

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD**
HIGH WEST DISTILLERY – 703 PARK AVENUE
OCTOBER 16, 2013



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

WORK SESSION – *Discussion items only. No action taken*

Significance of Park City's Ski Era Historic resources

VISIONING – *Discussion items only. No action taken*

ADJOURN

Times shown are approximate. Items listed on the Regular Meeting may have been continued from a previous meeting and may not have been published on the Legal Notice for this meeting. For further information, please call the Planning Department at (435) 615-5060.

A majority of Historic Preservation Board members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

Historic Preservation Board Staff Report



Subject: Significance of Park City's Ski Era Historic Resources
Author: Anya Grahn, Historic Preservation Planner;
Thomas E. Eddington Jr., Planning Director
Department: Planning
Date: October 16, 2013
Type of Item: Work Session

Topic/Description:

The Historic Preservation Board, Planning Commission, and City Council have expressed an interest in looking at preserving the City's Ski Era Historic Resources. At this time, no language exists within the Land Management Code (LMC) to protect these structures as many are less than fifty (50) years of age and do not meet the threshold criteria to be on the HSI. The Planning Department has already received and approved demolition applications for two (2) A-frame structures, located at 949 Empire Avenue as well as 1301½ Park Avenue.

After presenting a similar report to City Council on September 12, 2013, Council directed staff to commission a reconnaissance level survey of Park City's ski era resources and return to Council with a proposal for a voluntary designation program. At this time, staff are working to create a Request for Proposals (RFP) to identify the City's ski era resources. The purpose of this report is to share the results of the September City Council meeting with the HPB.

Background:

During the City Council and Planning Commission joint work session on September 4, 2013, a Policy discussion related to the General Plan occurred. Policy Discussion Item #5 stated, "Expand the Park City Historic Sites Inventory (HSI) to include historic resources that were built during the onset of the ski industry in Park City in an effort to preserve the unique built structures representative of this era." There was consensus for staff to bring this item back to Council for additional discussion. At that time, Council directed staff to present a comprehensive staff report on the topic of ski era significance at the September 12, 2013 City Council meeting and consider a pending ordinance to further analyze the community benefit realized by preserving these structures. Though the Historic Preservation Board, Planning Commission, and City Council have expressed interest in recognizing ski era resources as historically significant in past discussions, the recent submittal and approval of two (2) demolition permits for A-frame structures has brought urgency to this topic. City Council chose not to adopt a pending ordinance; however, staff were directed to commission a reconnaissance level survey of the Ski Era structures as well as return to council with a proposal for a voluntary designation program.

Analysis:

Significance of Ski Era Architecture

Under the National Register Significance-Criteria for Evaluation, Ski Era Architecture would be deemed significant under:

CRITERIA A: Association with events that have made a significant contribution to the broad patterns of our history.

Prior to the development of the ski resorts, skiing was used to travel the steep terrain surrounding Park City. Those maintaining the telephone service, for instance, often utilized homemade skis to venture from Park City to Brighton in the heavy snow. In the 1880s, early miners also fashioned “longboard snowshoes” to travel to the mines; however, skiing had become a recreational sport by the 1920s.

During this era, young adults formed the Park City Ski Club, guiding children and adults on ski tours in the area that would become Park City Mountain Resort (PCMR). As early as 1923, the Park Record predicted that skiing would transform Park City into “a mecca for winter sports.”

As the mining industry declined, mining companies began researching alternative uses for the massive mining developments surrounding Park City. In 1958, United Park City Mines conducted a feasibility study to develop Treasure Mountain Resort (now PCMR). Five years later, the company received a \$1.2 million federal loan from the Area Redevelopment Agency to construct Treasure Mountain Resort, which financed a gondola, chairlift, and two J-bars in 1963. During the 1964-1965 ski season, the Spiro Tunnel at the Silver King Consolidated Mine workings was utilized to transport skiers underground to the ski slopes. In the following years, Park City continued to receive attention for its excellent ski slopes with the Pay Day run even receiving national praise by Sports Illustrated in 1966.

The ski industry had a profound impact on transforming Park City from a sleepy, dilapidated mining town into a ski resort. During the late-1950s through 1970s, Park City’s population grew as skiers and vacationers built new homes and businesses. A-frames, ski chalets, and ski hotels dotted the hills surrounding Main Street.

CRITERIA C: Embody the distinctive characteristics of a type, period, or method of construction.

The American middle class experienced unprecedented wealth in the decades following World War II. Not only was travel no longer limited to the wealthy by the accessibility of the new highway system and affordability of automobiles, but it allowed average families to purchase a second everything—cars, second vacation homes, multiple bathrooms, televisions, and other amenities.

Starting in the 1950s, A-frames became popularized as the quintessential vacation home type particularly in resort communities. Adaptable to different geographies and budgets, the A-frame flooded the market following World War II because of mass

marketing and the simple construction. A-frame designs and kits were available for all budgets and were mass marketed in popular magazines, kits, and lumberyards. It was a do-it-yourself dream come true for the middle class, a symbol of success, a place for escape and a place to entertain, a swinging bachelor pad and a crucible of family togetherness. They were a cultural icon of lakeshore and ski resorts, and even gained popularity in the roadside architecture of the 1950s and 1960s (restaurants, cafes, motor courts, etc.).

The national craze for A-frames lasted from the early 1950s through the mid-1970s. A-frames were often seen as simple vacation homes, though many grander versions were built. The typical A-frame was constructed of a series of rafters or trusses joined at the peak and descending toward the main floor level, with no intervening vertical walls. Rafters were covered with roofing materials that tied the frame together and provided support to the frame in order to introduce multiple levels. In Park City and other Rocky Mountain ski towns, the A-frame took the shape of a barrel-vaulted modified A-frame or even “impregnated” A-frames.

A-frames incorporated new cost-saving building materials, made trendy by the post-World War II housing boom. Affordable materials included mass-produced wood products such as plywood and laminated beams as well as stone veneers and even glass block. Aluminum siding, windows, and doors were popularized during this era for being low maintenance as well. Interior finishes included Formica, laminate flooring, drywall, and enamel-covered metal cabinetry.

In addition to the A-frames and modified A-frames dotting the Park City skyline, other structures were also constructed in response to the ski boom. Lodges, including the Chateau Apres Lodge, were built resembling Alpine ski chalets. The first condominium in Utah, Treasure Mountain Inn (TMI) also contributed to Park City’s transformation into a world-class ski resort.

Identifying Historical Significance before 50 years

Ski-Era Architecture does not have to be a minimum of 50 years of age to be determined significant. According to the National Park Service, administrator of the National Register of Historic Properties, structures less than 50 years of age may be considered significant if they are deemed to be of “exceptional importance.” Some resources may acquire significance before 50 years because they are considered “old” due to their material makeup preventing the longevity or are subject to forces that destroy their integrity prior to 50 years. The National Park Service recognizes mining structures in the Rocky Mountain West and structures from the post-World War II era as having an overall low rate of survival.

Time is relative and the fifty (50) year mark was not designed to be mechanically applied. Our understanding of history is not based on a year-by-year approach, but rather a period of time that can be logically examined and recognized. The determination of whether or not a period has gained significance is determined by whether the period calls for a routine evaluation or a logical examination of context. The

more recent a property has achieved significance, the more difficult it is to demonstrate exceptional importance. Properties that have gained significance in the past 10 to 15 years are more difficult than a distinguishable past era.

