The National Alliance of Preservation Commissions (NAPC) is governed by a board of directors composed of current and former members and staff of local preservation commissions and Main Street organizations, state historic preservation office staff, and other preservation and planning professionals, with the Chair, Chair-Elect, Secretary, Treasurer, and Chairs of the board committees serving as the Board’s Executive Committee.

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NAPC is seeking volunteers to help advance its mission of providing education and technical assistance to local preservationists, particularly those involved in the work of local preservation commissions. Volunteers may serve on a variety of committees and in other capacities that take advantage of their individual skills and experiences. Editorial and production work on The Alliance Review, membership recruitment and retention, resources development, education programs and technical assistance are just a few of the possibilities. Join us today to make a difference in the future of preservation by contacting NAPC at 757-802-4141 or director@napcommissions.org.
FORUM 2018 in Des Moines was a fantastic time as you’ll quickly discover by reading this issue. It was a welcoming city and there was so much to see and do. Three of our board members provide you all the news from our time there: James Hewat reports on the activities, sessions, and special tours; Deb Andrews reports on our award winners; and Jacqueline Johnson provides some background on our scholarship recipients, budding young preservationists.

We also highlight a couple of sessions from FORUM 2018, one on development pressures in historic districts and how to respond to them, and one on the critical affordable housing problem nationwide and how older (and historic) housing can provide a substantial portion of that need. We’re also spotlighting an important historic preservation organization that is celebrating its 50th anniversary this year.

Thanks to everyone who was able to attend FORUM 2018, to all the volunteers who helped make it happen, and to all of our partnering organizations. If you were able to attend, we hope this issue brings back fond memories; if not, you’ll get a sense of all that was happening! We look forward to seeing all of you at our next FORUM, in Tacoma, July 2020!
FORUM 2018 – A Preservation Caucus in Des Moines

By James Hewat

For five days in mid-July the streets of Des Moines were filled, not by political candidates jostling for votes, but by historic preservationists attending the biennial National Alliance of Preservation Commissions’ FORUM 2018. This surprisingly vibrant and sophisticated mid-western city of 450,000 played great host to over 700 attendees from 45 states and several nations, who gathered to learn, share, and network, while honoring outstanding historic preservation work done at the local level.

Pre-conference events included the National Conference of State Historic Preservation Officers Board meeting, a meeting of the NAPC Board of Directors, the Short Course – an intensive half-day training course for commission members and staff, and a reception at the opulent 1920’s Tudor Revival Salisbury House built by Des Moines cosmetic magnates Carl and Edith Weeks. Pre-conference tours were sold out including the Frank Lloyd Wright and Prairie School tour to Mason City which featured lunch at the Park Inn (the last operating hotel designed by Wright), and a visit to Wright’s 1908 “fireproof” Stockman House. Other pre-conference events included a full-day meeting of the State CLG Coordinators, a Train-the-Trainer session, and an evening at West End Salvage, an architectural salvage destination and event space.

Friday evening’s plenary session and award ceremony at Des Moines’ splendid 1927 Scottish Rite Consistory featured keynote speaker and historic preservation luminary, Mary Means, who pioneered the National Main Street program in 1980. Means’ thoughtful reflections on the course historic preservation has taken over the past forty years and included poignant insights into the movement’s roots concluding with a clarion call for...
preservation to continue evolving to help alleviate social problems of the twenty-first century, including affordable housing.

Following the plenary session, FORUM attendees were treated to cocktails, appetizers and music by the Parranderos Latin Combo at the opening reception hosted by American Enterprise at its stunning national headquarters building in downtown Des Moines. Constructed in 1965 after designs by Gordon Bunshaft of Skidmore, Owings & Merrill for American Enterprise the modernist building was hailed in a LIFE Magazine spread published soon after its opening, as “the talk of the mid-west.” American Enterprise has received awards from the International Committee for the Conservation and Documentation of the Modern Movement (DOCOMOMO), and the American Institute of Architects (AIA) for the exquisite rehabilitation of the building completed by BNIM Architecture in 2016.

Attendee survey results indicate that FORUM 2018’s varied educational sessions were very well-received with those focusing on practical and hands-on topics being the most popular. “Removing the Vinyl Sticker: Historic Preservation Cost Calculator” provided some revelatory, and also funny,
moments as Bob Yapp and historic preservation planners from Hutchinson, Kansas described developing a cost calculator to quantify costs when comparing repairing vs. replacing historic materials.

“Practical Application of the Secretary’s Standards in Discussion and Decision-Making” stimulated lively discussion around local design review. Planners from Des Moines and Kalamazoo presented recent projects that their local design boards have grappled with. Through the interactive format, it was quickly evident that there exists a wide and healthy diversity of opinions regarding application the Standards. The discussion included innovative ways to document the evolution of a building including integrating a universally accessible ramp into a historic building, and imaginative ways to reuse a historic garage. The session demonstrated the practical application of the Standards and showed how variously they can be successfully applied based on a community’s identified historic character and resources.

A continuing theme of this year’s FORUM was planning for the management of cultural resources in a time of rapid climate change. The “Elevating Buildings – Lowering Standards” session explored the dilemma many flood prone communities face in providing future life safety for historic buildings, while preserving historic integrity. Climate change and the built environment were brought home with Saturday’s “Climate Impact and Resiliency Luncheon.” Author Jeff Goodall explained that anyone living in historic places like Miami Beach, South Brooklyn, or Boston’s Back Bay (all low-lying coastal neighborhoods), are prone to future flooding and “the difference between three feet of sea level rise by 2100 and six feet is the difference between a wet but livable city and a submerged city.”

Saturday’s closing reception in the magnificent 1903 Des Moines Public Library, now the World Food Prize Hall, ended FORUM on a decidedly upbeat note. Established in 1987 by Nobel Peace Prize winner Dr. Norman Borlaug, World Food Prize makes awards for exceptionally significant individual achievement of food production and distribution in the global fight against hunger. In 2007, the National Register listed library was completely restored by World Food Prize to LEED Platinum standards and since then has served as the headquarters of this international organization devoted to improving the lives of others.

