

GUARDING AMERICA'S HERITAGE . . .



The National Trust **Legal Defense Fund** responds on many fronts to help local communities around the country protect their historic character, their neighborhoods, their unique places, and their quality of life. The LDF team works with preservation advocates all over the country, not only in the courtroom, but also in city council chambers and executive offices at the federal, state, and local levels, to protect the irreplaceable qualities that make our communities special. Our first goal is to avoid the need to go to court at all, by using advocacy to encourage better government deci-

sions that protect historic sites, neighborhoods, and landscapes. When necessary, however, the **Legal Defense Fund** is prepared to litigate to protect the Nation's historic resources.

The following update summarizes a few of the recent developments in our current advocacy efforts. These cases represent only a fraction of the preservation controversies we work to resolve each year. More information on recent LDF developments is available on the Trust's website at:

WWW.NATIONALTRUST.ORG/LAW

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RECENT WINS . . .

CALIFORNIA COURT OF APPEAL SAYS "NO" TO DEMOLITION OF HISTORIC IBM BUILDING FOR LOWE'S STORE IN SAN JOSE

The California Court of Appeal ruled on August 5, 2006, that Lowe's Home Improvement Warehouse may not demolish the historic and architecturally significant "IBM Building 25" in South San Jose to clear the site for a 160,000-square-foot store. Building 25 is a sleek mid-20th-century International-style building where the "flying head disk drive" was invented.

The challenge to the proposed demolition was brought by the Preservation Action Counsel of San Jose, represented by National Trust Advisor Susan Brandt-Hawley. The National Trust and the California Preservation Foundation filed an *amicus* brief supporting the local preservation group. Preservationists do not oppose the new Lowe's store, but contend that Building 25 and the Lowe's store can co-exist on the large site, with Building 25 reused for new retail.

The Court agreed with the preservationists that the environmental impact report prepared for the project did not adequately consider design alternatives. While Lowe's contended that its proven business

model was a very specific design from which no deviation could occur, the Court ruled there was inadequate evidence that a smaller store on the same site would not be feasible. The Court's published opinion also noted the National Trust's comments that reduced-scale and two-story prototypes already exist in other states. The Trust urged that "project objectives should be redefined to allow consideration of alternate store layouts" to accommodate Lowe's and Building 25 on the same site.

The published appellate ruling is now statewide precedent to require consideration of feasible project alternatives that allow the adaptive reuse of historic buildings. The case recognizes that highly significant historic resources need not be compromised by big box retail projects and can, indeed, co-exist.

Following the ruling, the City of San Jose has already begun a revised environmental review process, and new alternatives have surfaced that would allow the Lowe's store to be built without razing Building 25.



IBM Building 25 in San Jose is a 1957 International-style building where the "flying head disk drive" was invented. [Preservation Action Council of San Jose]

FEDERAL COURT RULES MASSIVE INTERCHANGE ON HISTORIC MERRITT PARKWAY VIOLATED SECTION 4(F)



Construction activities had already damaged the historic Main Avenue Bridge before Connecticut DOT agreed to cancel the construction contract and reevaluate the project. [NTHP]

On March 31, 2006, U.S. District Judge Mark R. Kravitz in New Haven issued a decision representing a complete victory for the National Trust, the Connecticut Trust for Historic Preservation, the Merritt Parkway Conservancy, and a coalition of other groups, in a case challenging the massive expansion of a double interchange on the Merritt Parkway at Route 7 and Main Avenue in Norwalk, Connecticut. The court ruled that the Federal Highway Administration (FHWA) and the Connecticut DOT (ConnDoT) failed to show that the Norwalk interchange project included “all possible planning to minimize harm” to the historic Merritt Parkway, as required under Sec-

tion 4(f) of the Department of Transportation Act. The court ordered the transportation agencies to cure the legal “defects” identified by the court. ConnDoT quickly cancelled the construction contract and agreed to reevaluate the interchange design.

The proposed interchange would have destroyed four historic bridges, and nearly a mile of mature landscaping along the Parkway, in order to construct massive new elevated flyway ramps. The interchange design was originally created more than a decade ago to accommodate plans for a major freeway extension to the north. That freeway project was later cancelled, but

the interchange was never downsized to reflect the change.

The court’s ruling sets an important precedent reinforcing the Section 4(f) requirement that even projects which cannot avoid historic re-sources must incorporate “all possible planning to minimize harm.”

