



Exceptional Places

City National Bank, Mason City, Iowa

Restoring the Last Frank Lloyd Wright-Designed Hotel

Melissa Vandelac

There are more than four-hundred Frank Lloyd Wright-designed homes, museums, schools, churches, offices, and other building types still standing today. But the number of hotels Wright designed that remain extant is much smaller – one to be exact – the Park Inn Hotel in Mason City, Iowa.

Prominent Mason City Attorney James E.E. Markley met Wright while visiting his daughters at Wright’s aunt’s Hillside Home School in Spring Green, Wisconsin. Markley and his business partner, James E. Blythe, were impressed with Wright’s design for one of the campus buildings, and commissioned Wright to design a business block to include their law offices, a hotel, bank, and shops.

Construction started in the spring of 1909 and was completed in August 1910 under William Drummond, Wright’s chief draftsman, after Wright abruptly left his practice to travel to Europe. When in Europe, Wright published the Park Inn project in the Wasmuth Portfolio, a collection of his drawings, that influenced many European architects. The massing of Walter Gropius’ Model Factory, part of the Werkbund Exhibition at Cologne in 1914, is nearly identical to the massing of the Park Inn Hotel.

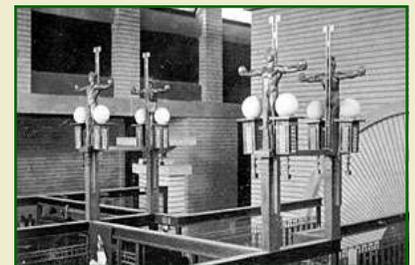
The Mason City business block opened in late August 1910. Wright had designed the City National Bank, on the east, and the Park Inn Hotel, on the west, as essentially separate buildings “...linked together by the lines of the heavily projecting roof slab.”¹ These two main segments are symmetric within themselves and are connected by a narrow waist. The building sat across the street from Central Park, one of only a few dedicated green spaces set within an urban environment in Iowa. Wright kept the natural resource in mind and placed windows to maximize views to the park.

After the hotel’s opening, the local newspaper ran an article praising hotel manager John Sundell for making Mason City famous. The Park Inn Hotel was described as a “model whether in the domain of eatery or sleepery.”² The rooms were small in size and number and had shared bath facilities. The basement held a spacious guest room

for the gentlemen for reading and correspondence. The main floor included a lobby, shops, lunch room, bakery, café and kitchen. A mezzanine, where an orchestra played on special occasions, overlooked the front desk and café. On the second floor was a ladies parlor, a balcony overlooking Central Park, and hotel rooms. The third floor housed additional hotel rooms. The hotel was U-shaped, focusing inwards with rooms looking into a central glass-roofed atrium. Later that year, some second floor rooms were remodeled by Wright into the law offices of Blythe, Markley, Rule and Smith. Wright used mahogany board-and-batten trim throughout and added clerestory windows in a hallway leading to the safe.

The City National Bank’s design was a symmetrical box. The exterior established a strong structural system of brick piers, each column capital ornamented with an organic flourish – “...they were like the delicate leaves of a tree crowning the solid trunk.”³ Natural lighting through skylights and clerestory windows illuminated the first floor’s president, cashier, and director’s rooms and the third story’s offices. Through a complementary massing and fenestration pattern, the bank was closed at its lower level and open above while the hotel is the opposite, “Wright brings the disparate functional elements into a highly resolved and beautifully proportioned composition.”⁴ Wright’s first venture at hotel design was a success.

Over the years, the main floors of both the hotel and bank suffered
(Park Inn Hotel continued on page 8)



Terra cotta detailing on one of the building’s exterior columns, on the left, and an early shot of the banking room featuring bronze grilles, the brick vault, and Wright-designed light standards, on the right. Photos courtesy of Melissa Vandelac and www.wrightiniowa.com.

Exceptional Places

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The History and National Register Program at the Midwest Regional Office of the National Park Service offer this newsletter as a forum of information for NHL owners and the public we serve. We hope you find our articles helpful and informative, and we welcome your suggestions for future issues.

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SPLINTERS FROM THE DUSTY NEWEL POST

Cast Stone

Mark Chavez

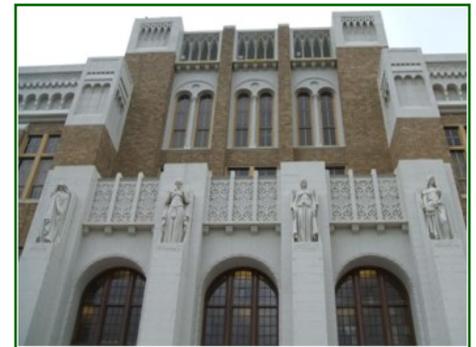


This issue of “Splinters” features Little Rock Central High School in Little Rock, Arkansas which was extensively adorned with architectural cast stone. A brief history of cast stone follows.

On the morning of September 23, 1957, nine African-American teenagers held the line against an angry mob protesting integration in front of Little Rock's Central High School. As the students met their new classmates inside the school, violence outside escalated and the police removed the nine from the school for their safety. The next day, President Dwight D. Eisenhower ordered the U.S. Army's 101st Airborne Division into Little Rock to escort the nine students into the school. One of the nine later remembered, “After three full days inside Central, I knew that integration is a much bigger word than I thought.” This event, broadcast across the nation and world, was the first important test for the implementation of the U.S. Supreme Court's historic *Brown v. Board of Education of Topeka* decision of 1954.

Little Rock Central High School was added to the National Register of Historic Places in 1977 and designated as a National Historic Landmark in 1982. The school, in continual use since its construction in 1929, is today the primary resource represented by the Central High School National Historic Site, designated in 1998.

Originally known as Little Rock High School, the building was designed in the Gothic Revival style by associated architects George R. Mann, Eugene John Stern, John Parks Almand, George H. Wittenberg, and Lawson L. Delony. The four-story building with its irregular but generally Y-shaped plan was completed in 1929. The plan can be divided into five distinct sections; a dominant central portion containing an auditorium and a cafeteria on the lowest level; and four classroom wings, two per side, wrapping around a central elliptical reflecting pool in the building's foreground. The school's plan and facade are symmetrical about a central axis that bisects the pool and central core.



On the left, the Little Rock Central High School facade. On the right, a detail of the façade at the main entrance tower.