District Boundaries

Much like the Mining Boom Era Residences Thematic National Register Historic District, the Ski Era resources could be united through a thematic National Register nomination. A thematic district nomination is much like a quilt, containing multiple eras of development that create a unified whole or urban fabric. Because of the limited number of Ski Era resources and their scattered location across Old Town and beyond, a thematic district is appropriate for uniting these resources under a prescribed theme.

Determining Era of Significance

A district's period of significance is a defined period with a set beginning and end. The character of the district's historic resources is clearly defined and assessed. Specific resources within the district are demonstrated to date within the era of significance. The majority of the district's properties are over 50 years of age.

Other Cities that Have Designated Post-War Architecture

Aspen, Colorado

Aspen has made significant strides to protect its modern architecture, most notably structures built in the modern era; modern chalet, Wrightian, pan abode, and rustic styles. Design guidelines and ordinances have been developed to protect structures such as these from demolition in order to preserve Aspen's heritage and maintain its cultural identity.

Boulder, Colorado

Boulder has also conducted its first in-depth study of post-war tract housing (1947 to 1967) to gain a better understanding of ten (10) subdivisions surrounding the city. The intent of the survey is to guide planning decisions concerning the demolition of residential structures in these neighborhoods as well as provide educational resources about their history. Boulder has not yet adopted ordinances to protect post-war tract housing; however, the discussions are ongoing.

Scottsdale, Arizona

Scottsdale has begun to identify their Post-World War II residential architecture such as ranches, cottages, international, and tri-level styles. The study area documents the development of Scottsdale's suburbs by identifying early railroad, streetcar, and automobile suburbs as well as socioeconomic and cultural trends. The study has identified these developments and architectural styles as significant for community planning and development, federal policies, significant persons, as well as construction methods, materials, and designs.

Utah Heritage Foundation

Within our own state, the Utah Heritage Foundation launched *Salt Lake Modern*, on June 25, 2013. This new program is dedicated to preserving, protecting, and promoting

mid-century modern architecture within the Salt Lake Region. The committee SL Mod, within the nonprofit organization, hopes to bring together those preservationists interested in the recent past to share resources, provide guidance, and promote awareness significant modern structures.

From initial research conducted by the Planning Department, it appears that Park City would be a leader in recognizing the importance of our Ski Era architecture. In consulting with the State Historic Preservation Office (SHPO) and Utah Heritage Foundation, it appears that many other towns have similar ski era-inspired architecture; however, it is likely that they do not have any ordinances protecting these resources at this time. Many states and municipalities have begun to identify and designate recent past architecture; however, typically, these historic resources take the form of mid-century modern structures rather than recreational architecture such as A-frames, Swiss chalets, and lodges.

Consequences of Including Ski Era Architecture in the HSI

In discussing the inclusion of ski era historic resources, City Council found that these resources should be treated differently than our Mining Era resources. City Council directed staff to research and return to Council with a proposal for a voluntary designation program, such as that of Aspen, Colorado, which provides incentives for those property owners that choose to include their properties on an inventory of historic resources. Staff is also looking into conservation districts.

If Council would choose to include ski era historic resources on the City's Historic Sites Inventory (HSI), the resources would be protected by the same Land Management Code 15-11 Historic Preservation regulations that currently protect the Mining Era structures.

Conducting a Reconnaissance a Level Survey of Ski Era Architecture

City Council has directed staff to solicit for a proposal for the analysis of a Reconnaissance Level Survey for all structures built during the proposed era, tentatively 1960 through 1970. We estimate the cost to be less than \$10,000 and could be completed within 180 days. The survey would analyze structures built within the proposed era and identify those of architectural significance. Though the proposal intends to study approximately 158 sites, it is likely that not all 158 will be classified as architecturally significant and worthy of historic preservation.

Department Review:

This report has been reviewed by the Planning and Legal Departments.

Exhibits:

- Exhibit A — "The Mania for A-frames," by Chad Garrett Randl, published in *Old House Journal* on September 5, 2013
- Exhibit B — National Register Bulletin: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance within the Past 50 Years.

Ruth <ruthworldwide@gmail.com>
Old House Journal Online A-Frames
September 5, 2013 1:14 PM

The Magazine

The Mania for A-Frames

Postwar affluence spawned second homes for hiding out and showing off.

By Chad
Garrett Randall

Driving north through Wisconsin last summer, I passed six A-frames along the side of the road. One served as the lobby to a rather rundown motel, another was a small suburban church, and the rest stood as dwellings peeking out from the pine forests. All were at least 30 years



The Sierra Club was an early adopter of the A-frame—a house form that fit snow as well as shore. The Bradley hut, built in memory of past Sierra Club president Josephine Crane Bradley, was dismantled in 1997 and reconstructed four miles from its original site.

Photo Courtesy of Dick Simpson/Princeton Architectural Press

old. These structures were the enduring evidence of the post-World War II boom in modest and affordable A-frame house construction—a triangular building form so influential that its cultural caché was co-opted for other uses, such as motels and churches. Where did these odd buildings come from and what made them so popular during the 1950s and '60s?

The A-frame was the right shape at the right time. The mid-20th century was the era of the "second everything," when postwar prosperity made second televisions, second bathrooms, and second cars the just desserts of middle-class American life. Signs at hardware stores and ads in popular magazines took the idea to the next step,

A-Frames Unleashed

The broad adaptability of the triangular building form, coupled with its striking appearance, soon moved beyond ski chalets. Beginning in the 1950s and reaching a peak the following decade, the A-frame was also adapted for hundreds of new religious structures built on the heels of America's move to the suburbs. Eero Saarinen's 1958 Chapel at Concordia Theological Seminary in Fort Wayne, Indiana, is perhaps the most notable A-frame church. In 1963, Walter Netsch, Jr. exploded the typically flat A-frame roof plane into three dimensions with the Air Force Academy Cadet Chapel in Colorado Springs. A-frames, though, were also used to sell burgers. Roadside businesses like the Wienerschnitzel and Whataburger fast-food chains, mom and pop motels, liquor stores, and car washes co-opted the A-frame shape to attract attention and lure customers into their parking lots and drive-throughs.

declaring, "Every family needs two homes!...one for the work-week, one for pure pleasure." Increases in disposable income and free time, new cost-saving building materials, cheap credit, and road construction that turned wilderness into affordable recreation lots were democratizing the vacation home.

Many of these homes were based upon forms traditional to wilderness settings, from log cabins to clapboarded cottages. At the opposite end of the spectrum were high-concept houses: modernist boxes with flat roofs and glass facades, standing defiant against the landscape. Yet for vacationers who wanted a getaway that was innovative and exciting, modern yet warm, a place wholly suited to the informality of the new leisure lifestyle, a third alternative emerged.

The A-frame—essentially an equilateral triangle in which the roof and walls form one surface descending to the floor—transcended geographical, social, economic, and stylistic bounds to become the iconic vacation home of the postwar era. It could be the embodiment of contemporary geometric invention, or a steadfast, timeless form suggesting nature and rustic survival. It was a place to hide out or a place to show off. From Nathaniel Owings's grand design overlooking Big Sur to the small plywood shacks advertised in *Field and Stream*, there was an A-frame for almost every budget. It was strong, easy to build, and seemed appropriate in any setting. Perhaps most appealing, the A-frame was different with an individuality that suggested relaxation and escape from the workaday world.

