



Making the Case for
**HISTORIC
SIGNIFICANCE**

Your **KEY** to justifying the
importance of a historic property!

Michael Houser, *State Architectural Historian*
December 2019



To assess Historical Significance

You Need to:

- Become familiar with the community's history
- Use your own expert knowledge



Hat N' Boots Gas Station | Seattle

THE

50

RULE

Historic
Properties are
those which are
**more than
50 years old**



Steilacoom | 1895



Wenatchee | 1928



Walla Walla | c1895



Biggs Junction | 1908

Historic Properties

1966 - 1916



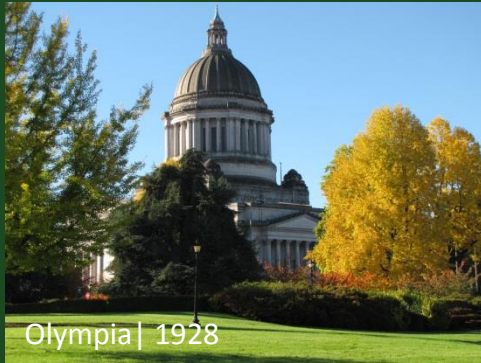
Vancouver | 1935



Spokane | 1927



Seattle | 1927



Olympia | 1928



Yakima | 1923



Orcas Island | 1933

Historic Properties

2019-1969



Bellevue | 1969



Sea Tac | 1963



Montlake Terrace | 1967



Mercer Island | 1971



Olympia | 1957

Resource Types

Eligible for Listing

Districts

Significant concentration, linkage, or continuity of resources united historically or aesthetically

Buildings

Created principally to shelter any form of human activity

Structures

Functional construction made usually for purposes other than creating human shelter



Objects

Primarily artistic in nature, small in scale and maybe movable

Sites

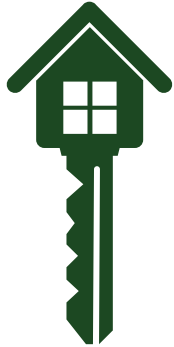
Location of a significant event where the location itself presents value



Three Basic

Concepts

to be listed on a Register
or considered
Historically Significant.



01

Historic Integrity



Longview | 1935

02

Historic Context



Seattle | 1975

03

Historic Significance |
NRHP Criteria



Olympia | 1854

01

Historic Integrity is

The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period.

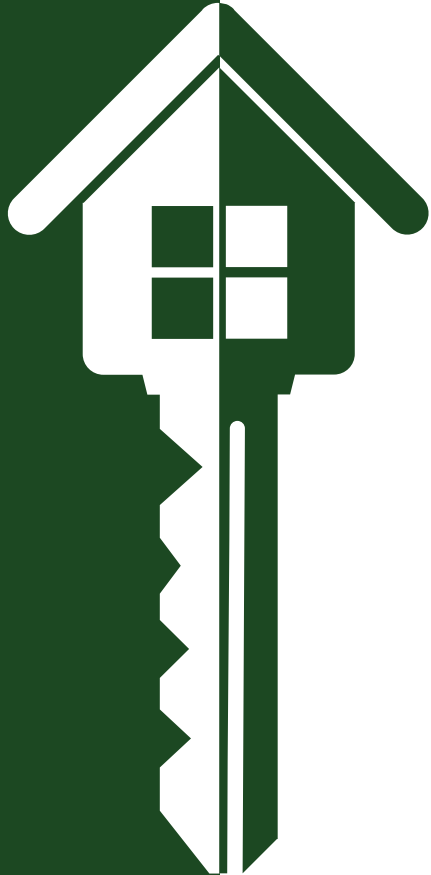
Historic integrity is the ability of a property to convey its significance.

Seven Qualities of Integrity

All seven qualities do not need to be present for eligibility as long as the overall sense of past time and place is evident



- 1) Location
- 2) Design
- 3) Setting
- 4) Materials
- 5) Workmanship
- 6) Feeling
- 7) Association

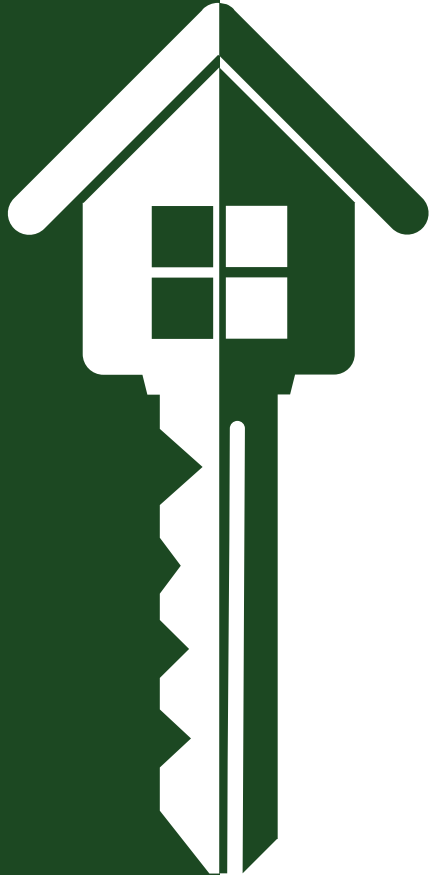


01.1

Location

The place where the historic property was constructed or the place where the historic event occurred.



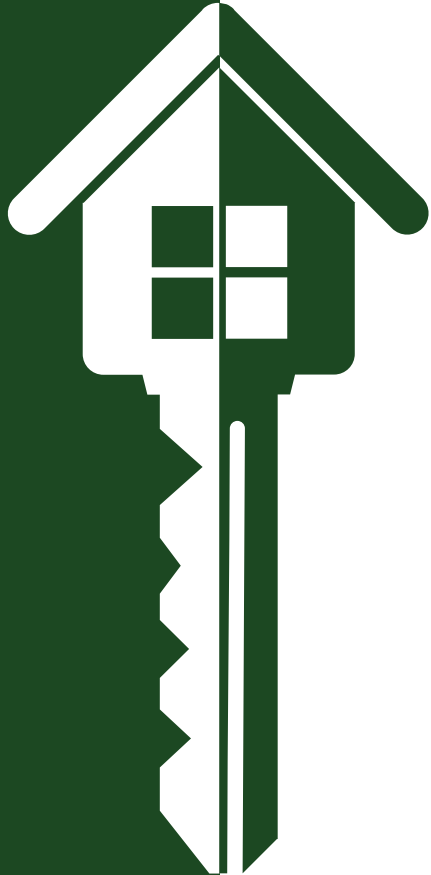


01.2

Design

The combination of elements that create the form, plan, space, structure and style of a property.

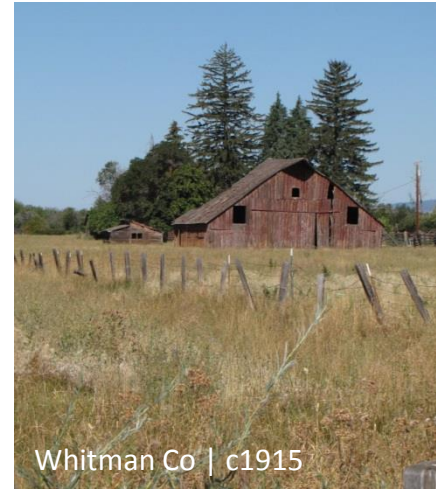


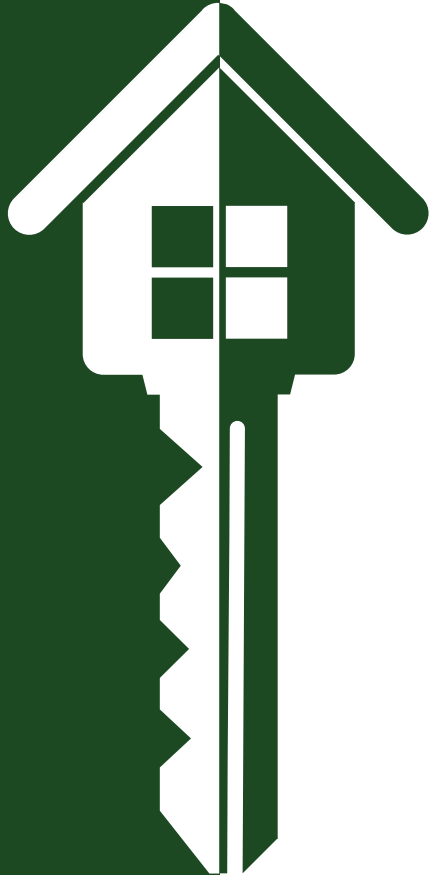


01.3

Setting

The physical environment of a historic property.

