The NAPC wishes to thank, in addition to our Forum sponsors, the following who have made Forum 2006 possible: Nicole Diehlmann and Scott Whipple and the Maryland Historical Trust staff, and Kathleen Kotarba and the City of Baltimore staff; Bernie Callan and the Maryland Association of Historic District Commissions; Tyler Gearhart and Kristen Harbeson, Preservation Maryland; Bill Pencek, Baltimore City Heritage Area; Johns Hopkins, Baltimore Heritage; and Megan Brown, John Renaud, and Hampton Tucker of the National Park Service. Kathy Adams and the National Trust Center for Preservation Leadership and Training and Senior Vice President Peter Brink were instrumental in their assistance.

We are grateful for the help and efforts of Donna Hole, City of Annapolis; Liz Shatto, Tourism Council of Frederick County; Anath Ranon, Cho Benn Holback + Associates; and Kara Norman, Downtown Frederick Partnership. Thanks to the Forum 2006 committee and others involved with Forum planning: Brian Goeken and Ann McGlone (co-chairs) Robin Beckett, Teresa Brum, Toni Cherri, Dan Corson, Larry Cort, Rory Hays, Heather Mackintosh, Boyd Maher, Marty McCune, Paige Pollard, and Shanon Wasilewski; and Ron Emrich and the NAPC Board of Advisors.

Thanks also to NAPC graphic designer, Kay Stanton and NAPC Program Coordinator, Drane Wilkinson and Interns Michael Chapman and Ashley Regan. We are also grateful for the support of the College of Environment and Design at the University of Georgia and its Dean, Jack Crowley; as well as the University of Georgia Center for Community Design, Planning, and Preservation Director Pratt Cassity and Office Manager, Jane Link. NAPC also wishes to thank the numerous Forum volunteers, tour and mobile workshop guides and instructors, and the staff of the Tremont Plaza and Grand.

The University of Georgia College of Environment and Design

July 27-30, 2006
2006 Forum sponsors and partners

- National Park Service
- Maryland Historical Trust
- National Trust for Historic Preservation
- Baltimore City Commission for Historical and Architectural Preservation

- Maryland Association of Historic District Commissions
- Preservation Maryland
- David H. Gleason Associates
- Azola & Associates, Inc.
- Baltimore City Department of Planning
- Baltimore City Heritage Area
- Baltimore Heritage
- City of Annapolis
- Cho Benn Holback + Associates
- Downtown Frederick Partnership
- Tourism Council of Frederick County
- The Preservation Society of Federal Hill and Fells Point
- Baltimore Museum of Industry
- National Conference of State Historic Preservation Officers
- Preservation Action
- University of Georgia, College of Environment and Design
- Goucher College
- Lowell Historic Board
- Kann & Associates
- The Brewer’s Art
- Clipper City Brewing Company
The National Alliance of Preservation Commissions is pleased to present its *Fifth* biennial National Commission Forum—the *only* national conference specifically for preservation commission members and staff. Forum's unique combination of educational breakout sessions and working roundtables brings you the best information from commissioners, staff, and other experts working on preservation's front lines across the country. You will return from Forum energized and full of ideas and information to build your local preservation program!

**Learn** from some of the most experienced preservationists in the country about the essential ingredients for a successful local preservation program.

**Participate** with representatives from communities with similar resources to learn how they address key preservation issues.

**Work** with national experts to craft policies that you can use in your community.

**Enjoy** the camaraderie and celebration that only Forum can bring!
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- NAPC 2006 Board of Directors
- Baltimore City Map
- Inside cover
Welcome
from the chair

It is hard to believe that two years have passed since our last Forum, but here we are in Baltimore! It is with great pleasure that I welcome you to the National Alliance of Preservation Commissions' Fifth biennial National Commission Forum.