In the end FORUM 2018 was a great success thanks to the fantastic support and hospitality of the great mid-western City of Des Moines and the Iowa State Historic Preservation Office. Conference survey returns used terms like “beautiful,” “culturally rich,” and “surprising” to describe the city and environs. Respondents also commented on the number and enthusiasm of volunteers who provided information, guided, and made FORUM attendees feel so welcome.

Thanks to all who attended. See you at FORUM 2020 in Tacoma, Washington! ☘️

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Credit: Sara André

NCHPO tour of the Iowa State Capitol dome.
FORUM attendees at the Park Inn, during the Mason City Tour.

FORUM attendees during the Valley Junction Tour.
NAPC would like to thank all the planning partners and sponsors of FORUM 2018 including:

- Iowa Department of Cultural Affairs/Iowa State Historic Preservation Office
- City of Des Moines
- National Park Service
- National Conference of State Historic Preservation Officers
- Kärcher North America
- Y & J Development
- Des Moines Partnership
- Newport Restoration Foundation
- Indow Window
- World Food Prize
- Raygun
- Madison County HPC
- The National Trust for Historic Preservation
- Silos & Smokestacks National Heritage Area
- RDG Planning & Design
- Visit Mason City
- Slingshot Architecture
- BNIM
- Iowa Architectural Foundation
- Iowa Archaeology
- OPN Architects
- Preservation Iowa
- Preservation Resources, Inc.
- University of Georgia
- Historic Valley Junction Foundation
- West End Salvage
- College of Charleston
- Renew Rural Iowa
- Des Moines Rehabbers Club
- Stonebridge Learning, LLC

Mary Means, keynote speaker at the opening plenary session.
A demonstration by Kärcher North America provided attendees a chance to see the latest technology in cleaning historic masonry, in this case the historic Des Moines Police Station.

Terry Philips of Mill Seed Co. Architectural Resources talking with a FORUM attendee about the proper way to repair historic wood windows.

Reception in the historic Des Moines Public Library, now the World Food Prize Hall of Laureates.
NAPC is pleased to announce its 2018 Commission Excellence and Individual Leadership award winners. Three local historic preservation commissions and two preservation professionals were honored on July 20th during a ceremony following the opening plenary session at FORUM 2018 in Des Moines, Iowa.

NAPC established its Commission Excellence Awards program to recognize outstanding efforts and achievements by local historic preservation commissions and boards of architectural review. The awards are given on a biennial basis at FORUM and are intended to highlight best practices and exceptional accomplishments by commissions at the local level, for both large and small communities. Although the awards program is designed to honor a variety of preservation activities, including identification/documentation of historic resources, development of protective measures and creative employment of technology, all of this year’s award winners were recognized for their outstanding efforts in the area of public outreach and advocacy.

NAPC’s individual leadership awards recognize trailblazing preservation professionals and their longstanding contributions to local preservation. The John and Sue Renaud Award honors individuals working at the federal or state level for outstanding leadership in advancing historic preservation at the local level. The Daniel L. Becker Award honors preservation professionals working at the municipal level for their exemplary leadership.

Brookings (South Dakota) Historic Preservation Commission
The Brookings Historic Preservation Commission was recognized for its numerous and wide-ranging initiatives to partner with other community...
By partnering with their local sustainability council, the Brookings Historic Preservation Commission was able to demonstrate that rehabilitation and reuse of historic buildings is an integral part of the green movement.

Through a partnership with the Brookings Bicycle Advisory Committee, the Commission has offered “Historic Sites on Bikes” tours.
organizations, seizing every opportunity to highlight the city’s history and historic buildings and to demonstrate shared goals among seemingly unrelated organizations and their constituents. By partnering with the Brookings Sustainability Council, for example, the Commission has been able to demonstrate how historic preservation is an integral part of the sustainability movement.

Through a partnership with the Brookings Bicycle Advisory Committee, the Commission has offered “Historic Sites on Bikes” tours. Commission members also actively seek positions on affiliated municipal committees, such as the Comprehensive Master Plan Committee and Public Arts Committee. This outreach demonstrates a keen understanding that preservationists must be “at the table” if they are to promote historic preservation as an integral part of local public policy. For a small community of 22,000, it is clear that the Brookings Historic Preservation Commission has leveraged its resources very effectively.

**Waverly (Iowa) Historic Preservation Commission**

Following Iowa’s Flood of 2008, the Waverly Historic Preservation Commission harnessed the interest of local residents in Waverly’s heritage as well as the support of a receptive city council to move forward with a major preservation initiative. The Commission used FEMA reimbursement funds to conduct a historic resources survey and delineate boundaries of potential historic districts. With the necessary documentation complete, the Commission pursued National Register listing for four historic districts as well as two individual landmark structures.

Once designated, visible but cost-effective measures were employed to promote the districts,
Following Iowa’s 2008 flood, the Waverly Historic Preservation Commission used FEMA funds to survey its historic resources and establish four National Register historic districts.

Including community celebrations to mark the entry of each district in the National Register, printed walking tours, and outreach to the press which resulted in a series of prominent articles about the areas being designated. Special signs marking the entries to each historic district were erected and toppers were added to existing street signs to highlight the areas. The Waverly Historic Preservation Commission is to be commended for seizing the moment that a natural disaster can create, bringing into focus the importance of historic resources to community identity and acting to ensure the preservation of those community assets.

They have also developed self-guided tours of various districts in Waverly.
When the Spokane Historic Landmarks Commission embarked on its survey of mid-20th century architecture in 2017, it recognized that buildings of the modern movement are among the most

Employing a creative social media strategy, the Spokane Historic Landmarks Commission generated broad interest in its survey and documentation of mid-20th century architecture.
underappreciated and vulnerable aspects of our built heritage. A social media strategy was conceived from the project’s inception to bring an appreciation of these modern resources to the general public and raise awareness for the importance of their preservation. In addition to creating a project website, Facebook postings were employed to reach a broader audience and encourage discussion about the resources.

Each week, a new property would be added to the website, followed by the Facebook post. By taking this “mid-century a week” approach the Commission changed the way the survey and inventory project was delivered to the public. They created ongoing anticipation, participation and engagement as the survey progressed. The final survey report was the culmination of a year of learning about mid-century resources in Spokane.
and gave an engaged public something that tied the project up in a neat package. This social media strategy also brought with it the added benefit of increased visibility for the Spokane Historic Landmarks Commission’s work: the posts contributed to a 37 percent increase in page likes by the end of the year.