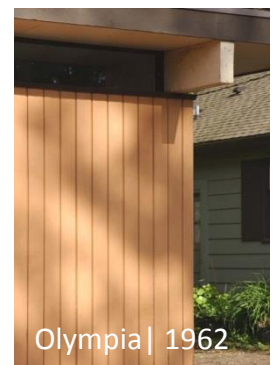
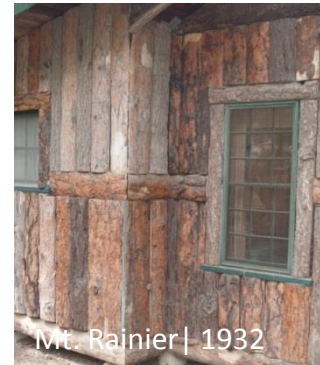


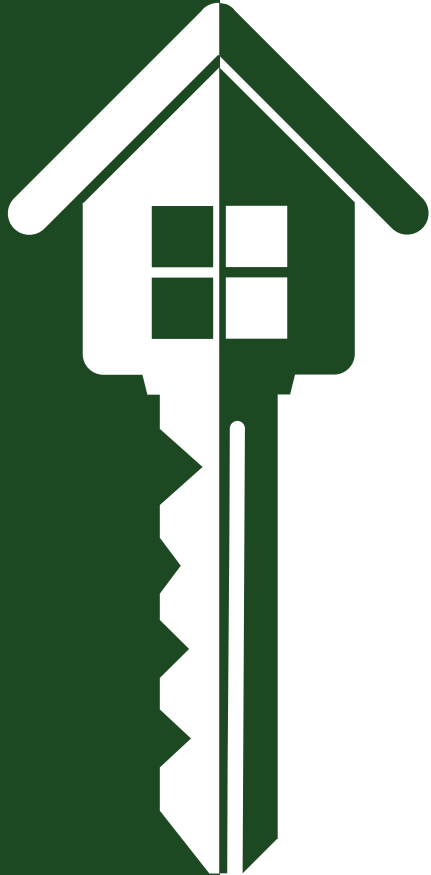


01.4

Materials

The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.



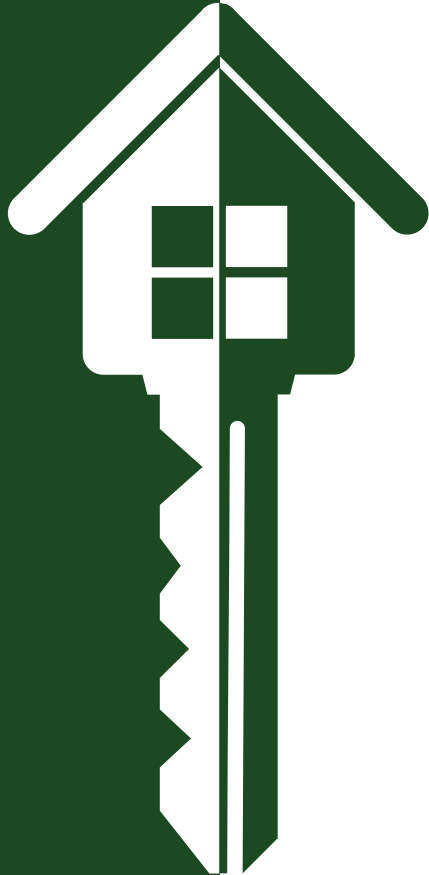


01.5

Workmanship

The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.



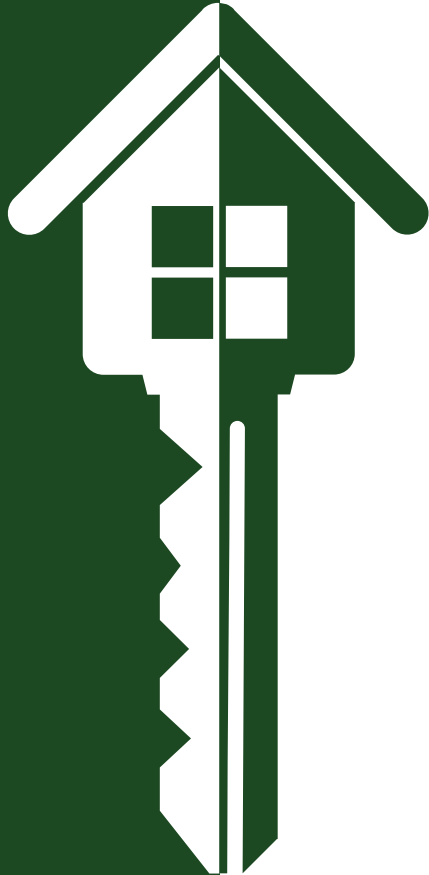


01.6

Feeling

A property's expression of the aesthetic or historic sense of a particular period of time.





01.7

Association

The direct link between an important historic event or person and a historic property.





Baring Bridge | 1912, 1958



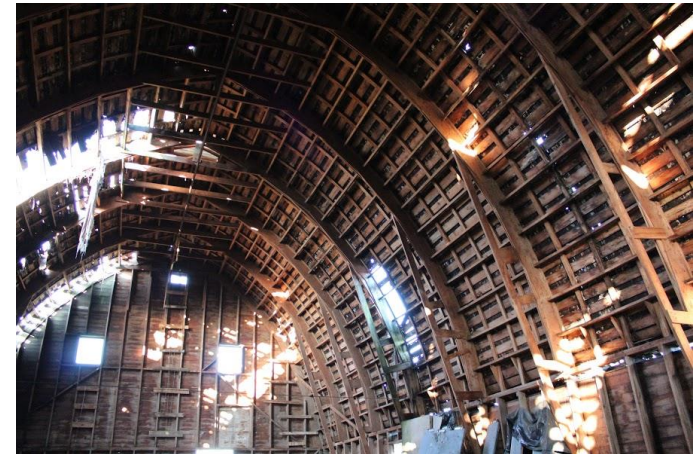
1600 E John Street Apartments | 1931



1600 E John Street Apartments | 1931

Condition

is not a factor in **most** cases



The Assessment

Four Basic Questions for Integrity Evaluation



Age

Is the Resource over 50 years old?



Period of Signif.

Length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for listing.



Character Defining

What are the Character Defining Features of the resource during its period of significance?



What is left

Which Character Defining Features are still present?



What is the Age?

Is the resource over 50?
If not, could it be exceptionally significant?



