

**Historic Preservation Meeting Minutes**  
**WRECO Northwest Landing Sales Office**  
**January 7, 2000**  
**10 AM to 12 PM**

**Attendees:** Judy Krill, Stephen Dinger, and Bill Kingman (*City of DuPont*), David Brentlinger and Greg Moore (*WRECO*), Jim Odendahl (*Weyerhaeuser*), Mike Blum (*Washington State DOE*), Pat Steel, JR Baker, and Dr. James Edgren (*Nisqually Point Defense Fund*), Kirk Kirkland (*Tahoma Audubon*), and Tom Skjervold (*DuPont Toxics Citizen Oversight Project*)

The meeting began promptly at 10:00 with the distribution of an Agenda that had been drafted by Greg Moore, Pat Steel and David Brentlinger. All in attendance introduced themselves and relayed their pertinent affiliations. Greg Moore and Tom Skjervold agreed to coordinate on the production of minutes of the meeting.

The first item of discussion concerned who should be party to any agreement on historic preservation. Kirk Kirkland and Tom Skjervold presented themselves as representatives to the environmental community and pledged ongoing communication with other groups. Tom Skjervold indicated that the organizations that signed on the earlier agreement involving the Pioneer Aggregates gravel shipping facility would be contacted and could be expected to support a settlement agreement on Historic Preservation if the Tahoma Audubon and Nisqually Delta Associations first endorsed.

Mike Blum asked if the State Historic Preservation Officer should not be involved. Pat Steel stated that the SHPO was aware of the discussions and would be involved in a future meeting between himself and Jim Odendahl. Someone else asked about the involvement of the Nisqually Tribe. Kirk Kirkland suggested that they be made aware of these proceedings and they be brought in for a midpoint consultation, prior to any "final draft" agreement. Pat Steel said he thought all primary parties were at the table and that the SHPO was not necessary. There was agreement that we want no latecomers.

The second item for discussion was the status of the remediation and the impact of cleanup activities on historic sites. Mike Blum provided a review of cleanup activities, beginning with the development of a Consent Decree in 1991. He noted that since then there have been numerous interim cleanups. Investigations of the extent of contamination and options for remediation, (the Risk Assessment/Feasibility Study [RI/FS]), are "basically done". A Draft Environmental Impact Statement (DEIS) is expected to be released in the next few weeks, with an anticipated 45 day comment period.

Mike Blum noted that at for several years DOE and the City of DuPont were co-lead agencies on the production of cleanup documents, but a land use issues caused those efforts to stall a few years back. He noted that an EIS is not required, but WEYCO encouraged its use. Now, at Weyerhaeuser urging, the DEIS is moving ahead again with DOE as the sole lead agency. Putting the DEIS ahead of the RI/FS may arguably make a land decision, but Mike stated that DOE is agreeable to the

proposed cleanup that consolidates and covers contaminated soils. The size and shape of the final cap is not in the control of DOE. He also noted that the DEIS will have a short section on the preservation of historic sites. For much of the land in the Consent Decree area, the plan is for the wholesale clearing of, and subsequent scraping of, surface soils, followed by consolidation. Current projections are for the plans to be in place by the end of this year, with actual final Cleanup Action Plan activities to begin in 2001. There is a plan for a public meeting to review the DEIS in late January or early February, probably in conjunction with public involvement activities of the DuPont Toxics Citizens Oversight Project.

Pat Steel stated the position of the Nisqually Point Defense Fund on their view of some of the property within the Consent Decree boundaries from a historic perspective. He provided a brief overview of his perspective the regionally important 'firsts' associated with the sites, and noted that the NPDF seeks official recognition of specific sites and public access to certain points in conjunction with a foot trail network.

Jim Odendahl affirmed Mike Blum's review of the cleanup activities to date. He stated that from his perspective, the only feasible cleanup would require clearing and scraping of the contaminated areas. At that point Pat Steel raised concerns about the covering of the Methodist Mission site with plastic and the piling of contaminated soils there. Jim Odendahl stated this was done as part of the cleanup of 'Area 31' (the DuPont Company 'burning grounds') and those piles were removed without any excavation below the level of the protective plastic that was put on the site prior to the piling of contaminated soils. Jim also noted that currently that soils of Area 31 which still require removal (hot spot) are at least 135 feet away from the Methodist Mission site marker. This should conclude all required remediation in the area of the marker. He stated that he believes Weyerhaeuser had done nothing illegal, and he had never been asked to do anything that was illegal, and had no intention to ever do anything that was not properly respectful of the earlier agreements on historic preservation.

