

**WORK PLAN FOR
HISTORIC PRESERVATION CONSULTATION
for the
REDESIGN AND DEVELOPMENT OF THE ELLENSBURG RODEO
ARENA SEATING**

Submitted to:

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MANAGEMENT SUMMARY

Gorman Preservation Associates (GPA) is subcontracted to ALSC Architects; ALSC Architects is contracted by the County of Kittitas (County) to complete Architectural Services for the redesign and development of the Ellensburg Rodeo Arena seating. The arena seating is located within the Kittitas County Fair & Rodeo Grounds Historic District, which is listed on the National Register of Historic Places (NRHP). The Project will be completed in three phases; the Phase 1 will include Predesign and Programming; Phase 2 will include 60% Design for obtaining funding and promoting the Project; and Phase 3 entails 60% through Construction. GPA will be involved with the Phase 1 and 2 of the Project.

This Work Plan outlines the goals and methodology that will be used to complete the first two phases of this Project. The proposed approach is designed to provide sound historic preservation practice pursuant to the National Historic Preservation Act (NHPA), as amended. The following tasks will be conducted under the assumption that the proposed Project will be a complete rebuild of the arena seating that was constructed after 1948. Phase 1 of this Work Plan includes: the completion of a Historic Property Inventory (HPI) form, a meeting with the Building Committee, and preliminary design recommendations in coordination with ALSC. Phase 2 of this Work Plan includes a letter of recommendations to the County regarding potential funding and subsequent scenarios as well as a general discussion of the Secretary of Interior's Standards for the Treatment of Historic Properties; and historic preservation consulting services to provide comment on proposed design by ALSC.

REGULATORY FRAMEWORK

Authorized by the NHPA of 1966, the National Park Service's NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. The NRHP is the official list of the Nation's historic places worthy of preservation. The NRHP criteria for evaluation are designed to guide federal agencies and others in evaluating whether a property is eligible for listing in the NRHP. The criteria for evaluation are as follows:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity and:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. 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 distinguishable entity whose components may lack individual distinction; or
- D. have yielded or may be likely to yield, information important in prehistory or history [36 CFR 60.4].

PROJECT PERSONNEL

Gorman Preservation Associates (GPA) is a woman-owned, minority-owned, OMWBE-certified historic preservation consulting firm based in Spokane, Washington offering a wide range of historic preservation services throughout the Pacific Northwest. Principal Jennifer Gorman, M.H.P. has been a professional Historic Preservation Consultant since 2007. Ms. Gorman exceeds the Secretary of Interior's Professional Qualifications for an Architectural Historian. Specialties include local, state, and federal compliance; historic resource evaluations; local, state, and federal landmark nominations; historic resources surveys; assessment of effects and mitigation reports; as well as historic preservation planning documents. Ms. Gorman will be the historic preservation consultant for this Project. Her resume is attached in Appendix A.

BACKGROUND: THE KITTITAS COUNTY FAIR & RODEO GROUNDS HISTORIC DISTRICT

The Kittitas County Fair & Rodeo Grounds Historic District is listed on the NRHP and is eligible under Criterion A for its association with the historic themes of Community Development, Agriculture, and Entertainment/Recreation. It is also eligible under Criterion C as a property that embodies the distinctive characteristics of a type, in this case a fair and rodeo ground. The period of significance is established from its original construction and spans the time when the property actively contributed to its historic themes. Therefore, the Kittitas County Fair & Rodeo Grounds Historic District's period of significance begins in 1923, when the property was first developed, and ends in 1948, 50 years before the NRHP nomination was first completed in 1998. There are 18 contributing buildings and structures within the historic district that fall within this period of significance. Any other buildings or structures constructed outside this period were not included as contributors to the district. Because this NRHP nomination was completed 17 years ago, the Department of Archaeology and Historic Preservation (DAHP) requests that an HPI form be completed for the 1950s and 1960s seating.