Blue Ridge Elementary School | Walla Walla



United Methodist Church | Monroe



Gas Station | Cle Elum



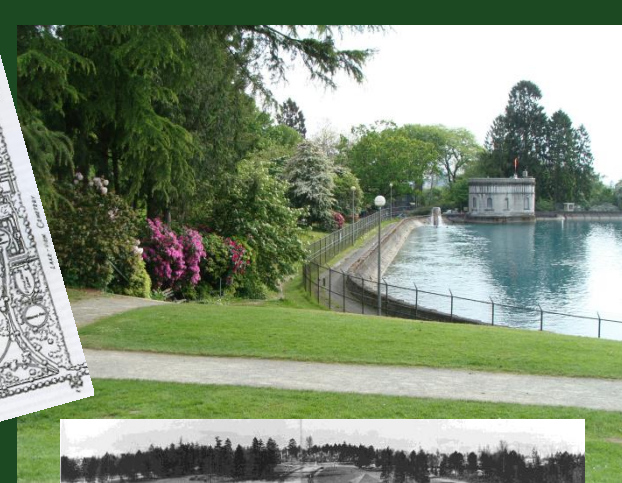
House | Bellingham

What is the PofS?

Length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for listing.



Seattle Art Museum | 1933



Volunteer Park | 1903-1912





Dr. William & Frances C. Axtell House |
1902-1942





Mount Zion Baptist Church |
1963-1975



Mount Zion Baptist Church

Site Plan

- 1975 Sanctuary
- 1963 Education/Administration Wing
- 1999 Gideon Bell Tower
- 1987 James Washington Sculpture



THE BROTHERHOOD
OF
MOUNT ZION BAPTIST CHURCH
PRESENTS ITS
THIRD ANNUAL LECTURE



THE REV. DR. MARTIN LUTHER KING, JR.
PRESIDENT
SOUTHERN CHRISTIAN LEADERSHIP CONFERENCE
ATLANTA, GEORGIA

FRIDAY, NOVEMBER TENTH, NINETEEN HUNDRED AND SIXTY-ONE

AT

EAGLES AUDITORIUM
SEVENTH AVENUE AND UNION STREET
SEATTLE, WASHINGTON

DOORS OPEN AT 7:30 P.M.
RESERVED SEATS HELD UNTIL 7:50 P.M.



3) Understand the Character Defining Features

What are the Character Defining Features of the resource during its period of significance?



House | Issaquah



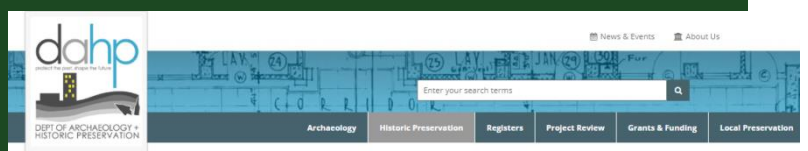
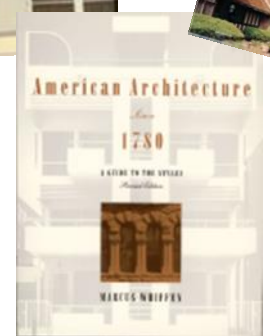
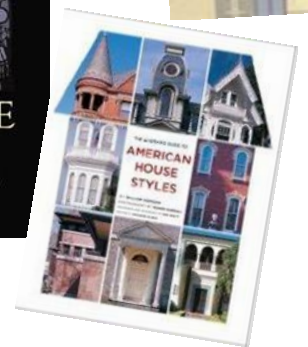
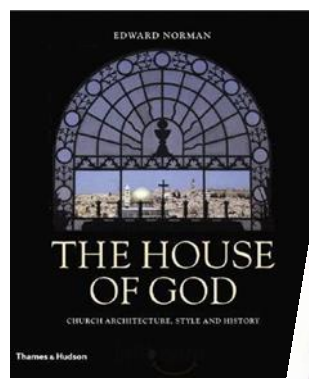
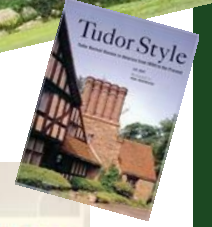
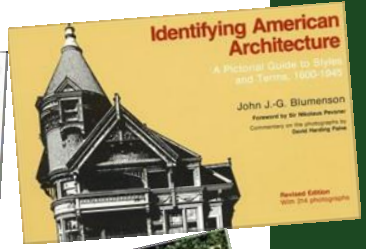
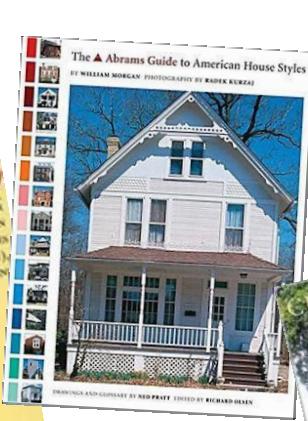
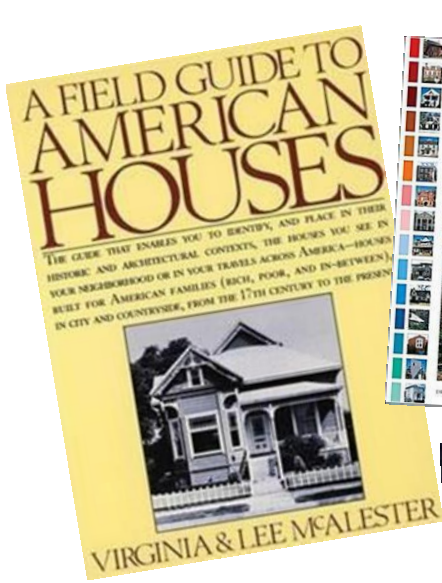
Hidden Haven Mobile Home Park | Shelton



Chamber of Commerce | Longview



Silo & Barn | Cowlitz County











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- Historic Buildings ▾
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- Architectural Style Guide
- Architect Biographies
- Find a Historic Place
- Experience History >
- Preservation Planning
- Preservation Topics >
- Revitalize WA Conference

Architectural Style Guide

















Late Victorian: 1860-1900

 Carpenter Gothic	 Chateausque	 Italianate	 Queen Anne
 Richardsonian Romanesque	 Second Empire	 Shingle Style	 Stick Style

Late 19th & Early 20th Century American Movement: 1900-1940

 Prairie Style	 Sullivan-esque
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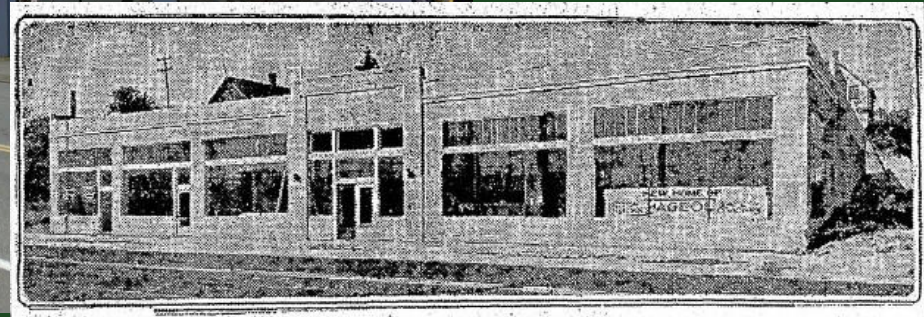
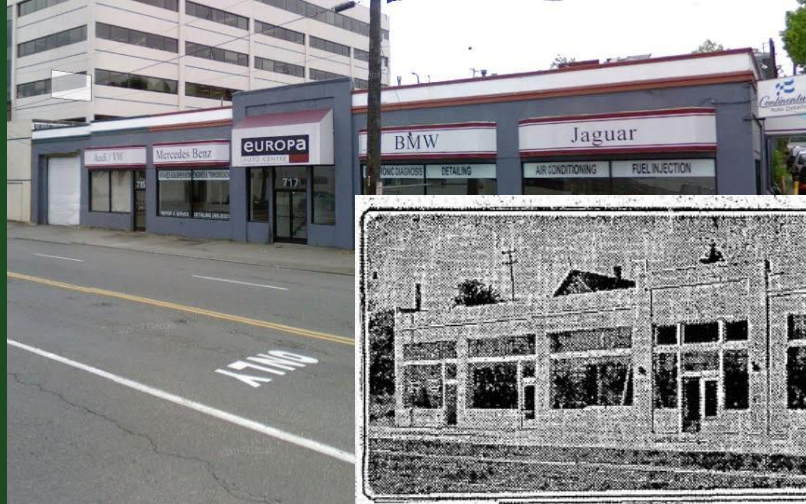
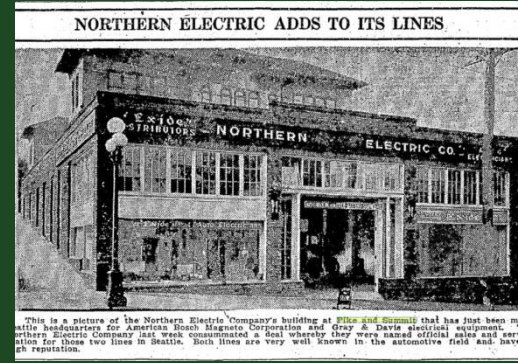
Late 19th & 20th Century Period Revivals: 1920-1960