Jim Odendahl then distributed a map of the proposed golf course cap, (with soils consolidated into golf course shaped piles), and then described in detail the anticipated clear cutting of trees, stump removal and subsequent layer by layer soil removal that would be done in a cleanup. He indicated that "experts" would be on hand to monitor the activity and investigate any historic artifacts that would be exposed during the cleanup process. Jim Odendahl also clarified the roles of Weyerhaeuser, (responsible for the cleanup) and WRECO (responsible for subsequent real estate development.)

Pat Steel noted that the Mission Site is not under the proposed golf course foot print. He further suggested that foot trail or sidewalk access to a Mission Site location would in large part meet NPDF desires. David Brentlinger said a trail to the site is plausible.

The timeline for turnover of the property from Weyerhaeuser to WRECO was then discussed. It is currently anticipated that turnover will occur sometime between 2001 and 2004, depending on DOE sign off on the cleanup. Mike Blum stated that DOE approval will come after the physical cleanup is completed, plus there will be one more public comment period after that. He thinks that might be done in 2002 or

2003. Mike also noted that Weyerhaeuser could request a portion of the property be released for development prior to total project completion.

Patrick Steel then suggested there were ideas that the NPDP wanted to float about the commemoration of the DuPont Industrial era. Stephen Dinger asked specifically about the preservation of the rail system. Jim Odendahl responded that the rail lines were generally associated with areas of arsenic contamination, so preservation was therefore problematic. He noted however 'preservation' of the rail system did not appear to be practical but, he would be willing to review a proposal. He also noted though that there would be significant costs associated any with rail system preservation.

Judy Krill was asked to comment on City of DuPont interests related to historic preservation. She expressed concern that the 'Restrictive Covenant' which has been filed on the property within the Consent Decree area seems to preclude public access. Jim Odendahl suggested that language was primarily intended to regulated the property during cleanup times and was intended to keep people from "digging" on the soil containment mechanism. Mike Blum added that the concern was primarily one of keeping picnicking visitors from sitting on and eating the dirt, and not intended to keep people from visiting historic sites. Both Mike and Jim Odendahl believed the intent of the Covenant was to allow pass-through access.

Pat Steel produced a copy of the Restrictive Covenant and showed it to Jim Odendahl, suggesting that the specific language was troubling to the NPDP and asked if a clarification or a waiver were possible. Judy Krill asked in what way were the picnic tables associated with the landscaped grounds around the State Farm Insurance offices qualitatively or quantifiably different than picnic tables in a park? Mike Blum noted that the current plan is to have the property within the Consent Decree area remediated. It may meet residential standards but that is not the goal.

Jim Odendahl, upon review of the Restrictive Covenant language, noted that as he read the document, it does not "convey access" as opposed to "restrict access". He said he would confer with the attorney who drafted the document and see if a clarification could possibly be provided.

Questions were raised about the need to remove all the buildings which remain from the DuPont Company. Mike Blum was asked if the DOE would require tearing down the buildings, and he says he needs time to think on that issue. He noted the liability goes on forever for those buildings. Jim Odendahl said there were problems with lead paint, asbestos and other hazardous contaminants. He cannot pass on that liability to others. Judy Krill asserted those were problems not unlike those problems found within other buildings in the DuPont Historic Village, and they could be remediated without tearing down the buildings. In response to a question about soil contamination in the areas immediately adjacent to those old DuPont Worksite buildings within the Consent Decree boundaries, Mike Blum said he did not know of a problem, and Jim Odendahl thought there might be some arsenic left from herbicide usage.

