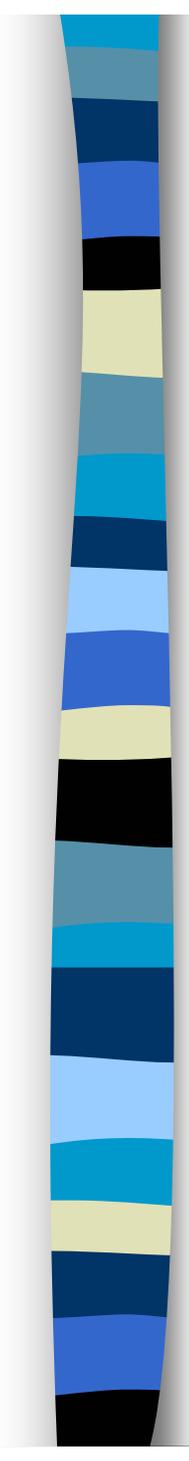


# Summer Homes and Forest Camps

## A Programmatic Approach to Heritage Consultation

USDA Forest Service Pacific Northwest Region  
Washington State

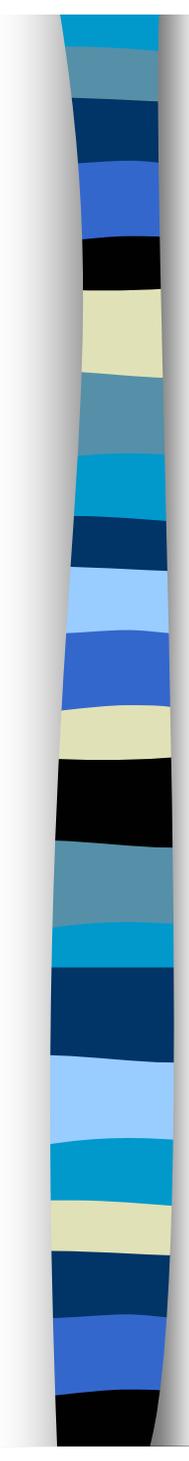




# The Term Occupancy Act

## March 4, 1915

Allowed private use and development of public forest lands for terms up to 30 years by persons or organizations wishing to erect recreation residences, summer camps, stores, hotels or resorts.