2018 John and Sue Renaud Award: Paula Mohr, CLG Coordinator, Iowa Department of Cultural Affairs

Paula Mohr was honored for her long and varied history of professional accomplishment in the field of historic preservation. A fourth-generation Iowan and second-generation preservationist, Paula’s interest in historic buildings began as a child, when her parents rehabilitated an 1868 schoolhouse as the family’s home. After pursuing a graduate degree in museum studies from Cooperstown and a PhD in architectural history from the University of Virginia, Paula went on to hold curatorial and preservation positions at the National Trust for Historic Preservation, the White House and the National Park Service.

As curator of the US Treasury Building in Washington, DC, she was responsible for the preservation and interpretation of the National Historic Landmark and its museum collection. In 2005, Paula returned to Iowa and began working as the Certified Local Government Coordinator and Architectural Historian for the Iowa State Historic Preservation Office. During her tenure, she has strengthened Iowa’s CLG program, coaching local commissions to become more effective and improve their local preservation programs. She has also grown the statewide Preserve Iowa Summit, improving its program content and doubling attendance. For her lifetime of achievement and unwavering passion for preservation, Paula Mohr is most deserving of the John and Sue Renaud Award.

Paula Mohr was honored with the 2018 John and Sue Renaud Award for her long and varied history of professional accomplishment in the field of historic preservation. She is pictured here with NAPC Board Chair Patricia Blick, John Renaud, and FORUM 2018 Steering Committee Chair, Michael Koop.
2018 Daniel L. Becker Award: Lisa Craig, former Chief of Historic Preservation, City of Annapolis

Lisa Craig was honored for her groundbreaking and proactive response to the threat repeated flooding poses to historic coastal communities throughout the country. During her tenure as Chief of Historic Preservation for the City of Annapolis, Ms. Craig conceived and led a 4-year preservation planning effort — Weather It Together: Protect Our Historic Seaport — the nation’s first FEMA-based cultural resource hazard mitigation plan. With Annapolis experiencing the largest increase in tidal flooding of any American city in the past 50 years, the historic City Dock area now experiences 40 days of high tide flooding per year with daily flooding anticipated within the next 50 years.

To address this long-term threat to the historic district, Ms. Craig, supported by the Annapolis Historic Preservation Commission, launched the project to help residents, property owners and city leaders not only understand the economic and cultural importance of adapting the historic downtown to a future of rising tides, but to proactively plan for and share strategies for floodproofing historic buildings. The planning process was designed to capture and communicate the hazard flooding vulnerability of hundreds of historic properties in the downtown landmark district. With assistance from the Planning Innovation Lab of Michael Baker International, the city created a geospatial-based, interactive, online story-mapping tool to take key stakeholders on a compelling historic journey and prompt serious consideration of mitigation alternatives.

Ms. Craig is now sharing what she has learned with numerous other coastal towns and cities facing similar risks. Her ground-breaking work and the innovative tools she helped develop will have far-reaching utility as historic communities throughout the country grapple with the wide range of threats associated with climate change.
FORUM Scholarships Awarded to Preservation’s Future Top Talent

By Jacqueline Johnson

During each FORUM, the National Alliance of Preservation Commissions awards a limited number of scholarships to outstanding students in the field of preservation and related disciplines. The award is intended to provide recipients with an opportunity to meet professionals, learn about best practices and cutting-edge approaches, and experience the privileges of leadership in the field of preservation, all by attending educational and networking events and working as conference volunteers.

It also gives the preservation community a look ahead at the exceptional individuals and the promising future of preservation. NAPC selected three scholarship recipients for this year’s FORUM in Des Moines. Read on to learn more about these bright and dedicated students and their conference experience. And, more importantly, remember their names – you’ll hear more about their great achievements in the years to come!

**Melanie Bishop**

Melanie completed her Master of Science in Historic Preservation at The School of the Art Institute of Chicago in May 2017. Currently, she is based in Washington D.C. and interning with the State, Tribal, and Local Plans & Grants Division of the National Park Service.

She got her start with NAPC as a student intern during the summer of 2017 and assisted in the expansion of NAPC’s website resources. During her internship with NAPC, Melanie learned about the importance of the CLG program in addition to the different resources available to local preservation
commissions. She attended FORUM to continue her involvement with NAPC and further her understanding of the relationship between local, state, and federal preservation offices. She also wanted exposure to current relevant issues in preservation today in an environment that makes them accessible for everyone to discuss.

Following the conference, Melanie shared that attending FORUM allowed her to meet preservation professionals from across the country and learn about local preservation issues and strategies. As a National Park Service intern, she assisted in organizing the State CLG Coordinator meeting at the conference and learned a lot from listening to what it takes to run the CLG program in various states. “Overall, FORUM helped me to develop a greater understanding of the important role that local, state, and federal government plays in preserving our historic resources” states Melanie.

**Victoria Hensley**

Victoria is a first-year Ph.D. student in Public History at Middle Tennessee State University in Murfreesboro, TN. She completed her Master’s degree in May 2018. Her research focuses on historic preservation, and she will study under the direction of well-known preservation scholar Dr. Carroll Van West.

FORUM 2018 was Victoria’s first NAPC conference. She believes it is an exciting time to attend conferences and meet with professionals in the field of historic preservation, especially given recent events such as preservationists vigorously fighting for the protection of historic tax credits, taking deep
looks at controversial monuments, and continuing to advocate for the preservation of significant historic resources. She believes advocacy issues start at the local level, which is where NACP is situated. She values how preservation commissions work diligently at the grassroots level to build and maintain local, community support. As a student and emerging professional that is invested in community engagement and working at the local level, it is important for her to understand the effects of historic preservation.

After the conference, Victoria said the following of her experience “FORUM left me feeling re-energized and ready to take on our current issues in preservation work. I’ve never been to a conference where so many professionals come together to not only share ideas, but learn from each other on topics ranging from affordable housing, inclusion, and ways to make preservation attainable at all levels. It reminded me why I chose to pursue historic preservation and the good work that our field can achieve.”