The structure is composed of brick bearing walls and steel framing, faced with tan brick. The fenestration consists of horizontal bands of paired windows separated by spandrels and pilasters of varying vertical height. The east, primary facade consists of a landscaped forecourt with the reflecting pool. The forecourt is framed by a five-story center tower capped by cast stone spandrels with Gothic arch detailing. Pilasters rise above the parapet level and are capped with cast stone. Parapets of the main section are lined with medieval shields and crests of cast stone. Gothic (pointed) arches of cast stone span between broad pilasters at the facade's pinnacle and round arched colonnades of cast stone decorate the next lower level.

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Promoting Your National Historic Landmark

Michele Curran

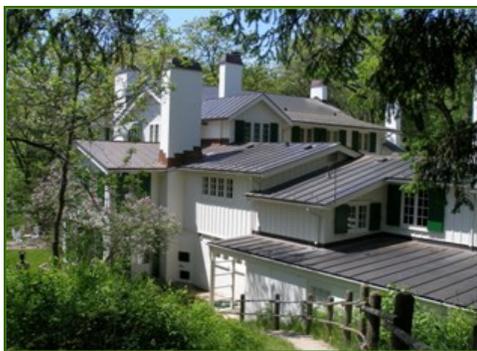
This year the National Historic Landmark (NHL) Program held a meeting that included all of the regional offices at the Colorado Chautauqua NHL in Boulder, Colorado. We were all struck by how the NHL designation is a prominent component in the Colorado Chautauqua Association's promotion of the site. In retrospect it occurred to us that many owners/stewards of NHLs do not utilize the significance of their designation in the promotion of their site or community. In these economically stringent times, it is important to consider all available possibilities to find funding for preservation efforts.

Consider the following questions:

- Do you identify your property as an NHL on public signage?
- Do you prominently display the NHL plaque?
- Do you mention the NHL designation when you apply for grants?
- Do your programs involve the public on a local, regional, and national level?
- Have you developed a website that promotes your programs?
- Have you developed a strategic plan?
- Do you interact with area universities to establish internships?
- Do you call on your NPS contact person for technical advice and guidance?

In the NPS Midwest Region a number of NHL property owners have creatively developed programs and actively sought grants to support their properties. Two examples of successful NHLs in our region include Ten Chimneys NHL in Geneseo, Wisconsin, and the General Lew Wallace Study NHL in Crawfordsville, Indiana.

Ten Chimneys was designated an NHL on July 31, 2003. Ten Chimneys is nationally significant in the area of performing arts for its association with Alfred Lunt and Lynn Fontanne. From 1922 until their deaths in 1977 and 1983, the property was the primary residence for Lunt and Fontanne and a social and cultural center of the American theater. Throughout their careers as the "first family" of the American theater, during which they



On the left the sprawling house of Ten Chimneys. The Ten Chimneys NHL Plaque, on the right.

starred together in 35 Broadway plays, the home served as a creative hearth and quiet refuge for them and a long list of theater friends, including Noel Coward, Helen Hayes, Laurence Olivier, and Vivien Leigh. Plays were written, reworked, and honed on the estate during the summer months, before the couple returned to Broadway for the theater season. Ten Chimneys consists of the main house, a cottage, a studio, and a number of ancillary structures, such as the swimming pool, bath house, and agricultural buildings.

The General Lew Wallace Study was designated an NHL on May 11, 1976. General Wallace designed the structure himself, and it is reflective of his boyhood dreams, vivid imagination, and impressions gathered from a lifetime of reading and travel. The eclectic structure is a blend of Romanesque, Byzantine, and Periclean Greek architecture. Now a museum that displays artifacts chronicling every aspect of his varied life, the study contains the original white oak bookcases on three of the four walls. The frosted and stained glass skylight is intact and diffuses natural light into the main room. Although Wallace is best remembered for his authorship of *Ben Hur* in 1880, he was also a nationally significant

(Promoting Your NHL continued on page 10)

Update from the Chief

Donald L. Stevens, Jr.

Your NHL Program had a year of change and challenges. The reauthorization of the National Park System Advisory Board and appointments to the Board preoccupied our Washington colleagues in 2010. This impacted prospective landmarks waiting for review and recommendation for NHL status. The Board's Landmarks Committee will meet November 2-4. There is a backlog of 25 new or revised NHL nominations on the agenda, 10 are in the Midwest Region. To the stewards of these exceptional places we apologize for any hardship caused by the delay, and we share your anticipation for the realization of landmark status.

The work of reestablishing the Advisory Board postponed our biennial risk assessment report this year. Washington leadership, due to budget challenges, is reconsidering how often the NPS should monitor the condition of NHLs. We value the assessments every two years as a way to communicate your concerns and for us to provide program technical assistance. We expressed this to NHL policy leaders and will continue to work with them as they consider retooling the risk assessment process. In the Midwest, we discontinued the state coordinator duties among our park superintendents. The state coordinators made site visits and helped report risk to NHLs. We assure you that your Midwest NHL contacts will continue to communicate regularly with stewards and will keep you informed of any changes to the formal risk assessment reporting.

Staff changes in our NHL program have many of us scrambling to maintain our high standard of assistance. Historian Rebecca Kumar left the NPS to move closer to family. We miss her as a friend and skilled professional who coordinated the many details that kept our partnership programs on track. Yet we were blessed again this summer with two bright interns, Katherine Kaliszewski and Melissa Vandelay. Architectural Historian Steve Rogers moved to another chair in the History and National Register Program. He is the new Midwest Region Section 106 Compliance Coordinator, working with the more than 57 national parks in our 13 states. Until a replacement is hired, if you need help in his States of North Dakota, South Dakota, or Illinois, call the Chief.

Fort Snelling: A Confluence of Plans

Dena Sanford

A collection of stately yellow brick buildings, their formality frayed by utilitarian stabilization measures, face a swath of overgrown grasses. Across this former parade ground is a collection of red brick officers' residences designed in a variety of late 19th century styles. They, too, reflect the same challenges of limited funds and underutilization. For the past decade, these and other historic resources of Fort Snelling National Historic Landmark's Upper Bluff have faced an uncertain fate as various government agencies, preservation organizations and individuals searched for means of revitalizing the former military grounds.

Yet today, what appears to be abandonment is in fact evidence of a confluence of efforts to finally bring life and vitality back to one of this country's most significant forts. In the past few years, thousands of dollars have been expended on stabilization of 28 buildings, thanks largely in part to the efforts of Hennepin County, in conjunction with the Minnesota Department of Natural Resources (DNR)—the property owner, the State of Minnesota, the National Park Service's Mississippi National River and Recreation Area unit



Building 155 at Fort Snelling, Minnesota. Photo courtesy of Miller Dunwiddie Architecture, Upper Post Stabilization Project report.

and Midwest Regional Office, the Minnesota State Historic Preservation Office, the National Trust for Historic Preservation, the Preservation Alliance of Minnesota, and numerous other interested agencies, organizations, and individuals.