# The Rush Outdoors

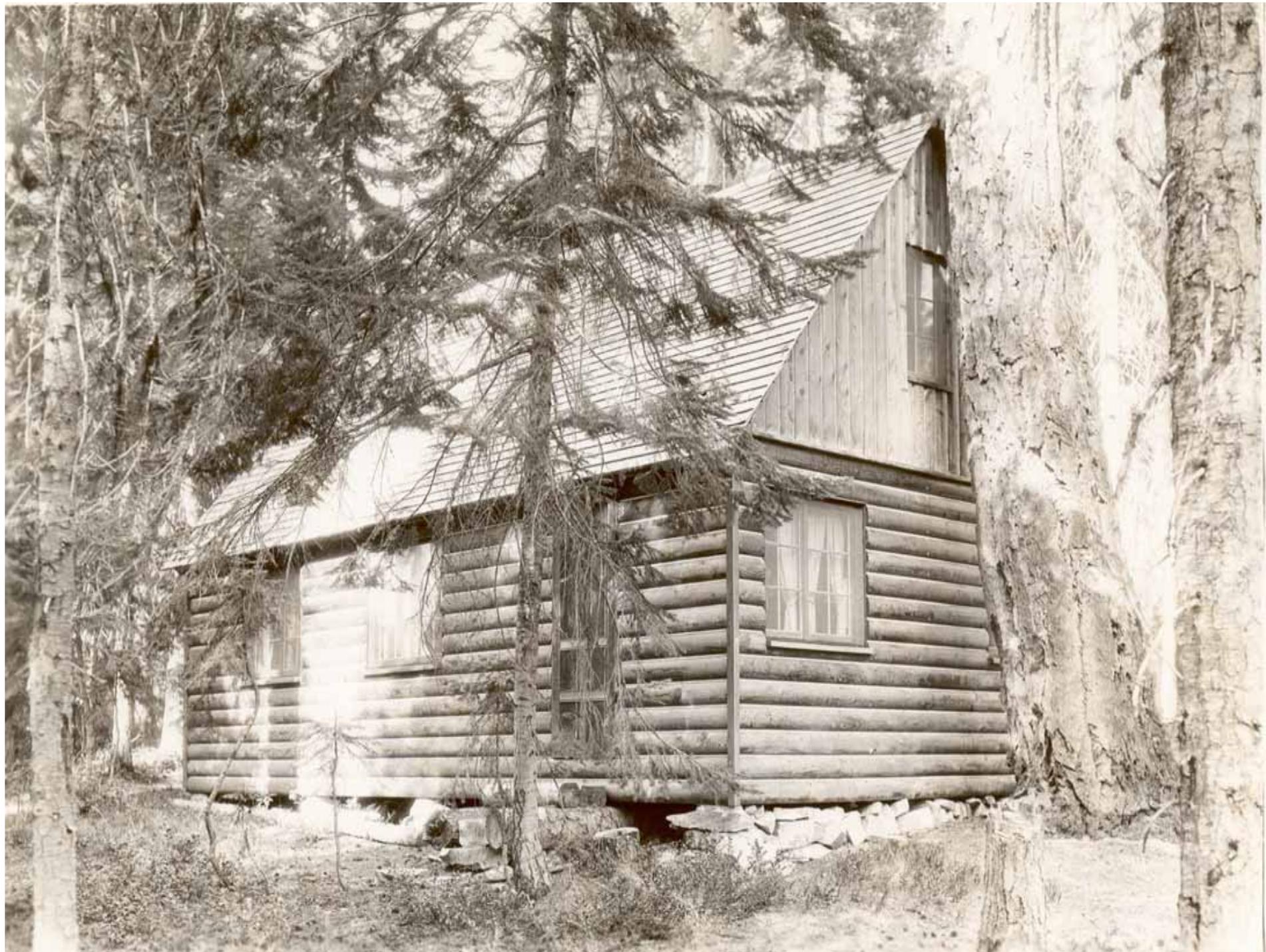
## 1916-1930

- Widespread popularity of the automobile and improved highway system facilitates access to the forest.
- Middle-class people who desire a home in the National Forest now have an opportunity to apply for a permit.
- Hundreds of rustic mountain cabins, cottages and summer homes are erected in the National Forests.