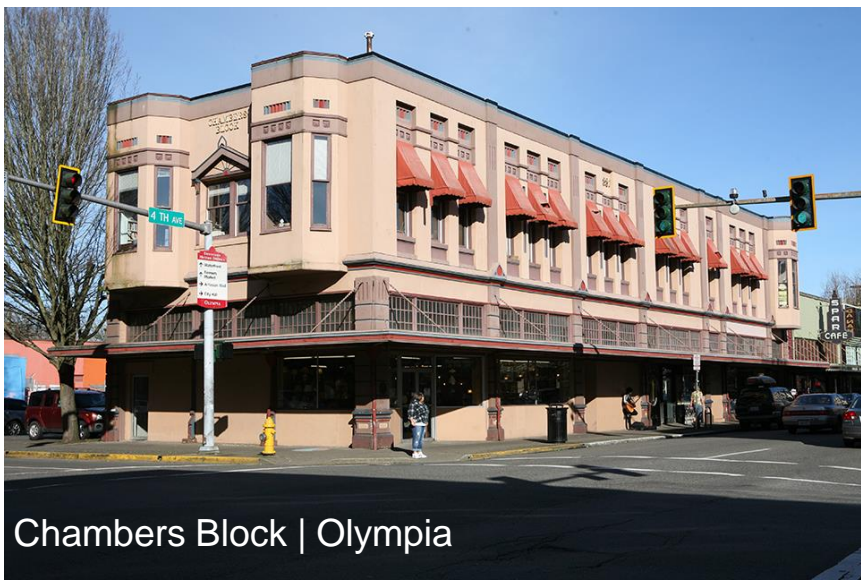
 Cape Cod Revival	 Collegiate Gothic	 Dutch Colonial	 Egyptian Revival
 Pewabic Revival	 French Eclectic	 French Norman	 Garrison Revival
 Georgian Revival	 Italian Renaissance Revival	 Late Romanesque Revival	 Mission Revival
 Prairie School Revival	 Shingle Style Revival	 Tudor Revival	 Victorian Revival

4) What is left?

Which Character
Defining Features
are still present?

Which ones are the
most important to
have been retained?





Chambers Block | Olympia

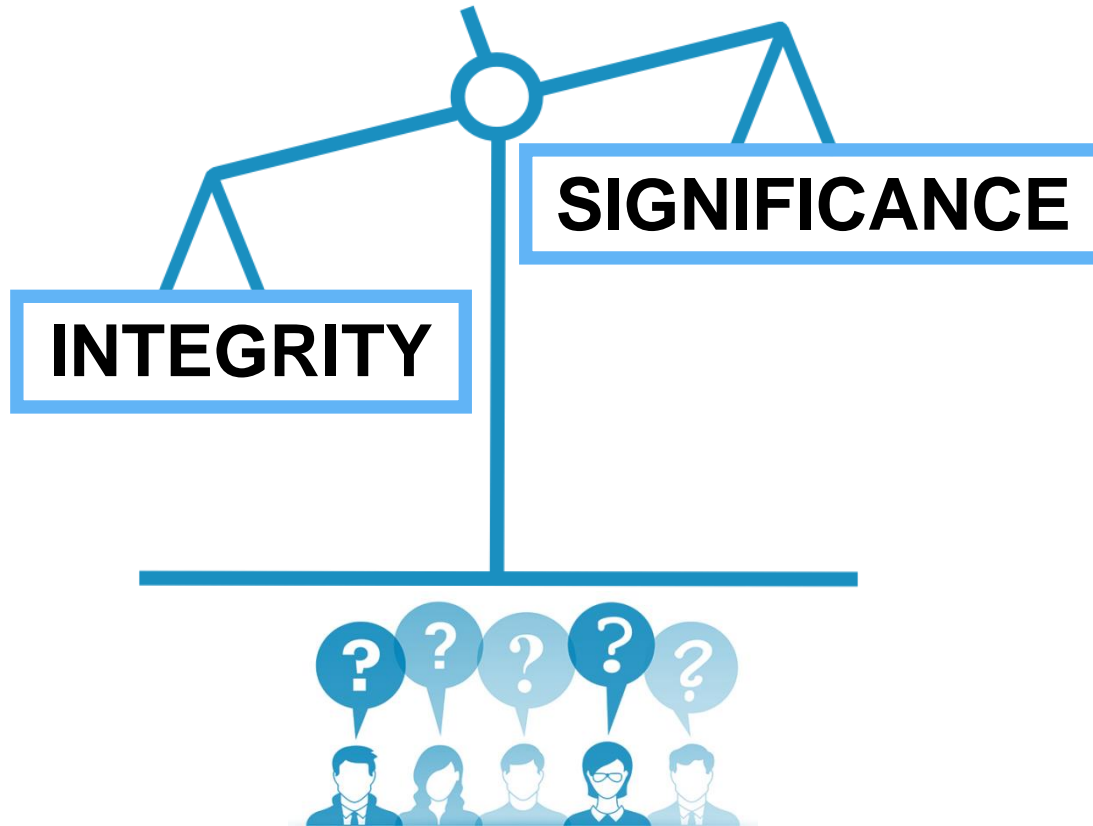


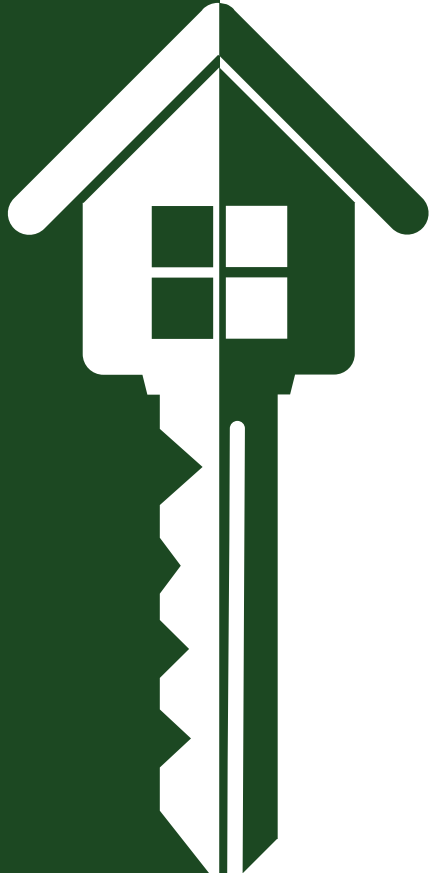
Beeson Building | Edmonds



ELIGIBLE OR NOT ELIGIBLE

That is the Question!