In 2006 --the same year that Fort Snelling was listed on the National Trust for Historic Preservation's "11 Most Endangered Historic Places"-- stabilization efforts on the Upper Bluff began with the financial assistance of a \$150,000 Save America's Treasures grant from the National Park Service. This had been secured by Hennepin County, augmented by money from the county and the DNR. Under the guidance of a qualified historical architect, "Sentence to Serve" (STS) crews patched holes in roofs, stabilized failing roof rafters, patched soffits and fascias, repaired downspouts and gutters, protected deteriorated masonry, secured windows and re-graded around buildings. The STS crews were composed of sentenced, court ordered, non-violent offenders who gained valuable construction training in the process. Hennepin County secured additional Save America's Treasures funding of \$300,000 in 2007, and \$500,000 in state capital bond funds. The same year, the National Trust for Historic Preservation also awarded the county a Johanna Favrot grant to study the fort's cultural landscape and buildings, and develop design guidelines for new construction.

This work was just a portent of the possibilities to come, as this area of the former military reservation offers enticing development and investment opportunities on the last unincorporated portion of Hennepin County. After the fort was decommissioned in 1946, various parcels were deeded to other government agencies. To the north and west, the Veterans Administration, the Army, Air Force and Navy Reserves own portions of the former fort. Once standing in isolation atop a commanding bluff overlooking the confluence of the Minnesota and Mississippi Rivers, Fort Snelling is now bounded by the cities of Minneapolis and St. Paul, and bisected by two highways. A portion of the fort designated in the early 20th century as an air field for the first federally recognized Air National Guard Unit is now a much-expanded Minneapolis-St. Paul International Airport. A light rail transit system connecting the airport to downtown Minneapolis passes through the property.

During the last few years, an interagency stakeholders and landholders group has met to discuss development strategies that address the various agencies and ownerships involved. With the stabilization work allowing the planning process to move forward, the key agency players have explored other redevelopment models, and worked to revise certain use restrictions on the deed that transferred ownership from the federal government. Consultation with Native American Tribes with cultural ties to the area has been a part of the discussion.

More recently, the Minnesota legislature included \$1.2 million in their bond bill this year to stabilize the hospital building, and Governor Tim Pawlenty signed into law a historic rehabilitation tax credit. The Boy Scouts' Northern Star Council is at work rehabilitating the former hippodrome for use as a base camp, scheduled to open this fall. A Master Plan is under development for reuse of the Upper Bluff and the area around the light rail transit stop, and the Minnesota Air and Space Museum is interested in developing a new museum and education center on fort land close to the airport; development that would include rehabilitation of some of the historic fort buildings.

Fort Snelling played a long and significant role in the transformation of the US Army from a small frontier force in the 1820s to that of a major modern army of the 20th century. As part of that evolution, the property itself has undergone a number of transformations. At the time it was designated a National Historic Landmark in 1960, the military reservation had already undergone much change and suffered a loss of numerous fort buildings. A portion of the NHL, the historic stone "Old Fort Snelling", had been built in the 1820s and demolished by the turn of the 20th century. It was reconstructed by the Minnesota Historical Society in the 1950s.. The Upper Bluff area, built to support the operations of the Department of the Dakota in the late 19th century, later found new service to meet Army induction needs in the early 20th century. Following its decommission, a number of government agencies identified new uses for many of the buildings, and tore others down. Today, the roughly 300-acre NHL is poised for another rebirth in its ongoing story of use and reuse, one that respects and utilizes those nationally significant resources that remain. ◇

(Sources: NPS files, Minneapolis Star Tribune June 7, 2010, "Things Looking Up for Fort Snelling Post", and the National Trust for Historic Preservation website, "11 Most Endangered" listings, 2008 update).

Fort Pierre Chouteau: Pivotal Outpost on the Upper Missouri River

Vergil E. Noble

Across the Missouri River from South Dakota's capital city, at the northern outskirts of the town of Fort Pierre, lies the site of Ft. Pierre Chouteau. Declared a National Historic Landmark in 1991, here once stood the largest trading post on the upper Missouri and a thriving center of commerce in the vast Lakota Country. Although occupation of the post spanned barely a quarter-century, its role in opening the West to commerce and Euro-American settlement was substantial.

No visible sign of the fortification survives today, but the site contains well-preserved archeological deposits that can inform our understanding of life on the early 19th-century frontier. Investigation of the site can also tell us much about the complex dynamics of culture contact with Native Americans. Accordingly, Ft. Pierre Chouteau is nationally significant not only for its association with the broad historical trends of American expansion, but also for its archeological research potential.

Pierre Chouteau, Jr., belonged to a prominent family of fur traders and businessmen who figured in the founding of St. Louis, Kansas City, and several other western communities. As an agent for John Jacob Astor's American Fur Company, he introduced steamboat service to the upper Missouri in

1831 with his renowned side-wheeler, the *Yellow Stone*.

A year later, Chouteau established the fort that would bear his name to succeed Ft. Tecomseh, which had operated at the nearby Bad River confluence for a decade. Astor was then solidifying his stake in the West, and this locality proved ideal for a brisk trade in pelts and bison hides. Owing to the speed and cargo capacity of paddle steamers, Ft. Pierre Chouteau at its height was able to send more than 17,000 buffalo robes a year to eastern markets.

Intensity of the trade, however, quickly depleted the numbers of bison roaming the Great Plains. Therefore, in the face of diminishing returns, Ft. Pierre Chouteau was sold to the U.S. government in 1855 for conversion to military use at a price of \$45,000 (equivalent to about one million in today's dollars). Troops detailed to the post, however, found the aging facilities to be in a woeful state of disrepair.

Within two years of its purchase, this first army installation on the upper Missouri was abandoned and dismantled to augment construction of Ft. Randall located down river. By the turn of the 20th century, visitors to the site could scarcely make out segments of the stockade outline. A few decades later



Historical Marker, Fort Pierre Chouteau Site. Photo courtesy of South Dakota State Historical Society.

even those faint traces had vanished from the scene.

But old Ft. Pierre Chouteau was not forgotten. Deeded over to the state in 1930, a stone marker was placed near its center and care of the site was entrusted to the South Dakota State Historical Society, which today administers it as a state historic site. Continuing archeological investigations have contributed much new information about the fort, and a management plan in 2010 will support appropriate stewardship of the NHL for many years to come. That new planning document should prove to be a crucial source of guidance in the continuing efforts to preserve, protect, and interpret this important cultural resource.