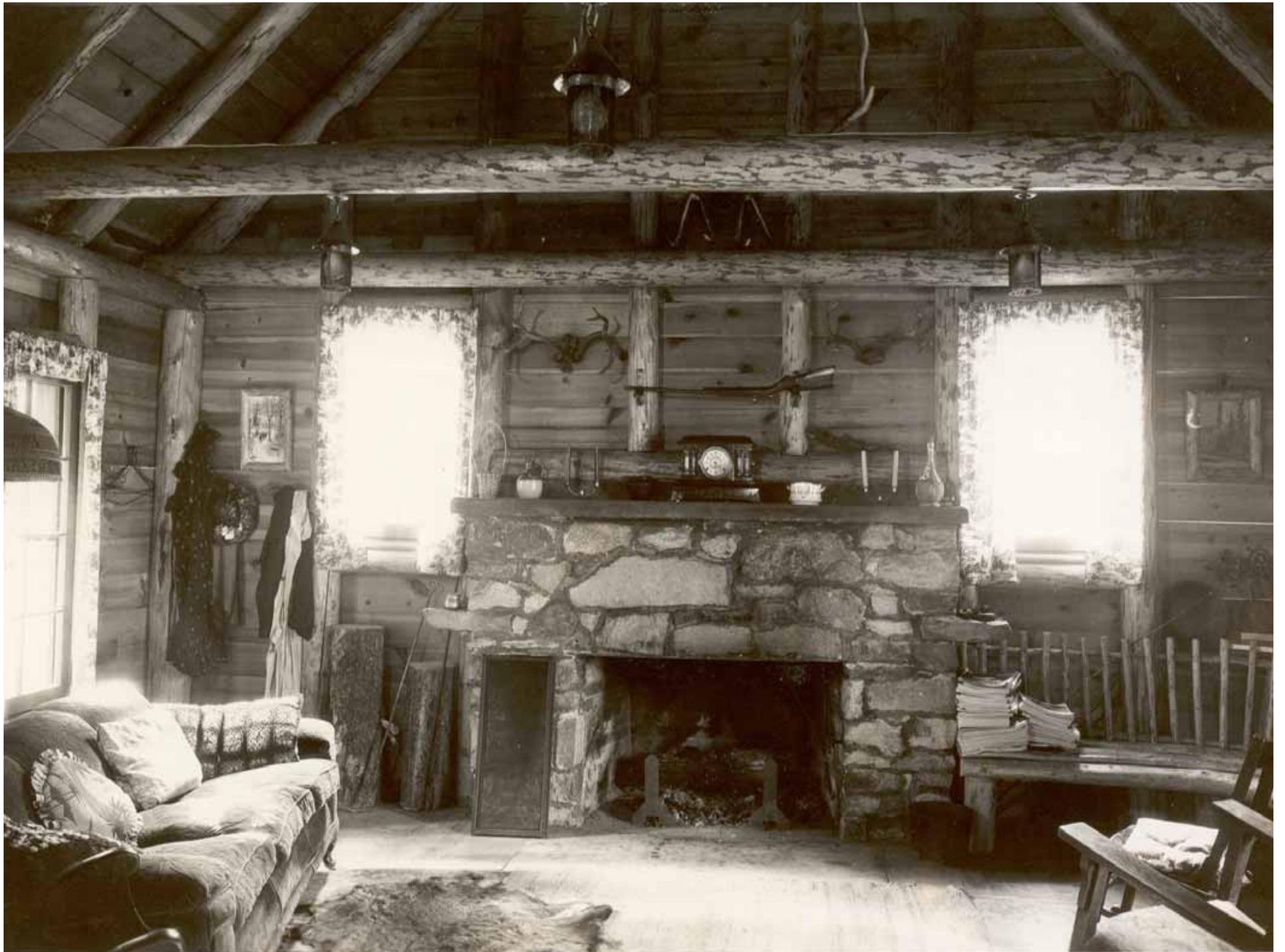


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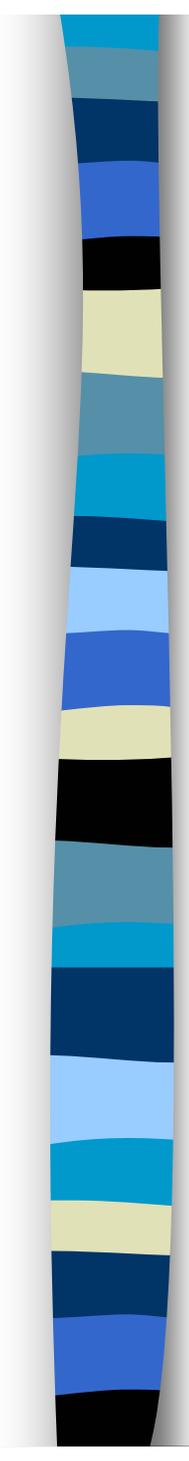












# Organization Camps

- Forest Service policy in the 1930s directed the classification of suitable lands for “Organization Areas”
- Boy Scouts, Campfire Girls, Elks Lodge, YMCA, Churches, Youth Organizations, Ski Clubs and other groups established and operated summer camps on National Forests.

cc Arneson ✓

U

June 22, 1939

USES

Campsite

First Presbyterian Church of Yakima

10-7-38

Snoqualmie

Charles J. Chornley, Associate Minister,  
First Presbyterian Church,  
Corner Yakima and Eighth Avenues,  
Yakima, Washington.

Dear Mr. Chornley:

The Regional Forester has approved the classification of the area that you request for campsite purposes on the banks of Jumpoff Creek near the Tieton Ranger Station.

It will be safe for you to go ahead with your plans for this years camp. A formal special use permit will be issued to you in the very near future. The fee for this permit, in that it is for character building organizations, will be quite nominal depending upon the area used. It is estimated that it will be less than \$25.00 per year. Payment of the fee should be made as soon as you are provided with a letter of transmittal.

Improvements both temporary and permanent must be approved as to design, color and exact location on the ground before construction begins. It would be best if the site could be visited by Messrs. Arneson and Williamson and you in the not too distant future.