Kathleen Seay
Currently, Kathleen is in her second year as a preservation graduate student at Goucher College. While her program is robust, she is looking for ways to learn beyond the classroom. She is in her last semester before her thesis year, and then there’s graduation!

She receives her coursework online, almost exclusively. She attended FORUM for the in-person learning and interaction – through its panels, workshops, and networking events – to help her become a well-rounded preservationist. She was eager to hear different voices from across the nation and learn from mutual problems and solutions that she could, in turn, apply in her local area and coursework. Gaining the experience was especially important to her given she recently was inducted as the Maryland Association of Historic District Commissions (MAHDC) Student Board Member and saw FORUM as the ideal conference for bettering her role within the MAHDC.

In speaking about her conference experience, Kathleen mentioned that she most likely would not have participated in FORUM without the availability of the student scholarship. She also stated that she “became exposed to a sea of different ideas, practices and interests from all over the nation. I was fortunate as a student scholar to be able to find and network with others that value similar objectives and interests as mine through my volunteer hours as well as understand firsthand how preservation varies state to state. All together these experiences infinitely helped me as a student better vision where and in what capacity I best fit to contribute in the field.”

Scholarship applications are available on NAPC’s website the winter before each FORUM. The next round of applications will open January 2020 for FORUM in Tacoma, Washington. We look forward to your support in recruiting the next class of preservation’s finest leaders.
THANK YOU
for attending the FORUM 2018 in Des Moines, Iowa!

711 ATTENDEES
45 States + Washington, D.C.
43+ Scholarship Recipients
5 Award Recipients
25 Sponsors

176 PRESENTERS & TOUR LEADERS
49 Sessions
13 Tours
6 Networking Events
87 AIA/AICP/HSW Credits Available
For most of its existence Raleigh, North Carolina was a small city. Founded as the state capital in 1792 its major industry was state government. While other cities in North Carolina such as Wilmington, Greensboro and Charlotte flourished in the 19th and early 20th centuries, Raleigh was content with moderate and measured growth.

But things changed after World War II when the state government founded Research Triangle Park (RTP) to take advantage of expertise at three major research universities in the area: University of North Carolina, North Carolina State, and Duke University. When IBM moved into RTP in 1959 with 13,000 employees, the growth race was on so that today Raleigh has more than quadrupled its population since 1960.

Further fueling Raleigh’s recent growth is a growing list of accolades: the number one place tech staffers would like to live, a top ten city for grads just starting out, and a top ten city for economic growth and opportunity. It is not just about work either, it is also the #5 best metro area for dating and one of the ten coolest places to eat.

Amidst this growth Raleigh has worked to preserve its past. It has eight local historic districts and 171 local landmarks, as well as 27 National Register historic districts and 95 landmarks. As befitting its small city history, these districts and landmarks are primarily clustered around downtown. As with current trends across the country, Raleigh’s downtown growth and popularity is surging. These development pressures are squeezing Raleigh’s historic resources.

Although only six percent of Raleigh’s residential housing stock was built before 1950, it is still viewed by many as standing in the way of...
progress and growth. In National Register districts (where no local historic review occurs) houses can be torn down and replaced by larger more expensive houses. The desire for larger houses is reflected in local districts with increased demand for large additions. In a worst case scenario, lots were removed from one local residential district to build a hotel.

Commercial historic districts face even more pressure. Small-scale buildings do not provide sufficient return for escalating land values. Zoning requests to build taller buildings are routinely approved. The commercial districts are quickly losing their local flavor to look like streets in any growing city.

Fortunately, Raleigh has a committed preservation community that works to help city officials and residents understand that preservation and development are not only compatible but that historic preservation enhances development. The community includes citizens who are passionate about preserving Raleigh’s history and attend meetings, charrettes, tours and other events that promote preservation. The Raleigh Historic Development Commission (RHDC) is composed of those citizens who are able and willing to commit time every month to preservation. The non-profit preservation community is represented by Preservation North Carolina and Capital Area Preservation among others. The ultimate will of the people is represented by City Council who makes the decisions on what will be preserved.

The community response to development has ranged from increased interest by neighborhoods who want to learn more about becoming a local district to grassroots activism pushing to preserve endangered resources. Sometimes the community response causes heartburn that, surprisingly, leads to a preservation win. For Raleigh, that heartburn started with the RHDC’s approval for a newly constructed house with a contemporary design in the city’s oldest historic district. Many residents of the district were adamantly opposed to the design and appealed the decision. The controversy occurred just as the RHDC was seeking approval
The citizens who questioned the RHDC’s decision asked Council to include in the guidelines a provision that new construction and additions resemble old construction. In response, the City Council asked the RHDC to conduct additional public outreach to assess the desires of the citizens.

The controversy lead to press coverage not just in Raleigh but even further afield, the New York Times and Vanity Fair among others weighed in. All this attention led to large public meetings and community conversations about what historic preservation means. There were even public discussions by non-preservationists about the nuances of the National Park Service’s Preservation Brief 14 – New Exterior Additions to Historic Buildings.

In the end the residents lost their appeal and the City Council sided with the RHDC’s revision to the Design Guidelines. But the results of the controversy were that preservation became a topic of interest in the middle of a development boom and the RHDC learned the need to continually work to keep the community, and more importantly City Council, informed on the significance of historic preservation.

Another lesson from the controversy is to be prepared and plan ahead. For the RHDC that meant having a few ideas and projects sketched out even though funding was not readily available. So when the City Council asked us what could be done to promote historic preservation, we didn’t have to say, “We’ll get back to you on that,” we were able to say, “Let’s do a preservation toolkit.” We laid out an idea of what it might look like and suggested Council appropriate money for us to hire a consultant. And they did.

**Preservation Toolkit**

The Toolkit begins by analyzing the current framework of preservation related policies. These include Raleigh’s 2030 Comprehensive Plan,
unified development ordinance, state enabling legislation and the RHDC’s current powers. The analysis showed that some existing powers were under-utilized and many aspects of policies were over-regulatory, i.e. a lot of stick without much carrot.