Visited in its prime by such notables as Prince Maximilian, Karl Bodmer, George Catlin, and John James Audubon, the fort's bustling milieu left a profound impression on all who saw this glorious fur trade station firsthand. Current initiatives designed to promote and enhance heritage tourism in South Dakota hold the promise that future visitors to the site will more fully appreciate the significant part that Ft. Pierre Chouteau played in shaping the course of American history. ♦



"View of Fort Pierre," Frederick Behman, 1854. (Original Watercolor in the National Archives).

Visit the on-line travel itinerary for Fort Pierre Chouteau at the National Park Service's "Discover Our Shared Heritage" page: http://www.nps.gov/nr/travel/pierre_fortpierre/fort_pierre_chouteau_site.html.

Explore <http://www.nps.gov/history/nr/travel/about.htm> to find more itineraries to other sites listed on the National Register of Historic Places. Since 1995, the National Park Service has been pleased to develop this series of travel itineraries in collaboration with many public and private partners. These itineraries highlight thousands of sites—bringing them to the attention of anyone interested in learning more about American history, architecture, archeology, engineering, and culture, and encouraging people to visit and enjoy these important and inspiring places.

The Garden Homes Community

Katherine Kaliszewski

Between 1913 and 1917 Milwaukee, Wisconsin's population increased by 79,000 people, while the housing stock only increased by about 6,000 units – resulting in a shortage of 7,000 homes. As early as 1910, Mayor Emil Seidel, the first Socialist mayor of Milwaukee, had run on a platform of expanding the amount of low-income housing within the city. But, with his defeat two years later, the idea never moved forward. It was not until 1918 that Mayor Daniel Webster Hoan would again pursue the idea. This would ultimately lead to the development of the first city funded and planned housing project: Garden Homes.

One cannot talk about Garden Homes without first discussing the Milwaukee Socialist movement. Branch One of the Socialist Democracy of America was in Milwaukee on July 9, 1897, influenced by the city's large numbers of people of German descent; by 1910 they were 44.8% of the total population. This was not the Socialist movement that ascribed to the tenets of Karl Marx, but instead looked to reform from the municipal level outwardly. Called 'sewer socialism' by both opponents and followers alike, this was the socialism practiced by Milwaukee's leaders. Daniel Hoan officially joined the Socialist Party in 1898, but had spent much of his young life learning socialism's values from his father. Hoan's devotion to the party followed him through his undergraduate career at the University of Wisconsin and his postgraduate work at Chicago-Kent College of Law.

Hoan returned to Milwaukee and began practicing law in 1908. In 1910, Hoan was elected City Attorney; in the same election Seidel was elected mayor. Six years later, Hoan ran for and won the mayoral seat. One of Hoan's major policies was city beautification and planning which he saw as a means to "maximize the use of the city's authority to reduce the high cost of living" (*The Milwaukee Socialists 1897-1941*, 1952, p. 419). In 1918, he renewed the idea for a city planned public housing project by organizing his Housing Commission.

The Housing Commission was a ten-man collective of city employees and Milwaukee businessmen that had two goals. The first was to look at how to alleviate the housing problem in the short term, while



Looking down the street at the homes of the Garden Homes Community in Milwaukee, Wisconsin.



the second was to look for long-term solutions for Milwaukee's affordable housing shortage. After two years of research, the Commission believed they found their answer in a municipally funded and planned cooperative housing development.

In 1920 the Garden Homes Company was organized under Wisconsin law by Mayor Hoan to "promote the economic erection, cooperative ownership and administration of healthy homes" (Garden Homes Company, 1920, p. 1). The company was capitalized at \$500,000 with the City of Milwaukee buying 500 shares for \$50,000. Shares would also be purchased by the owners of the homes. After twenty years, all the stock would be retired and the property of Garden Homes would then be fully owned by the residents. The Garden Home Company bought twenty-nine acres of farmland north of the city limits in 1921 and Mayor Hoan presided over the groundbreaking in September of that year.

Architect William Schuchardt, a Milwaukee native and Chairman of the Garden Homes Company, planned the neighborhood. Schuchardt had traveled to Europe several times, both after graduation from Cornell University in 1895 and again in 1911. It was during these trips that he encountered the planned, cooperative Garden Cities of Ebenezer Howard, which were also being used in the United States during the City Beautiful movement at this time. Both put an importance on large areas of green space that would be open for anyone in the community to use.

Schuchardt designed nine basic cottages for placement around a central greens pace of the neighborhood and placed them in a fan-like pattern across the development. These nine plans were used for both and single and double unit homes that were built in the community. All of the homes were two-story, box-like structures, with either a front or side-facing gable. All the houses were originally faced with a cream color stucco, over a new building material called flaxolinum keyboard sheathing, which was touted as a superior insulator and would save labor costs. The roofs were covered in red or green asphalt shingles. Modest detailing was used on all the housing in the gable returns, the six-paneled entry doors, the six-over-six double hung windows, and the window shutters.

Each of the homes were built at a cost of about \$4,500, and construction costs were kept low by using standardized plans and a production line-like process. But, even with this budget cutting, only ninety-three buildings (a few contained several apartments) were constructed. There was a great interest in the community and for the 105 residences there were over 700 applications. Mayor Hoan later

(*Garden Homes continued on page 11*)

Renewable Energy Projects, National Historic Landmarks, and The Secretary of the Interior's Standards and Guidelines: Compatible or Conflicting?

Geoffrey Burt

Everywhere you look and listen these days you can't help but be aware of the increasing focus on the issue of sustainability and energy conservation. Regardless of where one stands on the issue of climate change, sustainability, smart growth, renewable energy, etc., it is evident that as a nation, and indeed globally, we are seeing a momentum shift in the direction of escalating research, inquiry, development and broadened acknowledgement of the vast potential in "green" technologies. Of particular interest to us in the National Park Service (NPS) is how these emerging technologies potentially conflict with the goals of historic preservation, and specifically how projects associated with these technologies may impact historic properties, particularly National Historic Landmarks.

The National Historic Landmark (NHL) Program is administrated by the NPS, with responsibility for monitoring the condition and status of NHLs subsequent to their designation by the Secretary of the Interior. As part of the monitoring process, the NPS is responsible for reporting to the Secretary and the public any known or potentially detrimental threats to the integrity of our country's NHLs. (Integrity is defined as the ability of an historic property to convey its historical significance, associations and attributes.)