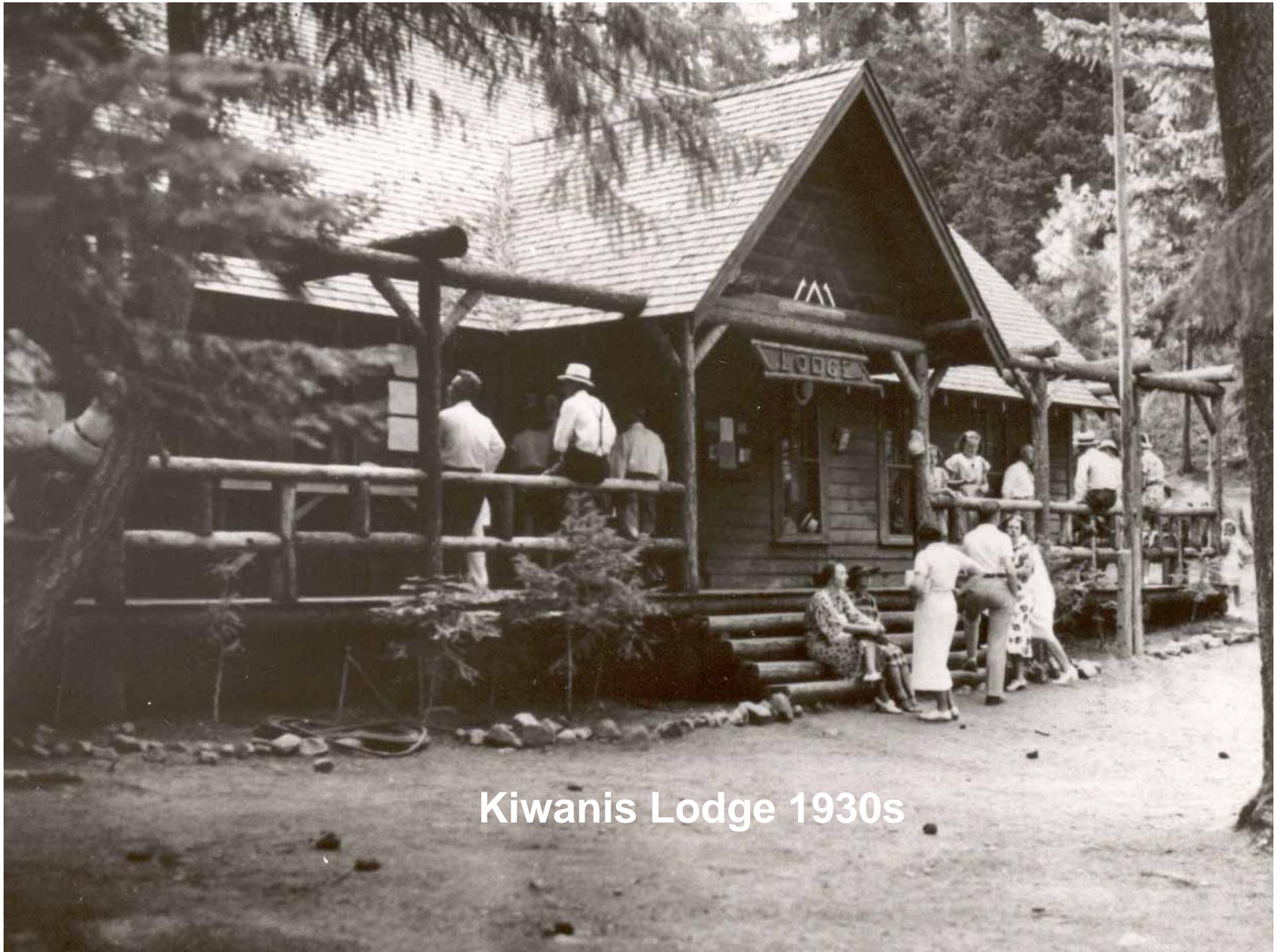
Very truly yours,

H. L. PLUMB  
Forest Supervisor

By Francis E. Williamson, Jr., Acting.

## Volunteers Build Access Road to Camp Ghormley 1939





Kiwanis Lodge 1930s



Presbyterian Camp Sleeping Cabin 1940s



# Washington State National Forests Today



1058 Summer  
Home Permits

17 Organization  
Camp Permits





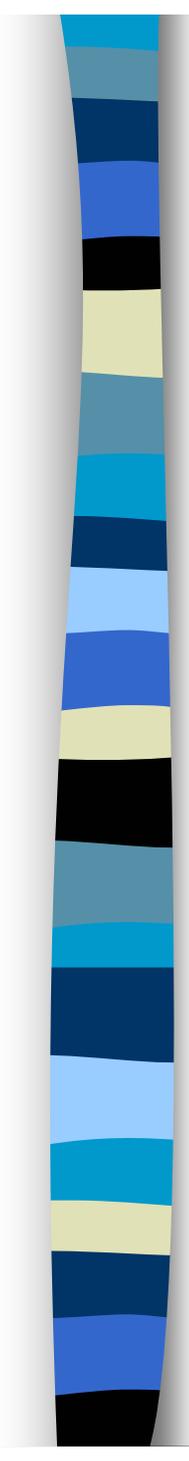
# National Historic Preservation Act of 1966 Section 106

Requires that Federal Agencies take into account the effects of activities and programs under their direct or indirect jurisdiction (including those requiring Federal permit, license or approval) on **Historic Properties.**



# **NHPA Section 106 Compliance Applies To....**

All requests made to the Forest Service by summer home owners and organization camps for approval of plans to modify existing buildings, construct new buildings, and make other changes to their permitted forest tract.



# Historic Property

- Building, feature, site or artifact that is generally fifty or more years old; and
- Is significantly associated with important historical events, important people, embodies distinctive characteristics of a type, period or method of construction (or represents the work of a master), or can yield information important in history or prehistory; and
- Maintains sufficient physical integrity of location, design, setting, workmanship, materials, feeling and association to convey its significance.

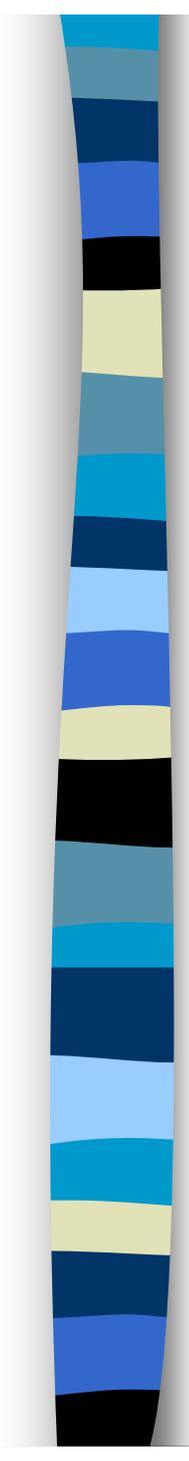


# National Register Eligible Recreation Properties

Some sample of the 1000+ summer homes and organization camp buildings built in Washington Forests since 1915 will have the physical integrity to significantly represent:

