



Historic Resources at Woodstock Farm*

Opportunities of National Register of Historic Register Designation

**Archaeological resources will be discussed under separate cover*

In planning for the potential new uses of the Woodstock Farm site, questions have arisen regarding the eligibility of the site for National Register of Historic Places (NRHP) designation, what benefits and constraints designation might present, and how designation might increase the eligibility for project grant awards. This paper briefly addresses these three questions.

1. Eligibility of Woodstock Farm for the NRHP

After a recent visit to the site, Washington State Architectural Historian Michael Houser gave his preliminary estimation that Woodstock Farm, in its current condition which includes extant buildings, structures, and small scale elements, would be eligible at a local level of significance for the National Register of Historic Places under all four of the *National Register Criteria for Evaluation*:

- *Criterion A.* properties associated with events that shaped broad patterns of the nation's history;
- *Criterion B.* properties associated with significant persons;
- *Criterion C.* properties that embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and
- *Criterion D.* properties that have yielded or may be likely to yield, information important in prehistory or history.

In addition to the *Criteria for Evaluation*, eligibility for NRHP listing is based largely on **integrity** – the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. The National Register traditionally recognizes a property's integrity through seven aspects or qualities: *location, design, setting, materials, workmanship, feeling, and association*.

- Integrity of **Location** is retained by a historic property existing in the same place as it did during the period of significance.
- **Design** is the composition of elements that constitute the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property that illustrates the character of the place. Integrity of setting remains when the surroundings have not been subjected to radical change.
- **Materials** are the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture, people, or artisan during any given period of history. Integrity of workmanship can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.
- **Feeling** is the quality that a historic property has in evoking the aesthetic or historic sense of a past time and place. Although it is itself intangible, feeling is dependent upon the significant physical characteristics that convey its historic qualities.
- **Association** is the direct link between a property and the event or person for which the property is significant.

For more information about the National Register of Historic Places visit: www.nps.gov/history/nr/

2. Benefits and Constraints of NRHP Listing

There are no constraints to National Register listing. Designation is honorary, non-regulatory, and would not restrict the removal of buildings in the future (although removal may cause the property to be removed from the Register). Owners have no obligation to open their properties to the public, to restore them, or even to maintain them if they choose not to do so.

Benefits of listing include the following:

- Support the City's Historic Preservation policy by recognizing the importance of the site to the community.
- Advances the Bellingham/Whatcom County Tourism Bureau heritage tourism strategy
- Provides eligibility for some federal grant awards and improves the standing of all project grant applications
- Provides federal investment tax credit program eligibility for rehabilitation of income-producing properties

3. Potential Funding Sources

There are a number of potential funding sources available to public and nonprofit organizations that could pay for planning and capital improvement projects at Woodstock Farm. Grants generally fall into two categories: capital improvement and non-capital projects. **Capital improvement projects** include “bricks and mortar” construction activities such as building and landscape repair, rehabilitation, restoration, and compatible new construction. **Non-capital projects** are those that involve preservation planning, documentation, nomination preparation, education and interpretation. Historic Structure Reports and other resource documentation are good preliminary non-capital grant projects that would be beneficial for adaptive reuse planning for Woodstock, or for the posterity and interpretation of the site if buildings were removed. For more information about Historic Structure Reports visit: www.nps.gov/history/HPS/tps/briefs/brief43.htm

As previously noted, National Register designation is an advantage when applying for any preservation-focused grant, and in some cases is a requirement for eligibility. The following list is by no means exhaustive, but identifies potentially accessible sources of funding for planning and preservation of Woodstock Farm. Depending on the site’s future use, additional grants for operations and programming would be identified.

NON-CAPITAL PROJECT GRANTS

Historic Preservation Fund Grants: The City of Bellingham, as a Certified Local Government (CLG), is eligible for Washington State Department of Archaeology and Historic Preservation annual CLG grants ranging from \$1,000 - \$25,000 for activities such as education and interpretation, preparation of National Register nominations, development of comprehensive preservation plans, and special projects. **The next round of applications are due in March 2009.** For more information contact Katie Franks, kfranks@cob.org or visit: www.dahp.wa.gov/pages/LocalGovernment/Grants.htm

Preserve America Grants: The City of Bellingham is a designated *Preserve America* Community, and as such is eligible to apply for federal *Preserve America* program grants (individuals, nonprofits, and for-profit businesses are not eligible). *Preserve America* grants support planning, development, and implementation of innovative activities and programs in heritage tourism such as surveying and documenting historic resources, interpreting historic sites, planning, marketing, and training. Successful applicants emphasize creative projects that promote and preserve the community's cultural resources, involve public-private partnerships and serve as models to communities nationwide for heritage tourism, education, and economic development.

Projects must fit one of the following categories: Research and Documentation, Education and Interpretation, Planning, Marketing, Training. The grant has a 1:1 Match requirement, and awards can be up to \$150,000 over a two year period. **The next round of grant applications is anticipated for February 2009.** For more information contact Katie Franks, kfranks@cob.org or visit: www.nps.gov/history/hps/hpg/PreserveAmerica/index.htm

History Channel’s Save Our History Grants: Grants of up to \$10,000 are made to fund partnerships between history organizations and schools or youth groups on projects that teach students about their local history and actively engage them in its preservation. **The 2008-2009 application was due June 6, 2008.** For more information visit www.saveourhistory.com.

CAPITAL PROJECT GRANTS

Washington State Heritage Capital Projects Fund (HCPF): Projects must have a minimum total budget of \$25,000; request a grant of not more than \$1,000,000; involve property that will be held a minimum of 13 years; provide at least a \$2 match for each \$1 of HCPF grant funds; comply with the Governor’s Executive Order 05-05; and meet high performance (“green”) building standards (RCW 39.35 D), unless exempt. Non-profit heritage organizations (501 c) 3), tribal governments, local government agencies, port districts, public facility districts, and public development authorities located and conducting activities within the State of Washington are entities that may apply. *Projects listed or determined to be eligible for listing on the National Register of Historic Places are given higher ratings.* **Deadline for the next round (2012-2014 Biennium) is May, 2011.** For more information visit: www.wshs.org/wshs/hrc/grants.htm

Valerie Sivinski Washington Preserves Fund: (**non-capital projects also eligible*) Grants up to \$2,000 are awarded to organizations involved in historic preservation around Washington State. Eligible projects include materials or services for "bricks and mortar" and producing publications and/or interpretive elements that promote historic preservation of a specific resource. Project work must conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and must comply with local design guidelines when applicable. **Annual funding cycle with application deadline in February.** For more information visit: www.wa-trust.org/preservesfund.htm

Small & Simple Grants: (**non-capital projects also eligible*) The City of Bellingham's Small & Simple Grant Program offers competitive grants of up to \$2,500 to neighborhood organizations, schools, and other organizations for projects that provide a public benefit. Matching funds are required, and can include volunteer time and in-kind donations. **Grant applications are commonly due in February.** For more information visit: www.cob.org/services/neighborhoods/resources/grants-funding.aspx

Washington State Heritage Barn Register and Grant Program: Capital Grants ranging from \$2,800 to \$52,000 were awarded by the State to 18 Washington barn owners in March 2008 (a total of approximately \$460,000 total). To be eligible for listing in the new Heritage Barn Register, barns must be over 50 years old and retain a significant degree of historic and architectural integrity. **Heritage Barn nominations are due August 15, 2008.** Only designated barns will be eligible to apply for the grant program. **NOTE:** *There are currently no additional grant funds available. If the legislature allocates additional another round of funding the next application round will be held in April or May of 2009. The grants are highly competitive and mainly go to working farms in rural areas.*