How to Assess

Alterations and Additions!!!



01

What extent does the new material visually approximate the original material, design, and workmanship?

02

What distinctive features or architectural styling are obscured or lost by the application new materials and/or an addition?

03

Do the alterations or additions substantially or cumulatively effect the building's historic character?



Changes can become significant in their own right



Civic Center | Seattle



House | Seattle



House| Cle Elum



House| Snohomish



Jones Blvd

02

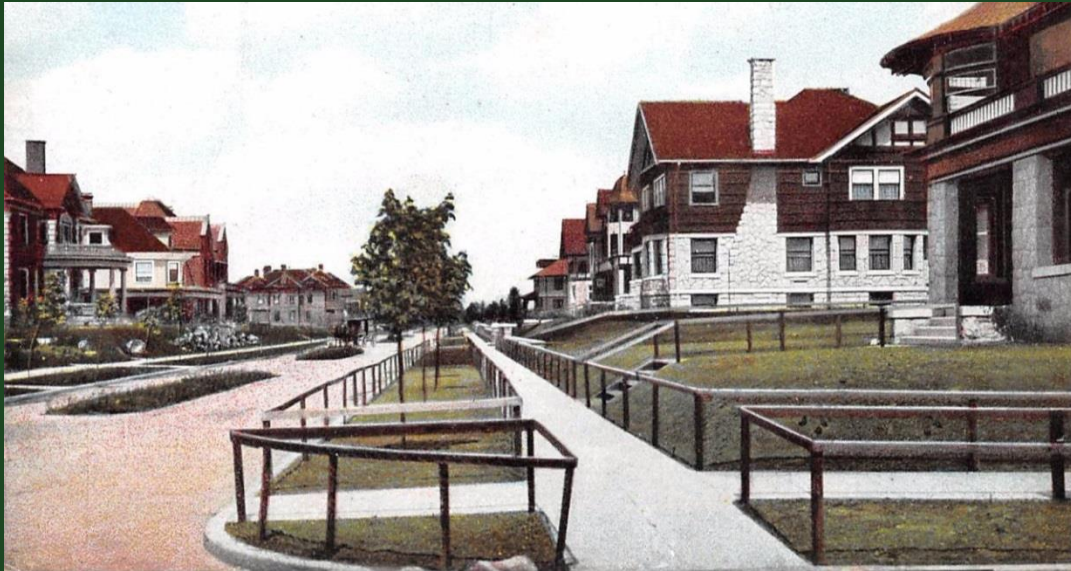
Historic Context

The refers to the social, religious, economic, and political conditions that existed during a certain time and place.

Historic Context helps us understand what motivates people to behave as they did.

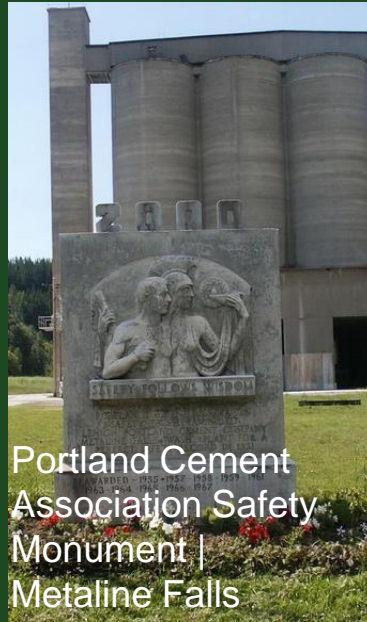
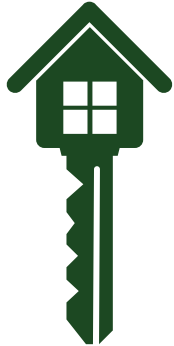
Historic Context is

the patterns, themes, or trends in history by which a specific occurrence, property, or site is understood and what its meaning/place (and ultimately significance) is within history or prehistory.



1) What is the Theme?

Determine what the theme of the historic context is.



Portland Cement Association Safety Monument | Metaline Falls



Slocum House | Vancouver

<http://www.shoothesun.com/weblog>



Pick-Quick Drive-In | Fife



City Park | Redmond

2) What is the level of significance?

Determine if the resource is significant in the history of the Local area, the State, and/or the Nation.



Nuttys Narrows Bridge | Longview



House Tacoma



Olympic Stadium | Hoquiam



Freeway Park | Seattle

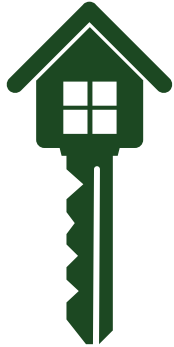
3) Geographic Area and Chronological Period?

Identify what the geographical limits are, and what chronological period is that provides a prospective to evaluate.



4) Property type and importance?

Determine what the property type is and whether it is important in illustrating the historic context.



5) How does it represent the context?

Determine how the property represents the context through specific historical associations, architectural or engineering values, or information potential.



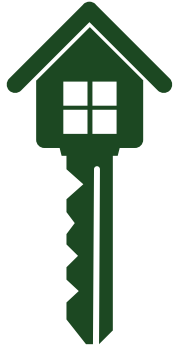
M/V Westwood | Seattle



Bachtold Bldg | Walla Walla

6) What needs to be left?

Determine what physical features the property must possess in order for it to reflect the significance of the historic context.



Port Blakley| Bainbridge Island

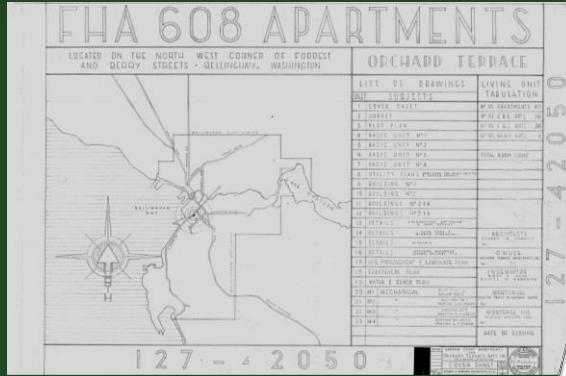
03

Historic Significance

The Criteria
for listing on a
historic register

Historic Significance can

only be judged and explained when it is evaluated within its historic context.



To qualify for NR listing

A property **must be significant**; that is must represent a significant part of the history, architecture, archaeology, engineering or culture of an area, and it must have the characteristics that make it a good representative of properties associated with the past.



Criteria A

Properties that are associated with events that have made a significant contribution to the broad patterns of our history



Mukilteo | 1906



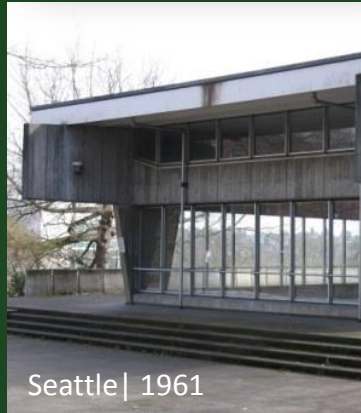
Yakima | 1952



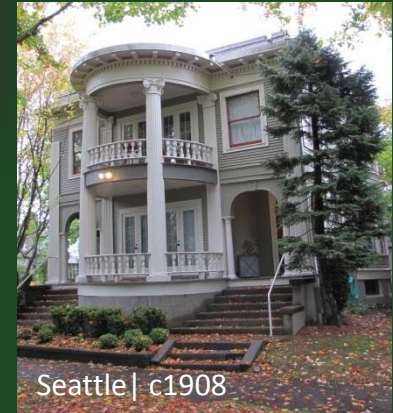
Deception Pass | 1934



Oysterville | 1892



Seattle | 1961



Seattle | c1908

- Type of event
- Association of the property
- Significance of the association

Criteria B

Properties that are associated with the lives of **persons** significant in our past.