Jim Edgren asked specifically whether or not Jim Odendahl thought the old DuPont Worksite buildings could be saved. Jim Odendahl said that the DuPont Company had indicated that they have no interest in seeing the buildings saved. Jim

has asked for written comment on this from DuPont Company. As background information, he said that the DuPont Company's experience with this site has helped convince them that due to the high cost of remediation, they are no longer willing to sell former manufacturing sites, and will instead would just put protective fences around any such properties.

Pat Steel pushed for a return to agenda, specifically item 2 C which deals with language in the NPDF proposal for a historic district, and language which WRECO interprets to be an initiative to expand the buffers along Sequalitchew Creek. Pat Steel stated his believe that such buffers were already in place from prior agreements. He and the other members of the NPDF present reviewed the specific language found on page 2 of their proposal. They noted the specific passages that were troubling to WRECO and agreed to work on a modification of the wording therein. Judy Krill acknowledged the need to revise language to clarify intent.

Item 3 of the agenda dealt with WRECO concerns about the City of DuPont using a historic district designation to make later changes to land use or environmental conditions for development. Bill Kingman noted that much of the current effort at working out agreements over the Comprehensive Plan would in effect determine future use. Judy Krill noted that any agreement made by the current City Council could not entirely "tie the hands" of all future City Councils. Pat Steel asked David Brentlinger for a listing of specific concerns. David Brentlinger responded that requests for more trails, conditions related development or land set-asides are examples of such problems. David said such concerns were the reason WRECO was interested in nominating specific sites and not a historic district. From the WRECO perspective, this would give more particular definitions to agreements and would be less vague.

There was a general discussion of the use of SEPA to condition land uses and development within a historic district. Jim Edgren suggested looking at the use of other historic district areas where no such problems have been encountered, (e.g.: the Nez Perz [sp?] Trail). He further suggested that working out a general agreement at this time, (with the involvement of all stakeholders), would make it difficult for future City Councils to change this if agreed to now. Greg Moore pointed out how SEPA is used widely to condition development in most jurisdictions.

David Brentlinger put forward the idea of restricting the area of the historic district to not include the larger area of the DuPont Works. Jim Edgren responded that in his opinion the SHPO has an interest in the Industrial Era. David Brentlinger countered that the formation of a historic district after the approval of land use development would give WRECO more assurance of a dependable development climate. Stephen Dinger asked for the reasoning behind non support of a historic district, and David Brentlinger said that WRECO does not want be troubled by future City Councils using the District designation, SEPA and comprehensive plan policies and regulations to change the rules unexpectedly.

There was a very general discussion of what would need to be included in a historic district and what would be needed to assure 'integrity'. Options to land use/SEPA concerns laid out included: 1) Defined city goals and regulations, 2) revised and reduced boundaries, and 3) expansion of a district after land use, site plan approvals.

The NPDF folks were asked to describe what they were thinking of when they mentioned an "interpretive center". Jim Edgren referred to an earlier proposal he had made regarding the Methodist Mission site and ideas for a replica building. Pat Steel suggested that a building that could be used as an interpretive center, (as opposed to a Mission replica), might need to be on the order of 3,000 to 4,000 square feet. ("About 30 or 40 feet by 100 feet.") How would this be paid for? The NPDF people asserted that a project blessed by Weyerhaeuser could easily garner local and national monetary support from a number of sources. The question was then returned to WRECO, what was the WRECO vision? Trails and sidewalks to marked sites was in the plan. An interpretive center had not been foreseen.

The remainder of the meeting was used to plan for future meetings. The consensus was to continue the discussion with the next item [#4] on the agenda started at this meeting. It was perceived that there would be a value in developing a few concrete proposals based on the discussion today. Pat Steel, Greg Moore and Bill Kingman agreed to meet as a committee to do that next week. They will try and meet from 9:00 AM on Monday, January 10 and at 1:30 PM on Friday, January 14 if needed. The large group will plan to meet again at 10 AM on Wednesday, January 19, and possibly again at 10 AM on Tuesday, January 25, for two hours on both days. Today's meeting concluded at 12:00 PM.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name \_\_\_\_\_ NISQUALLY-SEQUALITCHEW HISTORIC DISTRICT \_\_\_\_\_  
other names/site number \_\_\_\_\_ FORT NISQUALLY, PORT NISQUALLY \_\_\_\_\_