Designed and built in the 1930s, the Merritt Parkway is recognized as one of the most significant and in-tact historic parkways in the nation. The Parkway was listed on the National Register in 1991, and has 72 unique historic bridges.

FOLLOWING LITIGATION, LOMBARD, ILLINOIS, DECIDES TO SAVE ITS HISTORIC DuPAGE THEATRE, WHILE THE COURT ISSUES AN IMPORTANT PRECEDENT ON “STANDING”

The Appellate Court established an important precedent on “standing” in Illinois, holding that the local preservation group and its members had standing to challenge the actions of the Village, because the Theatre is a public property owned by the local government itself. Meanwhile, the Village Board has approved a plan to preserve the theatre’s lobby and

In an important victory for preservation, the Village Board of Lombard, Illinois voted in June 2006 to enter into a \$40 million redevelopment agreement to preserve and rehabilitate the historic 1928 DuPage Theatre—just one year after the Village Board had voted to demolish the property. An intervening lawsuit filed by preservationists was crucial in making that decision possible, even though the lawsuit itself was not entirely successful.

Although the Illinois Appellate Court issued an injunction to protect the theatre on November 30, 2005, just one day before the Village Board was set to approve a demolition contract, the court ultimately ruled on June 9, 2006 that the theatre was not protected under the “demolition delay” provision in Lombard’s preservation ordinance. The court concluded that the current ordinance applied only to “landmark sites,”

whereas the theatre had been designated as a “historically significant site” under a prior ordinance. The court found that, under the plain language of the ordinance, the terms “landmark site” and “historically significant site” were not synonymous. The court also noted that the theatre had been designated as a “historically significant site” by a single vote of the Village Board, while landmark designations under the city’s current ordinance may occur only after notice and hearing.

Despite ruling that the theatre was not protected by the preservation ordinance, the Appellate Court established an important precedent on “standing” in Illinois—which has been notoriously restrictive in preservation cases—holding that the local preservation group and one of its members had standing to challenge the actions of the Village, because the DuPage Theatre is a public property

owned by the local government itself. Thus, even though the court rejected the plaintiffs’ standing based on their concern for the theatre’s architectural or historic importance, they were granted standing as taxpayers to enforce the legal duties of the Village regarding its stewardship of public property. This precedent was so important that the National Trust and Landmarks Illinois (whose standing was accepted) asked the court to publish the opinion, which the court agreed to do on July 14, 2006.

Meanwhile, notwithstanding the court’s negative ruling on the local designation, the Village Board has approved a redevelopment plan to preserve the theatre’s lobby and façade, and renovate the retail and residential portion of the building, while replacing the already altered auditorium with a smaller 300-seat space.

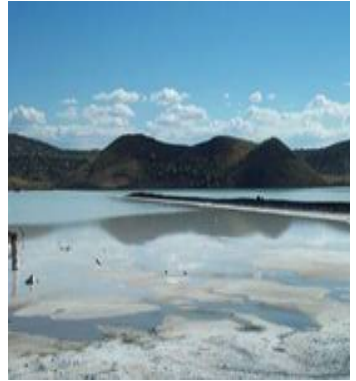
ADMINISTRATIVE LAW JUDGE GRANTS NATIONAL TRUST PETITION TO SET ASIDE BLM OIL AND GAS LEASES NEAR ZUNI SALT LAKE

After nearly three years, an Administrative Law Judge with the Interior Board of Land Appeals (IBLA) issued a decision on November 20, 2006 setting aside 44 oil and gas leases adjacent to the Zuni Salt Lake and Sanctuary Zone in New Mexico. The judge agreed with the Trust that the Bureau of Land management (BLM) had failed to satisfy the requirements of Section 106 of the NHPA prior to auctioning the leases. The Judge recognized that BLM had failed to examine whether cultural resources were potentially affected on the leased parcels

before BLM issued the leases. The Trust’s appeal was filed after BLM’s State Director in New Mexico denied a formal protest submitted by the Trust, which sought to enforce BLM’s compliance with Section 106. The Judge set aside the State Director’s decision denying our protest and remanded the matter back to BLM to address the issue of Section 106 compliance.

The Zuni Salt Lake, a Traditional Cultural Property listed on the National Register, is home to Salt Woman, called *Ma’lokyattsik’i* by the Zuni

Pueblo, and is a place where the Zuni, their ancestors, and other tribes like the Hopi, Acoma, and Laguna Indians have made pilgrimages for thousands of years to request spiritual guidance and rain, to make offerings, and to collect salt for ceremonial, ritual, and domestic uses. In addition, a 182,000-acre area surrounding the lake, the Sanctuary Zone, contains burials and shrines, and by tradition is a neutral zone where warring tribes could come together without conflict.



