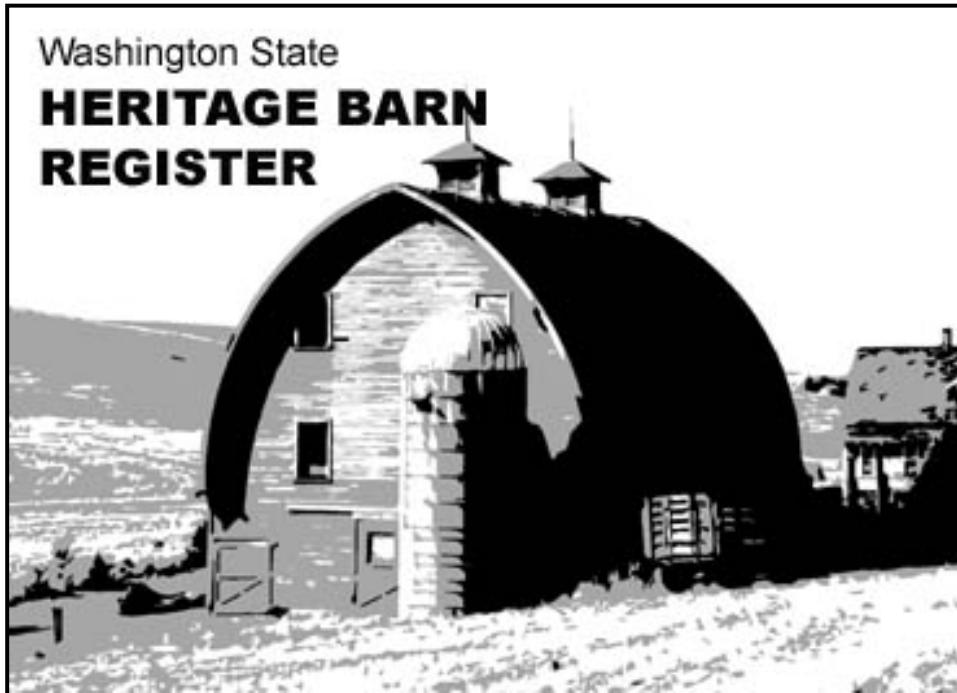


**WASHINGTON STATE
HERITAGE BARN INITIATIVE**

2009-2011 APPLICATION GUIDELINES



Applications available at www.dahp.wa.gov

Deadline: November 4, 2009



Heritage Barn Preservation Initiative

The Department of Archaeology & Historic Preservation, together with the Governor's Advisory Council on Historic Preservation, the Washington Trust for Historic Preservation and the Heritage Barn Advisory Committee, are pleased to announce the second round of grant funds through the Heritage Barn Preservation Initiative.

Established in 2007 with the enactment of Substitute House Bill 2115, the Initiative is aimed at recognizing and preserving significant historic resources related to the agricultural heritage of Washington. These goals are achieved in two ways: through the creation of the Washington State Heritage Barn Register and the appropriation of matching funds to assist with the emergency stabilization and rehabilitation of barns and associated significant agricultural buildings.

Approximately \$250,000 in matching funds is available in the 2009-11 Biennium.

Eligibility

Eligible applicants for Heritage Barn Preservation Grants include private property owners, non-profit organizations, and local governments. Leaseholders may apply for funds in conjunction with the property owner.

Eligible buildings

Funds may be requested for the stabilization and rehabilitation of barns and other associated agricultural structures that are:

- Originally constructed for the shelter of livestock and/or storage of farm equipment or agricultural products;
- Over 50 years old;
- Listed in the Washington Heritage Barn Register, Washington Heritage Register, or the National Register of Historic Places
- In need of substantial repair; and
- Retain a significant degree of historic character and material.

Eligible projects:

1. Stabilization of historic barns and related agricultural buildings, including but not limited to repairs and replacement of roofs, foundations, sills, walls, structural framework, windows, doors, building-related equipment and building systems.
2. Work that preserves the historic character, features and materials of eligible buildings.
3. Matching grants may be used to reimburse expenditures related directly to construction (materials, labor, overhead, sales tax, etc.) Construction-related expenditures for barn stabilization/rehabilitation made after July 1, 2009, may be eligible for use as the applicant's required match, provided such work complies with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*. Planning costs (such as condition assessments, structural

investigations, etc.) may not be reimbursed and they are not eligible for use toward the applicant's required match.

