windows with air-tight gaskets, ventilating holes, and/or removable clips to insure proper maintenance and to avoid condensation damage to historic windows.

### Not Recommended

- Applying urea formaldehyde foam or any other thermal insulation with a water content into wall cavities in an attempt to reduce energy consumption.

- Resurfacing historic building materials with more energy efficient but incompatible materials, such as covering historic masonry with exterior insulation.

- Installing passive solar devices such as an attached glazed "trombe" wall on primary or other highly visible elevations; or where historic material must be removed or obscured.

- Placing solar collectors on roofs when such collectors change the historic roofline or obscure the relationship of the roof to character-defining roof features such as dormers, skylights, and chimneys.

- Removing historic shading devices rather than keeping them in an operable condition.

- Replacing historic multi-paned sash with new thermal sash utilizing false muntins.

- Installing interior storm windows that allow moisture to accumulate and damage the window.
Windows (continued)

Installing exterior storm windows which do not damage or obscure the windows and frames.

Installing new exterior storm windows which are inappropriate in size or color, which are inoperable.

Replacing windows or transoms with fixed thermal glazing or permitting windows and transoms to remain inoperable rather than utilizing them for their energy conserving potential.

Using tinted or reflective glazing on character-defining or other conspicuous elevations.

Considering the use of lightly tinted glazing on non-character-defining elevations if other energy retrofitting alternatives are not possible.

Entrances and Porches

Utilizing the inherent energy conserving features of a building by maintaining porches, and double vestibule entrances, in good condition so that they can retain heat or block the sun and provide natural ventilation.

Enclosing porches located on character-defining elevations to create passive solar collectors or airlock vestibules. Such enclosures can destroy the historic appearance of the building.

Interior Features

Retaining historic interior shutters and transoms for their inherent energy conserving features.

Removing historic interior features which play a secondary energy conserving role.

New Additions to Historic Buildings

Placing new additions that have an energy conserving function such as a solar greenhouse on non-character-defining elevations.

Installing new additions such as multi-story solar greenhouse additions which obscure, damage, destroy character-defining features.

Mechanical Systems

Installing thermal insulation in attics and in unheated cellars and crawlspacesto conserve energy.

Applying urea formaldehyde foam or any other thermal insulation with a water content or that may collect moisture into wall cavities.
NEW ADDITIONS TO HISTORIC BUILDINGS

An attached exterior addition to a historic building expands its "outer limits" to create a new profile. Because such expansion has the capability to radically change the historic appearance, an exterior addition should be considered only after it has been determined that the new use cannot be successfully met by altering non-character-defining interior spaces. If the new use cannot be met in this way, then an attached exterior addition is usually an acceptable alternative. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource.

**Recommended**

Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

**Not Recommended**

Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Imitating a historic style or period of architecture in new additions, especially for contemporary uses such as drive-in banks or garages.
### Recommended

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting the size and scale in relationship to the historic building.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

### Not Recommended

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.

Designing new additions such as multi-story greenhouse additions that obscure, damage, or destroy character-defining features of the historic building.

Constructing additional stories so that the historic appearance of the building is radically changed.
READING LIST AND ORDERING INFORMATION

Preservation Tax Incentives Program Information


Preservation Briefs are prepared for property owners, developers, or Federal agency managers to assist in evaluating and resolving common preservation and repair problems. The briefs are often given to preservation tax incentives program applicants to help explain recommended historic preservation method and approaches in the rehabilitation of historic buildings. Copies, except where noted, are available from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. GPO prices are subject to change without notice.


Preservation Briefs: 3. Conserving Energy in Historic Buildings by Baird M. Smith, AIA. Provides information on materials and techniques to consider or avoid when undertaking weatherization and energy conservation measures in historic buildings. 8 pages. 8 illus. April, 1978. GPO Stock Number: 024-016-00103-6: 1-100 copies, $2.25 each; multiples of 100, $22.


* Unavailable from the Government Printing Office. Single copies available from the National Park Service Regional Offices (see Introduction to Guidelines).
Preservation Briefs: 6. Dangers of Abrasive Cleaning to Historic Buildings by Anne E. Grimmer. Cautions against the use of sandblasting to clean various buildings and suggests measures to mitigate the effects of improper cleaning. Explains the limited circumstances under which abrasive cleaning may be appropriate. 8 pages. 10 illus. June, 1979. GPO Stock Number: 024-016-00112-5: 1-100 copies, $2.25 each; multiples of 100, $22.


Technical Reports address in detail technical problems confronted by architects, engineers, government officials, and other technicians involved with the preservation of historic buildings. Copies, except where noted, are available from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. GPO prices are subject to change without notice.

Access to Historic Building for the Disabled: Suggestions for Planning and Implementation by Charles Parrott. Addresses the special concerns of improved access by disabled persons to historic buildings, as well as legal requirements and compliance planning procedures. Also examines techniques to make programs and services housed in historic buildings accessible in lieu of architectural changes. 92 pages. 42 illus. 1980. GPO Stock Number: 024-016-00149-4. $5.50.

** Directory of Historic Preservation Easement Organizations compiled by Charles E. Fisher, William G. MacRostie, and Christopher A. Sowick. Lists over 185 organizations throughout the nation who are willing to accept historic preservation easements. 23 pages. 3 illus. Rev., December, 1981.

Epoxies for Wood Repairs in Historic Buildings by Morgan W. Phillips and Judith E. Selwyn. Presents research findings on the formulations of epoxy consolidants and patching compounds for use on wooden elements in preservation projects, including case study applications. 72 pages. 43 illus. Appendix. 1978. GPO Stock Number: 024-016-00095-1. $5.00.


Metals in America's Historic Buildings: Uses and Preservation Methods by Margot Gayle and David W. Look, AIA (Part I); and John Waite (Part II). Concentrates on the historic uses of such architectural metals as lead, tin, zinc, copper, nickel, iron, steel, and aluminum (Part I). Also discusses the sources of metal deterioration and suggests appropriate preservation and maintenance techniques, addressing each metal individually (Part II). 170 pages. 180 illus. 1980. GPO Stock Number 024-016-00143-5. $7.00.

** Moving Historic Buildings by John Obed Curtis. Discusses the limited circumstances under which a historic masonry or frame building should be moved; establishes a methodology for planning, research, and recording prior to the move; and addresses the actual siting, foundation construction, building reassembly, and restoration after a successful move has taken place. 56 pages. 47 illus. Selected bibliography. 1979.

** Photogrammetric Recording of Cultural Resources by Perry E. Borchers. Describes the basic principles of photogrammetry and their application to the recording of cultural resources. 38 pages. 28 illus. 1977.


** Unavailable from the Government Printing Office. Requests for single copies may be sent to Technical Preservation Services, Preservation Assistance Division, National Park Service, Washington, D.C. 20240. Due to limited stock, copies of all materials requested may not be available.

Wallpapers in Historic Preservation by Catherine Lynn Frangiamore. Surveys the technology, styles, and uses of wallpapers in America with suggestions for using wallpaper within a restoration project. 56 pages. 39 illus. Appendices. 1977. GPO Stock Number: 024-005-00683-1. $5.00.


** Unavailable from the Government Printing Office. Requests for single copies may be sent to: Technical Preservation Services, Preservation Assistance Division, National Park Service, Washington, D.C. 20240. Due to limited stock, copies of all materials requested may not be available.

TPS Publications: Outside The Government Printing Office
Some of the publications TPS has developed have been printed by the private sector and are only available from these non-governmental sources. The following list includes the sources' addresses:


APPENDIX B

PROPOSED DISTRIBUTION LIST FOR
"FAIRBANKS: A CITY HISTORIC BUILDING SURVEY 1985"
APPENDIX C

PROPOSED DISTRIBUTION LIST FOR 1985 PUBLICATION
"FAIRBANKS: A CITY HISTORIC BUILDING SURVEY 1985"

FREE DISTRIBUTION
One copy each to:

1. Fairbanks City Council(6) & Mayor
   Bill Walley
   Lowell Purcell
   Jerry Norum
   Janet Halvarson
   Ted Lehne
   John Immel
   Paul Whitney

2. Fairbanks North Star Borough Assembly (8+1) & Mayor
   J.B. Carnahan
   Phil Younker
   Ed Shellinger
   Chris Birch
   Sandra Stringer
   Harry Reimer
   Buzz Otis
   Paul Chizmar
   (Jerry Norum)
   Juanita Helms

3. Borough Board of Education (7)
   Bonnie Brody
   Gene Redden
   Marvin Falk
   Walt Schlotfeldt
   Doris Ray
   Karl Schroeder
   Barbara Tabbert

4. FNSB Planning Commission (11)
   Audrey Foldoe
   Charles Goff Jr.
   Ray Marley
   Sharon Mavencamp
   Jeanette James
   Edward Malhiot
   Stella Marshall
   Daniel Saluri
   Gary Newman
   John Reeves
   Ron Hunt

5. North Star Council on the Aging, 1424 Moore St., Fairbanks, Ak. 99701

6. American Association of Retired Persons, P.O. Box 1510, Fairbanks, Ak. 99707

7. Denali Center, 1949 Gillam, Fairbanks, Ak. 99701

8. Pioneers Home, 2221 Eagan St., Fairbanks, Ak. 99701
9. University of Alaska Archives, Fairbanks, Ak. 99701 (Attention: Renee Blahuta) - 3 copies
10. University of Alaska Museum, Fairbanks, Ak. 99701 (Attention: Basil Hedrick, Dir.) - 2 copies
11. Noel Wien Library, 1215 Cowles St., Fairbanks, Ak. 99701 - 2 copies
12. Lathrop High School Library
13. West Valley High School Library
14. Monroe High School Library
15. Eielson High School Library
16. North Pole High School Library
17. Fairbanks North Star Borough School District, PO Box 1250, Fairbanks, Ak. 99707 (Att: Dr. Kenneth Burnley)
18. Municipality of Anchorage Planning Dept., Pouch 6-650, Anchorage, Ak. 99502 (Att: Michael Carberry)
19. Fairbanks North Star Borough Planning Dept., PO Box 1267, Fairbanks, Ak. 99707 (Att: Rex Nutter)
20. State Div. of Parks, Office of History & Archaeology, PO Box 7001, Anchorage, Ak. 99510 (Att: Judy Bittner/Larry Gordon) - 6 copies (note: grant requirement)
21. Alaska State Fair Historical, Educational & Arts Foundation Inc., PO Box 112P, Palmer, Alaska 99648 (Att: John Hale, President)
22. City of Fairbanks Engineering Department (Att: John Phillips)
23. City of Fairbanks Surveying Department (Att: David McNary)
24. City of Fairbanks Fire Marshal's Office (Att: Bill Hao)
25. City of Fairbanks Attorney's Office (Att: Herb Kuss)
26. Alaska Association for the Arts, PO Box 2786, Fairbanks, Ak. 99707 (Att: Dave Nicholls, Visual Arts Director)
27. Tanana-Yukon Historical Society, PO Box 1794, Fairbanks, Ak. 99707 (Att: Jane Galblum, President)
28. The Northern Engineer, c/o Geophysical Institute, University of Alaska, Fairbanks, Ak. 99701 (Att: Carla Helfferich, Editor)
29. Alaska State Council on the Arts, 619 Warehouse Ave. #220, Anchorage, Ak. 99501 (Att: Chris D'Arcy, Director)
30. Alaska Historical Commission, PO Box 7001, Anchorage, Ak. 99510
31. Alaska Humanities Forum, 943 W. 6th Ave., Anchorage, Ak. 99501
32. Associated General Contractors, Alaska Chapter, 1416 Gillam Way, Fairbanks, Ak. 99701

33. Fairbanks Board of Realtors, PO Box 1791, Fairbanks, Ak. 99707

34. National Trust for Historic Preservation, Western Regional Office, #900 - 1 Sutter Street, San Francisco, Ca. 94104 (Att: Kathy Burns, Director)