The Inspiration for A-frames

Triangular buildings did not always hold such playful connotations. So-called "roof huts" turn up in ancient Japan, Polynesia, and throughout Europe where they functioned as cooking houses, farm storage sheds, animal shelters, and peasant cottages. Some survived into the 20th century, perhaps to influence several Swiss and German architects who rediscovered the form in the 1910s and '20s. Imbuing it with a nostalgic nationalism, designers Albert Reider, Paul Artaria, and Ernst May proposed the A-frame as a response to the post-World War I housing shortage, as well as for early versions of the weekend mountain hut.

In the United States, the A-frame had long been used for ice houses, pump houses, field shelters, and chicken coops, but no one thought to live in them by choice. This view changed in 1936, when Rudolph Schindler designed an A-frame home for Gisela Bennati on the hills above Lake Arrowhead, California. To meet building restrictions in the private resort community, the Austrian-born architect passed the house off as "Norman-style." Though a departure from much of Schindler's modern work, it did reflect his interest in geometric roof forms and the dynamic interior spaces that resulted from their use. With a glazed gable end oriented toward the view, an open plan, and extensive use of plywood, Schindler's A-frame was a modest, postwar vacation home built 20 years ahead of its time.

It was not until the prosperous post-World War II era that conditions were right for the widespread adoption of triangular vacation homes. The first phase in the A-frame boom (between about 1950 and 1957) saw gradual exploration by a succession of aspiring young designers, many based in the creative architectural environment of northern California. Through their work, the A-frame vacation home in all its myriad variations took shape. They developed ways of enclosing or opening the gable ends, laying out the interior, orienting decks and entrances, inserting dormers and combining frames to make cross-gabled or T-shaped variants—common approaches that would appear again and again when the form began to take off near the end of the decade.

In 1950 Wally Reemelin, an industrial engineer interested in efficient architecture, built a pair of A-frames in the hills above Berkeley, California. Almost concurrently, *Interiors* magazine published an A-frame by San Franciscan John Carden Campbell

in a collection of new architecture. Over the next few years George Rockrise developed a cross-gable design in Squaw Valley, California, Henrik Bull built one in Stowe, Vermont, and Andrew Geller built another in Amagansett, Long Island. (Both eastern A-frames launched successful vacation-home design careers for their architects.) Yet it was John Campbell's version, called the Leisure House, which first aroused popular interest and hastened the spread of the A-frame nationwide.

With a smooth plywood exterior, stark white interior, tatami mats, and butterfly chairs, Campbell's design reveled in its modernist purity. He was fond of saying that the house enclosed the most space in the most dramatic way for the least amount of money. By fixing its dimensions to a 4Ç module (the width of a sheet of plywood), he further reduced costs and simplified construction of a design that was already cheap and easy to build. From the beginning Campbell saw his A-frame as a potential do-it-yourself project open even to "novices who are all thumbs."

After exhibiting a full-sized model at the 1951 San Francisco Arts Festival, Campbell received a stream of calls requesting more information about the Leisure House. He began selling plans out of his office and moved quickly to develop a precut kit that contained everything needed to assemble the house, from timber to nails and hammer. The kit appeared in innumerable articles (most notably in *Look* magazine) and at home shows, sporting good fairs, and department store promotions across the West. In 1952 Campbell built his own Leisure House across the Golden Gate Bridge in Mill Valley. In short order he established a small network of dealers offering precut packages in Los Angeles, Denver, and New York. Photographs of the A-frame hanging out over Mill Valley appeared in franchise brochures, magazine articles, and plan books for the next 20 years.

Leisure Life for the Masses

The Leisure House marked a new phase in A-frame history. It was influential not so much for Campbell's interpretation of the triangular structure, but for the way it was packaged and promoted. Campbell presented the Leisure House as a natural design for mountain or beach, for summer cottage or winter ski cabin, a fun vacation home form that was contemporary and different yet reassuringly traditional. It was inexpensive enough for young couples to afford, and simple enough for weekend carpenters to assemble. In these ways the Leisure House embodied a new leisure culture.

The spread of the postwar vacation home phenomenon and the excitement stirred by the first generation of custom-designed A-frames did not go unnoticed by the building industry. By the end of the decade, building product manufacturers and trade associations grown rich on the 1950s housing boom and looking for new markets beyond the suburbs, began offering vacation-home plan books that included material lists filled with their products. They teamed up with local builders, lumberyards, and hardware stores to offer precut vacation-home kits and construction services. Instantly recognized and appealing to a wide variety of customers, A-frames were often the centerpieces of these programs.

The Douglas Fir Plywood Association (DFPA), based in Tacoma, Washington, was one of the first organizations to see the vacation-home boom coming. In 1957 DFPA marketers heard about an A-frame design drawn up by David Hellyer, a local pediatrician and amateur builder. They offered Hellyer free plywood in exchange for the use of his plans, photographed the house as it went up, and featured it prominently in their nascent promotional campaign. Within the first few months of publishing Hellyer's A-frame, the plywood association had filled more than 12,000 orders for complete working drawings. Over the next decade, it appeared in publications as varied as the *Journal of Medical Economics* and the American Automobile Association's *American Tourist*. The DFPA was onto something, and a host of other organizations and companies followed suit, all hoping to cash in on the

A-frame's increasing popularity.

During the 1960s, the A-frame zeitgeist became national. A-frames dotted ski slopes from Stowe, Vermont, to Squaw Valley, Idaho, and their variations were a common sight in the resort communities, lake shore areas, forests, and back roads between these meccas. In the process, the triangular building form became a cultural icon-architectural shorthand for leisure living and "the good life." A-frame dollhouses and backyard playhouses let kids in on the fun. A-frames appeared in the background of ads for motorcycles, snowmobiles, and gas-powered toilets (the "Destroilet"). They were even given away as grand prizes at home shows and mail-in sweepstakes sponsored by frozen vegetable companies.

A Triangular Form in Eclipse

Fun has its fashions, however, and by the first years of the 1970s, the modest A-frame was an anachronism. Vacation homes had increased in size and retreated from the earlier whimsical tendencies until there was little to distinguish them from permanent houses. Real estate prices rose so high that it made little sense to build a \$10,000 A-frame on an \$80,000 lot. The energy crisis later in the decade further curtailed demand for remotely located, uninsulated, and notoriously difficult-to-heat vacation homes. Condos and time-shares became a preferred option for those who earlier may have selected an A-frame. Yet some elements of A-frame design lived on. Living rooms with vaulted ceilings, loft areas, and large, glazed gable end-signal features of postwar triangular shelters-became common in permanent homes in the 1970s.

Today, with recreation land in short supply and in great demand, A-frames built in the 1950s and 1960s have fared poorly. Those that aren't promptly demolished to make way for 6,000-square-foot Mc (Vacation) Mansions are turned into the mudrooms or entryways for much larger homes. Just last year, George Rockrise's 1954 cross-gable design, featured in countless magazine articles throughout the period, was torn down by a new owner more interested in the prime Squaw Valley property on which the house sat. Others have hung on, mostly forgotten and often remodeled beyond recognition. Wally Reemelin's Berkeley A-frames survive, as does David Hellyer's DFPA double-decker near Olympia, Washington. In contrast, two floor joists tucked beneath a much expanded structure are all that remain of John Campbell's Mill Valley Leisure House.