The consultants looked at the variety of historic resources in Raleigh with a particular emphasis on the downtown commercial district. This quote from economic and historic preservation expert Donovan Rypkema was a guiding principle for the design of the Toolkit,

“Planning can never be about stasis – grass grows, leaves fall, rainfall varies, trees increase in size and then at some point die. The historic urban landscape recognizes that cities, too, are never in stasis…they grow, sometimes shrink, change and evolve in multiple ways. So the management of the historic fabric within a city is not successful if approached from a ‘freeze in place’ standpoint; rather it should be approached first through the identification of the heritage and then the appropriate management, protection, and enhancement of that fabric."

There were four primary criteria that were used to evaluate potential preservation tools:

- Cost to the City
- Effectiveness
- Complexity
- Likely acceptance by stakeholders

The Toolkit proposes a mosaic of incentives that include financial tools, regulatory tools, community engagement tools, knowledge and planning tools and direction action tools.

The financial tools proposed are building rehabili-
tation grants and building retro-fit loans. These tools would provide incentives to developers by reducing capital cost and improving financing with only a moderate amount of complexity. They have proven effective in other locales and have been met with high stakeholder approval. However, the cost to the city is moderate to high.

Regulatory tools include transferable development rights, historic districts as affordable housing overlays and streamline rehabilitation projects. Transfer of development rights allow a builder to transfer some of the height lost to a preservation project to other parts of the project or another development within a specified zone. While this would have low to moderate costs to the city and have a high stakeholder approval, they have not been particularly effective in other locales, primarily due to their high complexity.

Historic districts as affordable housing overlays has a low-cost to the city but mixed stakeholder approval and has high complexity in regulating costs. Streamlining rehabilitation projects by providing one-stop shopping for historic preservation projects improves the investment environment with a low-cost to the city. It has been moderately successful in other locales while having moderate complexity and high stakeholder approval.

The community engagement tool would encourage citizens to assist in conducting surveys of potential historic places. Although this is a way to involve the population at-large in historic preservation and has high stakeholder approval, it has not been particular effective where it has been utilized. This may be due to its moderate to high complexity.

The knowledge and planning tool involves the city buying properties during the demolition delay period. While this has high stakeholder approval and effectiveness in preserving historically significant properties, it can have high costs for the city and high complexity in marketing and selling the properties.

The direct action tool of enhancing the Raleigh Preservation Fund would provide the financing for grants, loans and acquisitions. It is an effective tool for preservation but comes with the costs and complexities associated with the other tools.

The final design of the Toolkit is still under consideration with City Council, consultants and citizens assessing the options and advantages. We have learned several things from our bumps and skirmishes with rapid development. Some are as simple as repeating successes, others may be more abstract such as having unfunded goals on hand for when an opportunity arises. And of course, always look for those opportunities. To encourage and promote preservation even in times of surging development it is perhaps most important to make and maintain relationships with the stakeholders in preservation, the citizens who appreciate it, the councilors who make the decisions and developers and property owners who maintain historic properties.
Historic Preservation – Part of the Solution to the Affordable Housing Crisis

By Donovan Rypkema

The title above notwithstanding, this article is not about “historic preservation” narrowly defined. Forget, for now, about what is locally designated and what is not; what is eligible for National Register listing and what is not; what is a contributing building and what is not; what has distinguishing architectural features and what does not. Just consider for the moment, “old stuff.”

Yes, some of that “old stuff” is what makes up your local historic districts, much does not. And much that isn’t currently designated may not merit the protection your ordinance provides. A more appropriate title might have been “Old Stuff – Part of the Solution to the Affordable Housing Crisis.” Local preservation commissions have identified, protected, and enhanced heritage resources for architectural, cultural, aesthetic, symbolic, and other reasons. The time has come to begin protecting “old stuff” for affordable housing.

Some Realities

Reality 1 – There really is an affordable housing crisis. Households who spend more than 30% of their income on housing are considered “housing cost burdened.” A third of all households in America meet that housing cost burdened threshold. Among renters the numbers are even greater with 38 percent spending more than 30% of their income on housing. “Severely housing cost burdened” are those households spending more than 50% of their income on housing. One in six rental households fall into the severely burdened category. Among renter households headed by
someone 65 and older, half are housing cost burdened, as are 46% of African American renter households.

Reality 2 – Housing affordability is not just an issue for large, growing metropolitan areas; it is widespread geographically. As can be seen in the map from the Joint Center for Housing Studies at Harvard, no state is immune to the problem and in some regions nearly every part of each state is affected.

Modest 800-1200 sf houses are more than adequate for two person households.
A huge percentage of historic housing stock in the U.S. is fully and safely habitable now.

It is not just New York City and San Francisco and it is not just renters. In Topeka, Kansas, 49.5% of renter households pay more than 30% of their income for housing, as do 27.6% of homeowners with a mortgage. The same is true in Birmingham, Alabama, where 59.4% of renters and 44.2% of homeowners with mortgages are housing cost burdened.

**Reality 3** – Relying on existing affordable housing programs will not, alone, solve the problem. Around 100,000 affordable housing units are created each year using the Low-Income Housing Tax Credit (LIHTC). That compares with 11.6 million housing cost burdened renter households. At the current rate it would take 116 years to create enough affordable units using the LIHTC to provide for the households currently in need.

**Some Myths**

**Myth 1** – “Those old houses are just too small to meet the needs of today’s market.” Well, a house of 800 square feet probably doesn’t meet the needs of a family with two parents and two kids at home. But that image of the typical American household is no longer as portrayed by Beaver Cleaver, his brother Wally, a mom who stayed home and a dad who provided the income. Today 28% of all American households are made up of one person. Another 34.5% are two-person households. So nearly two-thirds of all households in the country are two people or less….and for many of them that 800 or 1200 square foot older home is more than adequate.