35. Society of Architectural Historians, Rm. 716, 1700 Walnut Street, Philadelphia, Pennsylvania 19103

36. Alaska State Museum, Pouch FM, Juneau, Ak. 99811

37. Alaska Historical Society, SR A, Box 4108, Anchorage, Ak. 99502

38. Anchorage Historical & Fine Arts Museum, 121 W. 7th Ave., Anchorage, Ak. 99501


40. Chamber of Commerce, 100 Cushman St., Fairbanks, Ak. 99701

41. Fairbanks Convention & Visitors Bureau, 550 1st Ave., Fairbanks, Ak. 99701

42. Fairbanks Interior Legislative Delegation, c/o State Office of Legislative Affairs, #101 - 315 Barnette St., Fairbanks, Ak. 99701
   - 7 copies

43. Congressional Delegation, State of Alaska, Fairbanks Offices, 101 12th Ave. Fairbanks, Ak. 99701 (Hon. Frank Murkowski - Box 7; Hon. Ted Stevens - Box 4; Hon. Don Young - Box 10)
   - 3 copies

44. Pioneers of Alaska & Pioneers Auxiliary
   - 2 copies

45. Rev. Francis Mueller SJ, c/o 1310 Peger Road, Fairbanks, Ak. 99701

46. Candace Magnusson Chase, Grants Administrator, City of Fairbanks, 410 Cushman St., Fairbanks, Ak. 99701

47. Dan Eagan, Box 1170, Fairbanks, Ak. 99707

48. Sybil Ramsay, Chairperson, Alaskaland Commission, c/o City of Fairbanks, 410 Cushman St., Fairbanks, Ak. 99701

49. Terry Leberman, Superintendent, Alaskaland, c/o City of Fairbanks, 410 Cushman St., Fairbanks, Ak. 99701

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NOTIFY OF AVAILABILITY & PRICE

50. The General Public, via Fairbanks Daily News-Miner (one to FDNM for Archives)

51. Ketchikan Gateway Borough, 344 Front Street, Ketchikan, Ak. 99901 (Att: Bill Jones, Director, Planning Dept.)

52. Chilkat Valley Historical Society, Box 236, Haines, Ak. 99827
53. Chugiak-Eagle Historical Commission, SR 114 Hill Crest Drive, Chugiak, Ak. 99567
54. Circle District Historical Society, Central, Ak. 99730
55. Cook Inlet Historical Society, 121 W. 7th Ave., Anchorage, Ak. 99501
56. Cordova Historical Society, Box 391, Cordova, Ak. 99574
57. Eagle Historical Society & Museum, Eagle, Alaska 99738
58. Kenai Historical Society & Museum, Box 1348, Kenai, Alaska 99611
59. Klawock Historical Society, Klawock, Alaska 99925
60. Knik, Wasilla, Willow Creek Historical Society, Box 3330, Wasilla, Ak. 99687
61. Kodiak Historical Society & Baranof Museum, PO Box 61, Kodiak, Ak. 999615
63. Resurrection Bay Historical Society, Box 782, Seward, Alaska 99664
64. Sitka Historical Society & Museum, Box 1672, Sitka, Alaska 99835
65. Talkeetna Historical Society & Museum, Talkeetna, Alaska 99676
66. Tok Historical Society, Tok, Alaska 99780
67. Tok - Visitor Information Center, PO Box 232, Tok, Alaska 99780
68. Tongass Historical Society & Museum, 629 Dock St., Ketchikan, Ak. 99901
69. Trail of '98 Museum, Box 415, Skagway, Alaska 99840
70. Unalaska Arts & Historical Society, Box 97, Unalaska, Alaska 99685
71. Valdez Historical Society & Museum, Box 6, Valdez, Alaska 99686
72. Whittier Historical Society & Fine Arts Museum, Box 728, Whittier, Ak. 99502
73. Wrangell Historical Society & Museum, Box 1050, Wrangell, Alaska 99929
74. Yakutat Historical Society, Box 225, Yakutat, Ak. 99689
75. National Railroad Historical Society, Box 2248, Anchorage, Ak. 99501
76. Kenai Peninsula Historical Society, Box 424, Kenai, Alaska 99611

OTHER COMPLIMENTARY COPIES
77. City of Fairbanks Historic Preservation Commission (7)
   Karen Erickson/Fred Brown/Claus Naske/Kent Sturgis/
   Basil Hedrick/Russ Sackett/Melanie Marotta (or replacement)
78. Ruth Burnett, c/o Polaris Hotel, 1st & Lacey St., Fairbanks Ak. 99701
79. Janet Matheson Architect - 10 copies (for staff)
80. Jane Williams, 1048 Norris Lane, Fairbanks, Ak. 99701
81. Fort Wainwright Public Relations Office & Fort Wainwright Facilities Engineering Division (1 copy each).
APPENDIX C

HISTORIC PRESERVATION SEMINAR TOPICS
NEIGHBORHOOD WORKS

NEIGHBORHOOD WORKS

Neighborhood programs

special needs of historic

designed exclusively for the
comprehensive workshops

Elly, ne...
A Brief Introduction

Neighborhood Works is a joint venture of Benjamin D. Rivkin & Co. and G.I.K. & Associates, two of the Midwest's most experienced historic preservation consultants.

Neighborhood Works was founded specifically to apply the results of both companies' years of experience in developing local skills to manage the social, political and architectural aspects of historic neighborhoods.

Why Neighborhood Works?
The biggest problem in historic neighborhood management is building the skills necessary—on a local basis—to generate an effective program without continued reliance on outside consultants. Neighborhood Works is designed to teach you the skills you need—in simple, easy steps.

How Neighborhood Works Works
Each of the following topic areas is a complete, hands-on workshop, conducted by Neighborhood Works. Scheduled for half-, full- or two-day sessions, each Neighborhood Works program is tailored to the individual neighborhood, commission or local government.

Each workshop includes a comprehensive manual for all participants.

What's the Next Step?
Take a moment, check off the program topics which might help your neighborhood plans, fill out the attached reply card, and drop it in the mail today.

We'll call back to discuss your needs, and provide a full consultation proposal—free.

Neighborhood Works Topic Areas

Planning for Preservation
1. The Context Of Preservation—Why is it valuable, who are the players, what's the terminology?

2. What's Special About My Neighborhood—How do we take stock of our neighborhood's uniqueness in setting, scale, character and architecture?

3. Getting Organized—How do we research the neighborhood, define our boundaries, set priorities, and decide on historic district designation?

Commissions: Getting it Together
4. Design/Architectural Control—How do we establish a rationale and guidelines?

5. Protection—How does the commission use guidelines, policies and advocacy to establish and protect the district's integrity?

6. Education—How do commission members learn; and how do they teach others?

Land Use Planning & Zoning
7. The Shortcourse—What do we need to know about the purposes of zoning, variances, spot zoning, etc.?

8. Land-Use—How do we develop land-use goals, create a workable land-use plan, and face the issues of commercial vs. residential uses?

9. Political Realities—How do we gather support for our neighborhood's land-use plans and goals?

Marketing: Within and Without
10. Audiences—Who are all the people we need to address—and how do we talk to them?

11. Tourism—Is it right for our particular historic neighborhood?

12. The Marketing Plan—What is it, how does it look, what does it accomplish, and how do we make it work?

Maintaining Your Strength
13. Partnerships—How do we forge friendships, and what are the incentives that get people motivated?

14. Tools—What are the federal, state and local programs, and how do we use them?

15. Funding—How do we get what we need to make our neighborhood a financial success?

NOTE: Any of the topics listed above can be combined in a program to fit your needs. So take another look over these topics—and fill out the reply card today!
PRESERVING HISTORIC DISTRICTS

Workshop Registration Form
Please complete the form below. A separate (original or photocopy) registration form is required for each registrant. Make checks payable to the National Trust for Historic Preservation. Only one check may be submitted for a group of registrants from the same board.

☐ Pasadena: Friday, September 12
       Saturday, September 13

☐ Santa Clara: Friday, September 26
       Saturday, September 27

☐ $45 individual

☐ $35 per person group rate for three or more persons from the same board

☐ $8 Saturday lunch

Name ____________________________________________

Title ____________________________________________

Organization ______________________________________

Address __________________________________________

City _____________________________________________

State ____________________________________________

Daytime telephone ( ) ____________________________

Clip and mail to:
Center for Preservation Conferences
National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036

An agenda will be sent to you by return mail upon receipt of your registration.

Be sure to register by September 2 for Pasadena and by September 16 for Santa Clara and complete the form to the right for your individual consultation.

INDIVIDUAL CONSULTATION

Individual 45-minute sessions will be available at the workshop site all day Friday for representatives of 15 communities. Frank Gilbert of the National Trust and Cherilyn Widell of the National Alliance of Preservation Commissions will be available to discuss specific preservation problems facing your community. Consultations will be scheduled in order of receipt of registration forms on a space-available basis. Reservations for individual consultations must be made when you register.

☐ Yes, I would like to schedule a pre-workshop consultation.

☐ Pasadena: Friday, September 12

☐ Santa Clara: Friday, September 26

Expected arrival time on Friday _______

Please indicate the topic you wish discussed:

☐ Designating local landmarks and historic districts

☐ Handling applications for alterations to designated historic buildings

☐ Legal questions regarding your local historic preservation ordinance

☐ Other (please specify) ____________________________

________________________________________________________________________

________________________________________________________________________

You will receive a confirmation of your pre-workshop consultation appointment by return mail.

Frank Gilbert directs the Historic District Commission Office at the National Trust.

Cherilyn Widell is the executive director of the National Alliance of Preservation Commissions.
THIRTEENTH ANNUAL BACK TO THE CITY CONFERENCE

Preservation... Key to an Urban Future

- Learn new ways to invest your public/private funds for
downtown and neighborhood development.
- Hear about an innovative promotional campaign designed
to increase the sale of existing city housing.
- Find out about the latest issues in Historic Preservation.
- Tour several of Fort Wayne's preservation success
stories, including the Canal House, the sole surviving
commercial building from the Canal Era, erected in 1852.

This national conference is an excellent opportunity for the
urban pioneer to get an insider's view of a community that is
reinvigorating its downtown and central-city neighborhoods.
Fort Wayne is successfully rejuvenating the downtown area
by providing economic incentives to national and local
businesses willing to locate and support the backbone of our
city.

In a time when historic preservation faces severe federal
funding cutbacks, local preservationists are banding
together to tap physical, programmatic and monetary
resources within their region. Conference participants will
be exposed to first-hand accounts on how Fort Wayne
utilizes teamwork to accomplish its historic preservation
goals and objectives.

Conference attendees will also enjoy a cocktail reception in one
dozen downtown's finest Art Deco skyscrapers, a Saturday evening
dinner hosted by the residents of historic West Central
Neighborhood including a horse-drawn trolley ride from the
Holiday Inn, and an ethnic luncheon at the annual
Germanfest celebration. Also, conference goers will take
part in walking tours featuring Fort Wayne's finest
commercial landmarks.
FRIDAY, JUNE 13

9:00 - 10:30 am Registration at the Allen County-Fort Wayne Historical Museum: 302 East Berry Street. The Historical Museum is located in Fort Wayne's old City Hall which is an impressive Romanesque/Queen Anne structure originally built in 1893. Exhibit and open house: "A Most German Town:" Fort Wayne's German Heritage/with host Michael Hawfield, Executive Director of the Allen County-Fort Wayne Historical Society.

10:30 - 11:00 am Welcome to the Thirteenth Annual Back to the City Conference: Everett Ortner, Chairman and Founder of Back to the City; Nathaniel Hendricks, President of Back to the City and Larry Wardlaw, Secretary to the Board of Directors of ARCH.

11:00 - 11:45 am Back to the City: Myth or Reality Chris Christensen, Senior Neighborhood Planner, Community Development and Planning, City of Fort Wayne

11:45 - 12:15 pm Coffee break

12:15 - 1:00 pm The Latest Issues in Preservation Randy Steppard, Indiana Supreme Court Justice, Former Chairman for the Board of Advisors to the National Trust for Historic Preservation, Indianapolis, Indiana

1:00 - 2:30 pm Lunch Break: Germanfest Beer Tent located at Frimans Square. The annual Germanfest celebrates Fort Wayne's German Heritage and features food and music from the old country. Cost of beer and bratwurst about $3.