Seattle | 1975



Tacoma | 1908



Spokane | 1913

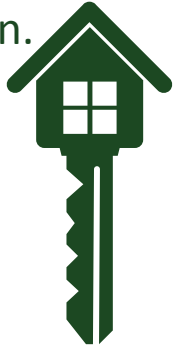


Newport | 1914

- Must be individually significant within a historic context
- Associated with a person's productive life

Criteria C

Properties that embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.



Rosalia | 1923



Spokane | 1926



Richland | 1964



Shelton | 1930

- Patterns of features
- Example within context
- Expressive of career

Criteria D

Properties that have yielded, or may be likely to yield, information important in prehistory or history.

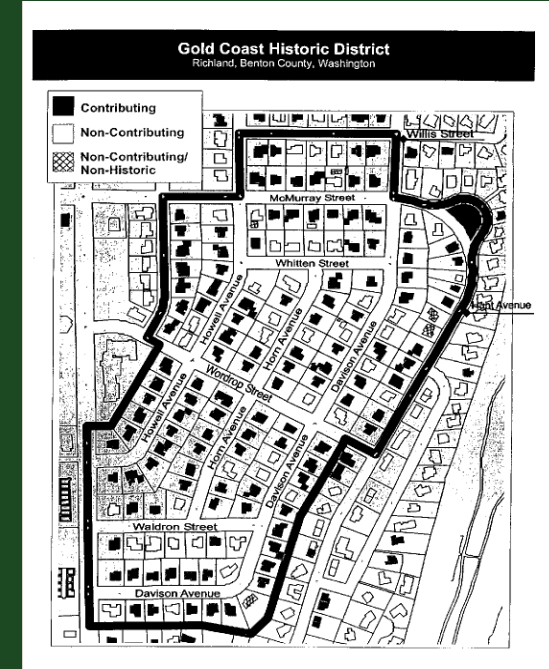


Evaluating for potential Historic Districts

Two Questions
Asked on HPIF



- 1) Is resource in a Potential Historic District?
- 2) If so, is it contributing or non-contributing?

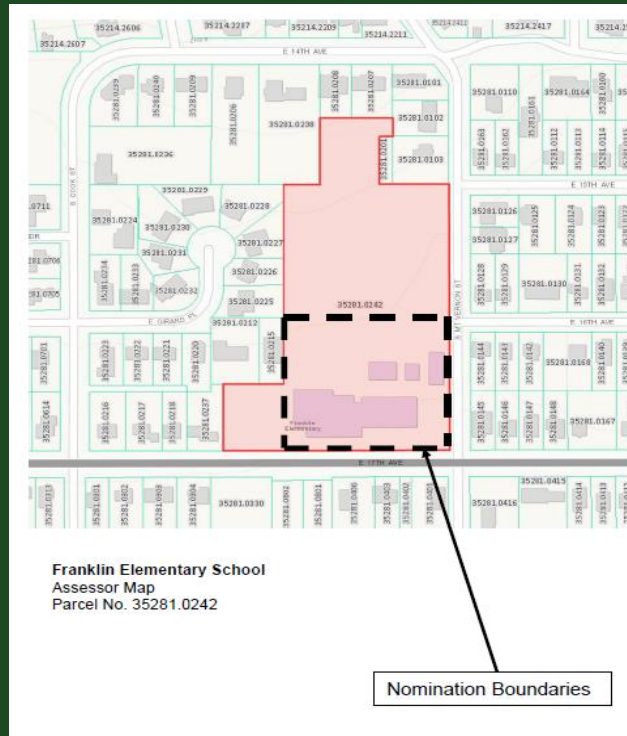
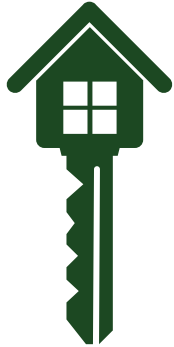


Surveyor Opinion	Property appears to meet criteria for the National Register of Historic Places:	<input type="text" value="Yes"/>
	Property is located in a potential historic district (National and/or local):	<input type="text" value="No"/>
	Property potentially contributes to a historic district (National and/or local):	<input type="text" value="No"/>

Evaluating for potential Historic Districts

Based On:

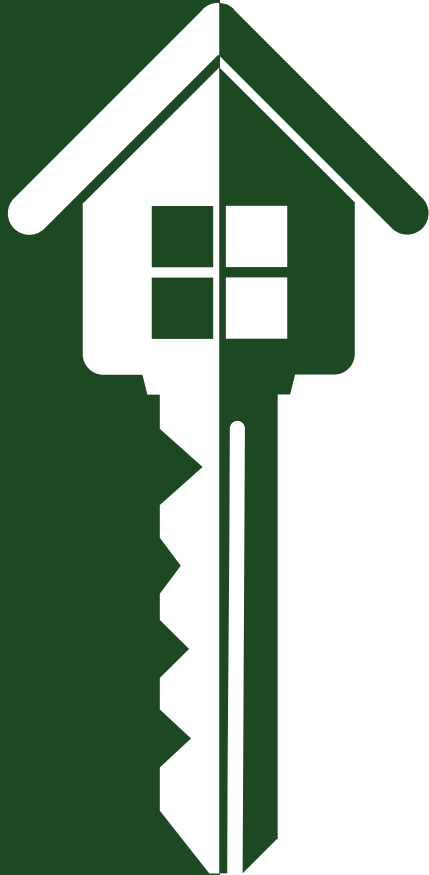
- Age
- Significance
- Integrity



Cama Beach Resort State Park



Oysterville



Statement of Significance

In the field provided for the **Statement of Significance**

- Explain the history of the property and the significant events associated with it
- Consider the date or period of construction;
- Think about who or what was responsible for design and construction;
- Think about who lived/worked in the property or how it was used;
- Ask yourself what events may have taken place in or in proximity to the property;
- Address all four NRHP criteria; and
- Consider any other facts which research has uncovered which might demonstrate the property's significance.

Task is to explain why the resource meets or does not meet a specific NR criteria.

You must address all four NR criteria!!!

EXAMPLE

Statement of Significant

EXAMPLE

Not so good

This structure, as a small scale irrigation facility, does not appear to meet any of the criteria for eligibility to the National Register of Historic Places

This is an example of a modest 1950's ranch style house with some compromised integrity.

The building is recommended as not eligible for listing in the National Register of Historic Places under Criterion C because it lacks architectural distinction.

The Houser House is not directly associated with any important historical events or persons in local, state or national history (criteria A and B). The residence is a typical 1920s craftsman house, possessing no distinctive architectural characteristics (criterion C). It is recommended not eligible for the NRHP.

Evaluating for the presence of an NRHP-eligible historic district is beyond the scope of this study.



EXAMPLE

Statement of Significant

EXAMPLE

Not so good

Given integrity is defined as the ability to convey historic significance, without a documented historic significance, analysis of integrity is not merited.

Loggers founded the King County community that became Bothell in the late 1880s. After the area was deforested, Bothell became a farm community on the highway between Seattle and Everett. After World War II, the community grew into a suburb, as homes replaced the farms and dairy pastures. Between 1950 and 1992, the city expanded and the population multiplied 25 times. By the end of the twentieth century, Bothell extended out of King County and had become the third largest employment center in Snohomish County.

The Bothell town site area originally was a marshy, heavily forested section of land inhabited by the Sammamish Indians. The Indians reportedly referred to the 30-mile waterway winding from Lake Sammamish to Lake Washington as the "Squak," or swampy lowland. In the early 1870s, white settlers ventured up this "Squak Slough," which later became the Sammamish River, to seek homesteads and timber.