A city rich in arts, culture, heritage, and time-honored tradition, Baltimore has gone through a dramatic renaissance in recent years with neighborhood revitalization initiatives, impressive tax credit rehabilitation projects, and an unparalleled commitment to making preservation an integral part of comprehensive city planning. I am confident that you will find Baltimore a perfect location for this unique conference dedicated to local preservation commissions and their issues. With over 72 historic districts, Baltimore clearly takes preservation seriously. Called "Charm City," Baltimore offers unequalled hospitality. I am sure that you will enjoy your stay.

Special thanks to the Maryland Historical Trust staff; the City of Baltimore staff; Preservation Maryland; the Maryland Association of Historic District Commissions; the National Trust for Historic Preservation; and most of all, to our Forum sponsors whose energy and support made this conference possible.

The NAPC is dedicated to building strong preservation programs through education, training, and advocacy and Forum is where it all comes together. So enjoy your stay in Baltimore as we continue the Forum tradition of strong content, camaraderie, and celebration!

Welcome!

Brian Goeken
NAPC Chair
No trip to Baltimore would be complete without sampling the City’s abundant seafood! From steamed crabs and boiled shrimp to exquisitely prepared seafood pasta, there’s something for every taste.

“Many Baltimoreans will call you ‘hon’. Don’t get offended...it’s not meant to be an insult or degrading. It’s just a Baltimore thing. There’s even a place called Cafe Hon, where you can grab a great meal and check out some local ‘hons.’ Baltimoreans love tourists and locals alike...so when we call you ‘hon’, understand that it is our way of being friendly!”

-Travel writer, Jenn Armstrong
Sunday, July 30

**Closing Forum Gathering**
Reconvene for our final gathering to share our work, ideas, and conclusions from the morning’s sessions.

**Location:**
CORINTHIAN ROOM

**Mt. Vernon Walking Tour**

**Sunday • July 30 • 1 pm - 3 pm**

Another chance to see one of Baltimore’s most beloved neighborhoods. See page 11 for details.

**Baltimore City Tax Credit Successes**

**Sunday • July 30 • 1 pm - 4 pm**

Join us for a special walking tour visiting projects involving long-vacant buildings whose rehabilitation was made possible by City, State, and Federal tax credits. Sites will include the Hippodrome Theater in Baltimore’s Market Center National Register District, the Munsey Building in the Business and Government District, the Tremont, and many more.

All sessions will be held at the Tremont Grand.
Schedule

7/26 Wednesday
3 pm - 5 pm
Early Registration/Check-in

7/27 Thursday
7:30 am - 5 pm
Registration

TOURS
8:30 am - 5:30 pm
Special Pre-Forum Tour:
Heart of the Civil War

MEETINGS
9:30 am - 12:30 pm
NAPC Board Meeting

TOURS
1 pm - 5 pm
Baltimore Overview Tour

MEETINGS
1 pm - 5 pm
State CLG Coordinators Meeting

7/28 Friday
7:30 am - 5 pm
Registration/Bookstore Open

TRAINING/WORKSHOPS
9 am - 12 pm
Principles of Good Design and Infill Construction

MOBILE WORKSHOPS
9 am - 11:30 am
- Baltimore by Water
9 am - 3:30 pm
- Sacred Baltimore
- Frederick, Maryland
- Annapolis, Maryland
10:00 am - 3:30 pm
- Baltimore Rowhouses

TRAINING/WORKSHOPS
9 am - 3:30 pm
- Commission Short Course
- Commission Chair Training

Friday continued
12:30 pm - 2 pm
Special Screening: Lustron—the House America’s Been Waiting For

TOURS
1 pm - 3 pm
Mt. Vernon Walking Tour
1 pm - 3 pm
Heritage Walk:
Inner Harbor

TRAINING/WORKSHOPS
1 pm - 3:30 pm
Giving Voice to the Preservation Message:
Advocacy 101
2:30 pm - 4 pm
Special Screening: Lustron—the House America’s Been Waiting For

EVENING
4 pm - 5:30 pm
Opening Forum Gathering
6 pm - 8 pm
Opening Reception at the Baltimore Museum of Industry