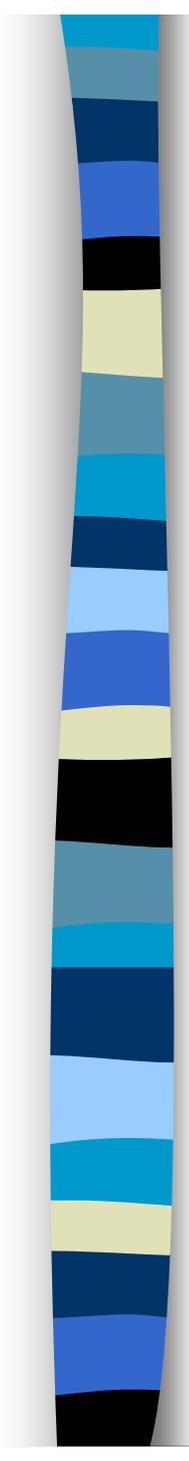
- themes of historic recreation development in Washington National Forests.
- historic vernacular American architecture.
- associations with people important in history.

These buildings, or building groups, will qualify for listing on the National Register of Historic Places.



## National Forests in Washington:

- Receive roughly 100+ requests annually from summer home owners and organization sites to approve building or lot modifications.
- A majority of summer homes and organization camps are now more than fifty years old, and require National Register of Historic Place evaluations. This work can be time consuming and costly.
- There is no money or staffing specifically appropriated to handle NHPA Section 106 compliance for these requests. Often this work gets backlogged behind funded, high priority forest projects.