Similar to many other Pacific Northwest communities, the timber industry prompted the founding and growth of Bothell. In 1881, Seattle lumberman George Brackett acquired logging rights for four years on the forested property of George Wilson, one of the first settlers in the Bothell area. Brackett also gained the privilege of building roads to the timber. He established a camp on Wilson's property appropriately called "Brackett's Landing," the present site of Bothell (Stickney and McDonald 1977:24-25). This initial settlement forged the way for other pioneers seeking new homesteads. In 1885, Brackett sold 80 acres to Pennsylvanian David G. Bothell who built a home for boarders. When the boarding house burned down, he constructed the Bothell Hotel. Before World War II sold his first building lot. Not only a local postmaster, and later a representative to the area in the State Legislature. When asked what the post office should be called, Ericksen replied, "There are so many Bothells in the town and that's a good name, so let's call it Bothell (Evans 1988:1). David Bothell, who had migrated to the area with his wife Mary Ann in 1885, filed a plat with the territorial government for the town of Bothell on April 25, 1889. The town became formally incorporated in 1908 (Evans 1988:1; Grace and Sullivan 1995:8-1). In 1888, Seattle entrepreneurs Daniel Hunt Gilman and Thomas Burke built their Seattle, Lake Shore & Eastern Railroad (SLS&E) through the Bothell area to the coal mines in Issaquah. In 1892, the SLS&E was incorporated into the Northern Pacific Railroad, the

CONTINUES FOR SIX MORE PARAGRAPHS



EXAMPLE

Statement of Significant

EXAMPLE

Better

Reportedly, the Borth residence was moved to its current location from a site south of the U.S. Highway 26 in 1950.

The house, which is now being used for farm-related storage, and its associated outhouse have a low level of architectural integrity due to changes in the roof line and windows. They are also in poor condition.

Since it has been moved, its setting and context have also been altered. It is recommended as not eligible for the NRHP.



EXAMPLE

Statement of Significant

EXAMPLE

Better

Olympia, is sited on Budd Inlet at the southernmost edge of Puget Sound. Extensive manipulation of the surrounding land and water has created the landscape of present-day downtown Olympia and the subject building sits on fill.

This building is eligible for listing individually on the National Register of Historic Places under criteria A for its direct connection to the growth and development of Olympia. It is also eligible under criteria B as a property that is directly connected to prominent Bean Family. The building, designed by noted local architect, Joseph Wohleb, is also eligible under criteria C as an typical example of his work during the 1920s. The building may be eligible as a contributing building to an expanded, previously listed, NR historic district.



EXAMPLE

Statement of Significant

EXAMPLE

Best - Eligible

Built in 1923, this home is potentially eligible for listing on the NRHP for its direct connection to early 20th century residential growth of the community of ____ (Criteria A). Preliminary research did not reveal that the dwelling is associated with the lives of significant persons in our past (Criterion B). The property does possess the distinctive characteristics of its type, period and/or method of construction. Completed at the height of the Arts & Crafts Movement, the dwelling embodies the typical characteristics of a Craftsman Bungalow (type & period). At this time it is not known to be connected to the work of a master (Criterion C). No archaeology has been conducted at the site, therefore the property is not likely to yield information important in history or prehistory (Criterion D).

The dwelling has incurred no visible alterations and therefore retains a high level of architectural integrity with all seven aspects of integrity present. Therefore, this property is recommended eligible for listing in the NRHP under criteria A & C.



EXAMPLE

Statement of Significant

EXAMPLE

Best - Not Eligible

Built in 1923, this home is potentially eligible for listing on the NRHP for its direct connection to early 20th century residential growth of the community of ____ (Criteria A). Preliminary research did not reveal that the dwelling is associated with the lives of significant persons in our past (Criterion B). Due to alterations to the resource, the property does not possess the distinctive characteristics of its type, period and/or method of construction and is not known to be connected to the work of a master (Criterion C). No archaeology has been conducted at the site, therefore the property is not likely to yield information important in history or prehistory (Criterion D).

The dwelling has a low level of architectural integrity. While the location of the home and setting is intact; the design, materials, workmanship feeling and association has been altered. Changes include replacement doors and windows (some of which differ in size and location from the original), the addition of an attached garage and the enclosure of a once open porch. Such changes affect the ability of the resource to convey its historic identity. Therefore, this property is recommended not eligible for listing in the NRHP under any of the four NR criteria.



Quick Tips to consider when Making the Case for Historic Significance

Your **KEY** to justifying the importance of a historic property!



- **Focus on the question “Why is this resource significant?”**
- **Keep statements as clear and concise as possible, ensuring that the language can be understood by a wide range of people.**
- **Facts should be included in the SofS if they have a direct correlation to the resource (stay on topic!); facts are only relevant if they help to identify, define, or support the the historic resource.**

Quick Tips to consider when Making the Case for Historic Significance

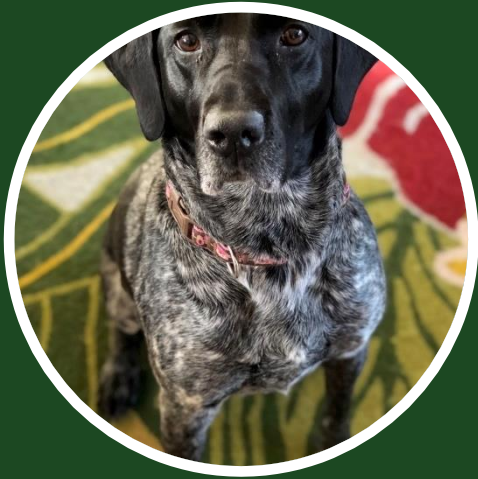
Your **KEY** to justifying the importance of a historic property!



- **Note that not all interesting historic facts have value.**
- **Don't paste definitions of NR criteria .**
- **A historic resource often has multiple historic values. Consider all elements/criteria when writing SofS.**
- **The historic value/significance is not always encompassed by its architecture.**

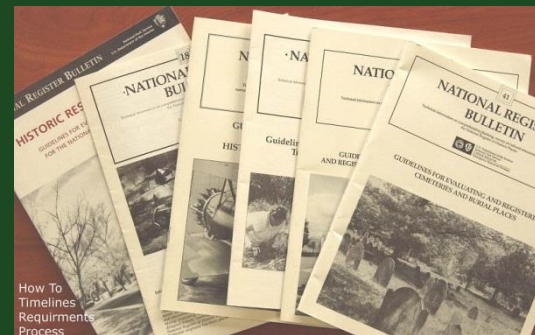
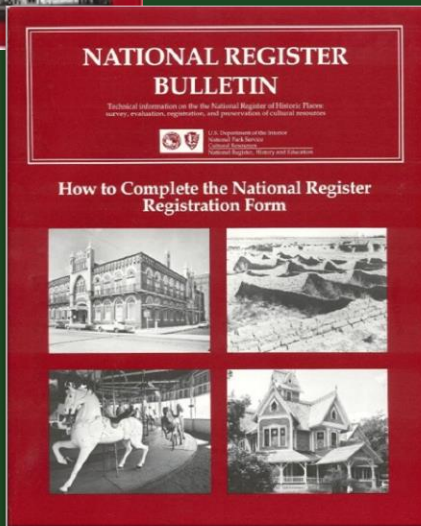
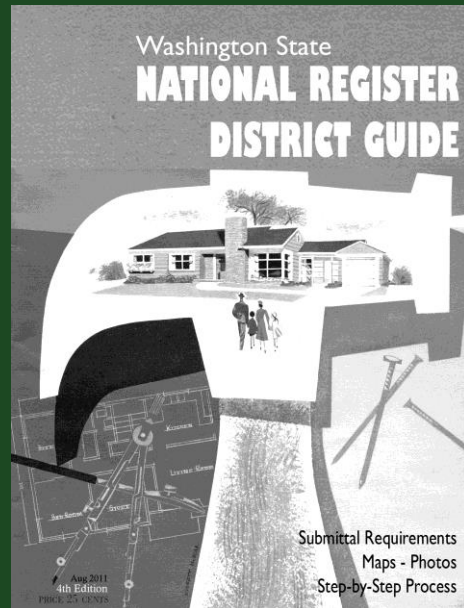
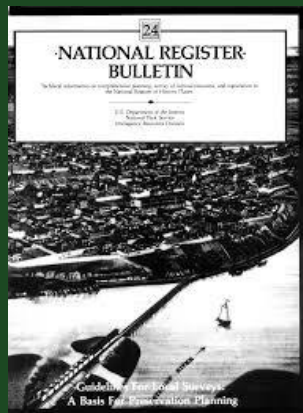
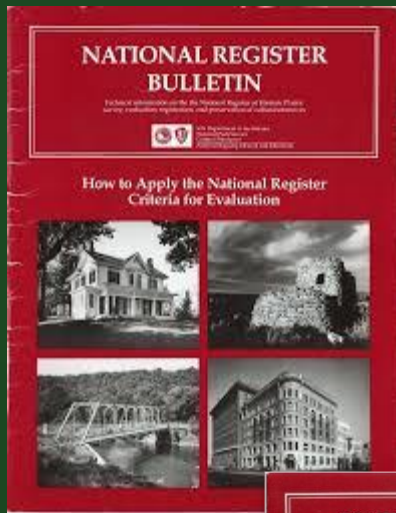
Quick Tips to consider when Making the Case for Historic Significance