2:30 - 3:30 pm FIRST SESSION TALK AND PANEL DISCUSSIONS, CHOOSE ONE:
(A) Neighborhood Reinvestment: The Public/Private Sector Relationship
Panelists include: Ladonna Huntley, Director of Community Relations, Lincoln National Corporation, Fort Wayne, Indiana, Subject: Lincoln Life Improved Housing Program
Barbara Jones, HANDS Administrator, City of Fort Wayne, Subject: Public/Private Partnership for

SATURDAY, JUNE 14

9:00 - 9:30 am Assemble in the Anthony Wayne Room of the Greater Fort Wayne Chamber of Commerce: 826 Ewing Street. The Greater Fort Wayne Chamber of Commerce has been meeting in this unique Nuevo Mudejar structure since it was built in 1926.

9:30 - 10:00 am Welcome to the Greater Fort Wayne Chamber of Commerce by David Brown, Division Vice President of Economic Development, the Greater Fort Wayne Chamber of Commerce and Nathaniel Hendricks, President of Back to the City

10:00 - 10:15 am Break to assemble for lecture sessions

10:15 - 11:00 am FIRST LECTURE SESSION, CHOOSE ONE:
(A) Organizing the Country's Largest Preservation Event: The Brooklyn Brownstone Fair Nathaniel Hendricks, President of Back to the City, Brooklyn, New York
(B) Changing Your Neighborhood's Image Through Grass Roots Marketing Everett Ortner, Chairman of Back to the City, Brooklyn, New York
(C) Saint Joseph's Hospital - Fort Wayne Story: From Controversy to Cooperation Russ Long, Vice President of Business Development Saint Joseph's Hospital, Fort Wayne, Indiana; Karen Anderson, Marketing Coordinator, Saint Joseph's Hospital, Fort Wayne, Indiana; Robert Michel, West Central Neighborhood Representative to the Saint Joseph's Hospital Planning Board, Fort Wayne, Indiana

11:00 - 11:30 am Coffee Break

11:30 - 12:15 pm SECOND LECTURE SESSION, CHOOSE ONE:
(A) Overview of the Indiana Main Street Program Amy MacDonell, Main Street Coordinator, Indianapolis, Indiana
(B) Lessons of Neighborhood Renovators - As Learned Through the Inner City Venture Fund Mark Weinheimer, Director of Financial Services for the National Trust, Washington, D.C.
(C) History of Indiana Courthouses of the 19th and 20th Centuries Professor David Hermansen, Director

(B) Architectural Diversity: Fort Wayne's Historic Districts - Fort Wayne's historical and architectural development is clearly evident in the architectural diversity of its residential historic districts. Guided by historic district residents, the tour will feature modest and stately dwellings of the 19th and 20th centuries.

5:30 - 7:00 pm Break

7:00 - 9:30 pm Dinner in Historic West Central Buffet Dinner hosted and sponsored by residents of the West Central Neighborhood

SUNDAY, JUNE 15

9:00 10:00 am Assemble at the Columbia Street West restaurant on the southeast corner of Columbia and Harrison Streets. Columbia Street West was recently restored by owners John and Hank Freistroffer, the original tin ceiling and cherry backbar are still in place.
Coffee and danish

10:00 - 11:00 am Using Federal Preservation Tax Credits Richard Gantz, Preservation Officer, Indiana Department of Natural Resources, Division of Historic Preservation

11:00 12:00 noon A Tale of Four Cities: The American City Today Professor Jerome Kaufman, Department of Urban and Regional Planning, University of Wisconsin-Madison

12:00 - 1:00 pm Columbia Street West Luncheon Cost $4

1:00 - 3:30 pm BEGIN AFTERNOON TOUR OPTIONS, CHOOSE ONE:
(A) City of Churches The number of majestic spires which accent the skyline have given reference to Fort Wayne as "The City of Churches". Within the central city, several churches of varied ethnic denominations and architectural styles will be highlighted.
(B) Antiquing on Broadway Antiquing in central Indiana is an experience in itself, particularly when...
Fort Wayne, Subject: Neighborhood Self-Help Program
(b) Historic Preservation of Fort Wayne: Success Through Teamwork. Richard LaRowe, Historic Preservation Planner, City of Fort Wayne

3:00 - 4:00 pm Coffee Break

4:00 pm SECOND SESSION TALK AND PANEL DISCUSSIONS, CHOOSE ONE:
(A) The You Are Your Neighborhood Marketing Campaign. Jackie Lauer, Marketing Specialist, Steve Gutermuth, Art Director, City of Fort Wayne
(B) Architecture in Fort Wayne. Craig Leonard, Historic Preservation Consultant

5:00 pm Break

6:30 - 8:30 pm Gala cocktail reception in Fort Wayne’s most pristine and impressive Art Deco setting: The Lobby of the Lincoln National Bank Tower. Welcome to Fort Wayne: Mayor Win Moses

8:00 pm Dinner on your own in Downtown Fort Wayne (Restaurant list provided in conference packet at registration.)

8:00 - 10:00 pm Dinner for the Back to the City Board of Directors at Saint Joseph’s Hospital. Sponsored by Saint Joseph’s Hospital


1:30 - 2:00 pm Break

2:00 - 3:00 pm THIRD LECTURE SESSION, CHOOSE ONE:
(B) Professors Harry Eggink and Michel Mounayar College of Architecture and Planning, Ball State University, conducting an on site workshop of facade development as done through the university’s Community Based Program

3:00 - 5:30 pm BEGIN AFTERNOON TOUR OPTIONS, CHOOSE ONE:
(A) Fort Wayne’s Commercial Landmarks. The Walking Tour will spotlight several of Fort Wayne’s notable commercial landmarks including the Allen County Courthouse, the Embassy Theatre, The Landing Historic District, and recipients of the City’s Historic Facade Challenge Grants.

CONFEREE EVENT PREREGISTRATION
Please indicate your attendance at the following activities and tour selections which require advance notice. (Open only to confereree registrants.)

<table>
<thead>
<tr>
<th>Time</th>
<th>Activity</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Friday:</td>
<td>6:30</td>
<td>Opening cocktail reception of the Thirteenth Annual Back to the City Conference</td>
</tr>
<tr>
<td>Saturday:</td>
<td>12:15</td>
<td>Luncheon in the Anthony Wayne Room with guest speaker Eric R. Kuhne, Architect of the Courtyards Project</td>
</tr>
<tr>
<td>Saturday:</td>
<td>7:00</td>
<td>Buffet Dinner in the West Central Neighborhood</td>
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<tr>
<td>Saturday:</td>
<td>3:00</td>
<td>Tour options for Saturday, choose one: Fort Wayne’s Commercial Landmarks</td>
</tr>
<tr>
<td>Saturday:</td>
<td>3:00</td>
<td>Architectural Diversity: Fort Wayne’s Historic Districts</td>
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<tr>
<td>Sunday:</td>
<td>12:00</td>
<td>Columbia Street West Luncheon</td>
</tr>
<tr>
<td>Sunday:</td>
<td>1:00</td>
<td>Antiques on Broadway</td>
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</tbody>
</table>

Conference Registration
Advance registration is recommended. Registration after May 31 is subject to availability.

Name ____________________________ Organization ____________________________
Address ____________________________ City ____________________________ State __________ Zip __________
Home phone ____________________________ Office phone ____________________________

Registration fees: Fee includes all activities listed in the three day agenda unless otherwise stated. Lodging is not included.

All three days of activities: $75.00 per person $125.00 per couple OR Friday activities: $50.00 per person Saturday activities: $50.00 per person Sunday activities: $50.00 per person

Make checks or money orders payable to: West Central Neighborhood Back to the City Conference, 1310 West Jefferson Boulevard, Fort Wayne, Indiana 46804

For more information call: 219/426-2882

Accommodations: A limited number of rooms have been reserved at a special group rate for the 1986 Back to the C--- Conference at the Holiday Inn. Room rates are from $50.00 double and occupancy. For more information and reservations please call the Holiday Inn Downtown at 219/422-5511.
PRESERVING HISTORIC DISTRICTS

A Training Program on Historic Preservation Ordinances in California

Pasadena, September 12–13, 1986
Santa Clara, September 26–27, 1986

Sponsored by
National Trust for Historic Preservation

In cooperation with
National Alliance of Preservation Commissions
California Office of Historic Preservation
California Preservation Foundation
City of Pasadena
City of Santa Clara
Pasadena Heritage
Santa Clara University

Funding support provided by
National Endowment for the Arts, Design Arts Program
City of Pasadena
Santa Clara Arts and Historical Consortium
The Santa Clara Marriott Hotel has reserved a block of rooms for workshop registrants at a special rate of $49 per night, single or double, for Friday and Saturday, September 26 and 27. After September 5, reservations and the special rate cannot be guaranteed.

Santa Clara Marriott Hotel
Great America Parkway
Santa Clara, Calif. 95054
(408) 988-1500

Cancellation Notice

In the event of a cancellation, registration fees minus $10 for each registrant will be refunded up to 10 days before the workshop. No refunds will be made on cancellations received within 10 days of the workshop. Cancellations must be made in writing.

The National Trust for Historic Preservation is the only national private, nonprofit organization chartered by Congress with the responsibility for encouraging public participation in the preservation of sites, buildings and objects significant in American history and culture. Support for the National Trust is provided by membership dues, endowment funds, contributions and matching grants from federal agencies, including the U.S. Department of the Interior, National Park Service, under provisions of the National Historic Preservation Act of 1966.

This project is supported by a grant from the National Endowment for the Arts.

SCHEDULE OF EVENTS

Both locations, Friday

All day, individual consultations on specific preservation problems in your community. Please return form on reverse for a 15-minute appointment with Cheryl Wash and Jean Gillett.

10 a.m. - 1 p.m. Special presentation by California Office of Historic Preservation:
National Register Program Changes. Guides potential applicants through the program's increasingly sophisticated and constantly changing regulations including discussion of current interpretations for National Register eligibility and guidelines for application preparation.

Federal Tax Credits for Historic Preservation. Covers latest information on 1986 changes to federal investment tax credits for rehabilitating income-producing historic buildings, rehabilitation standards, certification process and facilitating state and federal review and certification for obtaining credits.

Certified Local Government Program. Describes the program briefly and explains how local governments can more directly participate in establishing local preservation programs.

Pasadena, Friday, September 12

2:30 - 4:40 p.m. Walking tours:
- Old Pasadena Historic District and locally designated urban conservation zone.
- South Marengo Historic District and locally designated office overlay zone.
6 - 8 p.m. Reception, Gamble House, 4 Westmoreland Place, Pasadena.

Santa Clara, Friday, September 26

2:30 - 4:40 p.m. Tours:
- Walking tour of historical points of interest including Santa Clara Mission Church. Sponsored by Santa Clara Historical and Landmarks Commission.
- Bus tour of Santa Clara Valley including Hayes Mansion, Lick Mill Mansion, San Jose Historic Trolley. Sponsored by County of Santa Clara Historical Heritage Commission.
6 - 8 p.m. Reception, Williman Room, Benson Hall, Santa Clara University

Pasadena, Saturday, September 13

8:30 a.m. Registration, Pasadena City Hall

Santa Clara, Saturday, September 27

8:30 a.m. Registration, Kenna Hall

Both locations, Saturday

9 a.m. - 12:15 p.m. Recent preservation commission developments and activities. Legal considerations for local commissions. Administration of local historic preservation ordinances, how to prepare and support historic designations.
12:15 p.m. - 1:15 p.m. Lunch
1:15 - 4:45 p.m. Design issues, including use of standards and guidelines; how to evaluate applications for additions and new construction, Demolition and enforcement. Public education programs. Mock commission meeting.
PRESERVING HISTORIC DISTRICTS

Basic Workshop
This one-day training program, designed to assist those who have been appointed to boards of architectural review, will explain how to recommend properties for historic designation and how to halt demolitions. It will discuss the ins and outs of granting certificates of appropriateness for altering historic buildings. It will answer your questions on legal and procedural issues. This is the basic workshop for those who uphold legal protections for historic properties and districts.

Who Benefits from This Program?
- members of historic preservation commissions and architectural review boards
- city planners and attorneys
- architects
- residents of historic districts
- individuals interested in establishing a local historic preservation program

What You Gain from Attending
The program, which meets the requirements of the Certified Local Government program in Pennsylvania, offers a number of benefits to the historic district community, including:
- nuts-and-bolts examination of municipal historic preservation programs, covering legal, procedural and design issues
- expert training on how to make informed decisions in implementing laws that protect and regulate landmarks and historic districts; do's and don'ts of working with owners of historic properties
- an individual consultation about preservation problems in your community

Training Manual for Registrants
The training manual has been designed not only for the workshop, but also as a handbook for reference and review following the training program. It can be shared with other commissioners and used as an introduction for new board members.