In addition to monitoring NHLs to identify known or anticipated damage or threats to integrity, NPS provides assistance to NHL owners and stewards regarding appropriate, consistent preservation principles and practices. This guidance is provided in large part through *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. (There are also Standards and Guidelines available for Treatment of Cultural Landscapes). The Standards are responsible, common sense principles presented in non-technical language. They were developed to help protect our nation's irreplaceable cultural resources by promoting consistent preservation practices. There are Standards and accompanying

Guidelines for four distinct, but interrelated, approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction.

Of the four treatments, rehabilitation is the most commonly used. It is defined as: the act or process of making possible a new or compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. This treatment assumes that at least some repair or alteration of the historic building or landscape is required in order to provide for an efficient contemporary use.

Currently the Secretary of the Interior's Standards and Guidelines as written do provide information regarding the retrofitting of historic properties to increase energy efficiency. Although this type of work (such as installation of insulation or structural or mechanical retrofitting) is often an important aspect of rehabilitation projects, it is usually not part of the overall process of preserving character-defining features; rather, such work is reviewed and assessed for its potential negative impact on the property's historic character (defined as the sum of all visual aspects, features, materials, finishes and spaces associated with a historic property, i.e. the original configuration together with losses and later changes. These qualities are often referred to as character-defining.) For this reason, particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of rehabilitation work related to energy efficiency.

Although the NPS has been at the forefront of historic building weatherization guidance since the 1970s (i.e., publication of Preservation Briefs on "Conserving Energy in Historic Buildings," 1978--currently undergoing revision; "The Repair of Historic Wooden Windows," 1981; and "The Repair and Thermal Upgrading of Historic Steel Windows," 1984) the Standards were developed before the advent of the current "green building" movement and the rapidly evolving technology and materials now emerging.

In the 30+ years since the Standards were developed, the guidance on energy efficiency and renewable energy initiatives has not been updated to reflect the rapidly changing technologies in this field. (<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>)

There are now many energy conservation initiatives and larger-scaled green projects currently available that are not discussed in the Standards. Such potential projects may include installation of wind turbines or spires; green roofs; solar/photovoltaic systems; geothermal and hydroelectric energy; and bioretention measures such as rain gardens and bioswales. If you, as an owner or steward of a NHL, contemplate a project to conserve energy and reduces costs, or educate others as to such benefits, what should you consider? As stated previously, the utmost concern is that the historic character and integrity of the NHL is not compromised by any action taken. Regardless of the size or scale of the project, the core concern remains—green projects must not introduce an intrusion or alteration to such an extent that the property loses its ability to convey its historic significance, or to adversely affect the qualities and characteristics that caused it to be originally designated.

It is critical that in the early stages of project research and planning you take a proactive stance and notify your NHL and State Historic Preservation Office contacts and other partners in the preservation community. It is more than likely that your local community will require review and approval through a planning commission or architectural review board. If the project will be funded by a Federal agency or a Federal permit, licensing or approval is needed, the responsible Federal agency is required to initiate Section 106 review, as specified in the National Historic Preservation Act of 1966. Section 106 requires agencies to consider the effects of their actions on historic properties—in this case, NHLs. Under Section 110(f) of this law, if the agency determines the project will adversely affect the NHL, every effort must be pursued to minimize potential harm to the NHL. (For more information on Sections 106 and 110 and NHLs, see: National Historic Landmarks Program web site, "Federal Involvement with National Historic Landmarks.")

You may have come across the statement "the greenest building is the one already built" or "existing buildings possess substantial investments of embodied energy"—

(Renewable Energy continued on page 11)

(*Park Inn Hotel continued from page 1*)

unsympathetic remodels as they were accommodated to various tenants. The most significant alteration to the bank building occurred in 1926 when a new commercial tenant moved in. The clerestory windows were removed and double-hung windows added to a new second floor, the main floor was lowered to street level, and retail display windows were cut into the once "...imposing façade of a sixteen-foot high solid masonry wall."⁵

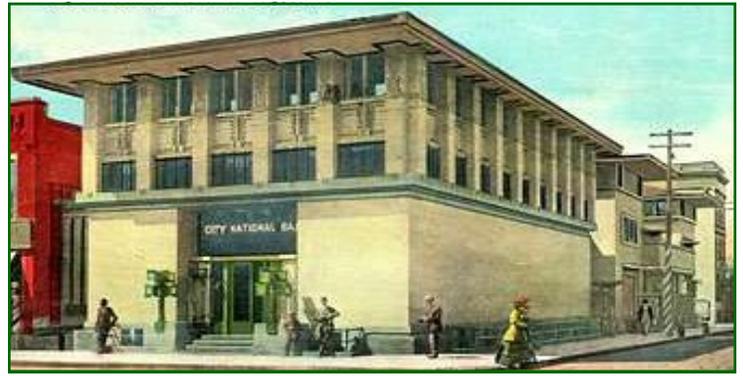
In 1972, the Park Inn Hotel closed its doors and it, along with the City National Bank, was listed on the National Register of Historic Places. The next year, the hotel's upper floors were renovated into apartments; luckily the renovations did not drastically alter the building. In 1988, the City forced the tenants to relocate, after years of insufficient maintenance left the building in poor condition. By 1999, the building was listed on the '10 Most Endangered Historic Properties' by the Iowa Historic Preservation Alliance.

In 2000, the city of Mason City entered into a contractual agreement with The Mason City Foundation, a not-for-profit, to take on the hotel project. That same year, the city grant writer obtained a "Save America's Treasures" (SAT) Grant for the hotel building. This grant program awards grants to federal, state, local, and tribal government entities, and non-profit organizations through a competitive matching-grant program. The grants are to be used for National Historic Landmarks (NHLs) or properties listed on the National Register with national significance, the latter the case of the Park Inn Hotel and City National Bank building. Five years later, the Mason City Foundation gave the hotel project back to the city and the city council asked citizens to step forward to take on the project.

Wright on the Park, Inc., was formed three months later – with a mission to "...own, preserve, maintain and educate the public about The Park Inn Hotel and City National Bank."⁶ They received ownership of the hotel and bank buildings, in 2006 and 2007 respectively; it was the first time in over seventy years that the entire building has been under one owner. Wright on the Park received a second SAT Grant in 2008, this time for the bank building.

The restoration plan for the building stemmed from the overriding challenge to incorporate modern hotel amenities into the historic structure. The solution was to use the entire building, both the hotel and bank sides of the building for hotel functions. When it opens again next year, a little over a century since its first dedication, the building will have a boutique hotel, banquet hall and community center – with twenty-two rooms in the original hotel and six in the bank. The bank's main floor will be a multi-purpose space for special events. The hotel will have a restaurant, bar, and smaller conference rooms. The hotel rooms will be enlarged from Wright's original design to bring them to today's traveler's standards. The entire exterior will be returned to its original architectural splendor. An elevator will make all levels accessible. This restoration plan will create amenities to help fund the preservation of the building.