PHASE 1, TASK 1: COMPLETION OF HISTORIC PROPERTY INVENTORY FORM

GPA will first complete an HPI form for the 1950s and 1960s seating in the rodeo arena. Specifically, this seating includes the infield grandstands and bleachers which are the northwest and northeast bleachers, constructed in the 1950s; and the west grandstand (covered), constructed in the 1960s. To complete the HPI form, GPA will perform an on-site survey of the structures. During the site visit, GPA will photograph all elevations of these bleachers, and take detailed field notes. GPA will conduct archival research necessary to confirm the structures' dates of construction and the general history of the property through records such as property records/building permits (if available), historical society records, newspaper searches, and the previous NRHP nomination. This research will address whether or not any individuals associated with the property are historically significant, and the extent of their association with this property. GPA will then evaluate the structures' significance within the contexts of Community Development, Agriculture, and Entertainment/Recreation. GPA will also consider whether or not the structures are eligible as potential contributors to the existing Kittitas County Fair & Rodeo Grounds Historic District.

GPA will then evaluate the infield grandstands and bleachers to recommend eligibility for listing in the NRHP. The evaluation will be conducted in conformance with the NRHP guidance on conducting historic building evaluations (specifically NRHP Bulletin *How to Apply the National Register Criteria for Evaluation*). The HPI form will be completed within DAHP's Washington Information System for Architectural and Archaeological Records Data (WISAARD) online searchable database system for all cultural resources in the state of Washington.

PHASE 1, TASK 2: MEETING WITH BUILDING COMMITTEE AND COUNTY

Upon completion of the HPI form, GPA and ALSC will attend a meeting in Ellensburg with the Building Committee and County regarding the findings of the HPI form, as well as to go

over preliminary Project questions and to provide further guidance on the historic preservation process regarding the funding and design phase of the Project.

PHASE 1, TASK 3: PRELIMINARY DESIGN REVIEW WITH ALSC

During this first phase of the Project, GPA will participate in preliminary design review with ALSC regarding how the new construction should be implemented carefully into the extant historic district. However, the majority of design review of the Project plans will take place in Phase 2.

PHASE 1 COST ESTIMATE

The estimated cost to complete the scope of services described above is \$2,766.50. This estimate includes charges for two site visits to Ellensburg, including a meeting with the County. It also includes the HPI form, and preliminary design review with ALSC. This estimate is based upon the following assumptions:

- Not more than two visits to Ellensburg will be required;
- Reports will be provided electronically only; and,
- No attendance at public meetings will be required.

PHASE 2, TASK 1: LETTER OF RECOMMENDATIONS FOR HISTORIC PRESERVATION FUNDING & EXPLANATION OF THE SECRETARY OF INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

After the meeting with the Building Committee and County, GPA will complete a letter report providing recommendations for potential historic preservation grants that can aide in the financing of the Project. In this letter report, GPA will outline the possible subsequent scenarios such funding will entail. For example, federal, state, local, and private funding determine the level and type of involvement from DAHP.

Also in the letter will be a brief explanation of the Secretary of Interior's Standards for the Treatment of Historic Properties. The purpose of this section of the letter is to outline the Standards laid out by the Secretary of Interior within the Rehabilitation Treatment. Specifically, GPA will focus on Standards 9 and 10:

Standard 9: "New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. New work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment."

Standard 10: "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be impaired."

These Standards specifically address new construction within a historic setting, and directly apply to the redesign of the arena seating that will be undertaken in this Project.

PHASE 2, TASK 2: HISTORIC PRESERVATION REVIEW OF ALSC'S SCHEMATIC DESIGN

Lastly, GPA will assist ALSC by providing historic preservation consultation on the proposed design of the new arena seating. GPA will attend two meetings with ALSC to discuss and provide comment on the design. Recommendations will be made based on guidance from the Secretary of Interior's Treatment of Historic Properties. At the end of the design review, GPA will then complete a short report testifying to the proposed design's conformity within the Kittitas County Fair & Rodeo Grounds Historic District to be included in ALSC's schematic design report.

PHASE 2 COST ESTIMATE

The estimated cost to complete the scope of services described above is \$3,778.42. This estimate includes charges for the preparation of the letter of recommendations, a design review report, and two in-office meetings with ALSC. This estimate is based upon the following assumptions:

- Reports will be provided electronically only; and,
- No attendance at public meetings will be required.