Workshop Topics
- duties and responsibilities of members of architectural review boards
- designating landmarks and historic districts
- reviewing changes and granting certificates of appropriateness
- confronting legal questions successfully
- getting support from property owners, public officials and the media

Registration Information
The registration fee of $45 per person includes workshop participation on Saturday, the training manual and an individual consultation on Friday. Lunch on Saturday is $8.

A reduced rate of $35 per person is available for members of the same board who register as a group of three or more. Payment should be made in one check accompanied by individual registration forms for each board member.

The Pasadena workshop will be held at the Pasadena City Hall, 100 North Garfield Avenue, and the Santa Clara workshop will take place at Kenna Hall, Santa Clara University.

Please call (202) 673-4100 with questions on workshop registration. Questions on workshop content should be directed to Frank Gilbert (202) 673-4214.

Accommodations
Registrants must make their own reservations. Mention the National Trust's Preserving Historic Districts workshop to receive special hotel rates.

The Holiday Inn Pasadena has reserved a block of rooms for registrants at a special rate of $52 per night, single or double, including a continental breakfast, for Friday and Saturday, September 12 and 13. After September 1, reservations and the special rate cannot be guaranteed.

Holiday Inn Pasadena
303 Cordova
Pasadena, Calif. 91101
(818) 449-4000
A SERIES OF TECHNICAL WORKSHOPS
SUCCESSFUL REHABILITATION

CHICAGO
BOSTON
SEATTLE
SEPTEMBER 13-16
OCTOBER 11-14
NOVEMBER 15-18

NATIONAL PARK SERVICE
NATIONAL TRUST FOR HISTORIC PRESERVATION
ASSOCIATION FOR PRESERVATION TECHNOLOGY
During 1983 over 2,500 historic preservation projects representing more than $2.1 billion in private investment qualified for a 25 percent rehabilitation tax credit. These are just a fraction of the eligible projects nationwide. Thousands of additional projects could qualify if those involved in the rehabilitation of historic buildings were familiar with the investment opportunities under the Economic Recovery Tax Act of 1981 and the certification requirements of the National Park Service.

To meet the demand for up-to-date information and sound technical advice, the National Park Service, National Trust for Historic Preservation and Association for Preservation Technology announce three new technical workshops on rehabilitating historic buildings to be held in Chicago, Boston and Seattle. Focusing on rehabilitation standards and guidelines, preservation technology and federal tax incentives, these comprehensive four-day workshops will bring you face-to-face with some of the country’s leading rehabilitation experts and architectural conservators. You will learn what to preserve and how to preserve it—how to take the guesswork out of rehabilitation and how to obtain the necessary certifications smoothly. Detailed case studies will provide practical information not only about rehabilitation techniques but also sources and methods of financing.

On-site inspections of rehabilitated buildings led by project owners and their architects will show you innovative solutions to common rehabilitation problems.

Over 400 architects, contractors and developers nationwide have attended the first two series of these workshops. Given the importance and timeliness of the subject matter, you can’t afford to miss another opportunity like this.

PROGRAM

How to meet the Secretary of the Interior’s Standards for Rehabilitation
Summary of preservation tax incentives and recent legislation affecting rehabilitation
SUCCESSFUL REHABILITATION

Step-by-step walk-through of the new National Park Service certification procedures
Finding compatible new uses for historic buildings
Designing compatible new additions
Identifying significant architectural features and potential problems
Historic windows: repair and replacement
Storefront rehabilitation
Appropriate interior rehabilitation treatments
Regional case studies of successful rehabilitations
Masonry: causes of deterioration, nature of dirt and deposits, cleaning and repairs
Plasterwork and stucco: causes of deterioration
Paints, finishes and coatings: chemical properties, retention, cleaning and removal
Architectural metalwork: conservation techniques
Wood: identifying wood species, causes of deterioration, repair and preservatives
Evaluating existing conditions
Recognizing structural deterioration: survey methods and condition reports
Correcting structural problems

Course materials will be provided to participants as part of the workshop. Tours of certified rehabilitations are also planned as an integral part of the program.

Lunches are included in the cost of the seminar, and there will be a reception the first evening.

SUCCESSFUL REHABILITATION

FACULTY

Maximilian Ferro, AIA, RIBA, Preservation Partnership, New Bedford, Mass.


Anne E. Grimmer, Technical Preservation Services Branch, Preservation Assistance Division, National Park Service, Washington, D.C.

Gary Hume, deputy chief, Preservation Assistance Division, National Park Service, Washington, D.C.

H. Ward Jandl, chief, Technical Preservation Services Branch, Preservation Assistance Division, National Park Service, Washington, D.C.

Hugh Miller, AIA, consultant on building conservation technology, Springfield, Va.

Lee H. Nelson, AIA, chief, Preservation Assistance Division, National Park Service, Washington, D.C.

Baird Smith, AIA, Geier Brown Renfrow Architects, Washington, D.C.
EDUCATION CREDIT

AIA Continuing Education Units will be awarded upon completion of the workshop. Participants will also receive a certificate of attendance from the National Park Service and the Association of Preservation Technology.

REGISTRATION

Pre-registration, postmarked three weeks prior to the date of the seminar, is $500. Registration after that date is $550, by mail and on site.

Please complete one form for each participant and mail with your check to:
Center for Preservation Training
National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036
(202) 673-4092

CANCELLATION

A $50 charge will be deducted for all cancellations, which must be made in writing. No refunds will be made on cancellations received later than 10 days prior to the date of the conference.

Guaranteed reservations require that a check be received no later than three weeks prior to the conference.
REUSING OLD BUILDINGS
PRESERVATION LAW AND THE DEVELOPMENT PROCESS

A conference cosponsored by
The Conservation Foundation
National Trust for Historic Preservation
American Bar Association—Section of Urban, State and Local Government Law

1984 TAX CHANGES EXPLAINED

November 28-30, 1984

Americana Hotel
Fort Worth, Tex.

CONFERENCE COSPONSORS
The Conservation Foundation
National Trust for Historic Preservation
American Bar Association—Section of Urban, State and Local Government Law

COOPERATING ORGANIZATIONS
American Institute of Architects
American Institute of Architects-Dallas Chapter
American Institute of Architects Fort Worth Chapter
American Institute of Certified Planners
American Planning Association—Texas Chapter
Fort Worth Chamber of Commerce
Fort Worth Economic Development Corporation
Historic Preservation Council for Tarrant County
National Association of Home Builders
National Association of Housing and Redevelopment Officials
National Park Service
Preservation Action
Texas Historical Commission
Texas Historical Foundation
Texas Society of Architects
Texas Society of CPAs—Fort Worth Chapter
Tarrant County Young Lawyers Association
Urban Land Institute

CONFERENCE COCHAIRMEN
Christopher J. Duerrsen, senior associate, The Conservation Foundation; Harrison B. Wetherill, Jr., vice president and general counsel, National Trust for Historic Preservation
The Conference

Rewriting America's past is good business! The economics and laws governing rehabilitation, however, differ significantly from those applicable to new construction. Taking advantage of new opportunities for profitable preservation development requires new knowledge and new skills.

This is the third in a series of national conferences designed for attorneys, developers, accountants, architects, architects, investors, preservationists, and others who want to learn more about these new investment opportunities. At the conference:

You will learn why residential rehabilitation has surpassed new construction in dollar volume and why rehabilitation accounts for about one third of all nonresidential construction—twice its share a decade ago.

You will learn the full range of laws, regulations, financing, development, planning, and other issues involved in making economic use of historic buildings, 100,000 of which are listed in the National Register of Historic Places.

You will learn how preservation incentives in the 1980 Economic Recovery Tax Act have dramatically accelerated rehabilitation opportunities and have led to over $2 billion in private investment in the last year alone.

You will learn how recent changes in the tax laws affect rehabilitation.

You will learn about federal, state and local preservation laws and about the preservation regulatory processes administered by over 1,000 local preservation commissions.

Most importantly, in plenary sessions and workshops, a distinguished conference faculty of lawyers, real estate developers and financiers, preservationists, planners and others with direct experience in rehabilitation will provide you with a practical understanding of how to make the preservation development process profitable for you.

The Site

Fort Worth is a national leader in combining historic rehabilitation and innovative new design. The old Americana Hotel, which will serve as the conference headquarters, sits amidst the nostalgia of Sundance Square, three-square block area of restored, turn-of-the-century buildings. Nearby are the recently restored Tarrant County Courthouse, the historic stockyards area (where you will find Billy Bob's Texas, the "World's Largest Nightclub"), and the Sundance Square. Fort Worth is a labor rehabilitation and will serve as an excellent backdrop to this conference.

Selected Speakers


Wednesday Afternoon Tours

Architectural and preservation-related tours of Fort Worth are being arranged on Wednesday afternoon, November 28. Please check the space provided on the registration form if you are interested in receiving more information.
Friday, November 30, 1984

9 a.m.  Rehabilitation: Why It Makes Good Economic Sense and How to Maximize Your Profits (Plenary Session)
        Moderator: Curtis Tunnell
        The Perspective of Two Top Developers on Concepts Producing Successful Projects in Commercial and Residential Rehabilitation.

10:15 a.m.  Break

10:30 a.m.  Concurrent Workshops II
1. Local Economic Incentives for Preservation (Tax abatements, bonds, etc.).
2. Syndicating a Preservation Project
3. Special Rehabilitation Regulations (historic building codes, energy conservation, handicap access).
4. The Quiet Revolution in State Preservation Incentives and Regulations.

12 noon  Special Luncheon Address
        (Speaker to be announced)

2 p.m.  Concurrent Workshops III
2. Federal Preservation Law and Its Impact on Development (National Historic Preservation Act, National Environmental Protection Act, etc.)
3. Creative Financing for Small Rehabilitation Projects (Under $500,000)
4. Drafting and Administering Local Preservation Ordinances.

3:45 p.m.  Federal Rehabilitation Incentives: What's Ahead, the 1984 Tax Bill Beyond (Closing Plenary Session)
        Panel: Ian Spatz, Thomas A. Co and Nellie L. Longsworth

4:30 p.m.  Adjournment
REGISTRATION INFORMATION

There is a preconference registration fee of $250 ($300 after November 9), which includes lunch on Friday, November 30, coffee breaks and a copy of the conference publication.

To register, please complete the attached form and return it along with a $250 check ($300 after November 9) made payable to the National Trust for Historic Preservation, to: Center for Preservation Training, National Trust for Historic Preservation, 1785 Massachusetts Avenue, N.W., Washington, D.C. 20036. For general conference information, call (202) 673-4033. For registration information, (202) 673-4088. Early registration is encouraged. No partial registrations can be accepted. Refunds for cancellation received at the National Trust for Historic Preservation by November 15 will be made in full. Refunds for cancellation after that date can be made only if the reserved place can be filled by someone on the conference waiting list.

HOTEL ACCOMMODATIONS

The conference will be held at the Americana Hotel, 200 Main Street, Fort Worth, Tex. 76102. (817) 870-1000. The new Americana is recognized as one of the outstanding hotels of the Southwest and is adjacent to restored Sundance Square.

The Americana is holding a limited number of rooms for conference participants for Wednesday, Thursday and Friday evenings, November 28, 29 and 30, 1984. Because of the Americana’s support for historic preservation and for this conference, the hotel has offered an exceptional conference room rate of $50 per night, single occupancy, and $60 per night, double occupancy. Participants are responsible for making their own hotel reservations. Please check the space provided on the registration form, if you would like to receive a hotel reservation card along with confirmation of the National Trust’s receipt of your conference registration. Rooms at the Americana are being offered at the special conference rate only until November 7, 1984. After that date, any additional reservations will be taken on a space available basis.

REGISTRATION REUSING OLD BUILDINGS Preservation Law and The Development Process

November 28-30, 1984
Americana Hotel, Fort Worth, Tex

☐ I would like to register for the preservation law and enclose a check for $250 ($300 after November 9) to the National Trust for Historic Preservation (Center for Preservation Training, National Trust Preservation, 1785 Massachusetts Avenue, N.W., Washington, D.C. 20036.)