**2. Location**

street & number \_\_\_\_\_ Roughly bounded by Center Drive on the east, the Puget Sound on the west, Sequelitchew  
\_\_\_\_\_ Creek on the north and McNeil Street on the south \_\_\_\_\_ not for publication \_\_\_\_\_  
city or town \_\_\_\_\_ DUPONT \_\_\_\_\_ vicinity \_\_\_\_\_  
state \_\_\_\_\_ WASHINGTON \_\_\_\_\_ code \_\_\_\_\_ WA \_\_\_\_\_ county \_\_\_\_\_ PIERCE \_\_\_\_\_ code \_\_\_\_\_ 053 \_\_\_\_\_ zip code \_\_\_\_\_ 98327 \_\_\_\_\_

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this \_\_\_\_\_ nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide \_\_\_\_\_ locally. ( \_\_\_\_\_ See continuation sheet for additional comments.)

Signature of certifying official \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_ WASHINGTON STATE HISTORIC PRESERVATION OFFICE \_\_\_\_\_

State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria.  
( \_\_\_\_\_ See continuation sheet for additional comments.)

Signature of commenting or other official \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

**4. National Park Service Certification**

I, hereby certify that this property is:

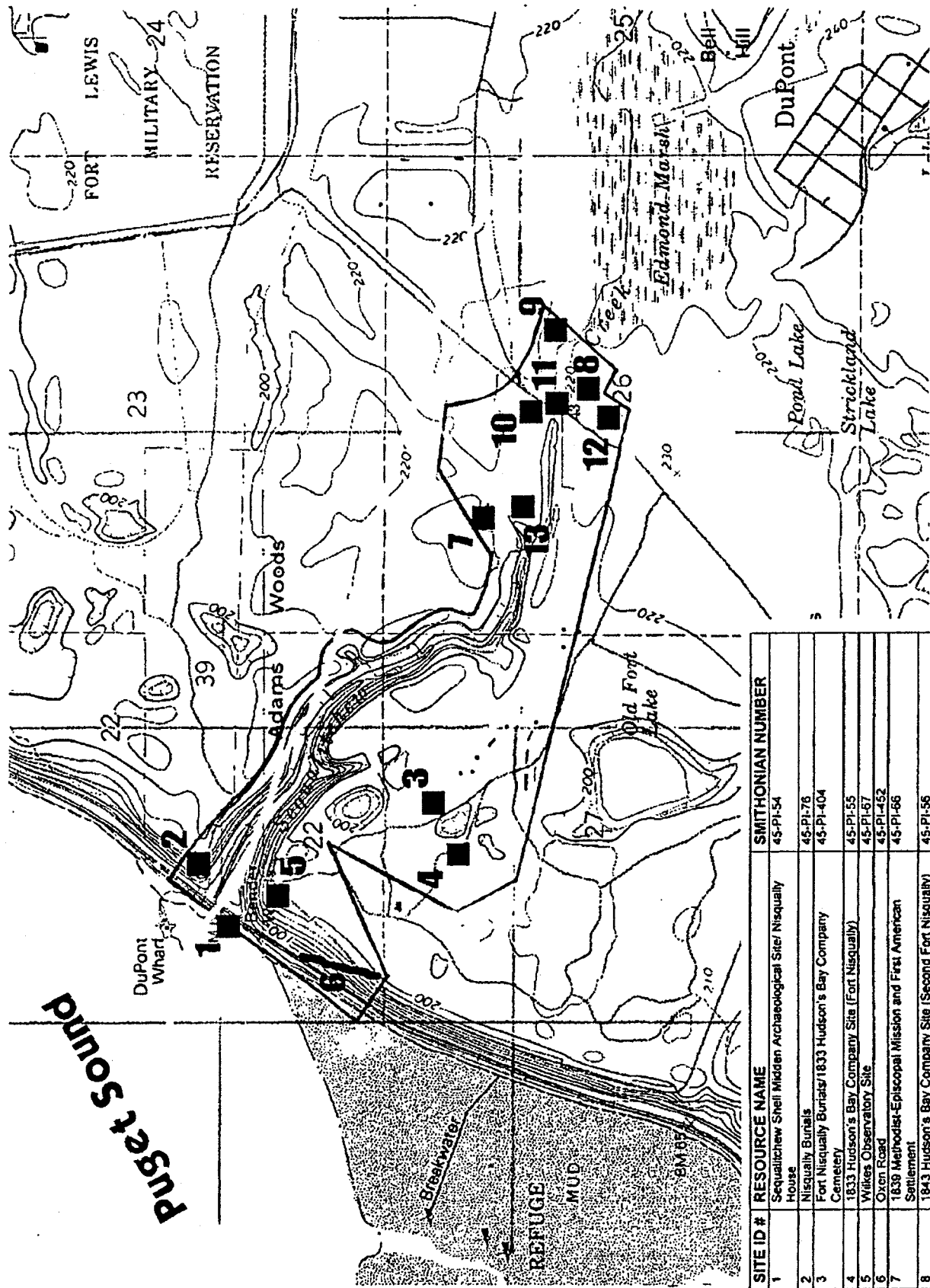
- \_\_\_\_\_ entered in the National Register
- \_\_\_\_\_ See continuation sheet.
- \_\_\_\_\_ determined eligible for the National Register
- \_\_\_\_\_ See continuation sheet.
- \_\_\_\_\_ determined not eligible for the National Register
- \_\_\_\_\_ removed from the National Register
- \_\_\_\_\_ other (explain): \_\_\_\_\_