Recently, a few aficionados of mid-century modern architecture have bought A-frames and brought them back to their 1960s appearances. While some are restoring old A-frames, others are building them anew. In 1998 architect Steven Izenour of Venturi, Scott Brown and Associates built a distinctive A-frame library and sculpture studio for the Acadia Summer Arts Program in Maine. For folks interested in a typical triangular vacation home, plans are still floating around, most dating from the A-frame's heyday. Recently, I met Larry Stover, an electrician and amateur builder, who used a set he bought on the Internet for his lot on the Green Briar River in West Virginia. It turned out to be a copy of Hellyer's drawings from 1957.

During the early 1960s, 300,000 families a year bought or built a vacation home. Many chose a design that, though rooted in ancient building traditions, seemed an appropriate backdrop for the pastimes of postwar prosperity. A-frames were in harmony with nature, blurred the distinction between interior and exterior, could be built by those who wanted to do it themselves, and were easily packaged into affordable kits. They brought the dream of a second home within reach of an ever larger number of Americans.

Chad Garrett Randl, an architectural historian working at the National Park Service, is the author of the book A-Frame, published by Princeton Architectural Press (www.aframehistory.com).

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NATIONAL REGISTER BULLETIN

Technical information on the the National Register of Historic Places:
survey, evaluation, registration, and preservation of cultural resources



U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years



The mission of the Department of the Interior is to protect and provide access to our Nation's natural and cultural heritage and honor our trust responsibilities to tribes.

This material is partially based upon work conducted under a cooperative agreement with the National Conference of State Historic Preservation Officers and the U.S. Department of the Interior.

Cover

When constructed in 1927, Central High School, Pulaski County, Little Rock, Arkansas, was named the "Most Beautiful High School Building in the Country." Designed by architect John Parks Almand, Central High School is exceptionally significant for architecture and for its role in the 1957 school desegregation crisis. Pictured here in front of the building are members of the National Guard called out by Arkansas governor Orval Faubus on September 2, 1957. (Library of Congress Prints and Photographs Division, LC-U9-1015-C-23)

NATIONAL REGISTER BULLETIN

Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years

by

MARCELLA SHERFY

W. RAY LUCE

U.S. Department of the Interior

National Park Service

National Register of Historic Places

Revised 1990; 1996; 1998

Originally published 1979

TABLE OF CONTENTS

PREFACE	ii
ACKNOWLEDGEMENTS	iii
I. INTRODUCTION	1
II. HISTORIC CONTEXT	3
III. SCHOLARLY EVALUATIONS	4
IV. FRAGILE OR SHORT-LIVED RESOURCES	5
V. TIME	6
VI. COMPARATIVE EVALUATION OF THE SIGNIFICANCE OF A PROPERTY	8
VII. ASSOCIATION WITH LIVING PERSONS	9
VIII. PROPERTIES IN HISTORIC DISTRICTS	10
IX. JUSTIFYING THE IMPORTANCE OF PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE IN THE PAST FIFTY YEARS	11
X. EXAMPLES	12
XI. SUMMARY	15
XII. SUGGESTED READINGS	16
XIII. NATIONAL REGISTER CRITERIA FOR EVALUATION	17
XIV. NATIONAL REGISTER BULLETINS	18

PREFACE

When it was established in 1966, the National Register of Historic Places provided official recognition for the nation's heritage and encouraged public participation in the protection of historic places. The framers of the 1966 Act envisioned the National Register as a broad list of historic properties that reflected "the spirit and direction of the Nation." In order to assure historical perspective and avoid judgments based on current or recent popular trends, the 50-year period was established as a guide for evaluating the historic resources worthy of preservation. However, the National Register Criteria for Evaluation provided for the recognition of historic places that achieved significance within the past 50 years; a property of that vintage may be eligible if it is of **exceptional importance** at the national, State, or local level.

Over the past three decades, Criteria Consideration G has proved a reasonable test for the historic significance of properties achieving significance within the past 50 years. As of the end of 1994, 2,035 properties (out of approximately 64,000 total listings) had been listed in the National Register under Criteria Consideration G. Of these, 464 listed properties reflect some aspect of the nation's history since 1950, and 77 of these places exclusively reflect some aspect of our history since 1974. Many of these properties are recognized for their extraordinary role in our nation's history; however, approximately one-third are listed for their exceptional importance in community history. Since it was first published in 1979, this bulletin has guided the evaluation of properties from the Depression era and the World War II period. This edition moves on to the next major

period of time: the post-World II era. Depending on the historical event or pattern of events, significant persons, or architectural movements, the post-World War II period can stretch through the mid-1960s (Civil Rights Movement); the mid-1970s (end of the Vietnam war); the early 1980s (end of the Modern Movement in architecture); the late 1980s (end of the Cold War); or some other logical end date.

This bulletin's third update is issued at a time when several other organizations—such as the Association for Preservation Technology, the National Trust for Historic Preservation, and the Society for Commercial Archeology—have expressed increased interest in the recent past through special publications on the subject. The conference, "Preserving the Recent Past," held March 30-April 1, 1995, in Chicago, Illinois, is another important indicator of popular and professional commitment to preserving significant historic properties of the recent past. Directed by the late H. Ward Jandl, the conference served as an important forum for discussing a wide range of issues associated with historic properties of the 20th century. The properties that have been listed under Criteria Consideration G illustrate public recognition of these places as truly historic. We thank these individuals and organizations and the publication's original authors for their continued interest in the subject.

Carol D. Shull
Keeper, National Register of Historic
Places
National Park Service
U.S. Department of the Interior



Interior, Graceland, Memphis, Shelby County, Tennessee. Graceland, listed on the National Register in 1991, is exceptionally significant because of its association with Elvis Presley, who revolutionized popular entertainment in the United States during the 1950s and 1960s. (Jennifer Tucker, Tennessee Historical Commission, 1991)

ACKNOWLEDGEMENTS

This bulletin was first issued in 1979 as "How to" #2 and written by then National Register historians Marcella Sherfy and W. Ray Luce. Patrick W. Andrus, historian with the National Register of Historic Places, and the authors revised the text and produced the 1990 version of the bulletin, renamed National Register Bulletin 22, which included a discussion of historic properties of the World War II period. The examples cited in this third edition of the bulletin are derived largely from the essay that Carol D. Shull and Beth L. Savage pre-

pared for the "Preserving the Recent Past" conference of 1995: "Trends in Recognizing Places for Significance in the Recent Past," which summarized recent listings of properties under Criteria Consideration G. The National Park Service prepared this bulletin pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. *Guidelines for Evaluating and Nominating Properties that have Achieved Significance Within the Past*

Fifty Years was developed under the general editorship of Carol D. Shull, Keeper of the National Register of Historic Places. Beth L. Savage and Sarah Dillard Pope coordinated the publication of the fourth edition of this bulletin. Tanya M. Velt, Rama R. Badamo, Antoinette J. Lee and Mary M. Kell produced earlier versions. Comments on this publication may be directed to: Keeper of the National Register of Historic Places, National Park Service, 1849 C Street, NW, NC 400, Washington, D.C. 20240.

I. INTRODUCTION

Properties that have achieved significance within the past 50 years may be listed in the National Register of Historic Places, according to the National Register Criteria for Evaluation, only if they are of "exceptional importance," or if they are integral parts of districts that are eligible for listing in the National Register. This principle safeguards against listing properties which are of only contemporary, faddish value and ensures that the National Register is a register of **historic** places.