☐ I cannot attend this conference but would like to subsequent preservation law conferences.

☐ I cannot attend, but please send me information on:
☐ Conference study materials
☐ Handbook on Historic Preservation Law
☐ Preservation Law Reporter

☐ Please send me ______ additional conference if I can alert others to this conference.

NAME ________________________
(Please type or print)

TELEPHONE ____________________
(Business)

____________________________
(Home)

AFFILIATION __________________
(For name badge)

MAILING ADDRESS ______________

☐ Please send me hotel information and a reservation for the Americana Hotel.

☐ I plan to participate in the scheduled architectural preservation tours of Fort Worth on Wednesday, November 28. Please send me details so that I may select a building.
APPENDIX D

INTERIM GUIDELINES
HISTORIC DISTRICTS APPLYING FOR
HISTORICAL DISTRICT REVOLVING LOAN FUND
Applications to the Historical District Revolving Loan Fund

INTERIM GUIDELINES

Legislative Intent

"It is the intent of the Legislature to foster an awareness of the need to preserve our historic past; to protect those visible aspects of our invaluable heritage so that present and future generations may continue to be enriched by the originality and strength of Alaska's architectural and cultural beginnings"

(Section 1, chapter 139, SLA 1977)

The historic district guidelines provided in this document are intended to preserve and protect historic or architecturally worthy buildings, structures, sites, monuments, streetscapes, squares and neighborhoods of Alaskan historic districts.

Elements of the HSAC Concern

The Historic Sites Advisory Committee (HSAC) shall be concerned in their review of applications to the Historical District Revolving Loan Fund with those elements of restoration, improvement, rehabilitation or maintenance that affect the visual quality in historic districts. However, the HSAC shall only consider details of design, interior arrangements, or building features that are subject to public view, and may only make requirements for the purpose of preventing development, alteration or demolition in individual historic districts that is obviously incongruous with the specified historic district.

Sec. 1 Preservation of Historical and Architectural Character

(a) These guidelines apply to historic buildings, structures or objects or any part of or appurtenance to such a building, structure or object, including awnings, marquees, fences, light fixtures, steps, and signs. Buildings, structures, or appurtenances may be moved and reconstructed, altered or maintained only in such a manner that will preserve the historical and architectural character of the building, structure or appurtenance.

(b) A historic building may be relocated to another site within the historic district only if it is shown that preservation on its current site is inconsistent with subsection (a).

Sec. 2 Compatibility of Nonhistoric Buildings with Other Buildings in Historic Districts

The construction of a new building or structure, and the moving, reconstruction, alteration, major maintenance, or repair (involving a color, material, or fenestration) change conspicuously affecting the
external appearance of any non-historic building, structure, or appurtenance within the district) must be generally of a design, form, proportion, mass, configuration, material, texture, color, and orientation on a lot compatible with other buildings in the historic district (particularly buildings designated as historic) and with places to which it is visually related.

Sec. 3 Visual Compatibility Factors

Within the area of the historic district, new buildings and structures, as well as buildings, structures, and appurtenances that are moved, reconstructed, materially altered, repaired, or changed in color, material or fenestration must be visually compatible with other buildings and places to which they are historically related generally in terms of the following factors:

(1) HEIGHT. The height of proposed buildings must be visually compatible with adjacent buildings.

(2) PROPORTION OF THE BUILDING’S FACADE. The relationship of the width of a building to the height of the front elevation must be visually compatible to buildings and places to which it is historically and visually related.

(3) PROPORTION OF OPENINGS WITHIN THE FACILITY. The relationship of the width of the windows to the height of windows in a building must be visually compatible with buildings and places to which it is visually related.

(4) RHYTHM OF SOLIDS TO VOIDS IN FACADES. The relationship of solids to voids in the front facade of a building must be visually compatible with buildings and places to which it is historically and visually related.

(5) RHYTHM OF SPACING OF BUILDINGS ON STREETS. The relationship of a building to the open space between it and adjoining buildings must be visually compatible with buildings and places to which it is historically and visually related.

(6) RHYTHM OF MATERIALS, TEXTURE, AND COLOR. The relationship of the materials, texture, and color of the facade of a building must be visually compatible with the predominant materials used in the buildings to which it is historically and visually related.

(7) ROOF SHAPES. The roof shape of a building must be visually compatible with the buildings to which it is historically and visually related.

(8) WALLS OF CONTINUITY. Appurtenances of a building, such as walls, fences, landscaping masses, and building facades, must form cohesive walls of enclosure along the street, if necessary to insure visual compatibility of the building to other historic buildings with similar walls of enclosure to which it is historically and visually related.

(9) SCALE OF A BUILDING. The size of a building, and the mass of a building in relation to open spaces, windows, door openings, porches, and
balconies must be visually compatible with the buildings and places to which it is historically and visually related.

(10) DIRECTIONAL EXPRESSION. A building must be visually compatible with the buildings and places to which it is historically and visually related in its directional character, including vertical character, horizontal character or nondirectional character.

(11) DETAILING. New construction or remodeling of recent construction to achieve compatibility with historical character of the district (per 1 - 11) will be achieved using current idioms of detail and more current available materials. Copying details is not a desirable objective because it creates confusion as to the comparative historicity of structures in the district.

(12) MODERN INTRUSIONS. The addition of modern intrusions (burglar bars on windows, dish antennas for television reception, solar panels, etc.) are not prohibited but must be added inconspicuously with thought given to keeping the principal facade of the building compatible with buildings to which it is historically and visually related.

(13) LANDSCAPING. The building must be landscaped so as to be visually compatible with buildings to which it is historically and visually related. To achieve this visual homogeneity, the massing and placement of vegetation will be appropriate to the historic district. Street set backs shall be treated in a manner appropriate to the historic district. Materials used to landscape the site (such as signs, sidewalks and fencing) will be maintained.
APPENDIX E

CERTIFIED LOCAL GOVERNMENT
HISTORIC PRESERVATION PROGRAM - REGULATIONS
CERTIFIED LOCAL GOVERNMENT
HISTORIC PRESERVATION PROGRAM, ALASKA

REGULATIONS

Department of Natural Resources
Division of Parks and Outdoor Recreation
Office of History and Archaeology
P.O. Box 7001
Anchorage, Alaska 99510
(907) 561-2020
INTRODUCTION

The Certified Local Government (CLG) program was mandated in 1980 in the National Historic Preservation Act (NHPA), as amended. A CLG is a local government "that has been certified to carry out the purposes of the National Historic Preservation Act". Implementing regulations are found in 36 CFR 61.

The State of Alaska has recognized a local government's right to protect, identify, and preserve historic sites, buildings, and monuments. The Alaska Historic Preservation Act (AHPA) provides for, among other things, exceptions and exemptions to tax status for recognized historic properties.

The Alaska Historic Sites Advisory Committee (HSAC) is the state's Review Board and that committee will have responsibility for making recommendations for the allocation of each CLG's share of the Historic Preservation Fund (HPF) grant. The committee is mandated by the NHPA and the Alaska Historic Preservation Act, AS 41.35.110-190.

Many Alaskan communities already have historic districts, historic commissions, landmark commissions and ordinances on historic preservation. Therefore, these communities meet some of the CLG criteria and are a "step ahead" of the process. It should not prove difficult for many communities to meet the requirements of the CLG program. The CLG program should serve to encourage new and to further existing preservation efforts in the State of Alaska.
REQUIREMENTS AND RESPONSIBILITIES OF THE CLG'S

There are five basic requirements set out in 36 CFR 61 for certification under the CLG program. They are as follows (with additional Alaska requirements):

1) THE LOCAL GOVERNMENT MUST "Enforce appropriate State or local legislation for designation and protection of historic properties."

   a) The Local Government Shall: enforce the Alaska Historic Preservation Act, whenever appropriate.

   b) The Local Government Shall: devise and enforce a local historic preservation act, law, or ordinance.

2) THE LOCAL GOVERNMENT MUST "Establish and adequate and qualified historic preservation review commission by State or local legislation."

   a) The Local Government Shall: establish regulation mandating the commission, if such is not already in place. Some communities and boroughs have historical commissions already working toward local preservation projects. These communities and boroughs may adapt their commissions for the CLG projects.

   b) The Local Government Shall: make a reasonable effort to compose its commission of the following members to the extent feasible:

      1 architect or historical architect,
      1 archaeologist,
      1 historian,

   at least 4 other people (for a minimum total of 7), and as many other people as the Government feels are necessary to complete the membership. The commission members should include indigenous ethnic group members and individuals who have demonstrated special interest or expertise in history, architecture, or a related discipline (to include, but is not limited to, anthropology, economics, planning, law, oral history, grants administration, or others to be decided by the State Historic Preservation Office on a case by case basis). The commission members will serve three-year terms at staggered intervals. No limit is placed on the number of terms a member may serve, however, the commission may place such restrictions on its own members if it so wishes. The commission shall meet a minimum of 2 times per year. The commission may, at its discretion, retain a consultant in order to meet the professional requirements. That consultant must be qualified under the standards defined in Appendix A of 36 CFR 61.

   c) The Local Government Commission Shall:

      i) develop a local historic preservation plan - to include provision for identification, protection and interpretation of the area's significant resources. Such plan is to be compatible with the Alaska Historic Preservation Plan,
and to produce information compatible with and for the Alaska Heritage Resources Survey (AHRS).

ii) review and make recommendations about local projects that might affect properties identified in the historic preservation plan. This refers only to projects not covered under existing state and federal review.

iii) review and develop nominations to the National Register of Historic Places for properties within its jurisdiction.

3) **THE LOCAL GOVERNMENT MUST "Maintain a system for the survey and inventory of historic properties."**

   a) The Local Government Shall: maintain a basic working inventory of the resources in the local area in conjunction with the local historic preservation plan. Subsequent to the development and implementation of the plan, survey and inventory will be an ongoing process in the CLG.

   b) The Local Government Shall: establish an inventory system compatible with the AHRS; information is to be supplied to the Division of Geology and Geophysical Survey (DGGS), Archaeology Section on their AHRS forms.

   c) The Local Government Shall: maintain the data in a file to be released on a need-to-know basis to planners, land managers, qualified researchers, etc., otherwise, site location information should be held confidential to protect sites from possible vandalism.

4) **THE LOCAL GOVERNMENT MUST "Provide for adequate public participation in the local historic preservation program including the process of recommending properties to the National Register."**

   a) The Local Government Shall: provide for public participation in development and review of the local historic preservation plan.

   b) The Local Government Shall: send out nominations to the National Register of Historic Places to appropriate groups/individuals for review before submitting the nomination to the State Historic Preservation Officer (SHPO) for the HSAC review.

   c) The Local Government Shall: maintain minutes of all meetings and records of other actions undertaken by the commission.

5) **THE LOCAL GOVERNMENT MUST "Satisfactorily perform the responsibilities delegated to it under the Act."**

   a) The Local Government Shall: provide a draft of the local historic preservation plan for SHPO review.

   b) The Local Government Shall: provide annual reports of all activities to the SHPO. This is to include information on the CLG's
fiscal management of HPF monies. For requirements concerning fiscal management, see the Funds Transfer Guidelines section.

c) The Local Government Shall: provide annual updates to DGGS of AHRS information.

d) The Local Government Shall: provide a commission member list and member's qualifications to the SHPO every other year.

e) The Local Government Shall: provide the Alaska State Library system with the appropriate number of copies of any survey reports directly upon receiving an approval of the report from the SHPO.

The annual and biennial information to be supplied to SHPO/DGGS may be consolidated into one report submitted to SHPO, as long as the AHRS information is easily detachable for forwarding to DGGS.
CLG CERTIFICATION PROCESS

Application for certification is to be made by the chief elected or appointed official of the local governing body to the SHPO. The Alaska SHPO will then make recommendations on the certifications to the National Park Service. The application for certification must include:

1) A statement that the CLG will comply with all appropriate laws and regulations as stated above, under requirement 1 on page 2.

2) The local historic preservation law or a draft of the proposed regulation (with probable timetable for implementation).

3) A preliminary list of resources identified by the CLG as historic or potentially historic.

4) A draft of, a final of, or a proposal for, a local historic preservation plan.