Architects Bergland & Cram and Henkel Construction, along with many subcontractors, have teamed to complete this exciting renovation. Many non-period alterations have been removed to expose several original architectural features. Since 2000, the roof has been totally replaced, the building stabilized, the exterior cleaned and re-pointed, terra cotta tiles restored, and the mezzanine balcony in the hotel lobby, removed c.1915, put back in its original location. Many features that had been removed over time have been rediscovered.



The City National Bank c.1912 and c.1950 showing the severe alteration of its façade of the over the years. Photos courtesy of www.wrightiniowa.com, www.wrightonthepark.org.



For example, the Wright-designed large skylight, originally located behind the hotel's main desk, was recently found in the attic of one of the original hotel owners' homes. Fully restored by Clear Lake Stained Glass, the window is ready for re-installation.

Looking forward, Wright on the Park, Inc. has partnered with the Mason City Chamber of Commerce and other groups for a series of improvement projects in Mason City. These include creating parking for the hotel and the re-development of the plaza to the east of the building. Ann MacGregor, Director of Wright on the Park, sees the hotel, with its location, as the centerpiece for a rejuvenation of downtown Mason City.

As the only remaining Frank Lloyd Wright-designed hotel, the Park Inn Hotel is internationally, architecturally, and historically significant. It is seen as the prototype for Wright's Imperial Hotel in Japan and Midway Gardens in Chicago, Illinois. Also, the City National Bank Building is noted to be the better of the two remaining Wright-designed banks, the other being the First National Bank of Dwight, Illinois. The entire building exemplifies the Prairie School design – characterized by rectangular shapes, horizontal orientation, cantilevered roof lines and open arrangements of interior spaces. Sitting at the heart of downtown Mason City, Iowa, this architectural treasure, once restored and opened next year, will bring joy to many Wright enthusiasts for years to come. ♦

1. Maria Costantino, *The Life and Works of Frank Lloyd Wright* (London: PRC Publishing LTD, 1998), 64.
2. *The New Park Inn is Ideal; Haven for the Transient*. Mason City Globe Gazette. September 10 1910.
3. Alan Hess and Alan Weintraub, *Frank Lloyd Wright: The Buildings* (New York: Rizzoli Publications, 2008), 15.
4. Robert McCarter, *Frank Lloyd Wright* (London: Phaidon Press Ltd., 1997), 137.
5. Maria Costantino, *The Life and Works of Frank Lloyd Wright* (London: PRC Publishing LTD, 1998), 61.
6. Wright on the Park, *Our Mission*, <http://www.wrightonthepark.org> (June 2, 2010).

(Cast Stone continued from page 2)

Shortly after its completion, the American Institute of Architects declared the building "America's Most Beautiful High School." The architects used a wide variety of cast stone elements on the exterior of Central High as seen in the photos. The façade is highly decorated with a wide variety of cast stone elements. At the time the building was designed, architects were provided with many sources of cast stone architectural elements and often could choose from a variety of manufacturers' catalogues. Rarely did an architect design specific cast stone elements for custom fabrication.

What is Cast Stone?

(Excerpts from NPS Preservation Brief No. 42, *The Maintenance, Repair and Replacement of Historic Cast Stone*, <http://www.nps.gov/history/hps/TPS/briefs/brief42.htm>.)

Throughout history, the practice of using substitute materials has been common, primarily as a cost-saving measure. As far back as the 18th century, architects and builders were experimenting with ways to reduce costs, primarily on stone buildings. Ground or crushed stone or sand was added to paints and then applied to wood to resemble stone. Stucco was often scored to resemble cut and finished stone, and even cast iron was detailed to resemble stone. In the 19th century, various concrete mixtures and pigments were molded into architectural shapes with great success.

Early terms such as 'artificial stone' preceded the general use of the term 'cast stone.' The results were remarkable. Plain



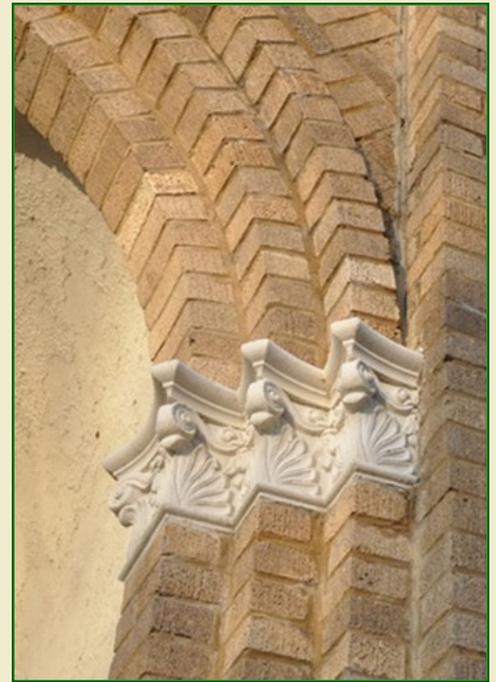
Little Rock Central High School's south entrance.

blocks resembling ashlar and tooled stone, and very intricately detailed elements, were being produced. Coignet Stone, Frear Stone, and Ransome Stone were all names of proprietary systems for pre-cast concrete building units that experienced periods of popularity.

Various cementitious products were tried in American, French, and English venues. Chicagoan George Frear patented the use of natural cement, sand, and shellac in 1868. This material was prone to significant failures, however. In 1869-70, Frenchman Beton Coignet patented the use of portland cement, hydraulic lime, and sand. Also in 1870, John Goodrich purchased Coignet's patent rights and formed the Long Island Coignet Stone Company. Goodrich modified Coignet's original recipe by using high quality natural cement manufactured in Rosendale, New York. This company fabricated the cast stone for one of the earliest extant cast stone structures in the United States, the Cleft Ridge Span in Prospect Park, Brooklyn, New York.

In most early 20th century usage, cast stone was used for exterior window and door surrounds or lintels, copings, parapets and balustrades, banding courses, cornices and friezes, and sculptural ornamentation. On occasion, decorative interiors were also finished with cast stone. Each manufacturer used a wide variation of crushed stone and other materials, together with a cement matrix, to provide the desired effect. Crushed marble would replicate limestone; marble with smelting slag would resemble white granite.