7/29 Saturday
7:30 am - 6 pm
Registration and Information Desk, Forum Bookstore Open

8:30 am - 9 am
Forum Gathering

WORKING ROUNDTABLES
9 am - 10:30 am
- Building a Code of Ethics for Commissioners and Staff:
- Facing Reality: Preservation in Traditionally Low-Income Neighborhoods
- Bright Lights, Big Cities
- Making Preservation Part of the Big Picture
- New Materials Mayhem: Determining Suitability

Sunday, July 30

8 am - 12 pm
Info Desk
Location: ROMAN ROOM

8:30 am - 9 am
Forum Gathering
Location: CORINTHIAN ROOM

9 am - 10:30 am
Building a Code of Ethics for Commissioners and Staff:
Wrap-up Session
This session builds on Saturday’s session to develop a “Code of Ethics” for commissioners and staff. The code will be presented in the closing Forum Gathering.
Facilitator: James Reap, Esq.
Location: TUSCAN ROOM

9 am - 10:30 am
Reconciling with the Recent Past: An Evaluation and Designation Methodology Wrap-up Session
In this second half of the recent past roundtable, participants will work to finalize a proposed methodology using the results of the first session. The main points of the methodology will be presented in the Closing Forum Gathering.
Facilitator: Jeanne Lambin
Location: COMPOSITE ROOM

9 am - 10:30 am
Fear and Loathing in Design Review: Gonzo Lessons Learned Since 1966
This session of issues and ideas looks at design review to identify the best tools and techniques available. Bring your ideas, experience, and questions and help build a handbook for the next forty years.
Facilitator: Pratt Cassity
Location: IONIC ROOM

Winter & Company
1265 Yellow Pine Avenue
Boulder, CO 80304
303.440.8445
www.winterandcompany.net
Saturday, July 29

3:30 pm - 4:45 pm
Stump the Staff and Challenge the Chair
Back by popular demand and expanded, this session is your chance to ask questions of a panel of experienced staff members and commission chairs to get help with your specific issues. Your questions will guide the discussion.

Facilitated open session

Location: CHAPTER ROOM

3:30 pm - 4:45 pm
Special Break Out Session:
The Tremont Story
See page 17 for details.

Bill Fay, Brad Fennell, Michael Murphy

Location: DORIC ROOM

4:30 pm - 5:30 pm
Forum Gathering

Location: CORINTHIAN ROOM

6 pm - 8 pm
Reception at Fells Point
See page 17 for details

Location: FELLS POINT
Shuttle Departs from the Tremont Plaza starting at 5:45.

7/29 Saturday 7/30 Sunday

Saturday continued

BREAKOUT SESSIONS

10:45 am - 12 pm
\[ \square \] Demographics, Disabilities, and Design Review
\[ \square \] Rural Properties: Locating, Preserving, and Enjoying Them
\[ \square \] Building Local Commission Support Networks
\[ \square \] Demolition Prevention: Tools and Techniques
\[ \square \] Cultural and Ethnic Resources: Programs and Case Studies

12 pm - 1:30 pm
Preservation Luncheon:
Storm Surge: Preservation Response to Disasters

8 am - 12 pm
Information Desk Open

8:30 am - 9 am
Forum Gathering

WORKING ROUNDTABLES

9 am - 10:30 am
\[ \square \] Building a Code of Ethics for Commissioners and Staff. Wrap-up Session
\[ \square \] Reconciling with the Recent Past: An Evaluation and Designation Methodology. Wrap-up Session
\[ \square \] Fear and Loathing in Design Review: Gonzo Lessons Learned Since 1966

11 am - 12 pm
Closing Forum Gathering

TOURS

Special Post-Forum Tours:
1 pm - 3 pm
Mt. Vernon Walking Tour
1 pm - 4 pm
Baltimore City Tax Credit Success Stories

WHAT ARE?

Working Roundtables: Highly-interactive facilitated sessions where participants work with speakers and each other to find real solutions to real challenges. Findings are reported in the Forum Gatherings.