**Myth 2** – “They are only standing because the termites are holding hands. Those houses are falling down and not worth fixing.” Everyone knows about the decennial census of the population. But there is also a periodic census of housing. In that census the physical condition of housing is evaluated and rated as Adequate, Moderately Inadequate, or Severely Inadequate. What did the most recent census of housing find about homes built prior to 1950? 90.5% were judged “Adequate,” 7.1% “Moderately Inadequate” and only 2.4% “Severely Inadequate.” Maybe that last category needs to be razed, but nearly 98% of pre-1950 housing is either fully and safely habitable now, or would be with some reinvestment. Moving housing from “moderately inadequate” to “adequate” would certainly cost some money, but it is highly unlikely to cost the $200,000 per unit which is what units created using the LIHTC are costing today (and in some markets far more).
Myth 3 – “Those old houses just aren’t what buyers today are looking for.” Well they clearly are not what every buyer in the market is looking for, and in many markets new housing is absolutely essential to accommodate population growth. But they are what a sizable share of homebuyers are looking for. The National Association of Realtors recently released a study looking at generational house buying trends. Important in the market (now and for the next 40 years) are millennials. Next year will see millennials reach 73 million, surpassing the Baby Boomer population count of 72 million. Last year millennials constituted 34% of all homebuyers, but 44% of buyers of houses built between 1913 and 1960 and 58% of the houses sold that were built in 1912 and earlier. No market for these older houses? Nonsense! Furthermore 57% of all first-time homebuyers purchased a house built before 1950.

The appeal of the housing, the size of the housing, and the condition of the housing should all be arguments to keep as much of it standing as possible. But it is also the overall affordability of these units. 57% of housing units built before 1950 have a monthly housing cost of less than $1000. For every household income bracket less than $50,000 per year, a greater share of households lives in housing built before 1950 than live in housing built since 1999. While households earning less than $30,000 make up 30% of all households, they make up nearly 36% of those living in pre-1950 houses. And, by the way, 75% of very low-income households receive no housing assistance of any kind. Around 23% of the total supply of rental housing comes from units built prior to 1950 as compared with 15.8% built since 1999.
Keeping Older Housing Stock

Here is what we know: 1) there is an affordable housing crisis; 2) older housing is disproportionately meeting the needs of households of modest income; and 3) there is a large and growing market for these older houses. So there must be a major policy initiative on the local, state, and national levels to keep this older housing stock in place, right? Wrong! In the last 15 years we have lost 4,047,000 units of housing built before 1950. Of our most historic housing – 100 years old and older – 332,000 have disappeared. A few have burned down or been lost in a tornado, but the vast majority have been purposely torn down. Every day for the last 15 years, 60 of our most historic houses were permanently lost, 70 percent of them single family dwellings. Had those 4 million housing units still been standing the affordable housing crisis would be far, far less severe. In addition, today there are 3,579,000 housing units built prior to 1950 that are standing vacant. How can we simultaneously have a housing crisis and still have 3 ½ million vacant, older homes?

Some Possible Responses

Addressing the issue of a community’s affordable housing challenges is not the responsibility of the historic district commission. However, those commissions are in charge of identifying and protecting the historic resources, many of which are not currently designated. So what might the preservation commission bring to the table to keep “old stuff” in circulation and, thereby, at least mitigating the worsening of the housing affordability crisis? In most towns and cities where there is a preservation commission there is also an agency that is addressing housing. Most of these possible actions should be done in conjunction with the commission’s housing counterparts. Here are a few ideas:

Multiple resource local districts. There are an in-
creasing number of National Register Districts that are defined not by neighborhood level geography but by “themes, trends, and patterns of history shared by the properties.” Perhaps commissions should designate older, affordable housing units on a basis other than their geographical neighborhood.

Affordable housing overlay with new historic districts. In study after study, the evidence is that appreciation rates in local historic districts outperform the market as a whole. While it is absolutely spurious to claim that it is historic districts that are responsible for the affordable housing crisis (as the Real Estate Board of New York has disingenuously done) it is true that rising values often means rising rents and rising rents are part of the affordability problem. It is also true that local historic districts often have the most economically and demographically diverse populations in a city. That diversity is an intangible asset of the districts and to the extent possible should be maintained. Therefore, when a new residential historic district is about to be designated, a preservation commission could, with its housing counterpart, simultaneously designate the area as an affordability district. What would that mean? That would vary from city to city, but might mean that whatever tools the city has for affordability – property tax incentives, inclusionary zoning, maintenance grants, rent subsidies – be specifically targeted to the new historic/affordability district.

Standards more appropriate to buildings. There is no intent here to rekindle a debate about the Secretary of the Interior’s Standards or with the many local design guidelines that mirror them. They are usually, if not always, perfectly appropriate for traditional historic districts. But they are architectural standards. If we are designating (or protecting or preserving) housing for affordability reasons rather than architectural reasons, are the Secretary’s Standards the best set of criteria? Perhaps not.

Funding for weatherization. The housing cost standards include not only rent or mortgage payment, but also utilities. While the caricature of older houses as energy hogs is often overstated, it is also true that many would be well served with extensive weatherization – and investment that would increase comfort, reduce cost, and be good for the environment. Local governments should expand weatherization programs as a triple benefit investment – helping meet environmental goals, increasing housing affordability, and saving older and historic houses.

Mitigation fund for demolition – whether or not in historic district. Landfills are expensive in both
dollars and environmental quality. It is doubtful that there is a landfill in the country where the dumping fees are adequate to cover the lifetime costs of acquisition, development, operation, and closure of the facility. That means every time something is dumped at the landfill, other taxpayers are subsidizing that demolition and disposal. Whenever an older housing unit is demolished a unit of affordable housing is lost. So when a demolition permit is issued, it could be accompanied with a (sizable) fee payable to a mitigation fund. This fund could then be used to assist other affordable housing programs, pay for weatherization, provide funds for acquisition of historic properties, or whatever other expenditure might mitigate the loss of the unit. This could operate on a local level like the mitigation funds stemming from Section 106 negotiations are spent under federal statutes.

Acquisition and stabilization of all vacant older housing units. If a city were really serious about addressing affordable housing, it would buy every older housing unit that came on the market. It could then do whatever repairs and weatherization that were necessary and either put the unit in the hands of a housing authority or a non-profit housing developer to be rented or resell at an amount that meant the housing remained affordable. This could be channeled through a land trust so that the home was permanently maintained in the inventory of affordability.