5) Resumes of the professional members of the commission and names and occupations of all other members with a statement of member expertise.

6) Statement of goals that are proposed to be completed with the grant.

7) Other information deemed relevant by the applicant.

CLG DECERTIFICATION PROCESS

If the program is found inadequate after monitoring, the SHPO will recommend certain actions to the CLG designed to upgrade the program. The CLG will have 6 months to do so. If insufficient improvement is made, the SHPO may recommend to the Secretary of the Interior that the CLG be decertified. The CLG may petition the SHPO to be decertified at any time; however, decertification will not release the CLG of any prior responsibilities and obligations under HPF grant guidelines.
FUNDING PRIORITY AND CRITERIA FOR SELECTION

Funds will be awarded on a competitive basis to CLG's. Criteria for selection are:

1) Any State directed specific uses of funds are to be for activities that are eligible for HPF assistance.

2) Determination of acceptable matching share (50%).

3) Clear and precise goals for the funds which are realistic and attainable within the funding period, i.e. potential products to be submitted.

4) Demonstration of a commitment to historic preservation within the CLG area and the state.

5) Additional criteria may be required for each year's program as specified in the State's annual HPF program.

6) Any State directed specific uses of funds are to be consistent with the State Comprehensive Historic Preservation Planning Process.

The HSAC will consider the following criteria in making funding decisions (not in a priority order):

1) The extent to which the application covers property(ies) that may be adversely affected by development or natural dangers such as erosion;

2) the extent to which the project has good or high potential for finding and/or nomination properties that qualify for the National Register;

3) the extent to which the project is part of or related to other historic preservation projects or programs;

4) the extent to which the scope of work is consistent with available funding and time;

5) the extent to which the project will enhance the knowledge and understanding of the history or prehistory of a given area;

6) and any other criteria deemed appropriate or necessary.

Applications for CLG grants will be reviewed by the SHPO and the SHPO core staff (archaeologist, historian, and architectural historian), as well as the grants administrator for completeness and accuracy. During one of its regularly scheduled meetings, the HSAC will make recommendations on grant allocations to the SHPO who will make the final decision on grant allocations. These allocations will be based on the funding priorities described above and guidelines developed by the SHPO and HSAC. The allocation for CLG grants will be distributed among the most applicants possible depending on the number and quality of applications. Each selected applicant will receive sufficient monies for a specific product to be produced, even if this means that few grants will be awarded.
The CLG monies will not be distributed evenly among all applicants. However, no CLG will receive a disproportionate share of the allocation. There will usually be a relatively small number of dollars in the program, therefore the funds awarded shall be in amounts sufficient to produce a specific impact, i.e., a product or a result. The product orientation or evidence of measurable results may not be waived even if there are many otherwise eligible applicants for the amount set aside for the CLG share. Examples of appropriate products are: nomination(s) to the National Register; demonstration of local projects reviewed; submission of AHRIS data to the DGGS, Archaeology Section; a historic building survey and inventory; or other type of survey. Yearly renewal of the grant is not possible. Each CLG must resubmit an application and may be denied the grant or the amount may be diminished as a result of the annual review, or per the biennial review of the CLG.

In order to promote local preservation activities, the State of Alaska shall make reasonable efforts to distribute the CLG share among the maximum number of eligible local jurisdictions to the extent that such distribution is consistent with 36 CFR 61.6(f)(1). We to ensure a reasonable distribution of CLG monies between urban and rural areas, cities with populations over 20,000 will be considered urban and will not receive a disproportionate amount of CLG grants. In 1985 there were three cities in Alaska with a population more than 20,000 (Juneau = 28,941, Fairbanks = 27,103, Anchorage = 244,030). Most cities and boroughs have a population considerably less than 10,000 people.

The rationale for applicants selected for the CLG program shall be made available to the public, upon request.
FUNDS TRANSFER GUIDELINES

Funds will be transferred and monitored per HPF grant guidelines already established in accordance with the National Register Programs Manual. This is in accordance with the provision that a CLG is a subgrantee of the State and is subject to the same regulations as all other grant recipients. Funds will also be administered and monitored by the state and by the local government per all the applicable sections of OMB Circular A-102, Attachment P, "Audit Requirements".

The local government shall provide for adequate financial management systems in accordance with standards specified in OMB Circular A-102, attachment G, "Standards for Grantee Financial Management Systems." Local financial management systems shall be auditable in accordance with the GAO's Standards for Audit of Governmental Organizations, Programs, Activities, and Functions.

State evaluations of the CLG fiscal management of HPF monies shall occur once every two (2) years, as a separate evaluation from that conducted as a result of the yearly annual reporting of the CLG to the SHPO (see Section 5, b under "Requirements and Responsibilities of the CLG's").

Indirect costs may be charged as part of the CLG grant only if the CLG subgrantee meets the requirements of Chapter 12 of the National Register Programs Manual. Unless the CLG has a current indirect cost rate approved by the cognizant Federal agency, only direct costs may be charged.

Furthermore, the State of Alaska sets out the following general provisions of the CLG's and HPF grants:

1) The State will designate at least a 10% share of its yearly HPF grant allocation to the CLG program.

2) The State will designate one half of any excess of the State's HPF grant appropriation to the CLG program in any year in which the nationwide appropriation exceeds $65,000,000.

3) All CLG's will be eligible to receive funds from the 10% share.

4) The State is not required to award funds to all governments that are eligible to receive funds.

5) The CLG grant may not be used as a matching share for any other federal grant.

6) The CLG shall adhere to any requirements mandated by Congress regarding the use of such funds.

7) CLG requirements will be included in the State's required written grant agreement with the local government.
GLOSSARY OF TERMS

Alaska Heritage Resources Survey (AHRS) is Alaska's inventory of documented prehistoric and historic sites.

Approved State program means a State historic preservation program that has been approved by the Secretary of the Interior in accordance with Sec. 101(b) of the "National Historic Preservation Act, as amended".

Certified local government means a local government that has been certified to carry out the purposes of the "National Historic Preservation Act, as amended", in accordance with section 101(c) of the Act.

Chief elected local official means the elected head of a local government.

CLG share means the funding authorized for transfer to local governments in accordance with Section 103(c) of the "National Historic Preservation Act, as amended".

Comprehensive historic preservation planning means an ongoing process that is consistent with technical standards issued by the Department of the Interior and which produces reliable, understandable, and up-to-date information for decision-making related to the identification, evaluation, and protection/treatment of historic resources.

Comprehensive statewide historic preservation plan means the part of the planning process that conforms to the Secretary's Standards for Preservation Planning and is approved as part of the State Program Approval Process. The comprehensive plan entails the organization into a logical sequence of preservation information pertaining to identification, evaluation, registration, and treatment of historic properties, and setting priorities for accomplishing preservation activities.

Division of Geological and Geophysical Surveys (DGGS) is the division in the Department of Natural Resources that maintains the Alaska Heritage Resources Survey (AHRS).

Historic Preservation Fund (HPF) means the monies accrued under the Outer Continental Shelf Lands Act, as amended, to support the program of matching grants-in-aid to the States for historic preservation programs and projects, as authorized by Sec. 101(d)(1) of the "National Historic Preservation Act, as amended".

Historic preservation review commission means a board, council, commission, or other similar collegial body which is established in accordance with 36 CFR 61.4(c)(2).

Local government means a city, municipality, or borough, or any other general purpose political subdivision of any State.

National Register of Historic Places means the national list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture, maintained by the
Secretary of the Interior under authority of Section 101(a)(1)(A) of the "National Historic Preservation Act, as amended".

The National Register Programs Manual means the manual that sets forth NPS administrative procedures and guidelines for activities concerning the federally related historic preservation programs of the National Trust for Historic Preservation, the States, and local governments. This manual includes guidelines and procedures for the administration of the historic preservation grants-in-aid program, and supercedes the "HPF Grants Management Manual".

National Park Service means the bureau of the Department of the Interior to which the Secretary of the Interior has delegated the authority and responsibility for administering the National Historic Preservation Program.

Secretary means the Secretary of the Interior. Unless otherwise stated in law or regulation, the Secretary has delegated the authority and responsibility for administering the National Historic Preservation Program to the National Park Service.

Secretary's Standards and Guidelines means the "Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation". The Standards and Guidelines provide technical information about archaeological and historic preservation activities and methods. The Standards and Guidelines are prepared under the authority of Sections 101(f), (g), and (h), and Section 110 of the National Historic Preservation Act, as amended. The subjects covered in the Standards and Guidelines may include: Preservation Planning, Identification, Evaluation, Registration, Historic Research and Documentation, Architectural and Engineering Documentation, Archaeological Investigation, Historic Preservation Projects, and Preservation Terminology.

State means any State of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Virgin Islands, American Samoa, the Commonwealth of the Northern Mariana Islands, and the Trust Territories of the Pacific Islands.

State Historic Preservation Officer (SHPO) is the official within each State who has been designated and appointed by the Governor to administer the State historic preservation program in the State.

State Program means the State historic preservation program in the State.

Subgrantee means the agency, institution, organization or individual to which a subgrant is made by the State and which is accountable to the State for use of the funds provided.
CERTIFICATION APPLICATION PACKAGE FOR THE
CERTIFIED LOCAL GOVERNMENT HISTORIC PRESERVATION PROGRAM, ALASKA

Department of Natural Resources
Division of Parks and Outdoor Recreation
Office of History and Archaeology

P.O. Box 7001
Anchorage, Alaska 99510

(907) 561-2020
INTRODUCTION

This is an application package for certification under the Certified Local Government (CLG) program in the State of Alaska. Applications may be submitted at any time to:

State Historic Preservation Officer
Office of History and Archaeology
Alaska Division of Parks and Outdoor Recreation
P.O. Box 7001
Anchorage, Alaska 99510

The package is in three parts.

1. Certified Local Government Regulations for the State of Alaska. All CLG's must comply with these regulations in order to be certified.


3. Provisions which must appear in a preservation ordinance to meet the requirements for certified local government.

Assistance in completing the application package may be obtained by writing to, calling (561-2020), or visiting the Office of History and Archaeology (3601 "C" Street, Suite 1278). Application to this program does not constitute an application for grant money.
CERTIFIED LOCAL GOVERNMENT
HISTORIC PRESERVATION PROGRAM, ALASKA

APPLICATION FOR CERTIFICATION

Fill out and return to:
Alaska Division Parks and Outdoor Recreation
Office of History and Archaeology
P.O. Box 7001
Anchorage, Alaska 99510
(907) 561-2020

Street Address:
(to be used for Express or DHL delivery)
Alaska Division of Parks and Outdoor Recreation
Office of History and Archaeology
3601 "C" Street, Suite 1278
Anchorage, Alaska 99510
LETTER OF APPLICATION

State Historic Preservation Officer
Office of History and Archaeology
Alaska Division of Parks and Outdoor Recreation
P.O. Box 7001
Anchorage, Alaska  99510

This is an application for certification under the Certified Local Government Historic Preservation Program:

Community or Borough:______________________________________________

Location:_________________________________________________________

Sincerely,

__________________________________________

Applicant's authorized signature

__________________________________________

Applicant's mailing address

__________________________________________

Applicant's telephone number

DATE SUBMITTED:_________________________

DATE POSTMARKED:______________ (to be completed by State)

DATE RECEIVED:______________________ (to be completed by State)
APPLICATION FORM FOR CERTIFICATION UNDER THE
CERTIFIED LOCAL GOVERNMENT HISTORIC PRESERVATION PROGRAM, ALASKA

Community or Borough: ____________________________________________

Address: _______________________________________________________

Date: ___________________________________________________________

Name and title of responsible individual: ______________________________
This person is authorized by the elected body represented to make this applic-
ation.

_______________________________________________________________

NOTARY SEAL

1) The applicant must state that as a Certified Local Government (CLG), they
will comply with all appropriate laws and regulations as stated in the
Requirements and Responsibilities section of the CLG regulations.

2) Please attach a copy of the local historic preservation law, or a draft
of the proposed regulation with a probable timetable for implementation.

3) Please attach a draft of, a final of, or a proposal for, a local historic
preservation plan.

4) Please list all commission members:

   Professional                           Public
   ____________________________________________
   ____________________________________________
   ____________________________________________
   ____________________________________________
5) Please attach resumes of all professional members of the commission and occupations and member expertise for all non-professional members.