Break-out Sessions: Feature several speakers on a variety of current topics with plenty of time for "Q & A" with lively discussion.

Goucher College

Master of Arts in Historic Preservation

Richard D. Wagner, AIA, Program Director

www.goucher.edu
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Saturday, July 29

1:45 pm - 3:15 pm  Striking a Balance: Infill Design in Historic Districts
Reviewing infill projects for architectural compatibility that doesn't create a false sense of history can be difficult and contentious. This session explores the difficulty and creative ways it can be addressed.
*Dijana Cuvalo, R. Lynn Taylor*

Location: DORIC ROOM

3:30 pm - 4:45 pm  Local Ordinances: Revising and Updating
When was the last time your commission reviewed its preservation ordinance? Is it strong enough? Is it in accord with state law? Come learn how to fine-tune your ordinance to make it the best it can be.
*Debbie Abele, Larry Cort, Kathleen Kotarba*

Location: TUSCAN ROOM

3:30 pm - 4:45 pm  Teardowns and McMansions: Fighting the Plague
Learn about resources and techniques that have evolved to address teardowns and McMansions. Examples and case studies will be taken from different communities throughout the United States.
*Adrian Fine, Dwayne Jones, Joel Paterson*

Location: IONIC ROOM

3:30 pm - 4:45 pm  Understanding Preserve America—400 Communities and Counting. What is it?
This important new Federal initiative to recognize communities using cultural and natural resources to promote tourism remains a mystery to many. Learn what Preserve America funding can do, how to participate, and much more.
*Megan Brown, Hampton Tucker*

Location: COMPOSITE ROOM

ALL TOURS DEPART PROMPTLY FROM THE TREMONT PLAZA
Saturday, July 29

1:45 pm - 3:15 pm  The Customer Friendly Commission: Best Practices for Best Results
Effective commission operation is a dynamic, ongoing process. This session examines best practice techniques that will help your commission be more than just another review board.
*Monica Callahan,* *Marion O. Harris*
Location: TUSCAN ROOM

1:45 pm - 3:15 pm  Reconciling with the Recent Past: An Evaluation and Designation Methodology: Session One
Local commissions increasingly have to deal with recent past resources and the unique challenges of identification, evaluation, and protection that they present. This session begins the process of developing a cohesive recent past evaluation methodology.
*Facilitator: Jeanne Lambin*
Location: CHAPTER ROOM

1:45 pm - 3:15 pm  Tiny Towns, Big Issues
Commissions serving towns under 5,000 population face unique challenges—economic pressures, lack of public awareness, lack of staff—and must find creative solutions to meet them. This session identifies those challenges and solutions.
*Larry Cort, William Kennedy, Robert Vogel*
Location: COMPOSITE ROOM

1:45 pm - 3:15 pm  Keeping the Peace: Working with Developers and Architects
The acrimonious relationship that sometimes exists between preservation commissions, architects, and developers isn’t necessary. Come discover how all three can be preservation allies.
*Andres Andujar, Steve Callcott, Bill Shown*
Location: IONIC ROOM
20
Saturday, July 29

10:45 am - 12 pm
You’re Not Alone: Building Local Commission Support Networks
Creative alliances and support networks make local preservation programs stronger. Find out how commissions are working together across the country and how you can start or strengthen your own support network.

Bernie Callan, Lisbeth Cort, Chris Morris

Location:
COMPOSITE ROOM

10:45 am - 12 pm
Demolition Prevention: Tools and Techniques
This session looks at the multi-faceted issue of preventing demolition: delay provisions, alternative approaches, demolition by neglect ordinances, enforcement, proactive strategies, and more.

Debbie Abele, William Kennedy, Mark Silberman, Esq.

Location:
IONIC ROOM

10:45 am - 12 pm
Cultural and Ethnic Resources: Programs and Case Studies
As appreciation of cultural and ethnic resources and the preservation issues they present has grown, diverse programs and projects have developed for their protection. Come learn about them and share your experiences.