Zuni Salt Lake and Sanctuary Zone, Catron and Cibola Counties, NM. [Carolyn Johnson, Citizens Coal Council]

RECENT LOSSES . . .

VIRGINIA SUPREME COURT FAILS TO ADDRESS CHALLENGED VALIDITY OF NORFOLK ORDINANCE PROHIBITING APPEALS OF DEMOLITION PERMITS

The Virginia Supreme Court issued a disappointing ruling on October 6, 2006, relying on a procedural technicality rather than addressing the legal validity of Norfolk’s preservation ordinance, which precludes any party other than the permit applicant from appealing decisions made by the planning commission such as the issuance of demolition permits. Individual property owners within the North Ghent Historic District had sought review of the city’s approval of a demolition permit for the 1903 Guild House owned by Christ & St. Luke’s Episcopal Church.

In dismissing a lawsuit challenging, among other things,

the validity of the ordinance itself, the trial court ruled that the plaintiffs, as neighboring property owners rather than permit applicants, lacked the requisite “interests” or property rights to confer standing “under due process considerations” or to create an “actual controversy” under Virginia statutory law. The state supreme court, on appeal, dodged the question of whether the city’s ordinance violated Virginia’s minimum requirements for standing, and dismissed the case on the basis that that the plaintiffs’ brief had failed to separately list the “actual controversy” ruling among the “assignments of error.” Instead, the appeal brief characterized the errors in terms of

“standing” generally. The supreme court explained that it could not review the merits of the plaintiffs’ appeal, because the lower court’s “actual controversy” ruling would still stand.

Despite the court’s failure to address the issue, local preservationists are attempting to negotiate a settlement with the church to move the historic building across the street, rather than demolish it, to make way for the church expansion. In addition, preservationists will seek other opportunities to amend or challenge the Norfolk preservation ordinance.



The 1903 Guild House in Norfolk was the subject of a challenge in state court over the standing of local residents to challenge a demolition permit under local law. [Norfolk Preservation Alliance]

FEDERAL COURT OF APPEALS REJECTS CHALLENGE TO WAL-MART IN NEW ORLEANS; NO ENVIRONMENTAL IMPACT STATEMENT REQUIRED FOR MAJOR HOUSING AND COMMERCIAL DEVELOPMENT IN LOWER GARDEN DISTRICT



The Trust joined local preservation advocates in challenging the Wal-Mart project in the historic Lower Garden District of New Orleans. [NTHP]

On September 18, 2006, the U.S. Court of Appeals for the Fifth Circuit issued its long-delayed decision in the New Orleans Wal-Mart case, dashing the hopes of preservation advocates by rejecting all of the plaintiffs' arguments under NEPA and Section 106 of the National Historic Preservation Act.

The court was concerned at oral argument that the case had become moot after Hurricane Katrina, but the court was ultimately persuaded that the case was far from moot, as many major components of the St. Thomas Housing Redevelopment project have not yet been constructed, including almost 800 residential units. All but 100 of

these will be built within the historic Lower Garden District, including 350 units in massive new 13-to-14-story buildings, and another 200 units in four-to-five-story buildings. Despite this major development, the court upheld HUD's failure to prepare an EIS on the assumption that the environmental impacts of the project would not be significant.

With respect to Section 106, the court was faced with a highly unusual situation, in which two separate Memoranda of Agreement (MOAs) were signed to cover different parts of the project (one in 2000 for the residential component and one in 2003 for the "limited reopening" of the Section 106 process to address the retail component). HUD had

never signed or participated in the first MOA, and thus the Trust and local preservationists claimed it was invalid under Section 106.

Unfortunately, the court made a mess of the statute as well as the facts in ruling that HUD complied with Section 106. The court assumed erroneously that HUD "produced" the first MOA, and that it incorporated mitigation for the entire project, but in a bizarre twist of the law, the court ruled that Section 106 only requires review by consulting parties for projects that will have *no* adverse effect on historic properties, and not for projects with *adverse* effects. The parties are filing a request for a rehearing in the case.

ADVOCACY IN ACTION . . .