Your **KEY** to justifying the importance of a historic property!



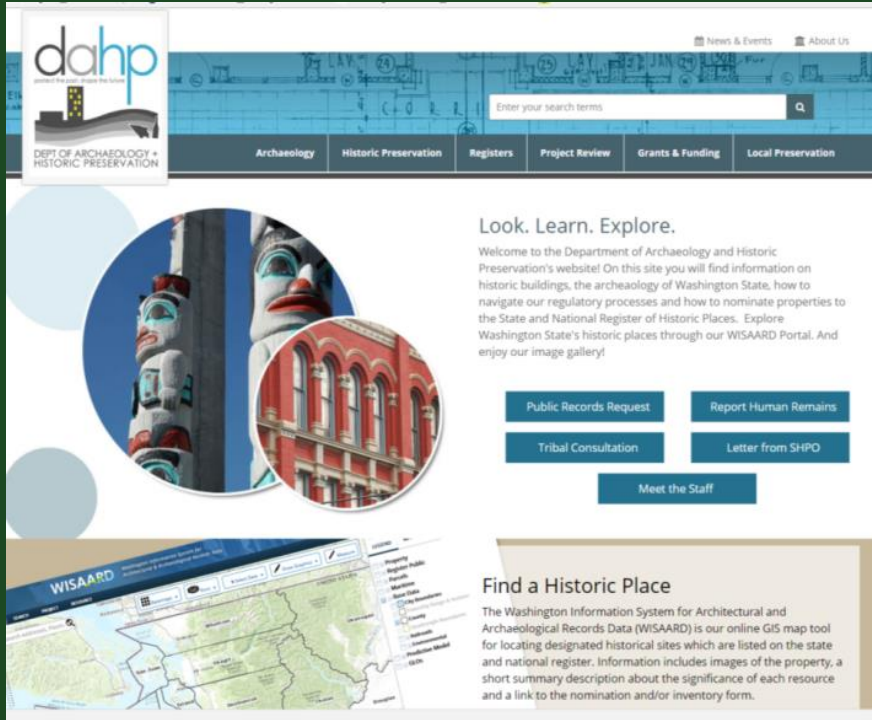
- **Don't forget to look at individual eligibility vs. eligibility as a contributing resource to a potential district.**
- **SofS should reflect how a historic place represents a part, or parts of history.**
- **Know your history!!**
- **Don't forget that to really know if something is eligible ... probably need to see the inside.**

NATIONAL REGISTER Guidebooks



Technical Assistance

We are here to help you!



The screenshot shows the DAHP website homepage. At the top left is the DAHP logo with the text 'DEPT. OF ARCHAEOLOGY + HISTORIC PRESERVATION'. To the right are links for 'News & Events' and 'About Us'. Below this is a search bar with the placeholder text 'Enter your search terms'. A navigation menu contains the following items: 'Archaeology', 'Historic Preservation', 'Registers', 'Project Review', 'Grants & Funding', and 'Local Preservation'. The main content area features a large image of a historic building facade with a circular inset showing a close-up of a window. Below the image is the heading 'Look. Learn. Explore.' followed by a welcome message: 'Welcome to the Department of Archaeology and Historic Preservation's website! On this site you will find information on historic buildings, the archaeology of Washington State, how to navigate our regulatory processes and how to nominate properties to the State and National Register of Historic Places. Explore Washington State's historic places through our WISAARD Portal. And enjoy our image gallery!' Below the text are five buttons: 'Public Records Request', 'Report Human Remains', 'Tribal Consultation', 'Letter from SHPO', and 'Meet the Staff'. At the bottom left is a thumbnail of the WISAARD GIS map interface. To the right of the map is the heading 'Find a Historic Place' and a paragraph: 'The Washington Information System for Architectural and Archaeological Records Data (WISAARD) is our online GIS map tool for locating designated historical sites which are listed on the state and national register. Information includes images of the property, a short summary description about the significance of each resource and a link to the nomination and/or inventory form.'

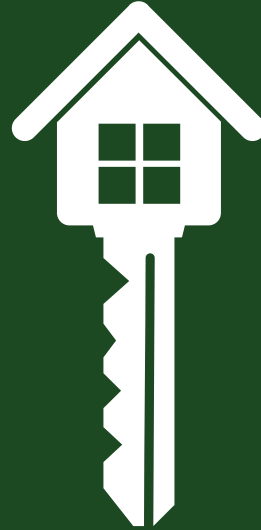
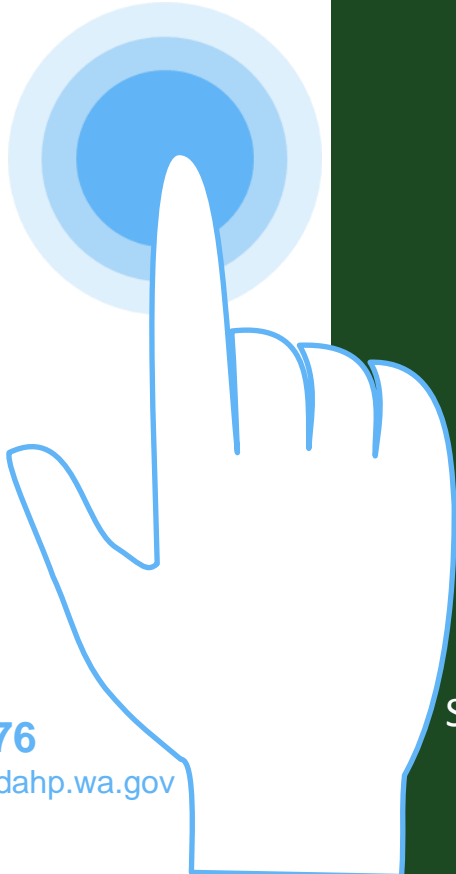
- Architectural Style Guide
- Financial Assistance
- Technical Preservation Guidance
- WISAARD
- Architects Biographies
- BLOG
- Education & Training
- Preservation Laws



Find us at
www.dahp.wa.gov

Michael Houser

State Architectural Historian



Questions?

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