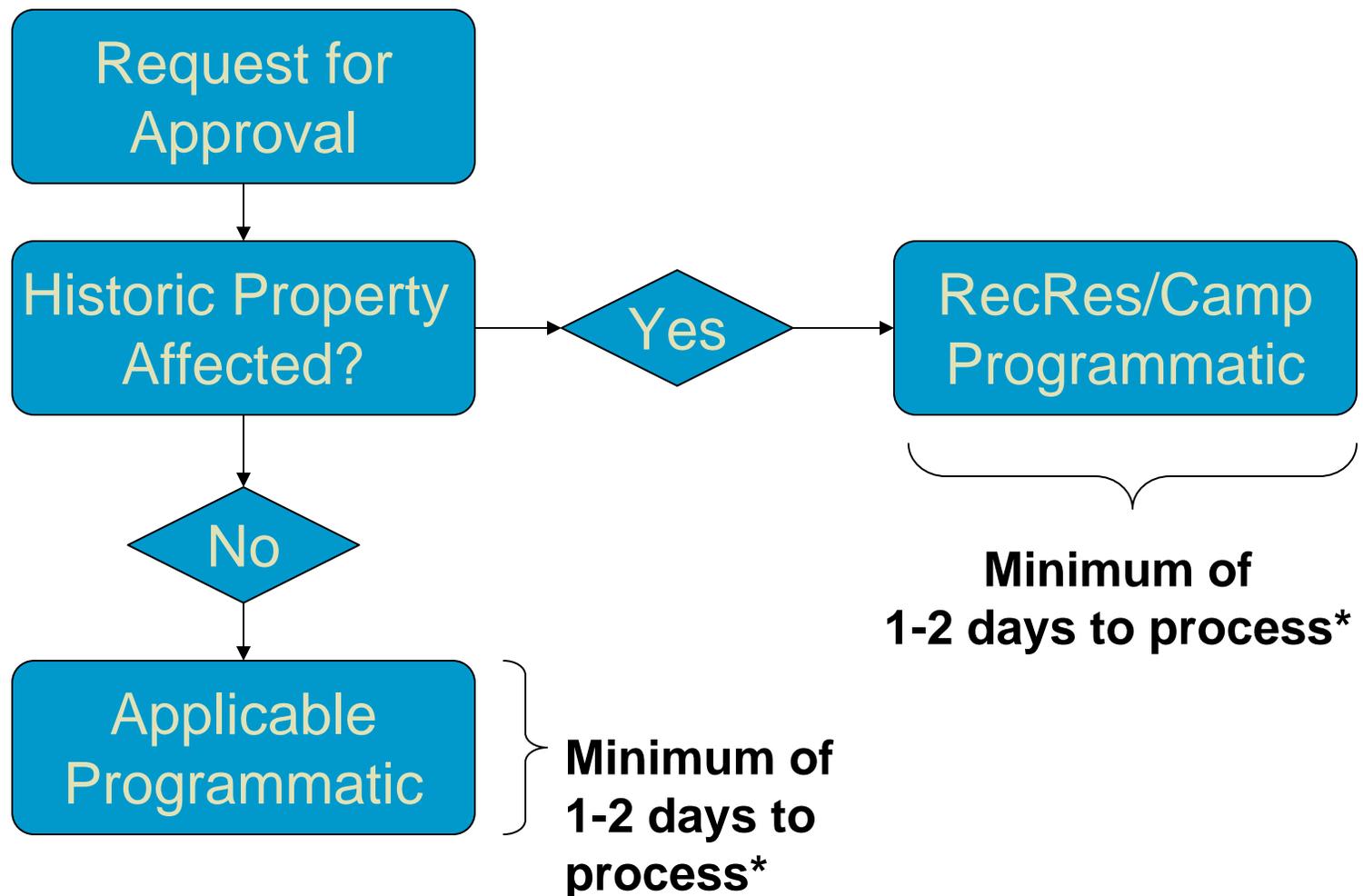


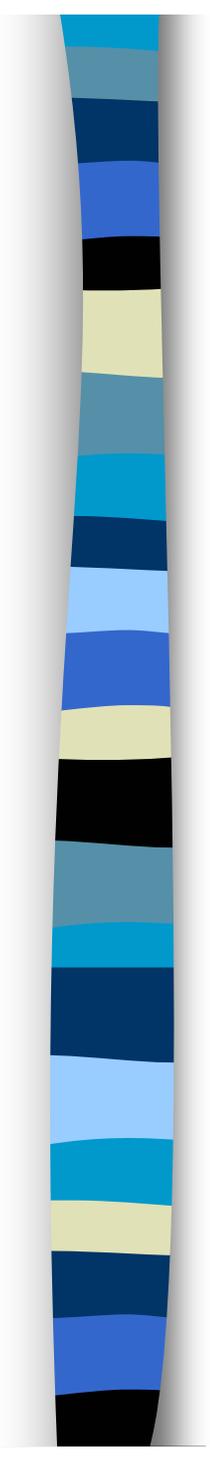
## Current Section 106 Process for Summer Home and Organization Camp Projects

### **\*Note:**

Estimates for days to process only reflect actual work days minimally required to complete NHPA Section 106 Consultation. These estimates do not include any waiting periods before consultation is initiated due to pre-existing workloads. Generally speaking, most project approval requests will have a minimum 15-30 day waiting period before processing begins. Case by case consultations, therefore, would typically involve at least a 70-80 day period before summer home owners know what the effect determination is.

# Proposed Section 106 Process for Summer Home and Organization Camp Projects

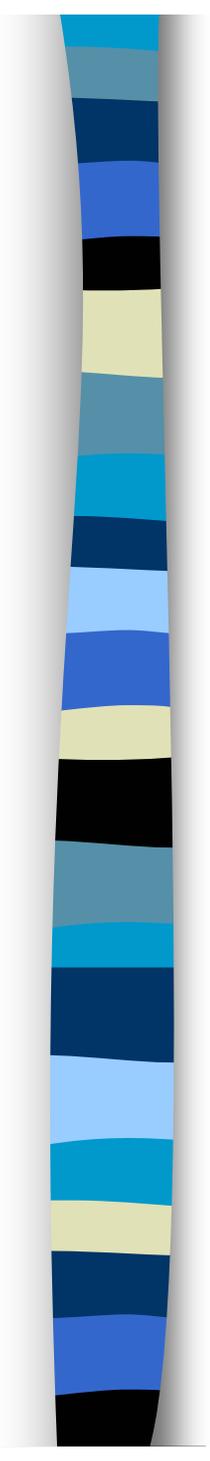




# Programmatic Highlights

Agreement is reached with the Washington State Historic Preservation Office (SHPO) on:

- Levels of integrity that qualify and disqualify a summer home or organization camp building for eligibility to the National Register.
- Standards for projects that would constitute “No Effect” or “No Adverse Effect” determinations on eligible buildings (e.g, repair-in-kind, work that meets the Secretary of Interior’s Standards, roof replacement meeting agreed upon stipulations).
- Streamlined documentation standards.
- Standards for Historic Building documentation.



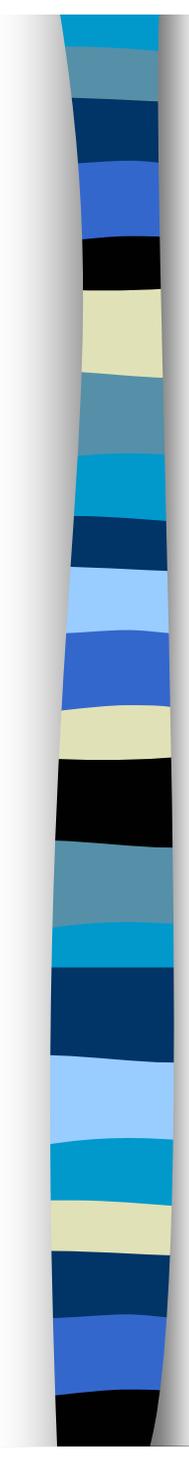
# Benefits

Forest Heritage Specialist has sign-off authority for many common types of approval requests. There is no 30 day waiting period for Washington SHPO to comment on evaluation of eligibility, or finding of “No Effect” and “No Adverse Effect” determinations.

Only required to provide SHPO a 30 day comment period for “Adverse Effect” determinations.