The Criteria for Evaluation are not designed to prohibit the consideration of properties whose unusual contribution to the development of American history, architecture, archeology, engineering, and culture can clearly be demonstrated. The Criteria for Evaluation provide general guidance on National Register eligibility. However, the 1966 National Historic Preservation Act did not assume that significance could be a matter of rigid, objective measurement. It specifically encourages the recognition of locally significant historic resources that, by appearance or association with persons or events, provide communities with a sense of past and place. The historical value of these resources will always be a combined matter of public sentiment and rigorous, yet necessarily subjective, professional assessment. Hence the Criteria for Evaluation, including their discussion of properties of recent significance, were written to offer broad guidance based on the practical and philosophical intent of the 1966 Act.

As a general rule, properties that have achieved significance within the past 50 years are not eligible for National Register listing because the National Register is intrinsically a compilation of the Nation's **historic** resources that are worthy of preservation. The National Register does not

include properties important solely for their contemporary impact and visibility, and it rarely is possible to evaluate historical impact, role, or relative value immediately after an event occurs or a building is constructed. The passage of time is necessary in order to apply the adjective "historic" and to ensure adequate perspective. To be a useful tool for public administration, the National Register cannot include properties of only transient value or interest. The passage of time allows our perceptions to be influenced by education, the judgment of previous decades, and the dispassion of distance. In nominating properties to the National Register, we should be settled in our belief that they will possess enduring value for

their historical associations, appearance, or information potential.

Fifty years is obviously not the only length of time that defines "historic" or makes an informed, dispassionate judgment possible. It was chosen as a reasonable, perhaps popularly understood span that makes professional evaluation of historical value feasible. The National Register Criteria for Evaluation encourage nomination of recently significant properties if they are of exceptional importance to a community, a State, a region, or the Nation. The criteria do not describe "exceptional," nor should they. Exceptional, by its own definition, cannot be fully catalogued or anticipated. It may reflect the extraordi-



The interior of the Drafting Studio at Taliesin West, Maricopa County, Arizona, illustrates the unique method of architectural training available at Taliesin West, which had exceptional influence on post-World War II architectural design in the United States. (Courtesy of the Taliesin West Foundation, 1964)

nary impact of a political or social event. It may apply to an entire category of resources so fragile that survivors of any age are unusual. It may be the function of the relative age of a community and its perceptions of old and new. It may be represented by a building or structure whose developmental or design value is quickly recognized as historically significant by the architectural or engineering profession. It may be reflected in a range of resources for which a community has an unusually strong associative attachment. Thus a complete list of exceptionally significant resources cannot be prepared or precise indicators of exceptional value prescribed. The following discussion offers guidance for the reasoning and evaluation applicable to properties that have achieved significance in the past 50 years. It also offers direction on preparing Statements of Significance for National Register nominations (Section 8 of the National Register registration form, NPS Form 10-900) of such properties.



As the home of the American Bandstand program from 1952 to 1963, the 1947 WFIL Studio in Philadelphia, Pennsylvania, is exceptionally significant in the early development of the television industry. (Susan Shearer, 1986)

II. HISTORIC CONTEXT

All National Register nominations should be based upon an understanding of the historic context with which the nominated resource is related. Historic context refers to all of those historic circumstances and factors from which the property emerged. Knowledge of historic context permits us to understand the relative importance of the resource in question.

Evaluating a property within its historic context ensures accuracy in understanding its role and in making comparisons among similar resources. As defined in Webster's dictionary, context is comprised of the "interrelated conditions in which something exists or occurs." An understanding of the context of a historic resource is based on knowledge of the time, his-

torical theme, and geographical area with which the property is associated. This involves understanding, among other things, the social, political, economic, artistic, physical, architectural, or moral environment that accounted for the presence of, as well as the original and current nature of, the resource. Historic context will vary with resources. It may be as simple as sites associated with the lumber industry in a particular county in the late 19th century, or as complex as the development of a national railroad line which was created by one set of physical, political, and economic forces, yet had different economic, social, political, and architectural impacts on local communities and geographic areas. A thorough understanding of historic contexts for resources that have achieved significance in the past 50 years is essential for their evaluation. In evaluating and justifying exceptional importance, it is especially critical to identify the properties in a geographical area that portray the same values or associations and determine those that best illustrate or represent the architectural, cultural, or historical values being considered. Thus the first step in evaluating properties of recent significance is to establish and describe the historic context applicable to the resource.



The primary innovation of Radburn, Bergen County, New Jersey, was the separation of pedestrian and vehicular traffic. Radburn, planned by Clarence Stein and Henry Wright, was placed on the National Register in 1974 because of the exceptional influence its plan has had and continues to have on the planning of suburban communities. (Louis Di Geronimo, 1974)

III. SCHOLARLY EVALUATION

A case can more readily be presented and accepted for a property that has achieved significance within the past 50 years if the type of architecture or the historic circumstances with which the property is associated have been the object of scholarly evaluation. The scholarly sources available to assist in evaluating properties from the post-World War II era

are becoming plentiful. Journals of architectural history, social history, landscape architecture, landscaping, industrial archeology, and urban development offer solid scholarship on many kinds of resources likely to be encountered. Previous National Register nominations may assist in establishing appropriate context and additional scholarship. Papers presented

at conferences may contain research and analysis useful for resources of recent origin. In short, the application of scholarship—not popular social commentary—does not demand the presence of a published book. A wide and growing array of scholarly interest in historic properties can greatly assist evaluation of recent properties.



G. Milton Small & Associates, Raleigh, Wake County, North Carolina, built 1966. Designed by architect Milton Small, this small office building shows Small's mastery of the language of architectural expression developed by Mies van der Rohe, a dominant force in American building in the 1950s and 1960s. (Bill Garrett, North Carolina Division of Archives and History, 1994)

IV. FRAGILE OR SHORT-LIVED RESOURCES



Built in 1912, the AFRICAN QUEEN did not achieve fame until 1951 when it played a starring role in the hit film of the same name. The vessel is currently located in Monroe County, Florida. (Arthur Lemon, Wisconsin Center for Film and Theater Research, 1951)



The Baltimore-Washington Parkway in Anne Arundel and Prince George's counties, Maryland, was constructed between 1942 and 1954 as a component of a national parkway system. (Sara Amy Leach, April, 1988)

Some resources acquire historical qualities before the passage of 50 years because they either were not built to last that long, or, by their nature, are subject to circumstances that destroy their integrity before 50 years have elapsed. Such resources are viewed by scholars and by the public as "old" even before they are 50 years old. World War II frame temporary buildings were often constructed to meet temporary, intense demands for housing or office space and were not constructed to last long. While they tended to be viewed as automatically expendable, many in fact did survive for decades after the war. Mining structures in the Rocky Mountain West region have a short life-span both because the effects of weather and because entrepreneurs did not invest much in their construction in order to maximize gain and/or limit financial risks. Federal tax laws, competition within industry, changing transportation routes, and shifts in consumer tastes have jeopardized many early motel or motor court complexes, shopping centers, and other roadside buildings. Their rate of survival with integrity from the post-World War II era is very low. Many highways from that same era have undergone "improvements" that result in the loss of historic engineering qualities and original materials. The fact that a resource is jeopardized by a specific proposed project does not, in and of itself, render that resource more historically important than if it were not threatened. But one may evaluate whether a type or category of resources—as a whole—has faced loss at such a rate that relatively young survivors can be viewed as exceptional and historic.