PRESERVATIONISTS' CONCERNS PROMPT REDESIGN OF WORLD TRADE CENTER MEMORIAL MUSEUM, BUT SURVIVORS' STAIRCASE REMAINS THREATENED



The Vesey Street "Survivors" Staircase: the only remaining above-ground remnant of the original World Trade Center. [NTHP]

After years of frustration with the Lower Manhattan Development Corporation (LMDC), preservation advocates working to protect the World Trade Center Site were rewarded with a surprise announcement at a Section 106 consultation meeting on September 29, 2006. Alice Greenwald, the new director of the World Trade Center Memorial Museum, presented a revised conceptual plan that will preserve and open up access to the footprints of the twin towers. Instead of chopping up the space at bedrock with massive shear walls and filling the foot-

prints with infrastructure, the new plan will treat the authentic remains of the tower footprints as sacred ground, exposing and protecting the bases of the box beam columns that outlined the perimeter of the towers and even realigning the drainage infrastructure to avoid disturbing intact portions of the original slab.

However, even as preservationists celebrate the new museum design, the Vesey Street "Survivors" Staircase remains extremely threatened by redevelopment plans at ground zero.

Despite overwhelming public support in response to the Trust's "Most Endangered" Listing of the Staircase, Silverstein Properties, the developer of "Tower 2" at the WTC Site, has made little or no effort to plan the new building in a way that would integrate this last remaining above-ground element of the World Trade Center complex. Additional advocacy will be crucial in order to save the Staircase, which preservationists hope to relocate off-site during construction in order to explore alternatives for long-term preservation.

WOODLAWN PLANTATION TO BE IMPACTED BY ROAD WIDENING; LAND TRANSFER FROM FORT BELVOIR PROPOSED AS MITIGATION

For the past two years, the LDF has been working actively with the Woodlawn Plantation in Alexandria, Virginia, to ensure that a proposal by state and federal officials to widen and realign roadways adjacent to the National Trust's Historic Site would minimize adverse effects on the property.

Following the events of September 11, 2001, several local connector roads through Fort Belvoir in Alexandria, Virginia were closed to the public. In order to improve local access, the Army and Federal Highway Administration have planned a new connector route to provide access between major arterials. The new connector would realign and widen Old Mill Road, which crosses Route 1 right at Woodlawn's entrance. In order to do so, however, a strip of Woodlawn's property would be taken by the government in or-

der to facilitate the road widening.

Because Woodlawn is a National Historic Landmark, Section 4(f) of the U.S. Department of Transportation Act and Sections 110(f) and 106 of the National Historic Preservation Act were triggered. Through extensive consultation, the National Trust has worked with the federal and state agencies to develop a mitigation package for the project. For example, Congress has authorized the transfer of approximately 2.5 acres of federal property from Fort Belvoir adjacent to Woodlawn. The federal government will transfer the land to the Commonwealth of Virginia and then the Commonwealth will transfer the land to the National Trust as partial mitigation for taking the strip of land along Old Mill Road. The parcel being transferred will reconnect Woodlawn with the his-

toric Woodlawn Friends Meeting House, and will eliminate an entrance to Fort Belvoir that currently separates Woodlawn from the Friends Meetinghouse. Under the terms of the original Woodlawn gift, the National Trust is prohibited from disposing of any portion of the Woodlawn property; accordingly, the Commonwealth will need to acquire the property by eminent domain in order to widen the road.

The results of these negotiations are expected to be incorporated into a Memorandum of Agreement, which will outline the conditions of the transfer of the property along with additional mitigation measures, such as the redesign of Woodlawn's entrance driveway and the installation of interpretive trails on the National Trust's property along Old Mill Road and Route 1.



A proposed road realignment to improve access to Fort Belvoir in Virginia would affect the National Trust's Woodlawn Plantation. [NTHP]

DOMINION VIRGINIA POWER TRANSMISSION LINES THREATEN OATLANDS' VIEWSHED

Late last year, the National Trust learned that Dominion Virginia Power had submitted an application to place a major high-tension power line along a cross-country route in Loudoun County, Virginia, that would significantly impact Oatlands Plantation and its surrounding viewsheds. Other historic properties at stake include the Goose Creek Rural Historic District and the Washington & Old Dominion Trail along a former railroad corridor.

The proposed new power line route, which would pass less than a mile north of Oatlands,

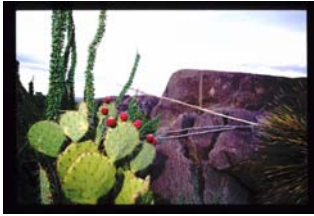
must be approved by the Virginia State Corporation Commission, which is required to ensure that the final route will reasonably minimize harm to historic properties. The Commission appointed a Hearing Examiner, who has studied the route in detail and even proposed his own less harmful alternative.