Saving the big three. There are three historic building typologies that together should constitute a national preservation initiative in the name of both affordability and preservation – bungalows, shotguns, and rowhouses. Bungalows in Chicago and Los Angeles, shotguns in Louisville and St. Louis, rowhouses in Washington and Philadelphia are critical in providing affordable housing, are important from a preservation perspective, and are being lost every day. These mostly vernacular housing types need to be a central element in a preservation/affordability strategy.

Conclusions
Whenever a pre-1950 unit of housing is lost, a unit of affordable housing is lost. While too many of our historic resources are endangered, the issue of housing affordability has reached a crisis stage. You cannot build new and rent cheap. It cannot be done without either having deep, deep subsidies, or building crap. Our older and historic houses are at the core of the solution to housing affordability. Preservationists have the opportunity to play a leadership role in responding to this challenge.
On the eve of their 50th anniversary of incorporation, the Quapaw Quarter Association (QQA) reflects on their past as they prepare for the future. Past QQA Board President, Dana Daniels Nixon documented the organization’s decades of work history in her piece, “History of the Quapaw Quarter Association.” We’ve culled the highlights of her piece to share.

The QQA is the second oldest organization dedicated to historic preservation in the state of Arkansas (the oldest is the Pioneer Washington Foundation founded in 1958) and is one of the oldest in the region. Since its incorporation, QQA has been a leader in improving the image of the historic downtown area known as the Quapaw Quarter and making the area a more attractive place to live, work and play. In the early 1960s the preservation efforts were focused on saving a few significant historic landmarks. Efforts have evolved to focus on revitalizing entire neighborhoods, contain urban sprawl, invigorate historic commercial corridors, sustainability, and much more. In the past 50 years, hundreds of 19th and early 20th century Little Rock buildings and homes have been rehabilitated and returned to productive use as homes, apartments and offices, and infill structures have been added to complement the old.

The QQA is a non-profit, membership-based corporation that evolved out of a working group established in 1961, originally known as the “Significant Structures Technical Advisory Committee.” As was the case in many urban areas, the committee wanted to plan for upcoming urban renewal and large transportation projects. The group chose the name “Quapaw Quarter” based upon the Quapaw Treaty line of 1818 which ran through the neighborhood. The initial group, now called the Quapaw Quarter Committee, expanded their membership and identified several...
structures in the neighborhood in need of protection and held their first tour of homes in 1963 to familiarize the public with the area’s beautiful and historic architecture.

The work of the Committee continued and on November 22, 1968 was incorporated as the Quapaw Quarter Association. The Quapaw Quarter is a name for the area, not a legally or historically defined place, but in the first articles of incorporation it was defined as a 16 block area north of historic MacArthur Park. As the preservation ethic evolved and expanded, the articles of incorporation were modified to cover a larger area of focus which now measures approximately 9 square miles. The focus of QQA, originally established to protect only the MacArthur Park area, now extends to all of greater Little Rock.

The Articles of Incorporation established the goals of QQA: (1) “to encourage, promote and assist in the restoration and preservation of historically and architecturally significant sites and structures located within the Quapaw Quarter, (2) to encourage research and the study of the history of early Arkansas and its citizens significant to said area, and (3) to encourage the study of and to foster an appreciation of various styles of architecture, furniture, furnishings, and ornaments historically significant to early Little Rock.”

The QQA sponsors activities and programs designed to educate the public in the value and benefits of historic preservation; advocates for preservation policies and actions, and encourages the development of safe, healthy, and attractive residential neighborhoods and commercial
districts.” The main and most recognized activity of QQA is the Spring Tour of Homes (the Tour). For several years QQA published a bi-monthly newsletter, The Chronicle, but due to budget and staffing limitations, The Chronicle is now an electronic newsletter.

The Tour has evolved over the past 55 years, but the intent has not changed, to introduce people to Little Rock’s historic resources and the need to preserve them. In the early years several landmark buildings were in the tour each year and were focused in the MacArthur Park Neighborhood. In 1975 the tour expanded into the Governor’s Mansion area. Since 1975 tours showcase 5-7 structures and feature mostly single-family homes and emphasize neighborhood preservation. The tour has varied from year to year with the addition of special costumes, dinners, brunches, and antique sales. The mainstay of the Tour has been the dedication of countless volunteers, averaging 300 for each one.

In 1975 the board hired the first paid staff. Staffing has fluctuated since that time, and today QQA staff is one full-time executive director and a part-time membership and event coordinator. In 2007 QQA took over the management of Curran Hall, the Little Rock Visitor Information Center and employs five part-time information specialists and a site custodian.

The QQA staff, board members and volunteers have routinely appeared to monitor hearings and
offer testimony to the state legislature, the Little Rock City Board, the Board of Adjustment, the Planning Commission, the Little Rock Historic District Commission, and the Capitol Zoning District Commission. Several architectural surveys have been conducted by QQA, two leading to designation of historic districts.

The QQA has held workshops, produced publications, and advocated for preservation interests for decades. This work continues today with advocacy outreach at the local, state and federal levels, offering educational “Preservation Conversations” and providing access to thousands of property research files via the Butler Center for Arkansas Studies.

The QQA’s most recent manifestation of hands-on historic preservation was saving the historic William E. Woodruff House. Constructed in 1853 by William E. Woodruff, the founder of the Arkansas Gazette, the house is the last unrestored antebellum building in Little Rock. On the cusp of foreclosure, and in a severely deteriorated state, QQA with assistance from the state and city purchased the property, stabilized and secured it. Using grant funds and QQA endowment reserves, a feasibility study for rehabilitation has been prepared and marketing of the property will commence in the new year.