V. TIME

There are several specific issues relating to time that should be addressed in evaluating a less than 50-year-old property. The 50 year period is an arbitrary span of time, designed as a filter to ensure that enough time has passed to evaluate the property in a historic context. However, it was not designed to be mechanically applied on a year by year basis. Generally, our understanding of history does not advance a year at a time, but rather in periods of time which can logically be examined together. For example, events that relate to the Cold War can best be evaluated in relation to other events or properties from the same period. This means that our ability to evaluate properties moves forward in uneven leaps of years.

It should be determined whether the period under consideration calls for a routine historical evaluation or whether the period needs to be viewed in the context of exceptional importance. Without such a determination, certain properties which have just passed the 50-year point might be given greater value, and those just less than 50 years old might be inappropriately ascribed less importance, when the resources should have been evaluated together to determine their relative significance. Several such periods have been examined since the National Historic Preservation Act was passed in 1966. The 50-year period at that time did not yet include World War I. Soon after the law was passed properties related to the First

World War were evaluated—but that evaluation only made sense when examined for the entire war, not on a yearly basis. Similar leaps have been involved with the “Roaring Twenties” and the Depression and the Federal government’s response to it. During the past 20 years we have been able to evaluate and list properties, in many categories, constructed or achieving significance during those years, including: Federal projects during the Depression and World War II, the development of air transportation, Art Deco and the International styles of architecture, scientific advances, and sites related to numerous political and social events and individuals. There is now sufficient perspective to enable an evaluation of a number of properties related to the post-World War II era. Some topics for evaluation under Criteria Consideration G include post-World War II development projects; the growth of suburban subdivisions, shopping malls and commercial strip development; the expansion of educational, recreational, and transportation facilities; the Civil Rights movement; the advent of the United States space program; the Vietnam War; and the impact of historic preservation on American cities, towns, and rural areas. An evaluation of some of these categories of resources before others might be possible, either because specific scholarly studies are available, or there exists general historical knowledge about the period or the significance of the resource. A second consideration regarding time is that the appropriate date from which to evaluate a property for exceptional significance is not always the date of construction, but rather, the point at which the property achieved significance. The significance of an architecturally important property can be charted from the time of its construction. But the significance of properties important for historical associa-



Nuclear Energy, sculpture by Henry Moore commemorates the first controlled nuclear chain reaction. The site, on the campus of the University of Chicago, was declared a National Historic Landmark in 1983. Chicago, Cook County, Illinois (Blanche H. Schroer, National Park Service, May 1975)

tions with important events or persons should be dated from the time of the event or the period of association with a historically important individual. For example, Flannery O'Connor's home, Anadalusia, in Milledgeville, Georgia, is significant for its association with O'Connor. She was renowned as a short-story writer of the post-World War II generation, who used the Southern landscape as a major force in shaping her fiction. The period of significance clearly begins in 1951 when she moved there, rather than the early 20th century when the complex of buildings was constructed. Thus, although a property may be more than 50 years of age, if it is significant solely for a reason that dates from within the past 50 years, it must be exceptionally important to be listed in the National Register.

Third, the more recently a property has achieved significance, generally, the more difficult it is to demonstrate exceptional importance. The case for exceptional importance is bolstered when there is a substantial amount of professional, documented materials on the resource and the resource type. A property listed in the National Register 10 or 15 years after it has achieved significance requires clear, widespread recognition of its value to demonstrate exceptional importance. For example, Dulles International Airport Terminal, Loudoun County, Virginia, built in 1962, was determined eligible for the National Register in 1978. That action was based on the ability to evaluate the building compared with other modern buildings and recent airports. Dulles Airport was immediately recognized as one of the most important post-World War II American architectural masterpieces and one of the most innovative airport designs. A 1976 American Institute of Architects' poll selected the building as the third most significant building in the Nation's first 200 years. The building has been widely recognized in professional publications as exceptionally important in the history of American architecture.



Associated with author Flannery O'Connor's productive career, 1951- 1964, Andalusia, Milledgeville, Baldwin County, Georgia, is where O'Connor lived and did most of her writing. (James R. Lockhart, Georgia Department of Natural Resources, June, 1979)

VI. COMPARATIVE EVALUATION OF THE SIGNIFICANCE OF A PROPERTY

After determining the theme and appropriate time or chronological period with which a property is associated, the geographic limits of the property's context must be established. Exceptional importance does not necessarily mean national significance; rather, it is a measure of a property's importance within the appropriate historic context, whether the geographic scale of that context is lo-

cal, State, or national. In other words, is the property best understood within the framework of a community, a river valley, a region, the State, or the Nation? In evaluating and justifying exceptional importance, it is critical to identify the properties in a geographical context that portray the same values or associations and determine those that best illustrate or represent the historical, architectural, cul-

tural, engineering, or archeological values in question. The scope or level (local, State, or national) at which this evaluation is made is directly related to the geographic level or "scale" of the property's historic context. For example, properties whose importance relates only to local mining activities need only be compared to others found in that locality to determine their comparative value.

VII. ASSOCIATIONS WITH LIVING PERSONS

On rare occasions, properties associated with individuals still living have been listed in the National Register. However, the nomination of such properties is strongly discouraged in order to avoid use of the National Register listing to endorse the work or reputation of a living person. Periodically, however, sufficient scholarship and evidence of historical perspective exist to list a property associated with living persons whose

active life in their field of endeavor is over. In these instances, sufficient time must have elapsed to assess both their field and their contribution in a historic perspective. For example, two properties in Columbus, Ohio, associated with the folk artist Elijah Pierce were listed in the National Register even though the artist was still alive and had achieved significance within the past 50 years. It was demonstrated that Mr. Pierce's body of

work was widely recognized as being exceptionally important within the realm of folk art. The buildings (his residence and barbershop/art gallery) were the only extant properties associated with the artist and that association was long standing (30-40 years). At the time of the nomination Mr. Pierce was 92 years old, and it was unlikely that he would produce additional works which would require a major re-evaluation of his contribution to folk art.



One of America's preeminent folk artists, woodcarver Elijah Pierce, b. 1892, worked in this barber shop/art gallery and lived in the adjacent residence in Columbus, Franklin County, Ohio, for more than thirty years. Because of the exceptional importance of Pierce's work, the Elijah Pierce Residence and Gallery was listed the National Register while Pierce was still living. (Kojo Kamau, July, 1982)

For further guidance on this topic see *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*.

VIII. PROPERTIES IN HISTORIC DISTRICTS

Under the National Register Criteria there are two ways that a property that has achieved significance within the past 50 years can be eligible for the National Register. First, as discussed above, a property can be individually listed if it is exceptionally important. Properties can also qualify if they are an "integral part" of a historic district that qualifies for National Register listing.

Properties that are integral parts of a district do not need to be individually eligible for the National Register or of individual exceptional importance. An explicit explanation must, however, be given as to how they qualify as integral parts of the district. This is demonstrated by documenting that the property dates from within the district's defined period of significance and that it is associated with one or more of the district's defined areas of significance.

Properties less than 50 years old may be integral parts of a district when there is sufficient perspective to consider the properties as historic. This is accomplished by demonstrating that: (a) the district's period of significance is justified as a discrete

period with a defined beginning and end; (b) the character of the district's historic resources is clearly defined and assessed; (c) specific resources in the district are demonstrated to date from that discrete era; and, (d) the majority of district properties are over 50 years old. In these instances it is not necessary to prove exceptional importance of either the district itself or of the less-than-50-year-old properties. Exceptional importance still must be demonstrated for districts where the majority of properties or the major period of significance is less than 50 years old, and for less-than-50-year-old properties that are nominated individually.