Lawyers from WilmerHale agreed to represent the National Trust and Oatlands, Inc. as pro bono counsel during the Commission's complex administrative review process. The formal proceedings before the

hearing examiner lasted from mid-June to mid-July. Deputy General Counsel Elizabeth Merritt and Oatlands Director David Boyce both testified at the hearing, outlining the adverse effect of the power line on Oatlands, and our pro-bono counsel submitted a lengthy post-hearing brief. Currently, the hearing examiner is reviewing the testimony and numerous briefs from the parties. Once the hearing examiner concludes his review, he will prepare a recommendation to the State Corporation Commission for its consideration.



A proposed major high-tension power line along a cross-country route in Loudoun County would significantly impact Oatlands Plantation and its surrounding viewsheds. [NTHP]

NEW LITIGATION . . .**FEDERAL DISTRICT JUDGE DISMISSES LAWSUIT FILED BY STATE OF NEW MEXICO TO PROTECT OTERO MESA FROM OIL AND GAS LEASING, BUT ISSUES VALUABLE PRECEDENT ON SECTION 106 COMPLIANCE**

The Otero Mesa in southern New Mexico has important natural, historic, and cultural resources, including more than 50,000 archaeological and historical sites. [Stephen Capra, New Mexico Wilderness Alliance.]

On September 29, 2006, a federal district judge rejected a challenge by the State of New Mexico against the Bureau of Land Management's January 2005 decision to allow oil and gas leasing throughout a seven-million acre area known as the Otero Mesa in southern New Mexico. The state argued that BLM failed to comply with Section 106 of the NHPA, as well as environmental laws, prior to making pre-leasing decisions about where oil and gas leasing can occur. In addition, the state challenged BLM's issuance of one individual lease for 1,400 acres.

The court held that BLM was not required to complete Section 106 review during the resource management planning

process. However, the court did establish an important precedent regarding the timing for compliance with Section 106, concluding that "an agency must consider the impacts of a project on a [Traditional Cultural Property] or other historic site before any concrete action is taken to make that specific project a reality." Oil and gas leasing decisions, according to the Court, are "concrete actions" constituting an "irrevocable commitment of resources," thus requiring the agency to complete Section 106 consultation.

Unfortunately, the court found that BLM had met its Section 106 obligations with respect to the challenged individual lease, based on very limited contact

with tribes to consider the potential impacts.

Otero Mesa has tremendous historic and cultural significance, with more than 50,000 archaeological and historic sites, including traditional cultural properties significant to Native American tribes and historic trails dating from 1539. The National Trust joined with Ysleta del Sur Pueblo and the Association on American Indian Affairs as *com amici curiae* in support of the State. Assistant General Counsel Mike Smith participated in oral argument on January 24, 2006, on behalf of the Trust as *amicus*.

All parties have appealed the district court's ruling.

NATIONAL TRUST JOINS STATE AND LOCAL PARTNERS IN PENNSYLVANIA TO DEVELOP LONG-TERM PROTECTION FOR PHILADELPHIA'S 1799 LAZERETTO QUARANTINE STATION

On November 1, 2006, the National Trust and Preservation Pennsylvania joined the Preservation Alliance for Greater Philadelphia in the Pennsylvania Court of Common Pleas, seeking to halt a major development project initiated by Tincicum Township, Pennsylvania, on the grounds of the Lazaretto, a historic quarantine station and immigrant screening facility dating from 1799.

The Lazaretto—described by some as "Pennsylvania's Ellis Island"—sits on the banks of the Delaware River south of Philadelphia. Millions of immigrants passed through this facility between 1799 and 1893. The Lazaretto is the only surviving immigrant screening facility of this type built before the Ellis Island complex was constructed in 1892. The

Lazaretto Property also includes a historic burial ground, which served as the final resting place for immigrants who were quarantined and who later died of various infectious diseases.

Despite the importance of this site, and despite the fact that Tincicum Township purchased the site with \$2 million from the Commonwealth of Pennsylvania specifically to save it from adverse private development, the Township decided to construct a massive new fire station and evacuation complex, complete with a two hundred car parking lot and banquet hall.