Signature of Keeper: \_\_\_\_\_

Date of Action: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PUGET SOUND**



**NISQUALLY-SEQUALITCHEW HISTORIC DISTRICT**

SITE ID #	RESOURCE NAME	SMITHONIAN NUMBER
1	Sequalitchew Shell Midden Archaeological Site/ Nisqually House	45-PI-54
2	Nisqually Burials	45-PI-76
3	Fort Nisqually Burials/1833 Hudson's Bay Company Cemetery	45-PI-404
4	1833 Hudson's Bay Company Site (Fort Nisqually)	45-PI-55
5	Wilkes Observatory Site	45-PI-67
6	Oxen Road	45-PI-452
7	1839 Methodist-Episcopal Mission and First American Settlement	45-PI-66
8	1843 Hudson's Bay Company Site (Second Fort Nisqually)	45-PI-56
9	Men's Dwelling Houses	45-PI-74
10	HBC Worker's Housing	45 PI 401
11	HBC Worker's Housing	45-PI-405
12	1843 Hudson's Bay Company Cemetery	45-PI-413
13	6 <sup>th</sup> U.S. Cavalry Bivouac Site	45-PI-455

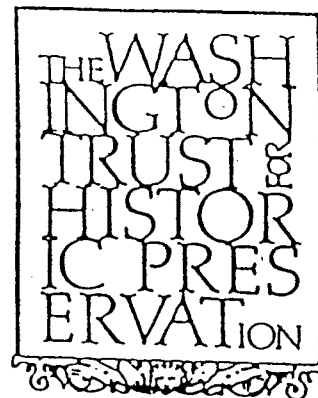
Sequatchey  
Hill

Sequatchey Creek



**The Washington Trust  
for Historic Preservation**

204 First Avenue South Seattle, WA 98104 (206) 624-7880



**Nomination to  
The 10 Most Endangered Properties in Washington State**

NISQUALLY-SEQUALITCHEW HISTORIC DISTRICT

Name of Property

CENTER DRIVE VICINITY, TOWN OF DUPONT

Address

THE WEYERHAEUSER REAL ESTATE COMPANY (253) 964-4670  
WEYERHAEUSER CORPORATION (253) 924-7063, principal owners

Property Owner

POST OFFICE BOX 100, DUPONT, WA 98327

Owner's Address

DR. JAMES EDGREN (253) 588-0840

Contact Person

NONE

Washington Trust Membership Category

**Background Statement**

Describe the property, its historical and architectural significance. If applicable, attach a copy of the nomination form to the National Register of Historic Places or local equivalent.

See attached documentation. Additional property owners and addresses are included.  
All property owners have been contacted as of 1-30-99 regarding the potential listing of this property as a 10 Most Endangered site.