4. All work must comply with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties* (see p. 9 for details). Historic materials, features and finishes should be retained, repaired when possible or replaced in kind; however, exceptions may be allowed on a case by case basis in the area of roofing where metal roofs may replace original shingle roofs.

Projects not eligible for funding:

- Work that is incompatible with the historic nature of agricultural buildings, such as removing historic building fabric or using non-historic materials such as vinyl or plywood
- Work that is considered new construction, i.e. additions to existing agricultural buildings (interior or exterior), even if such work is considered historically compatible.

*Note: Property owners may submit only one application per grant round, even if they own multiple properties eligible to participate in the program.

Evaluation Criteria

The following criteria will be used in determining grant awards:

- Relative historical and cultural significance of the barn;
- Urgency of the threat and need for repair;
- Extent to which the project preserves historic character and extends the useful life of the barn or associated agricultural building;
- Visibility of the barn from a state designated scenic byway or other publicly traveled way;
- Extent to which the project leverages other sources of financial assistance;
- Provision for long-term preservation;
- Readiness of the applicant to initiate and complete the project; and
- Extent to which the project contributes to the equitable geographic distribution of heritage barn preservation fund awards across the state.

Note: Special consideration shall be given to barns and significant associated buildings that are:

- Still in agricultural use;
- Listed in the National Register of Historic Places
- Outstanding examples of their type or era

Quality and thoroughness of the application is important. Applications must be typed – no hand written applications will be accepted. The maximum number of pages for the application (excluding attachments) is nine (9) pages. Up to two (2) typed continuation sheets can be used as needed. Continuation sheets should be labeled, with a clear indication of the section number being addressed on the continuation sheet.

Application Assistance

Assistance from the Washington Trust for Historic Preservation is available by phone, by email, through workshops or, travel and weather permitting, via site visits. Please contact Chris Moore, Field Director for the Washington Trust, at (206) 624-9449 or via email at cmoore@wa-trust.org with questions or to make an appointment.

Application Instructions

Project Planning: In order to obtain accurate bids and cost estimates, it is highly recommended that applicants meet with building contractors, structural engineers, architects or others with expertise in historic building rehabilitation and construction prior to preparing an application to the Heritage Barn Grant Program. The Washington Trust for Historic Preservation has assembled a roster of contractors with experience in historic barn rehabilitation and construction. Contact the Washington Trust at 206.624.9449 for more information.

Sections 1-3: Property/Owner/Applicant Information

Please provide basic information about the property, the owner of the property, and the grant applicant (if different from the property owner).

Section 4: Funding Request:

There are no limits on the amount applicants can request in grant funds. In 2008, 19 grants were awarded ranging from \$2,800 to \$44,000. The average grant award was nearly \$24,000.

Section 5: Project Summary

Briefly describe the proposed project. Include the area/portion of the barn requiring repair, what you propose to do, who will complete the work, when you anticipate completing the project, and why it is necessary.

Section 6: Status of Property

If you are unsure of the status of your property or whether the property is currently part of a conservation or preservation program, contact Chris Moore of the Washington Trust for Historic Preservation at 206.624.9449.

Section 7: Building for which Funds are Requested

- Please describe the original and current use of the building, including the physical dimensions of the structure.
- Check the box which best describes the condition of each building element, ranking the top five elements in terms of priority (1 being the highest). The project for which you are requesting grant funds should involve those building elements with the highest ranking in terms of priority.

Section 8: Proposed Work

You may want to review the *Secretary of the Interior's Standards for Rehabilitation* (see page 9 for details) with potential contractors to ensure that they understand the historic

preservation focus of this grant program. In addition to the summary information presented in this section, you may include a more detailed bid or estimate for proposed work as one of your attachments.

Section 9: Readiness to Proceed with Proposed Project

List each distinct work element to be accomplished, including the anticipated date of completion for each component. Keep in mind that projects receiving grant funds must commence within one year of the grant award and must be completed by June 30, 2011. Pending budget scenarios, extensions beyond this timeframe may be available, but grant projects must be completed within two years of the grant award.

In addition, be sure to indicate if funds are committed for this project. Commitment of funds means that the applicant has the cash on hand to complete the project or has an agreement with a lender to acquire the necessary funds. Note that state grants are reimbursement grants only – applicants must expend costs associated with the project and then request reimbursement for eligible costs covered by the grant award. Grant money cannot be received by applicants prior to implementation of the project.