Patsy Fletcher, Graciella Sanchez

Location:
DORIC ROOM

12 pm - 1:30 pm
RECOVERY BENEFIT LUNCHEON:
Storm Surge: Preservation Response to Disasters
See page 17 for details.

Location:
EDINBURGH HALL

Limited on-site registration available.
### Conference Agenda

#### Friday, July 28

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
<th>Location</th>
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<tbody>
<tr>
<td>7:30 am - 5 pm</td>
<td>Registration/Info Desk</td>
<td>Roman Room</td>
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<td>7:30 am - 5 pm</td>
<td>Bookstore</td>
<td>Veterans Room</td>
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<tr>
<td>9 am - 11:30 am</td>
<td>Baltimore By Water Tour</td>
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<td></td>
<td>See description on page 11.</td>
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<td></td>
<td>Departure times vary</td>
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<tr>
<td>9 am - 12 pm</td>
<td>Mobile Workshops (details on pages 15 and 16)</td>
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<tr>
<td></td>
<td>Departure times vary</td>
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<tr>
<td>9 am - 3:30 pm</td>
<td>Principles of Good Design and Infill Workshop</td>
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<td>This 3 hour workshop will help participants understand the principles of good design and how to apply them when reviewing applications for infill construction or additions. Participants will consider how the Secretary of the Interior's Standards relate to design issues and how a better understanding of the Standards and the principles of good design leads to compatible new construction in historic residential and commercial districts.</td>
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<td>Location:</td>
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<td></td>
<td>TUSCAN ROOM</td>
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<td>Limited on-site registration available.</td>
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<tr>
<td>9 am - 10:30 am</td>
<td>Making Preservation Part of the Big Picture: Local Planning Issues</td>
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<td>Local commissions frequently feel isolated from other areas of local government. This session finds and explores ways to make preservation part of the big picture by working with other town/city agencies.</td>
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<td>Nancy Jane Baker, Kathleen Kotarba, David Maloney</td>
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<td>Location:</td>
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<td>Composite Room</td>
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<td>9 am - 10:30 am</td>
<td>New Materials Mayhem: Determining Sustainability</td>
<td>Ionic Room</td>
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<td>Struggling with requests for Hardiplank, fiberglass cornices, and metal clad wood windows? How about cementious material for clay tile roofs and stone walls? Join us as we mastermind ways to quell the mayhem!</td>
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<td>Richard Bergman, Jeff Fetzer</td>
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<td>10:45 am - 12 pm</td>
<td>Demographics, Disabilities, and Design Review: ADA Compliance</td>
<td>Doric Room</td>
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<td>The next several decades will see an unprecedented increase in the number of elderly Americans. This session will look at ADA requirements and how our historic buildings can adapt without losing architectural character.</td>
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<td>Jo Liemenstoll, Phil Thomason</td>
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<tr>
<td>10:45 am - 12 pm</td>
<td>Rural Properties: Locating, Preserving, and Enjoying Them</td>
<td>Tuscan Room</td>
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<td>This session will focus on rural properties which mark America's countryside and how historic preservation commissions have been able to protect and continue to use them.</td>
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<td>Kay Hindes, Marty McCune, Rod Scott, Robert Vogel</td>
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<td>9 am - 11:30 am</td>
<td>Commission Short Course</td>
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<td>High level, intensive training for commission members and staff, this course includes: preservation law, meeting procedures, local designation, the review process, public outreach, and much more! Nationally known preservationists will get you up to speed on the who, what, when, and where of commission operation. Great for first-time commissioners and staff or veterans who want a refresher course.</td>
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<td>Location:</td>
<td>Tuscan Room</td>
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<td>Limited on-site registration available.</td>
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Friday! Friday!