Because of the efforts of QQA over the years, the historic neighborhoods of Little Rock have gone from unknown and unappreciated to loved and vibrant. The fight to preserve Little Rock’s architectural heritage is far from over, many people remain unaware of the great diversity of architecture and culture that exists in the historic areas of the city. The QQA continues to be the main organization making certain that Little Rock’s architectural heritage is preserved and that our residents learn, appreciate and experience its uniqueness. As we move into our next 50 years we are making strategic choices to make our messaging clearer, update our identity, and expand and diversify our membership. It is an exciting time.
CALIFORNIA
Timothy J. McClimon writes in Forbes Magazine about the need to connect people with places as the preservation movement continues. In a recent study by the National Trust for Historic Preservation, 97% of Millennials surveyed appreciate the value of historic preservation; 54% are interested in historic preservation as a means to save the places that define us as Americans; and 53% view historic preservation as a way to protect the unique cultural wealth and diversity of communities. Despite these numbers there is a lack of connection between historic preservation and people involved with social causes. McClimon believes this is because the historic preservation movement has failed to connect a concern for places with a commitment to people. The Trust has proposed three ways to help the historic preservation movement become “a prevalent, powerful and practical force to sustain, improve and enrich people’s lives.” We Are the Next in Long Beach empowers the next generation to engage with their cities so their neighborhoods can thrive. Its Youth Heritage Summit is like a “Preservation 101” summer camp for teens. Connecting the dots – making people matter as much as places – is imperative to the future of the movement and the private philanthropy that supports it.


IOWA
Former Iowa schools are finding new life as apartments. Recently Community Housing Initiatives, a Spencer-based nonprofit, converted the former Phenix Elementary School, in West Des Moines, into 17 apartments for artists. “I think people recognize the inherent value of historic structures,” said Steve King, the deputy state historic preservation officer. “A lot of people want to live in that environment.” This project is just one of many occurring across the state as part of a current trend; some, but not all utilize historic preservation rehabilitation tax credits. Other projects underway or complete include conversion of the long-closed Monroe school in Cedar Rapids into 19 apartments. A 1930s-era Campustown elementary school in Ames is being renovated into condos for residents 55 and older and Fort Dodge’s Fair Oaks and Phillips school buildings are turning into around 140 apartments.


MARYLAND
The offices of the Patapsco Heritage Greenway along Tonge Row in Ellicott City have been rehabilitated through the Historic Ellicott City Revitalization Grant Program. Tonge Row was built by widow Anne Tonge in the early 1840s as rental houses for mill workers in Ellicott City. The grant fund was created in 2017 through a partnership between Preservation Maryland and Historic Ellicott City, Inc. the grant funds bricks-and-mortar projects as part of the city’s ongoing flood recovery efforts. Following the regulations and guidelines set forth by the Howard County Historic Preservation Commission, the project focused on restoring the building’s wood window frames and sash, adjusting and improving water drainage from the building’s facade and foundation, and removing non-historic doors and shutters. The Patapsco Heritage Greenway’s blog documents the effort and what it was like working with various agencies on the project.

http://www.preservationmaryland.org/tonge-row-project-completed-historic-elicott-city-revitalization-grant-program-update/

MICHIGAN
The 127-year-old Crapo Bank building in Bay City bank building is reopening after a nearly three-year redevelopment project that transformed the building into a multi-use structure with restaurant, commercial and residential space. After a potential 2014 demolition by Chemical Bank, developer Jenifer Acosta removed the building’s 1960s-era “cheese-grater” metal facade that hid its original Romanesque revival style. Designed by Leverett Anson Pratt, the five-story former bank building has been brought back to life in part by using the federal rehabilitation tax credits.


TEXAS
The Woolworth store, site of a peaceful integration in 1960, sits on Alamo Plaza in San Antonio and is threatened in part due to its location. Some businessmen, in concert with state Land Commissioner George P. Bush, are pushing for a museum which would include musician Phil Collins’ trove of Alamo artifacts. This has locals such as Mario Salas, troubled by the thought of demolishing
a symbol of freedom to African Americans, in favor of another symbol. A plan to redo the plaza is entering the final stages of review and a City Council vote. Some people favor exposing the location of the Alamo’s outer wall while others are concerned that the changes will leave out African American history. In addition to the 1921 Woolworth building, the 1923 Palace Theater and the 1882 Crockett Building also encroach on the wall space and could be torn down. No signs exist in the plaza today to indicate that African Americans made national civil rights history there in 1960. Everett Fly, an African American landscape architect and historical researcher from San Antonio says that as an emblem of freedom, the lunch counter is to African Americans what the Alamo is to Texas. Adding to the layers of history is the use of the Alamo for slave auctions. It will be at least December before a plan to expand the plaza is approved and the discussions are sure to be heated.


VERMONT

High school teacher Steve Butz has been working for five years on Egg Mountain, in Sandgate to answer the question “Was this site related to Daniel Shays, [and] if so how?” Daniel Shays was a farmer in Massachusetts who joined the local militia during the American Revolution. After the war thousands were angry when soldiers weren’t getting paid for their wartime service. In 1787 Shays and his rebels were chased north by government forces into the independent Republic of Vermont. Butz may have located the location of a fort, stockade and blockhouse. Butz, a science teacher at Cambridge Central School in Cambridge, New York has brought his students to Egg Mountain for a summer course in archaeology, science, history and mapping. Using technology and traditional methods, students have made a 3D image of the site and uncovered dozens of artifacts including coins, ceramic pieces and shards of metal. In 2017 The Conservation Fund — a national land preservation group — purchased the property as part of a 23,000-acre, three-state land deal. Butz’s group has signed an agreement with the state which believes it might very well be one of the most important historical sites in Vermont.

http://digital.vpr.net/post/high-school-students-help-uncover-18th-century-mystery-egg-mountain

WYOMING

The landmark Wyoming National Bank building in Casper is for sale. Wells Fargo is “looking for a buyer who will enhance the property’s use, functionality and overall value for the Casper community and our customers.” In 2016 the Casper Historic Preservation Commission was involved in negotiations to save the historic sign associated with the building. Now listed for an undisclosed sum, the unique building was constructed in 1964 for Wyoming National Bank and designed by noted modernist architect Charles Deaton of Denver. Deaton’s playful and innovative design included a large sculptured rotunda inside the two-story round bank lobby. Surrounding the rotunda are “blades” or “leaves” made of concrete that sink well into the ground. The round lobby, often thought of as an orange, is surrounded by a more traditional building that echoes the theme in its windows and other details. The 1968 tower was designed by Casper architect Harold Engstrom. The preservation commission is prepared to fight for the building if needed.


http://digital.vpr.net/post/high-school-students-help-uncover-18th-century-mystery-egg-mountain

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