Section 10: Project Budget:

Expenses:

- Break down major expenses into smaller categories, such as labor and materials, or by task such as roof replacement, foundation repair, etc.
- Remember to factor in costs such as building permits and design fees, if necessary.
- Grant funds can only be used to reimburse construction costs associated with the project.

Matching funds:

- While grant funds cannot be used to pay applicants or members of their immediate family for their own labor, such labor can be included as in-kind matching funds. For purposes of the grant program, the value of donated labor has been set at \$15 per hour. This rate will be used for all in-kind/donated labor, regardless of whether such labor is considered skilled or not.
- Construction-related expenditures for barn stabilization/rehabilitation made after July 1, 2009, may be eligible for use as the applicant's required match, provided such work complies with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*.
- Grant funds cannot be used to pay for architectural or engineering designs/drawings, nor are such costs eligible to be counted toward the required match.

Section 11: Public Benefit

The public benefit of preserving significant historic agricultural building is one of the primary purposes of grant funding. This section is included to help assess how the project, once completed, will address the issue of public benefit. Please review the paragraph on page 6 that explains the applicant's requirements associated with the public benefit component of the program.

Section 12: Financial Need

It is anticipated that requests for available grant funds will be highly competitive. Given the limited funding available for this program, partial awards are likely. Please describe your contingency plan in the event that you receive partial funding for your project.

Section 13: Experience & Qualification

Any information you can share regarding your ability to undertake and complete major repair projects will be helpful in assessing the feasibility of your proposal.

Section 14: Additional Information

Use this section to add any relevant information not addressed in other sections of the application.

Section 15: Attachments

- Include any bids, cost estimates, condition assessments, designs, etc. that have been developed for the proposed project. If you have been working with a contractor or an architect, be sure to request these documents from them.
- Non-profit organizations requesting grant funds must submit a list of board members and a copy of their operating budget for the most recently completed fiscal year.
- For local governments, a brief profile of department mission, lead staff, and annual budget.
- Please include between 6-10 photographs illustrating the following: one image of the primary façade of the barn, one image showing the view of the barn from the public right of way, if applicable (please do not zoom in if you have a telephoto lens), the remaining images showing the project area of the barn for which grant funds are requested. One (1) set of all photographs should be included with the original copy of all application materials submitted. Digital images are preferred and can be submitted on a disk. Printed photographs are allowable but must be printed on photo paper (no copy paper).

Public Benefit Requirements

One of the primary purposes of grant funding through the Heritage Barn Preservation Initiative is to prolong the life of significant historic agricultural buildings that provide economic benefit to our citizens and enrich communities throughout Washington. The following are requirements for applicants receiving grant funding:

- Depending on the amount of the grant award, the grant contract will include a five to fifteen year term historic preservation easement or covenant, which specifies public benefit and minimum maintenance requirements.
- Grant recipients will be expected to proactively maintain their historic barn or outbuilding for a minimum of ten years.
- Public access to the exterior of properties which are not visible from a public right of way must be provided under reasonable terms and circumstances; for example, visits by non-profit organizations or school groups must be offered at least one day per year. Public access to the exterior of properties which are visible from a public right of way is encouraged but not required. Public access to the interior of properties is not required under any circumstances.

Program Requirements / Obligations of Grant Recipients

- Once funding is approved, administrative staff will work with award recipients to develop the scope of work for a grant agreement, or contract. Grantees will be required to sign a grant contract prior to commencing work. Grant funds are paid on a reimbursement basis. When the award is less than the amount requested, applicants and staff may work together to develop a reduced scope of work.
- Grant funds may only be applied to construction-related cash expenditures and cannot be used to pay for expenditures made prior to the grant contract period.
- For a structure owned by an individual, the owner must sign the contract. When a lessee or other representative of the owner is the applicant, both the owner *and* representative must sign. For organizations, both the Board president *and* executive director must sign the contract. The responsible official must sign for local governments.
- Construction must begin within one year of the award date, and project work must be completed by June 30, 2011, or, if extensions are available, within two years of the award date.
- The *Washington State Heritage Barn Initiative* must be acknowledged on any materials publicizing the project.
- Proposed rehabilitation work supported by this program will be reviewed by program staff for both the Washington Trust for Historic Preservation and the Department of Archaeology & Historic Preservation.
- If a recipient of a grant or subsequent owner of a property that was assisted by a grant takes any action within the term of the preservation easement on the property (between five to fifteen years, based on the amount of the grant award) which destroys the building's historic integrity or context, the preservation grant shall be repaid in full within one year. Such actions may include demolition or substantial alteration.