Historic districts with less-than-50 year-old properties that share elements of historical and architectural significance of the districts illustrate the policy discussed above. For example, some historic districts represent planned communities whose plan, layout of the streets and lots, and original construction of homes all began more than 50 years ago. Frequently, construction of buildings continued into the less-than-50-year period, with the later resources resulting from identical historical patterns

as the earlier buildings and representing a continuation of the planned community design. In instances where these later buildings make up only a small part of the district, and reflect the architectural and historic significance of the district, they can be considered integral parts of the district (and contributing resources) without showing exceptional importance of either the district or the less-than-50-year-old buildings.

While some districts have a unified historic and/or architectural development, it is important to recognize that integral does not mean that a district must have homogeneous resources or significance. Districts can also include diverse resources that represent the area's development over time. A commercial or residential area, for example, may form a unified whole, but have resources built in a variety of styles over a long period of time. In such a context, a post-World War II movie theater or recreation facility may have increased significance because these are important buildings and represent that period of the district's history. Thus such buildings often are integral parts of districts in which they are located.

IX. JUSTIFYING THE IMPORTANCE OF PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE IN THE PAST FIFTY YEARS

The National Register nomination documentation for properties of recent significance must contain deliberate, distinct justification for the “exceptional” importance of the resource. The clarity and persuasiveness of the justification is critical for registering properties that have gained importance in the past 50 years.

The rationale or justification for exceptional importance should be an explicit part of the statement of significance. It should not be treated as self-explanatory. Nominations must make a persuasive, direct case that the

grounds—the historic context—for evaluating a property’s exceptional importance exist and that the property being nominated is, within that context, exceptional. This justification must address two issues at the beginning of a nomination’s Statement of Significance. The first section should contain, as described in *How to Complete the National Register Registration Form*, a straightforward description of why the property is historically significant—with direct reference to the specific relevant National Register Criteria. Detailed guidance on this topic is contained in *Guidelines for Ap-*

plying the National Register Criteria for Evaluation. The second section should contain the justification as to why the property can be determined to be of exceptional importance. It must discuss the context used for evaluating the property. It must demonstrate that the context and the resources associated with it can be judged to be “historic.” It must document the existence of sufficient research or evidence to permit a dispassionate evaluation of the resource. Finally, it must use the background just presented to summarize the way in which the resource is important.



The Onondaga County War Memorial in Syracuse, New York, was erected in the post-World War era as a “living memorial” to those who served in the armed forces. It is an exceptional example of contemporary concrete thin shell vault construction. (John H. Fooks, 1949-1951)

X. EXAMPLES

The following properties, whose period of significance extends to less than 50 years ago, have been listed in or determined eligible for the National Register. The list is not exhaustive, but is intended to illustrate the range of such National Register properties. The thematic approach, that is, studying all or most of the properties related to a historic theme in a given area may be used in nominating groups of historic properties associated with the post-World War II era. The Multiple Property Documentation Form is an excellent way to evaluate and nominate groups of properties. While all properties must meet at least one of the National Register Criteria, many qualify for more than one. **Criterion A** recognizes properties that have made a significant contribution to the broad patterns of our history. **Criterion B** allows the listing of properties that are associated with the lives of persons significant in our past. **Criterion C** recognizes properties that are architecturally significant. And **Criterion D** applies to properties that have yielded or may be likely to yield information important in prehistory or history. (See section XIII. National Register Criteria for Evaluation.)

Under National Register Criterion A, properties associated with a variety of exceptionally important historic events have been listed. For example, the inception of the American space program can now be viewed in a historic perspective. Properties in the National Register associated with the space program include research centers, such as the Propulsion and Structural Test Facility at the George C. Marshall Space Flight Center in Huntsville, Alabama, and the Zero Gravity Research Facility at the Lewis Research Center in Cleveland, Ohio; launch sites, including Cape Canaveral Air Force Station in Florida, and Space Launch Complex

10 at Vandenberg Air Force Base in Lompoc, California; flight control facilities, such as the Apollo Mission Control Center in Houston, Texas; and space vehicles such as the Saturn V in Huntsville, Alabama.

The Fleischmann Atmospherium Planetarium in Reno, Nevada is exceptionally important under Criterion A for its role in scientific research and education in Nevada. It was the first planetarium in the nation to feature a 360-degree projector capable of providing horizon-to-horizon images, and through time-lapse photography, show an entire day's weather in a few minutes. In another example, the Student Center of Alaska Pacific Univer-

sity in Anchorage, Alaska, served as the site of the 1971 Alaska Federation of Natives conference, which led to the momentous Alaska Native Claims Settlement Act of 1971. This act represented the largest compensation ever paid to Native settlement claims. This property was evaluated as exceptionally important under Criterion A.

In Topeka, Kansas, the Monroe School, now known as the *Brown v. Board of Education* National Historic Site, is significant as the property associated with the 1954 landmark United States Supreme Court case, *Brown v. Board of Education*. In that decision, a state's action in maintaining segregation by providing "sepa-



The Titan II ICBM Missile Site 8 (571-7) in Pima County, Arizona, was listed in the National Register in 1992. This view shows a simulated vapor detection check by propellant transfer technicians. (David K. Stumpf, 1992)

rate but equal" public facilities was found unconstitutional. As a result, the 21 States with segregated public schools were forced to desegregate them. In 1994, the property was added to the National Park System.

Under National Register Criterion B, the homes of exceptionally important persons, representing many fields of endeavor have been recognized. The Charlie Parker House in New York City is significant as the home of Charlie "Bird" Parker, creator of a jazz genre known as "be-bop," between 1950 and 1954. During his residency at the house, his career as a jazz master and prominent recording artist was established. The Silver Spring, Maryland home of Rachel Carson was designated a National Historic Landmark. Occupied by her from 1956 to her death in 1964, the house is where she wrote *Silent Spring* which drew public attention to the poisoning of the earth and catapulted her to the forefront of the environmental protection movement. Carson designed and oversaw the construction of the house to provide the domestic environment she needed for writing.

Under National Register Criterion C, properties of recent vintage have been shown to have an exceptional impact at a variety of scales. The Lever House building in New York City, constructed between 1950-1952, is architecturally significant as one of the country's first corporate expressions of the International style in post-World War II America. The Norris and Harriet Coombs "Lustron House" built in Chesterton, Indiana, in 1950 is of exceptional architectural importance at the local level as a rare and intact example of a significant manufactured housing type employing an unusual building material. The Lustron House was constructed with a steel framing system to which porcelain enameled steel panels were attached. The house fits into the prefabricated housing tradition well established by firms such as Alladin and Sears in the early 1900s. The Onondaga County War Memorial, constructed in Syracuse, New York, between 1949 and 1951, is of exceptional architectural importance at the local level as an early example of a "living memorial" erected in the post-World War II era to commemorate duty in the armed services.

Important feats of engineering constructed within the past 50 years also have been recognized in the National Register, such as the Gateway Arch in St. Louis, Missouri, designed in 1947 and constructed between 1963 and 1968, and listed under Criterion C.

The 1956 Solar Building in Albuquerque, New Mexico, was listed in the National Register in the area of engineering because it was an early solar-heated commercial building, the equipment for which survived largely intact. It was constructed when active solar-energy systems were still considered experimental.