6) Please make a brief statement of the goals you propose to accomplish under this program, if funds are awarded to you.

7) Please provide a preliminary list of resources identified by you, as historic or potentially historic in your area.
8) Please provide any other information you deem relevant to your application for certification.
1. I understand that this is an application for certification in the Certified Local Government Program.

2. In submitting this application, I understand that it is my responsibility to comply with all requirements of the program as stated in the "Requirements and Responsibilities of a CLG".

3. In submitting this application, I understand that records of the program are subject to biennial review and audit. The program may be decertified if it is found inadequate.

4. I understand that this is not an application for a grant and that no money will be forthcoming.

Signature of authorized applicant

NOTARY SEAL
CERTIFIED LOCAL GOVERNMENT HISTORIC
PRESERVATION PROGRAM, ALASKA

GUIDELINES FOR PRESERVATION ORDINANCE

Alaska Division of Parks and Outdoor Recreation
Office of History and Archaeology
P.O. Box 7001
Anchorage, Alaska 99510
(907) 561-2020
PROVISIONS WHICH MUST APPEAR IN A PRESERVATION ORDINANCE TO MEET
THE REQUIREMENTS FOR CERTIFIED LOCAL GOVERNMENTS

Purpose: To establish by ordinance a local preservation commission to undertake specified historic preservation duties including, survey and inventory, review of nominations to the National Register, preservation education and advice and enforcement of local and state preservation laws.

Preservation Ordinance Requirements.

Section One. Historic Preservation Commission.

A historic preservation commission must be established with the minimum following provisions:

A. Seven members (minimum) with a demonstrated interest, competence, or knowledge in historic preservation, appointed for terms of not less than three years.

B. To the extent available in the community, three commission members shall be professionals, as defined by National Park Service regulations, from the disciplines of history, architecture or architectural history, and archaeology.

C. The commission will meet at least twice each year and conduct business in accordance with the Open Public Meeting Laws of Alaska. This includes public notification of meeting place, time, and agenda items.

D. Written minutes of each commission meeting will be prepared and made available for public inspection.

Section Two. Commission Duties.

A. Survey and Inventory Community Historic Resources.

The historic preservation commission shall conduct or cause to be conducted a survey of the historic, architectural, and archaeological resources within the community. The survey shall be compatible with the Alaska Heritage Resources Survey and able to be readily integrated into statewide comprehensive historic preservation planning and other planning processes. Survey and Inventory documents shall be maintained and released on a need-to-know basis to protect the site location from possible vandalism (see Section 3(a-c) CLG regulations). The survey will be updated at least every ten years.

B. Review Proposed Nominations to the National Register of Historic Places.

The historic preservation commission shall review and comment to the State Historic Preservation Officer on all proposed National Register nominations for properties within the boundaries of the community. When the historic preservation commission considers a National
Register nomination which is normally evaluated by professionals in a specific discipline and that discipline is not represented on the commission, the commission will seek expertise in this area before rendering its decision.

C. Provide Advice and Information.

1. The historic preservation commission shall act in an advisory role to other officials and departments of local government regarding the identification and protection of local historic and archaeological resources.

2. The historic preservation commission shall work toward the continuing education of citizens regarding historic preservation and the committee's history.

D. Enforcement of Local Historic Preservation Laws.

If a local government has passed or proposes to pass local laws providing for additional activities by the commission or staff, they should be noted here. The additional activities may not be eligible for funding under the Historic Preservation Certified Local Government Program.

E. Enforcement of State Historic Preservation Laws.

The commission shall support the enforcement of the Alaska Historic Preservation Act (AS 41.35).
APPENDIX F

LIST OF STATE OF ALASKA AGENCIES
WITH GRANT FUNDS
<table>
<thead>
<tr>
<th>Name of Agency</th>
<th>Location</th>
<th>Type of Assistance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Office of History &amp; Archaeology</td>
<td>P.O. Box 7001</td>
<td>Historic Preservation Grants-in-Aid</td>
</tr>
<tr>
<td>Div. of Parks &amp; Outdoor Recreation</td>
<td>Anchorage, Ak. 99510</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(3601 C St. #1278)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Phone: 561-2020</td>
<td></td>
</tr>
<tr>
<td>2. Div. of Investments</td>
<td>675 7th Ave. Stn. A</td>
<td>Historical District Revolving Loan</td>
</tr>
<tr>
<td>Dept. of Commerce &amp; Economic Develop't</td>
<td>Fairbanks, Ak. 99701</td>
<td>Fund</td>
</tr>
<tr>
<td></td>
<td>Phone: 452-8182</td>
<td></td>
</tr>
<tr>
<td>3. Alaska Historical Commission</td>
<td>P.O. Box 7001</td>
<td>Historical Research &amp; Grants Program</td>
</tr>
<tr>
<td></td>
<td>Anchorage, Ak. 99510</td>
<td>(note: unfunded FY87)</td>
</tr>
<tr>
<td></td>
<td>Phone: 561-2020</td>
<td></td>
</tr>
<tr>
<td>4. Alaska Humanities Forum</td>
<td>943 W. 6th Ave.</td>
<td>Grant Program</td>
</tr>
<tr>
<td></td>
<td>Anchorage, Ak. 99501</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Phone: 272-5341/276-3041</td>
<td></td>
</tr>
<tr>
<td>5. Alaska State Museum</td>
<td>Pouch FM</td>
<td>Technical assistance</td>
</tr>
<tr>
<td></td>
<td>Juneau, Ak. 99811</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Phone: 465-2901(info)</td>
<td></td>
</tr>
<tr>
<td>6. Alaska State Council on the Arts</td>
<td>619 Warehouse Ave.</td>
<td>Grant Program</td>
</tr>
<tr>
<td></td>
<td>#220</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Anchorage, Ak. 99501</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Phone: 279-1558</td>
<td></td>
</tr>
<tr>
<td>7. Div. of Tourism</td>
<td>Pouch E</td>
<td>Small publication grants</td>
</tr>
<tr>
<td>Dept. of Commerce &amp; Economic Development</td>
<td>Juneau, Ak. 99811</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Phone: 465-2010</td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX G

CITY OF FAIRBANKS ORDINANCE #4354
& BOROUGH OVERLAY HISTORICALLY SIGNIFICANT ORDINANCE
ORNAMENT NO. 4354, AS AMENDED

AN ORDINANCE TO AMEND FGC CHAPTER 2, LEGISLATIVE, JUDICIAL, ADMINISTRATIVE AND BOARDS, ARTICLE IV, DIVISION 13, COMMISSION ON HISTORIC PRESERVATION, BY ADDING SECS. 2.491.1 THROUGH 2.491.14 TO ESTABLISH HISTORIC DISTRICTS AND PROVIDE PROCEDURES AND CRITERIA RELATED THERETO; AND SETTING AN EFFECTIVE DATE.

WHEREAS, downtown redevelopment, street remodeling and other actions associated with a changing, dynamic region of the city threaten the destruction or erosion of areas and structures of special historic, cultural, architectural or esthetic value; and

WHEREAS, the preservation and continued utilization of many such areas and structures are necessary, desirable and in the public interest, and such actions will advance the general welfare of the citizenry; and

WHEREAS, many of these areas and structures embody a sense of time and place unique to Fairbanks, and many exemplify and reflect the cultural, social, economic, political or architectural history of the nation, territory, state and city.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows:

SECTION 1. That FGC Chapter 2, Legislative, Judicial, Administrative and Boards, Article IV, Division 13, Commission on Historic Preservation, be amended by adding new Sections 2.491.1 through 2.491.14, as follows:

Sec. 2.491.1. Purpose.

The purposes of this ordinance are:

(a) To foster pride in the beauty and noble accomplishments of the past;
(b) To protect and enhance the attractiveness of the city and thereby support and promote economic benefits;
(c) To ensure the preservation and rehabilitation of buildings and structures of historic significance;
(d) To provide procedures for the review of any proposed alterations to structures within historic districts;
(e) To encourage individuals, citizen groups and other interested parties to create areas within the city which will serve to protect and enhance the distinctive historic and architectural characteristics of Fairbanks; and
(f) To generate grants and other monies to protect, enhance and rehabilitate structures of historic significance and, therefore, to conserve and improve the value of properties within historic districts.
Sec. 2.491.2. Definitions.

(a) "Alteration" means any act or process that changes one or more of the exterior architectural characteristics of a structure.

(b) "Certificate of Appropriateness" means a certificate issued by the city council indicating its finding that a proposed alteration, construction, removal or demolition of a structure within an historic district meets the criteria of the ordinance which establishes that district.

(c) "Certificate of Economic Hardship" means a certificate issued by the city council authorizing an action or inaction relating to alteration, construction, removal or demolition of a structure within an historic district which does not meet the criteria of the ordinance creating that historic district, the denial of which would render an unusually harsh economic hardship on the property owner.

(d) "Council" means the Fairbanks city council.

(e) "Commission" means the Fairbanks Historical Preservation Commission.

(f) "Historic district" means an area designated by ordinance of the city council and describing included properties by block and lot description, within which one or more landmarks or other historically significant properties or structures are specifically identified.

(g) "Structure" means anything constructed or erected, the use of which requires permanent or temporary location upon real property including but not limited to buildings, fences, greenhouses, landscape features, gazebos, advertising signs and swimming pools or saunas.

Sec. 2.491.3. Powers and duties of the Fairbanks Historic Preservation Commission relating to establishment of historic districts.

The Fairbanks Historical Commission, established under FGC 2.490 - 2.490.4, in addition to the responsibilities set forth therein, shall have, as appropriate, the power or duty:

(a) To recommend to the council such studies and surveys as may be needed to ensure the promotion of historic preservation and historic districts within the city;

(b) To assist the council in nominating historic districts to the National Register of Historic Places;

(c) Within the limitations of available resources, to inform and educate the public concerning the historic heritage of the city through the publication of appropriate materials, and by sponsoring informational meetings and seminars on subjects related to historic preservation, particularly:

1. procedures for nominations to the National Register of Historic Places,
2. procedures for the establishment of historic districts under state and city laws and ordinances, and
3. information on the availability of grants, whether from government or private sources, for historic preservation or restoration.

(d) Within the limitations of available resources, to retain such specialists or consultants and to appoint such advisory committees of citizens as may from time to time be considered necessary or prudent by the Commission in the performance of its duties hereunder;

(e) To offer testimony and information relating to historic preservation and other historic matters to public bodies;

(f) To assist the city and council in the development of incentive funds and other programs to promote historic districts and historic preservation;
(g) Upon delegation by the council to act in its place in the event of any delegation of authority under Sec. 2.491.14;

(h) To establish procedures reasonable and necessary for the exercise of the Commission's powers and duties; and

(i) To undertake any action necessary for the implementation of its powers and duties.

Nothing in this section may be construed to limit or supersede the powers of the council nor to establish any delegation of those powers without specific action by the council under Sec. 2.491.14 hereof.

Sec. 2.491.4. Nomination of historic districts; authority of the council.

The council is designated the Historic District Commission for the city of Fairbanks but may delegate portions of its authority under Sec. 2.491.14 hereof. Nominations for historic districts shall be made to the council on a form prepared by the city attorney in consultation with the Commission, and which shall set forth the obligations and duties imposed on property owners within such districts. An informational copy of any completed nomination shall be provided to the Commission. Nominations shall be signed by all those record property owners who wish to be included in the proposed district.

Sec. 2.491.5. Historic district criteria.

An historic district shall contain properties or structures which:

(a) Are associated with events that have made a significant contribution to the history of Fairbanks;

(b) Are associated with the lives of persons significant to the history of Fairbanks;

(c) Have yielded or may be likely to yield information important in history or prehistory;

(d) Have character, interest or values as part of the development, heritage or cultural characteristics of Fairbanks or Alaska;

(e) Embody design elements considered structurally or architecturally innovative;

(f) Provide familiar exterior architectural features which, through their unique location or singular physical characteristics render the district worthy of recognition;

(g) Have a character that shows a fine or unique example of a utilitarian structure; or

(h) Have suitability for preservation or restoration as determined by the council.

Sec. 2.491.6. Nomination process.