The two basic cast stone production systems were 'dry tamp' and 'wet cast.' The dry tamp process employed a stiff, low slump concrete mix that was pressed and compacted into the molds. The decorative aggregate mix was frequently distributed only on the exterior facing of the cast units, while the cores of the units were common concrete. After a short time, the units were removed from the molds and often cured in steam rooms to assure proper hydration of the cement. The wet cast process, on the other hand, used a much more plastic concrete mix that could be poured and vibrated into the molds. This system used significantly more water in the mix, assuring proper hydration of the cement mix without elaborate curing, but requiring that the units be left in the molds for at least a day. Through this method of fabrication wet cast products distributed their decorative aggregate



Little Rock Central High School, detail of a cast stone Corinthian arch.



The side view of a tower at Little Rock Central High School.

gate mix through the entire unit, rather than simply an outer facing.

High quality cast stone was frequently 'cut' or tooled with pneumatic chisels and hammers similar to those used to cut natural stone. In some cases, rows of small masonry blades were used to create shallow parallel grooves similar to lineal chisel marks. The results were often strikingly similar in appearance to natural stone. Machine and hand tooling was expensive, however, and simple molded cut cast stone was sometimes only slightly less costly than similar work in limestone. Significant savings could be achieved over the cost of natural stone when repetitive units of ornate carved trim were required. ◇

All photos courtesy of Wiss Janney Elstner, Chicago. 2009. WJE was a primary consultant for a Historic Structure Report prepared during summer 2010.



A view of the General Lew Wallace Study on the left. The prominently displayed General Lew Wallace Study NHL Plaque on the right. Photo courtesy of General Lew Wallace Study and Museum, 2010.

(Promoting Your NHL continued from page 3) person in the military, political, and diplomatic fields in the history of the United States.

The stewards of both of these NHLs have actively pursued and been successful in receiving grants for restoration projects at their sites. What follows are the stewards' descriptions of programs and strategies used in the management of these NHLs.

Ten Chimneys

When both the humblest corncrib and the grandest drawing room are contributing factors to our National Historic Landmark status one is obligated to have a holistic approach to preserving and sharing Ten Chimneys. In addition to Estate Tours (and free exhibitions), Ten Chimneys Foundation offers Music in the Drawing Room, Play Readings at Ten Chimneys, and Conversations at Ten Chimneys. The Lunt-Fontanne Fellowship Program is our largest and most visible program for American theatre.

Well over 250 passionate and dedicated individuals proudly call themselves Ten Chimneys Volunteers. In 2009 alone, volunteers have donated over 10,000 hours of work — preserving the estate, caring for the grounds and gardens, guiding guests through the Ten Chimneys Experience, and many other activities. Ten Chimneys Foundation is deeply committed to striking the balance between preservation and access. We have always felt that guests should experience Ten Chimneys as if they were a guest of the Lunts in their home — no ropes, nothing behind glass. Volunteer docents complete 14 weeks of training prior to guiding tours at the site. (Ten Chimneys 2009 Newsletter)

Being the stewards of an NHL encourages participation with local preservation efforts. The agriculture outbuildings have been the

recent focus of University of Wisconsin preservation internships and expanded behind the scenes tour experiences. Fifteen graduate students from the University of Wisconsin-Milwaukee's Preservation Institute spent an entire week at Ten Chimneys with lectures on the lawn for the public and then spent days documenting the rambling Main House with measured drawings prepared to Historic American Buildings Survey (HABS) standards." (Kevin McKay, Director of Historic Preservation, e-mail 7/1/2010)

Serving as "a continuing resource and powerful inspiration for theatre" is an important part of Ten Chimneys Foundation's mission. The Lunt-Fontanne Fellowship Program is a ground-breaking national program that serves regional-theatre actors and the future of American Theatre. Every year, 8-10 of the top regional theatre actors in the country, each nominated by one of America's premier nonprofit theatres, participate in an intensive weeklong retreat and master class at Ten Chimneys with a world-renowned master teacher. Each of the selected actors receive a cash fellowship along with paid travel and lodging expenses. (Ten Chimneys Lunt-Fontanne Fellowship Program website)

General Lew Wallace Study & Museum

In these challenging economic times, it is increasingly important for cultural facilities to embrace new approaches for both securing public awareness and seeking funding support. For facilities like the General Lew Wallace Study & Museum embracing new approaches has proven critical. The Lew Wallace Study NHL is located in Crawfordsville, Indiana, a community of 15,000. Crawfordsville is unusual because it has a number of excellent museums that are well respected by the community. However, it is one of the larger communities in a rural area that has seen its share of economic distress.

As the community has suffered over the last two years, cultural facilities that rely on community support have suffered because the limited resources that are available are split between these different museums.

Beginning in 2003, the Lew Wallace Study and Museum began an aggressive redevelopment of its operations. This redevelopment included a redrafting of its mission statement to give the museum a broader appeal and increased relevance. The Study & Museum also began to incorporate new technologies into its marketing, public outreach, and funding research. These technologies included early entry into Facebook, blogging, Twitter, YouTube, MySpace, Flickr. These efforts provided relatively inexpensive ways to reach out to communities beyond Crawfordsville.

Although we are careful to keep the local community well apprised of our activities and successes, by reaching those beyond Crawfordsville we are able to expand membership support, keep in better contact with those who have an interest in Wallace, cultivate donor prospects easily and effectively, and gain access to significant granting sources and funding opportunities.

As we have sought increased support from beyond the community, we have also been working to develop programming that addresses local needs, such as the Lew Wallace Youth Academy, developed Taste of Montgomery County—a major fund raising event that highlights the community, and we have created an endowment that will, hopefully, over the years provide a more stable source of income so that we are not solely dependent on grants and solicitations. This plan for a diversified income stream will help us maintain our operations so that we are not solely dependent on one income source and will also encourage flexibility so that we can move quickly to shift resources to seize opportunities that become available. (Larry Paarlberg e-mail 7/6/2010)

On October 7, 2008, the General Lew Wallace Study and Museum received the 2008 National Medal for Museum Service at a special ceremony hosted by First Lady Laura Bush. The National Medal, the nation's highest honor for museums that make their communities better places to live, is awarded to five out of 17,500 museums nationwide each year.

A recent successful grant application will allow for the repair of the Study's copper roof. ♦

(Garden Homes Community continued from page 6)

decided that those families that had \$1,500 or more in their savings were ineligible for the community and were urged to find housing in the private sector. Many of these applicants were city union leaders and city government employees.