It is often challenging to evaluate architectural properties of the post-World War II era one at a time. Several States have effectively used a thematic approach and the Multiple Property Documentation Form to evaluate and nominate groups of properties that usually qualify under Criterion C as examples of particular architectural styles or methods of construction. The National Register listed several residences in North Carolina nominated under the name "Early Modern Architecture Associated with North Carolina State University School of Design."



Completed in the spring of 1950, this pre-fabricated, all-metal Lustron House, Porter County, Indiana, was considered by many at the time to be the house of the future. (Beverly Overmeyer, April, 1992)

Dating from 1950 to 1968, the nominated buildings employed structural innovations, were publicized widely in national and regional architectural periodicals, and form a distinctive body of work with identifiable traits from the beginning to the end of the period of significance.

In a similar fashion, the State of Iowa prepared the "Iowa Usonian Houses by Frank Lloyd Wright MPS." Constructed between 1948 and 1960, the nominated properties grew out of Wright's second great productive period in his long career. The Usonian house "offered the hope that middle-income families could build afford-

able homes of great architectural quality during times when Americans faced unprecedented demands for affordable, single-family housing." The properties share the physical qualities of "a rigid geometry, horizontal detailing, warm colors, 'natural' materials, and a solid, sheltering character." The Iowa Usonian houses illustrate Wright's creative approaches to cost control through standardization and use of common materials.

Sites nominated to the National Register under Criterion D, because they "have yielded or may be likely to yield information important in prehistory or history," are also very difficult

to justify if they are derived from activities of the past 50 years. Scholarly information sufficient to determine the comparative value of recent archeological sites tends to be very limited. It is especially difficult to determine what kinds of information can be derived from site remains as opposed to that available in written records, oral testimony, and photographs. This cautionary point does not constitute a prohibition of all such nominations, but it does illustrate the need for justifying and documenting the exceptional importance of recent archeological sites.

XI. SUMMARY

The National Register Criteria for Evaluation encourage the listing of a property that has achieved significance within the past 50 years only if it is of exceptional importance or if it is a contributing part of a National Register eligible district. While that language sounds restrictive, the crite-

ria are general principles that are applied in specific contexts. The criteria discussion of recently significant properties is not intended to bar consideration of many resources that can be judged unusually important in the recent development of American history, architecture, archeology, engi-

neering, or culture. However, the criteria and National Register program require that nominations for such properties demonstrate that sufficient historical perspective and scholarly, comparative analysis exist to justify the claim of exceptional importance.

XII. SUGGESTED READINGS

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- Longstreth, Richard, "When the Present Becomes the Past," in *Past Meets Future*, Antoinette J. Lee, editor. Washington, D.C.: The Preservation Press, 1992.
- Luce, W. Ray, "Kent State, White Castles, and Subdivisions: Evaluating the Recent Past," in *Preserving the Recent Past*, Deborah Slaton and Rebecca A. Shiffer, editors. Washington, D.C.: Historic Preservation Education Foundation, 1995.
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- Shiffer, Rebecca A., editor. "Cultural Resources From the Recent Past," *CRM*, Vol. 16, 1993 (special issue).
- Shull, Carol D. and Beth L. Savage, "Trends in Recognizing Places for Significance in the Recent Past," in *Preserving the Recent Past*, Deborah Slaton and Rebecca A. Shiffer, editors. Washington, D.C.: Historic Preservation Education Foundation, 1995.
- Slaton, Deborah and Rebecca A. Shiffer. *Preserving the Recent Past*. Washington, D.C.: Historic Preservation Education Foundation, 1995.



Frank Lloyd Wright's Marin County Civic Center, Marin County, California, completed in 1958, is an ideal government complex in a beautiful suburban setting. (Aaron Green, Woodbridge, 1990)

XIII. NATIONAL REGISTER CRITERIA FOR EVALUATION

The National Register's standards for evaluating the significance of properties were developed to recognize the accomplishments of all people who have made a contribution to our country's history and heritage. The criteria are designed to guide State and local governments, federal agencies, and others in evaluating potential entries in the National Register.

Criteria for Evaluation: The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and dis-

tinguishable entity whose components may lack individual distinction; or

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

Criteria Considerations: Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the

surviving structure most importantly associated with a historic person or event; or

- c. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- d. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- g. a property achieving significance within the past 50 years if it is of exceptional importance.

XIV. NATIONAL REGISTER BULLETINS

The Basics

How to Apply National Register Criteria for Evaluation *

Guidelines for Completing National Register of Historic Places Form

Part A: How to Complete the National Register Form *

Part B: How to Complete the National Register Multiple Property Documentation Form

Researching a Historic Property *

Property Types

Guidelines for Evaluating and Documenting Historic Aids to Navigation *

Guidelines for Identifying, Evaluating and Registering America's Historic Battlefields

Guidelines for Evaluating and Registering Historical Archeological Sites

Guidelines for Evaluating and Registering Cemeteries and Burial Places

How to Evaluate and Nominate Designed Historic Landscapes *

Guidelines for Identifying, Evaluating and Registering Historic Mining Sites

How to Apply National Register Criteria to Post Offices *

Guidelines for Evaluating and Documenting Properties Associated with Significant Persons

Guidelines for Evaluating and Documenting Properties That Have Achieved Significance Within the Last Fifty Years

Guidelines for Evaluating and Documenting Rural Historic Landscapes *

Guidelines for Evaluating and Documenting Traditional Cultural Properties *

Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places

Technical Assistance

Contribution of Moved Buildings to Historic Districts; Tax Treatments for Moved Buildings; and Use of Nomination Documentation in the Part I Certification Process

Defining Boundaries for National Register Properties*

Guidelines for Local Surveys: A Basis for Preservation Planning *

How to Improve the Quality of Photographs for National Register Nominations

National Register Casebook: Examples of Documentation *

Using the UTM Grid System to Record Historic Sites

The above publications may be obtained by writing to the National Register of Historic Places, National Park Service, 1849 C Street, NW, Washington, D.C. 20240. Publications marked with an asterisk (*) are also available in electronic form on the World Wide Web at www.cr.nps.gov/nr, or send your request by e-mail to nr_reference@nps.gov.

Historic Preservation Board Visioning

16 October 2013

5pm – 8pm

High West Distillery – (703 Park Avenue-2nd floor)

Discussion Topics

- I. Quick review of the Historic Preservation Board's (HBP) job duties according to City Code. Quick Review of City Council Historic Vision (if applicable) (5 min)**
- II. Overall Vision: How do you see the future of this Board? (15 min)**
- III. Ideas for better communication regarding other boards' activity (e.g. Planning Commission issues, City Council issues, Board of Adjustment issues) (15 min)**
- IV. Ideas for the next big HPB Project(s):**
 - a. Design Guideline revisions (to address sustainability)**
 - b. Ski Era Structures**
 - c. Distressed buildings/blight**
- V. Ideas to improve public participation and increase understanding of HPB and its role/function (15 min)**
 - a. Online resources**
 - b. Preservation Month Activities (May/June)**
 - c. Public educational programming (walking tours, trivia, etc.)**
 - d. Service projects**
- VI. Annual Preservation Award**

Please note that this meeting is an open public meeting and has been properly noticed. Minutes will be taken as required by statute. More importantly, this meeting is a casual opportunity for the board members to provide input regarding their Vision for 2013!