Friday • July 28 • 12:30 and 2:30 pm

Lustron—The House America's Been Waiting For
Join us for a special screening of the multiple award-winning film, *Lustron—The House America's Been Waiting For* as it chronicles the rise of what came to be called "The General Motors of Housing" and the conspiracy that led to its collapse. Visit www.lustron.org for details.

Two showings! Saint Paul Room

Friday • July 28 • 4 pm - 5:30 pm

Opening Forum Gathering
Join us as we kick off Forum with welcoming remarks from city and state officials followed by a discussion of preservation issues with National Trust Senior Vice President Peter Brink.

Corinthian Room

Friday • July 28 • 6 pm - 8 pm

Opening Reception
Enjoy hometown hospitality at the opening reception at the Baltimore Museum of Industry. This restored 1870 oyster cannery is a perfect place to make new friends and catch up with old ones.

Baltimore Museum of Industry
Shuttles depart from the Tremont Plaza starting at 5:45.
Commission Chair Training
Designed specifically for current and future commission chairs and staff, Commission Chair Training is an all-day intensive workshop including: leadership techniques, working with staff, thorny legal and ethical issues, resolving conflict, partnering with other commissions and organizations, program review, updating guidelines, and other topics. Experienced trainers from preservation’s front lines will make sure you have the tools you need to lead your commission.

Location: COMPOSITE ROOM

Special Screening: Lustron—The House America’s Been Waiting For

Location: SAINT PAUL ROOM

Giving Voice to the Preservation Message: Advocacy 101
All of us know that preservation is good, but how do we get the message across to others? This half-day workshop provides the tools and techniques needed to build understanding and inspire enthusiasm for preservation with elected officials, property owners, developers, contractors, realtors, and others. Take advantage of NAPC’s and Preservation Action’s more than fifty years combined experience to learn how you can spread the word and make preservation’s voice heard!

Location: IONIC ROOM

Reception at Fells Point
Relax in Historic Fells Point, Maryland’s first National Register Historic District, once threatened with demolition. Enjoy local food, drink and entertainment before heading off for dinner at one of the neighborhood’s many fine restaurants. Shuttle Departs from the Tremont Plaza starting at 5:45.

Location: IONIC ROOM

Opening Forum Gathering

Location: CORINTHIAN ROOM

Opening Reception
Location: BALTIMORE MUSEUM OF INDUSTRY
Shuttles depart from the Tremont Plaza.
Friday Mobile Workshops!

9 am - 3:30 pm
Sacred Baltimore Mobile Workshop
Baltimore is blessed with a multitude of historically significant places of worship, representing many denominations and architectural styles. This workshop explores Baltimore’s diverse religious architecture by visiting churches, synagogues, and mosques dating from the late eighteenth century to the modern era.

Departs promptly from the Tremont Plaza.
Limited on-site registration available.

9 am - 3:30 pm
Frederick, Maryland Mobile Workshop
Enjoy an educational walking tour of the first Great American Main Street in the State of Maryland: Downtown Frederick! Experts in the essentials of a vital downtown—preservationists, retailers, residents, and the arts community—will discuss with tour participants what makes Downtown Frederick great.

Departs promptly from the Tremont Plaza.
Limited on-site registration available.

9 am - 3:30 pm
Annapolis, Maryland Mobile Workshop
Take a journey through 3 centuries of architecture and 4 decades of preservation in this National Historic Landmark and locally designated district. We will explore the 18th century district that grew around Gov. Francis Nicholson’s Baroque town plan, the oldest state capitol building in continuous use, and the creative ways Annapolis has addressed design review issues.

Departs promptly from the Tremont Plaza.
Limited on-site registration available.

10 am - 3:30 pm
Baltimore Rowhouses Mobile Workshop
For centuries, Baltimore has built, molded, and celebrated the rowhouse, creating one of the most diverse, comprehensive collections of them in America. This tour highlights Baltimore’s history through 250 years of rowhouse development, showcases Baltimore’s rowhouse neighborhoods, and chronicles their revitalization.

Departs promptly from the Tremont Plaza.
Limited on-site registration available.