Application Process and Timeline

Completed program applications are due Wednesday, November 4, 2009.

Once all applications are received, the Heritage Barn Advisory Committee established through the legislation will convene to review applications based on the evaluation criteria contained herein. The Advisory Committee may recommend full funding, partial funding or no funding for applications. Advisory Committee recommendations will be forwarded to the director of the Washington State Department of Archaeology & Historic Preservation for final review and approval.

After review of grant applications occurs, applicants will receive formal notification from the Department of Archaeology & Historic Preservation regarding grant awards. Heritage Barn Preservation Initiative program staff will work with each award recipient to develop a contract that specifies the scope of work to be funded.



Application Deadline and Submittal Information

Application Deadline: **Wednesday, November 4, 2009**

All application materials must be postmarked by the deadline or received in person by the Washington Trust for Historic Preservation no later than 4:30 PM, Wednesday, November 4, 2009.

The Washington Trust for Historic Preservation is located in the Stimson-Green Mansion at 1204 Minor Street, Seattle, WA, 98101. The Stimson-Green Mansion is in Seattle's First Hill neighborhood and a small parking lot is located immediately adjacent to the building.

Contact: **Chris Moore, Field Director**
(206) 624-9449
cmoore@wa-trust.org

Mailing Address: Washington Trust for Historic Preservation
1204 Minor Avenue
Seattle, WA 98101

Application Checklist

Send one original and ten (10) copies of the completed application form (11 copies total). Three-hole punch on the left side. Do not staple.

Include a full set of attachments for each copy of the application submitted. Do not staple. Attachments include:

- Bids, cost estimates or condition assessments used to develop your proposal.
- For non-profit organizations, a list of board members and an operating budget for most recently completed fiscal year.
- One set of photographs including 6-10 photos that show the barn, clearly illustrate the area(s) of the proposed work, and illustrate the view of the barn from a public right of way, if applicable. Digital images are preferred, but printed photos (on photo paper only) are allowed.

The Secretary of the Interior's Standards for Rehabilitation

Funds awarded through the Heritage Barn Preservation Program are intended to support projects that comply with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. These general standards are intended to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
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 unimpaired.

More information about the Secretary of the Interior's Standards for Rehabilitation can be found at www.cr.nps.gov/standards.htm

This Space Provided for Recorder's Use

When Recorded Return to:

Department of Archaeology and Historic Preservation
C/O Washington Trust for Historic Preservation
1204 Minor Avenue Seattle, WA 98101

**Historic Preservation Easement
Woodstock Farm Barn**

Grantor: **City of Bellingham, Washington, a municipal corporation**

Grantee(s): **State of Washington**

Legal Description **See Exhibit A.**

Assessor's Property Tax Parcel or Account Number: **[Insert Parcel Number]**

WHEREAS the Grantor is owner of certain premises known as the **Woodstock Farm Barn** located at **1200 Chuckanut Drive North, Bellingham, Whatcom County, Washington, described in Exhibit A** which premises is eligible for listing in the National Register of Historic Places under the National Historic Preservation Act of 1966 (P.L. 89665, 16 U.S.C. § 470a, *et. seq.*); **the Washington Heritage Register or the Washington State Heritage Barn Register;**

WHEREAS the State of Washington through the Director of the Washington State Department of Archaeology and Historic Preservation is presently responsible for precluding any activity or omission at the premises which would destroy or impair its value to the public as an historic place listed in the Washington State Heritage Barn Register; and

WHEREAS the Grantor anticipates making certain changes to the **Woodstock Barn** in the spirit of adapting it for public enjoyment and use while preserving and restoring its historic character as viewed from the center of the historic **Woodstock Farm building compound**, as described in **Exhibit C;**

WHEREAS the Grantor is willing to grant to the State of Washington the preservation interest as hereinafter expressed for the purpose of insuring that the value of the premises for such purposes will not be destroyed or impaired;

NOW THEREFORE in consideration of the sum of One Dollar and other valuable consideration paid to the Grantor, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey, with covenant of warranty, to the State of Washington a preservation interest in the following described lots or parcel of land, with the Heritage Barn buildings and improvements thereon (the real property together with the Heritage Barn buildings and improvements thereon and attached thereto and the appurtenances thereof, being hereinafter collectively referred to as the "Property") located in **Bellingham**, Washington and described in the **Whatcom** County Registry of Deeds, Book [number], Page [number].