Simplified documentation standards eliminates the need for lengthy, time consuming reports.

Historic building documentation standards eliminates the need for entering into multiple individual Memorandum of Agreements for adverse effect mitigation.



# NRHP Ineligible

- ✓ Building has lost all historic feeling and identity.
- ✓ Some original materials or elements of historic building are still evident, but a majority of integrity has been lost through extensive remodeling and/or poorly designed additions.
- ✓ Major additions (often post-dating 1955) are present, more than doubling and changing the original floor plan with large rooms, second story or loft additions.
- ✓ Changes in roof massing, shape and/or pitch have occurred (often accompanied by changes in roof sheathing).
- ✓ Siding has been replaced or supplemented with incompatible materials, such as stucco or T1-11 plywood, over more than half the building.
- ✓ Doors and/or windows have been changed with regard to size, shape and/or arrangement.
- ✓ More than half of the original windows and doors have been replaced with new materials such as aluminum, steel and vinyl.
- ✓ Original roof is capped or replaced with inappropriate materials.
- ✓ The level of modifications made to the structure would make it difficult and expensive to rehabilitate to historic standards.
- ✓ Attached or detached decks have been added to the structure, or railings have been added to original decks.
- ✓ Small porches have been enclosed.

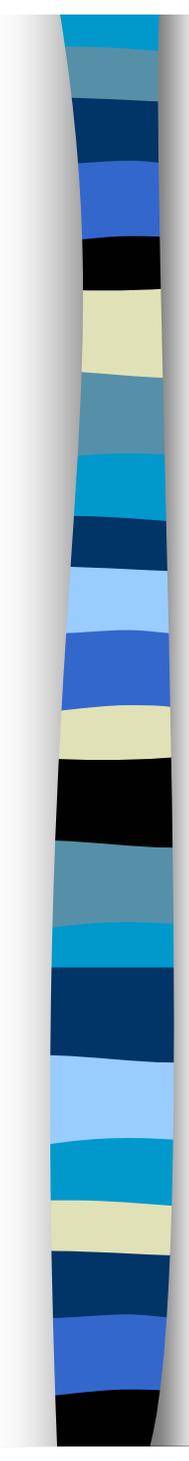






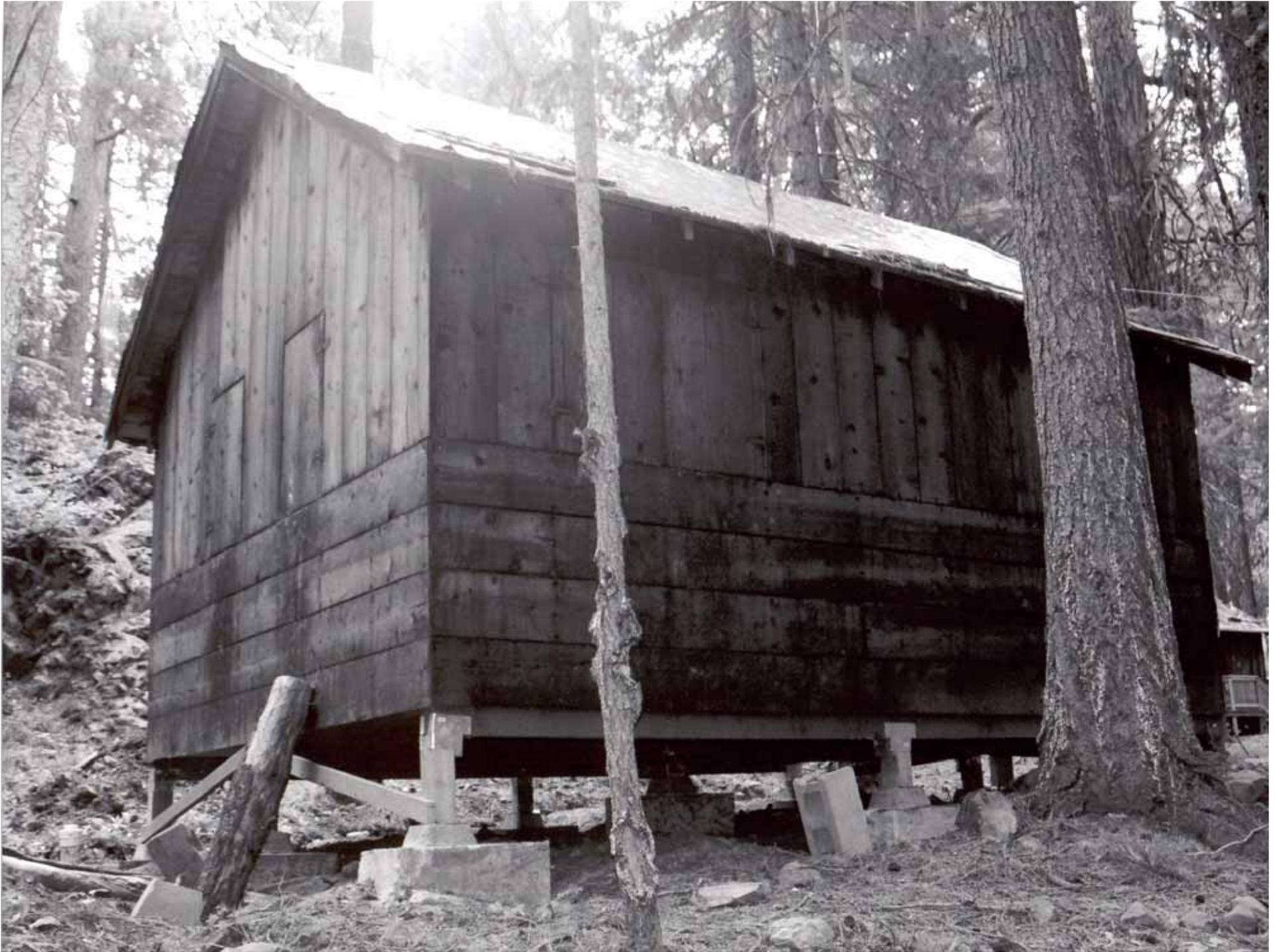






# NRHP Eligible

- ✓ The building appears to retain its historic integrity, with no significant changes evident.
- ✓ Little to no change has been made to the original floor plan and roof shape.
- ✓ Minor additions are smaller than the original structure, architecturally appropriate, and not visually intrusive.
- ✓ Less than half the doors and windows have been replaced (but not changed with regard to size, shape and arrangement) with new or incompatible materials (e.g., vinyl, steel, aluminum).
- ✓ There are minor inconsistencies in siding, details and finishes.
- ✓ Original shake or composite shingle roofs are extent, or are capped or replaced by metal roofs of appropriate form and color.
- ✓ Minor changes to color scheme or landscape treatment are easily reversible.
- ✓ A low level of modifications makes it practical to rehabilitate to historic standards.

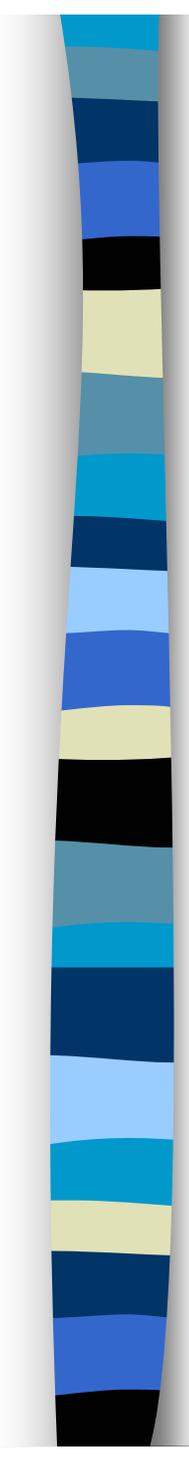