Upon receipt of a completed nomination proposing an area of the city as an historic district, the council shall publish notice of the time set for hearing on the nomination and shall include in the published notice a complete and clear description of the boundaries of the proposed district, and a short descriptive summary of the nomination. Public hearing on the nomination shall be held within 45 days of its filing. Any person may offer written or oral comments at the hearing and if it is not acting as the delegate of the council under Sec. 2.491.14 hereof, the Commission shall make a written recommendation to the council on the nomination no later than the date of the hearing. Within 30 days after close of the hearing the council shall determine whether the proposed district meets the criteria of this ordinance and may therefore be established as an historic district. The council's determination shall be in writing, accompanied by a short, written summary of the council's
reasons for its action. The council may approve or disapprove the nomination or it may postpone the matter pending amendment or perfection of the nomination. The filing of a perfected or amended nomination following such a postponement shall be considered a new filing for the purposes of this section, but the hearing thereon shall be limited to the new matter or the deletions in the petition, unless the council orders otherwise.

Sec. 2.491.7. Approval of nomination; district ordinance.

If the council approves a nomination under the procedure of Sec. 2.491.6, it shall direct the city attorney to prepare an ordinance establishing the district and its boundaries. The ordinance shall state the historic or architectural features sought to be preserved. It shall provide rules regulating and, if appropriate, prohibiting alteration and demolition of structures within the district. Included shall be guidelines, standards or rules for new construction in the district. The city attorney shall prepare the ordinance with the participation of the nominators of the district and, if the council so directs, the Commission. The ordinance shall then be calendared as soon as practicable for consideration. After enactment of an ordinance establishing a historic district, a copy of the ordinance and of the maps describing the district shall be kept on file at the offices of the city building department and shall be subject to public inspection.

Sec. 2.491.8. Interim protection of nominated district.

From the time of the filing of a completed nomination form under Sec. 2.491.6 hereof until final action upon the nomination by the council, no building permit shall be issued for alteration, construction, demolition or removal of any property or structure within the nominated district, unless authorized by formal action of the council. For purposes of this section, "final action" shall be

(a) disapproval of a nomination;
(b) the effective date of an ordinance to establish a district after approval of a nomination and the enacting of an ordinance pursuant to the nomination;
(c) failure of an ordinance to establish a district after parliamentary means of reconsideration have been exhausted or not exercised; or
(d) in the case of a postponement, pending amendment or perfection of a nomination, such action as the council may define in its postponement decision.

Sec. 2.491.9. District brochure.

After designation of an historic district by ordinance the Commission shall, within the limits of available funds and resources, direct the preparation and publication of a brochure setting forth the ordinance, a map or maps of the district and a brief monograph explaining the historic, architectural or archeological significance of the district.

Sec. 2.491.10. Unauthorized alterations prohibited.

No person may undertake any construction, alteration, demolition or removal of any property or structure within an historic district established by ordinance under Sec. 2.491.10 hereof which affects the exterior of such property or structure, without first obtaining a certificate of appropriateness or a certificate of economic hardship.
Sec. 2.491.11. Certificate of appropriateness.

A certificate of appropriateness may be sought through a written application to the council stating the alteration sought to be accomplished, the reasons therefor, and why the action sought is consistent with the historic nature of the district. The council shall consider such an application with the same notice and time limitations set forth herein for nominations for districts except that any postponement shall be considered a denial of the certificate, and the council shall issue the certificate upon approval of the application without action by ordinance.

Sec. 2.491.12. Certificate of economic hardship.

A certificate of economic hardship may be sought through a written application to the council stating the proposed alteration, the reasons therefor and information tending to show that the denial of the certificate will work a clear and unquestionable economic hardship of major proportions upon the applicant and that no other reasonable remedy is available to the applicant. The council shall consider such an application with the same notice and time limitations set forth herein for nominations for districts except that any postponement shall be considered a denial of the certificate, and the council shall issue the certificate upon approval of the application without action by ordinance.

Sec. 2.491.13. Fees and penalties.

(a) Any person who acts in violation of Sec. 2.491.10 hereof or who, without authorization by formal action of the council under Sec. 2.491.8 hereof, builds a structure or alters the exterior features of a structure within a nominated historic district which is before the council under a completed nomination form, before final action by the council upon the nomination within the meaning of Sec. 2.491.8 hereof, is guilty of a misdemeanor and shall be punished by a fine of not more than one thousand dollars ($1,000.00). For the purposes of this section each day of a continuing violation shall be considered a separate offense. The offense and penalties set forth herein are cumulative with any other remedies available to the city for violations of any other provisions of the Fairbanks General Code, including but not limited to building code violations.

(b) A fee of seventy-five dollars ($75.00) must accompany an application for the filing of a nomination of an historic district or for a certificate of appropriateness or for a certificate of economic hardship, but the city manager may by formal action waive the fee requirement for good cause shown.

Sec. 2.491.14. City council delegation of authority.

(a) The city council may, at any time it deems appropriate, either generally or on individual occasions, delegate responsibilities of the council under this ordinance or under an ordinance establishing an historic district to either the Fairbanks Historical Preservation Commission or to a design review board which may be established by the council.

(b) A design and review board to which any authority of the council has been delegated under this section shall be composed of three to five members, one of whom shall be a member of the Fairbanks Historic Preservation Commission and the others persons who reside in the city who have a demonstrated interest in and knowledge of the cultural heritage and history of the city. When the council finds it necessary and appropriate to the particular delegated function for which a design review board has been
established, the board shall also include members with relevant professional expertise or experience, including but not limited to architects, landscape architects, historians and artists or art historians.

(c) Whenever a delegation of the authority of the council is made under this section, an appeal from any resulting determination by the Fairbanks Historic Preservation Commission or the particular design review board shall be to the city council. Final action on any matter which must be accomplished by ordinance must be by the council even if it is upon recommendation of the Fairbanks Historic Preservation Commission or of a design review board established under this section.

SECTION 2. That the effective date of this ordinance shall be the 15th day of September, 1984.

BILL WALLEY, Mayor

ADOPTED: September 10, 1984

ATTEST:

CARMA B. ROBERSON, City Clerk
Chapter 18.48.000
OVERLAY DESIGNATIONS

Sections:
18.48.010 Purpose
18.48.020 Procedures
18.48.030 ACZ - Airport Clear Zone Designation
18.48.040 DC - Downtown Core Designation
18.48.050 FH - Flood Hazard Designation
18.48.060 H - Holding Designation
18.48.070 HS - Historically Significant Designation
18.48.080 MHS - Mobile Home Subdivision Designation
18.48.090 FUD - Planned Unit Development Designation

18.48.010 Purpose

An overlay designation is applied to a certain geographic area, already designated with one or more of the conventional zoning districts as provided herein, to effectuate additional and unique regulations on land use development that are necessary for the public health, safety, and welfare but are difficult or impossible to implement because of the standardized regulations of the underlying conventional zoning district or districts.

18.48.020 Procedures

The Planning Commission may, from time to time, apply the various overlay designations to parcels of land for the purpose of meeting the land use needs of the residents of the Borough in conformance with the Comprehensive Plan. In addition, a request for or an amendment to an overlay designation may be initiated by an application; processed in accordance with the procedures established herein for a conditional use request and in accordance with any other procedures adopted by the Borough; by the Department of Community Planning, the Borough Administration, the Fairbanks or North Pole City Council, or by any person or persons. In the latter instance, the application shall be accompanied by a petition favoring the proposed overlay designation signed by the owner of owners of at least fifty-one (51) percent of the property within the area proposed for the overlay designation. If any individual property owner owns more than twenty-five (25) percent of the land area proposed for the overlay designation, then the request for the overlay designation shall contain that property owner's signature.
48.060 H - Holding Designation

A. Purpose. This designation is intended to be applied to an area to prohibit all forms of its development and use until such time as a different and more appropriate zoning district is proposed for the area which the Borough deems acceptable and is in the best interest of the community.

B. Regulations and Standards. The Holding designation is typically applied to land that has been recently annexed, land that has been transferred from federal to state or local ownership, land that has been transferred from state to local ownership, or land that is privately owned; where an intensive study of land use issues and concerns needs to occur before an appropriate zoning district can be given. A specific time limit is normally incorporated into the designation where, upon the lapse of such limit, development may proceed under the standards of the underlying zoning district.

18.48.070 HS - Historically Significant Designation

A. Purpose. This designation is intended to be applied to those areas presently nominated or identified on Federal, State, or local registers of historic areas, places, and monuments and to other areas, places, and monuments not so identified where, in accordance with the standards of the City of Fairbanks Ordinance Number 4354 and other standards, owners of property desire to protect and preserve the architecture and/or character of an historic area, place, or monument.

B. Regulations and Standards. The Historically Significant designation shall only establish architectural and appearance standards and not land use restrictions. Where the standards of this overlay designation conflict with the standards of the underlying conventional zoning district, the most restrictive standards apply.

18.48.080 MHS - Mobile Home Subdivision Designation

A. Purpose. This designation is intended to provide an alternative to conventional housing by permitting mobile home development on privately owned lots. Also, this designation is intended to be applied to a large area where a multi-lot mobile home subdivision can be established and is not intended to be applied on an individual lot by lot basis.

B. Regulations and Standards. The Mobile Home Subdivision designation shall be applied only to underlying residential zoning districts in which conventional single-family detached dwellings are a permitted use. This designation shall be considered only if it is proposed to be applied to one contiguous area not less than five (5) acres in size or to a smaller area if said proposal is adjacent to an existing Mobile Home Subdivision designation.
<table>
<thead>
<tr>
<th>Page</th>
<th>Photographer/Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front/Back Cover &amp; opposite P. 9</td>
<td>1100 Block 1st Avenue, Fairbanks. Brian Allen, 1985</td>
</tr>
<tr>
<td>Title Page: Residential Historic Districts</td>
<td>&quot;Cushman St. Fairbanks, Alaska. Looking North.&quot; University of Alaska Archives, Gen. Historical Collection</td>
</tr>
<tr>
<td>P. 11</td>
<td>Cowles Street, looking northwest. Brian Allen, 1985</td>
</tr>
<tr>
<td>Opposite P. 12</td>
<td>Elevated view of Gold Rush Town, northern half. Brian Allen, 1985</td>
</tr>
<tr>
<td>P. 16</td>
<td>View of 6th Ave./Hall St. Brian Allen, 1985</td>
</tr>
<tr>
<td>Title Page: Commercial Historic Districts</td>
<td>&quot;Second Ave. North Side.&quot; University of Alaska Archives, Griffen Collection</td>
</tr>
<tr>
<td>Opposite P. 32</td>
<td>Courthouse Square - Front View Charles Backus, 1985</td>
</tr>
<tr>
<td>Opposite P. 34</td>
<td>Garden Island Storefronts Brian Allen, 1985</td>
</tr>
<tr>
<td>Opposite P. 35</td>
<td>Crane @ F.E. Industrial Complex Brian Allen, 1978</td>
</tr>
<tr>
<td>P. 36</td>
<td>F.E. Company's Office Building Charles Backus, 1978</td>
</tr>
<tr>
<td>Opposite P. 37</td>
<td>Creamer's Dairy from the fields Charles Backus, 1981</td>
</tr>
<tr>
<td>Title Page: Educational Facilities</td>
<td>Main School -Front View Charles Backus, 1985</td>
</tr>
<tr>
<td>Title Page: Public Buildings</td>
<td>Masonic Temple - Front View Charles Backus, 1978</td>
</tr>
<tr>
<td>P. 46</td>
<td>City Hall Charles Backus, 1985</td>
</tr>
<tr>
<td>Title Page: Railroad, Power &amp; Maritime Facilities</td>
<td>Coal Bunkers Brian Allen, 1978</td>
</tr>
<tr>
<td>Title Page: Subdivisions/ Homesteads</td>
<td>&quot;Dairy Cows/Creamers Field&quot; University of Alaska Archives</td>
</tr>
<tr>
<td>Title Page: Aviation</td>
<td>&quot;Bell P-39s in parking area with alert crew on duty&quot; (Ladd Field) USAF Photo - W.W. II</td>
</tr>
<tr>
<td>Page</td>
<td>Photographer/Year</td>
</tr>
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</tr>
</tbody>
</table>
| P. 55 | Murphy Hall, North Post (Bldg.1045)  
Janet Matheson, 1986 |
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