The preservation interest herein granted shall be of the nature and character hereinafter expressed and shall be binding upon the Grantor; its successors and assigns.

The Property is comprised of grounds, collateral or appurtenant improvements, and the Heritage Barn. The Heritage Barn is more particularly described as follows:

See Exhibit B.

The foregoing description of the Heritage Barn may be amended, replaced, or elaborated upon in more detail, and a description of the style, landscaping and similar particulars of the grounds, and any collateral or appurtenant improvements on the Property may be added, by an instrument in writing, signed by both parties hereto, making reference to this Historic Preservation Easement and filed of record in the **Whatcom** County Registry of Deeds. If and when such an instrument is placed of record, it shall be deemed to be a part of this Historic Preservation Easement as if set out herein.

For the purpose of preserving, protecting, maintaining the Property, including its significance and value to the public as an historic place, the Grantor does hereby covenant and agree, on behalf of itself, its successors and assigns with the Grantee, its successors and assigns, to the following, for a period of **10** years:

1. The grantor agrees to assume the cost of continued maintenance and repair of the property, in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (see 36 C.F.R. Part 68), so as to preserve the architectural, historical, or archaeological integrity of the property in order to protect and enhance those qualities that made the property eligible for listing in the Washington State Heritage Barn Register. Nothing in this agreement shall prohibit the grantor from seeking financial assistance from any source available to him.
2. **No** construction, alteration, remodeling, changes of surfacing, or any other thing shall be undertaken or permitted to be undertaken on the Property which would affect the

structural integrity, the appearance, the cultural use, or archaeological value of the Property without the express prior written approval of the State of Washington through the Director of the Washington State Department of Archaeology and Historic Preservation, or any successor agency. **This provision shall not affect Grantee's reserved right to undertake the actions listed in Exhibit C, which shall be accomplished in a manner that enhances public use and enjoyment of original structure's historic west, south and east exterior elevations.**

3. Grantee, its agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the terms and conditions of this Historic Preservation Easement are being complied with.
4. If the Grantor fails to observe or if the Grantor violates any covenant, agreement, or provision contained herein, then the Grantee shall in addition to all other remedies available at law or in equity, have the right to enforce this Historic Preservation Easement, including each of its provisions, by specific performance or injunctive relief.
5. The Historic Preservation Easement set forth herein is intended by the parties hereto to preserve the historic integrity of the Property pursuant to the provisions of Laws of 2007, Chapter 333, codified as RCW 27.34, or other provisions of law that may be applicable.
6. This Historic Preservation Easement provides the Grantee with additional legal rights and does not supercede or replace any pre-existing legal obligations of the Grantor or legal rights of the Grantee.
7. The Historic Preservation Easement set forth herein shall be binding upon and shall inure to the benefit of the Grantor and the Grantee and their respective successors and assigns. to have and to hold the aforegranted and bargained easement with all the privileges and appurtenances thereof to the said State of Washington through the Director of the Washington State Department of Archaeology and Historic Preservation, its successors and assigns, to its and their use for a period of **10** years from and after the date hereof.
8. **SEVERABILITY CLAUSE** It is understood and agreed by the parties hereto that if any part, term, or provision of this agreement is held to be illegal by the courts, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the contract did not contain the particular part, term, or provision held to be invalid.

[INSERT SIGNATURE AND NOTARY BLOCKS]

Exhibit A: Legal description of Farm tract. (From RCO Deed of Right and reciting nature of inholding tract.)

Exhibit B: Description of area covered by covenant. (Barn structure and pavement around it, including footprint of former stable addition in lean-to shed location.)

Exhibit C: List of anticipated non-historically-significant changes to structure sought by the City of Bellingham. (Retention or restoration of east wall windows. Modifications to tack room and tool room and potential restoration of interior stairway. Addition of windows on north wall. Recreation of shed on north side in likeness of former stable structure.)