# Individual MOA's Not Needed!!

## Standards for Historic Building Documentation to Mitigate Adverse Affects

Documentation will be submitted in 8 ½ by 11” format and printed on archivally stable paper (25% cotton bond or better) and shall include (at a minimum):

### **Historical Report**

- Historic and common name of property
- Property Address
- Date of Construction
- Complete stylistic and/or architectural description of the resource, including documentation of changes that have occurred over time.
- Description of architectural and/or associative significance using reliable sources
- Contextual information, which equate the significance of the property
- Original and current function
- Ownership/occupancy history
- Name and biographical information of architect and/or builder
- Description and justification for action requiring mitigation

### **Drawings and Maps and Additional Information**

- Sketch site plan showing footprint of subject resource and surrounding buildings
- Sketch floor plans of existing conditions of all building levels, or copies of original plans if available (8 ½ by 11 format or scanned to CD rom)
- If available, printed copies or clear laser copies of historic photographs
- GLO map and/or USGS quadrangle topographic map indicating location of property with UTM's
- Complete or update Statewide Historic Property Inventory form in electronic version (if not already done)

### **Photographs**

All photographs must be 35mm format and printed using archival quality (hand-processed and printed on fiber-based paper). Photos shall be 5x7 (8x10 optional) black-and-white prints. All photos must be identified with a list of photographs indicating the property name, address (city and county), date of photographs and view (this information may be written in pencil on the back of each photograph). Photographs shall be submitted unmounted. Photocopies, Polaroid and digital photographs are not acceptable. Scanned photographs shall be supplemental only. Large format photography is not required, but may be appropriate in some instances. At a minimum, photographs shall include views of:

- Overall site showing context and setting
- Each exterior elevation of the subject property(s)
- Detail images of significant character-defining features (windows, doors, eave details, porches, balconies, etc.)
- General views of all significant interior spaces
- Detail images of significant structural details if building is of a rare construction method (i.e., post and beam, balloon framing, mortise and tenon joinery, etc.)
- Surrounding outbuildings, accessory structures or landscape features (if applicable)