Unfortunately, problems within the community sprang up quickly. The first occupants moved into their home in 1922. Yet, annexation of the area into the Milwaukee city limits was controversial because of earlier Wisconsin annexation laws of the nineteenth century. While final annexation occurred in 1925, complication continued, with the addition of street and sewer improvements that the occupants of Garden Homes were forced to pay for, though they were not included within the price of the house. Residents became disenchanted with the situation after realizing that any money they spent on home improvements to their home would be lost unless they stayed for twenty-five years to fulfill ownership. In June of 1925, the state legislature enacted Garden Homes Law Amendment which permitted the sale of the homes for private profit. The Garden Homes Company finally closed in 1933, only after functioning to sell the remaining housing stock and pay off their loans.

Garden Homes was a mix of success and failure. It attracted the attention of both the local laborers and allowed Hoan to be a key figure on the National Committee on Cooperative Housing which

made recommendations to Congress in 1922. Yet money issues quickly created conflict in what was supposed to be an affordable housing project. The project did give housing to those who needed it. And it also caught the attention of the Resettlement Administration in the 1930s when they were looking to build one of their Greenbelt towns close to the city. (The village was built, Greendale). The area is also a lasting testament to the longest serving Socialist mayor in the United States, Daniel Hoan, who was defeated in the 1940 election.

Garden Homes is an important example of the beginning of both Garden Cities and municipally planned public housing. The community is a lasting impression of both the first time Garden City ideas were put to use in the United States, and an example of the longest lasting Socialist administration in the United States. And interest in the community continues to grow. The buildings maintain their original character, though some have added siding and enclosed the porches. But, it has also come under recent attack. In spring 2010, a church within the community that owns one of the buildings filed an intent to demolish their house in order to build a playground. While the action at the moment is blocked, it is still under consideration.

The area was designated a Milwaukee Landmark in 1974 and was listed on the National Register of Historic Places in 1990. ◇

(Renewable Energy continued from page 7)

meaning historic buildings should be considered a renewable resource, inherently sustainable. As owners and stewards of NHLs, you are contributing to the broad integration of historic preservation and sustainability. If you decide to move forward with a green project, we cannot stress enough the value of proper communication and partnership connections. The potential for open discussion and innovative ideas regarding green building techniques is limitless. The Standards, although neither technical nor prescriptive, provide essential guidance that is designed to accommodate a fair degree of flexibility. Green initiatives that acknowledge the philosophy provided by the Standards will benefit from open and constructive dialog, a cooperative approach, incorporation of creative design solutions, and a judicious balance between retention of character-defining features and subtle integration of new green technology. The accepted definition of sustainability, “development that meets the needs of the present without compromising the ability of future generations to meet their own needs,” embraces the mutually beneficial path of green initiatives and historic preservation. Following this approach and mind-set, the NHL program will give thorough consideration to the ideas you present. ◇

For additional information and relevant case studies:

Secretary of the Interior’s Standards for Historic Properties with Guidelines for the Treatment of Cultural Landscapes (http://www.nps.gov/history/hps/hli/landscape_guidelines/special.htm)

NPS: Weatherizing and Improving the Energy Efficiency of Historic Buildings (<http://www.nps.gov/history/hps/tps/weather/index.html>)

Advisory Council on Historic Preservation: Task Force on Sustainability and Historic Preservation Overview (<http://www.achp.gov/TaskForceSustainabilityHistPresrv.html>)

National Trust for Historic Preservation: Sustainability and

Historic Preservation (<http://www.preservationnation.org/issues/sustainability/>)

U.S. Green Building Council and LEED (Leadership in Energy and Environmental Design) (<http://www.usgbc.org/>)

Sustainable Sites Initiative (<http://www.sustainablesites.org/>)

Whole Building Design Guide: Sustainable Historic Preservation (http://www.wbdg.org/resources/sustainable_hp.php)

National Conference of State Historic Preservation Officers: Initiatives—Sustainability Agenda (<http://www.ncshpo.org/current/index.htm>)

American Society of Landscape Architects: Sustainable Landscapes (<http://www.asla.org/sustainablelandscapes/>)

Consult individual State Historic Preservation Offices (SHPO) websites for additional information on green technology and historic preservation.



View of green roof installed at Terrace Hill NHL, Iowa.

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READ ALL ABOUT IT: KUDOS TO YOU!

The third and final phase of the **Manor House Water Management System and Garden Restoration Project** was completed at **Stan Hywet Hall NHL** in Ohio this year. This included restoration along the west side of the Manor House, repair of the 200,000-gallon cistern and restoration of three of the remaining gardens (the West Terraces, Japanese and perennial gardens) to reflect Warren Manning's original documented design. As part of this work a geothermal HVAC system was installed. Sixteen wells, 250-feet deep were drilled and a new mechanical room beneath the upper terrace was constructed to house two 10-ton HVAC units. The cistern, which collects roof water, was completely uncovered, repaired and placed back in active service to reduce our dependency on municipal water service. Water from the cistern reservoir has been redirected for landscape irrigation and a source garden water features. Following the backfilling of the cistern, critical features of the Japanese Garden were restored back to Warren Manning's original concept of a Japanese valley in miniature using hardy plant material.

Preservation plans continue to move forward at **Mackinac Island**, where the city council voted 5-1 in July in favor of an emergency moratorium to halt all demolition for a six-month period. This affects in particular the historic McNally Cottage, which has been slated for demolition by its owner. Locals gathered over 300 signatures on a petition asking the council to invoke the moratorium. In the meantime, the Michigan Historic Preservation Network is working with the city to submit a grant application to the Michigan State Historic Preservation Office to support a new survey of the downtown area, develop design guidelines, and support educational workshops and speakers. The topics will discuss preservation, planning, and development. In addition, the MHPN and the Michigan SHPO conducted a well-attended tax credit workshop in June.

The **South Dakota State Historical Society** (SDSHS) recently adopted a management plan for **Fort Pierre Chouteau State Historic Site**, a National Historic Landmark archeological property near Pierre, SD. Their consultant,

Stark Preservation Planning, LLC, of Minneapolis, working in collaboration with LOKI Interpretive Group of San Francisco and Hosington Koegler Group, Inc., of Minneapolis, completed the document in February of 2010. The SDSHS also assembled an advisory committee of interested stakeholders to provide input during preparation of the plan.

The United States Corps of Engineers has developed a Landscape Design Master Plan for the **St. Marys Falls Canal NHL** in Sault Ste. Marie, Michigan. The plan addresses two parks that were first developed adjacent to the canal in the 1880s, and later revised by both formal re-design and informal modifications. The plan will improve both the appearance of the property and visitor experience, while maintaining the historic integrity of the property. The Corps has also concurrently consulted with the city on an adjacent streetscape improvement project to ensure that the development will harmonize with the landscape plan.

Thank you for your hard work, dedication, and stewardship. You make the difference.