The National Trust, the Philadelphia Preservation Alliance, and Preservation Pennsylvania argued that the fire station would be inconsistent with the

Township's obligations under Pennsylvania law on a number of grounds, and would also violate the public trust doctrine under Pennsylvania's Constitution, which states that the citizens of Pennsylvania have the right to the preservation of the historic values of the environment.

Following an initial hearing on November 2nd, at the judge's direction, preservationists and Township officials met to develop a compromise in order to settle the case. The settlement calls for the formation of a new nonprofit organization to preserve and manage the Lazaretto property, while allowing construction of the fire station with additional screening and other mitigation.



Known by some as "Pennsylvania's Ellis Island," the Lazaretto is an extremely important immigrant screening and quarantine station dating from 1799. It is threatened by the proposed construction of a massive fire station and evacuation complex. [HABS-HAER, historical photo]

NATIONAL TRUST AND PRESERVATION ALLIANCE OF MINNESOTA JOIN FORCES IN LAWSUIT TO PROTECT NICOLLET ISLAND IN MINNEAPOLIS

In November, the Trust and the Preservation Alliance of Minnesota (PAM) filed to join as co-plaintiffs in a pair of lawsuits filed by Friends of the Riverfront against the City of Minneapolis and DeLaSalle High School, challenging the Minneapolis City Council’s decision to approve the destruction of the eastern half of Grove Street on historic Nicollet Island in the Mississippi River.

DeLaSalle High School seeks to build a massive new athletic complex, including a 750-person stadium, and a parking lot on several acres of open park land on Nicollet Island. All of Nicollet Island is within the St. Anthony Falls Historic District, which is listed on the National Register and also designated by the Minneapolis Heri-

tage Preservation Commission (HPC). Construction of the new stadium would destroy half of Grove Street (a historic street platted in 1866 as part of the original street grid), which would harm the character and integrity of the historic district.

The HPC denied the school’s request to build the stadium in July 2006. However, the Minneapolis City Council overturned the HPC’s decision and issued a certificate of appropriateness, despite public opposition, including objections from the National Park Service, the Minnesota State Historic Preservation Office, and the National Trust. Friends of the Riverfront filed two lawsuits – one in district court and one appealing the certificate of appropri-

ateness directly to the court of appeals.

Both lawsuits charge that the project would violate the Minnesota Environmental Rights Act (MERA), which requires a showing that there is “no feasible and prudent alternative” to any project that would require the destruction of environmental or historic resources. The lawsuits contend that the requirements of MERA have not been satisfied, since there are feasible and prudent alternative locations for the athletic complex, which would avoid the destruction of historic Grove Street. A hearing is set for January 9, 2007 in the district court case, while briefing will continue through January in the Court of Appeals case.

Construction of the new stadium would destroy half of Grove Street (a historic street platted in 1866 as part of the original street grid), which would harm the character and integrity of Nicollet Island.

NATIONAL TRUST AND LANDMARKS ILLINOIS SAVE NATIONALLY SIGNIFICANT LANDSCAPE IN HIGHLAND PARK FROM SALE BY FEDERAL MARSHALS

When insurance mogul Michael Segal was convicted of racketeering in June 2004, the U.S. Marshals Service seized his 17-acre estate in Highland Park, with the intention of selling the property to the highest bidder in order to satisfy part of a \$30 million penalty. However, the estate (historically known as the Becker Estate) included a 1921 Tudor Revival mansion designed by renowned architect Howard Van Doren Shaw, and a nationally significant historic landscape designed by Jens Jensen, which was especially well-preserved.

For more than a year, the Illinois State Historic Preservation

Office and the Advisory Council on Historic Preservation had tried without success to get the US Marshals Service to comply with Section 106 of the NHPA, which would normally result in the sale of the property with preservation covenants. The Justice Department refused to cooperate, and even threatened litigation to block local landmark designation by the City of Highland Park. As a result, Landmarks Illinois and the National Trust filed formal “objections” to the sale of the property with the federal district court on September 13, 2006, arguing that the federal government was required to comply with Section 106.

As a result of the objections, the developer who bid on the property stepped forward to negotiate a detailed settlement agreement for the long-term protection of the property. The settlement requires the restoration or rehabilitation of the main house and coach house for residential use, and allows 11 new homes to be sensitively designed and sited away from the historic landscape. A conservation easement on the historic buildings and landscape will be conveyed to Landmarks Illinois.



The Becker Estate in Highland Park was saved through emergency objections filed in a RICO proceeding by the National Trust and Landmarks Illinois. [Cultural Landscape Foundation]

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