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Preservation at Its Best!

2010 Awards for Excellence in Preservation

At a luncheon awards presentation on May 20, 2010, Preservation Iowa announced the annual Preservation at Its Best Awards to honor individuals, organizations, projects, and programs whose work demonstrates a commitment to excellence in historic preservation. The awards were presented as part of a historic preservation workshop co-sponsored by Preservation Iowa, the State Historical Society of Iowa, the Clinton Historic Preservation Commission, and the Clinton County Historical Society.

"Each year, in partnership with the Iowa Gaming Association, Preservation Iowa seeks to honor historic preservation successes. In doing so, we hope to inspire others to



Rod Scott presents the 2010 Preservation at Its Best Awards in Clinton.

take action to preserve, protect, and promote Iowa's historic resources," commented Rod Scott, President, Preservation Iowa.

Ten awards were presented in seven categories. Project summaries are included in this issue. Please visit www.preservationiowa.org for full project narratives.

Continued on page 4.

The Iowa Preservationist Goes Green

Do We Have Your Email Address?

Preservation Iowa is going green and preparing to deliver *The Iowa Preservationist* electronically. In order to do so, we need a valid email address for each and every member.

The fall 2010 issue will be the first to be delivered electronically to your inbox. As we transition from paper to electronic editions, you may receive both versions, but by

mid-2011 we hope to have the kinks out of the system and most members receiving the newsletter electronically.

To make sure we deliver the newsletter to the correct inbox, send your name and email address to membership@preservationiowa.org. Members without valid email addresses will continue to receive the paper edition until it is discontinued.



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President's Corner

News from Rod Scott

Hello, Iowa preservationists and friends of historic preservation! We are approaching the end of another Iowa summer filled with historic rehabilitation projects. Historic sites all over the state are working to get their outside work completed by fall. Our increase in income tax credits by the Iowa General Assembly in 2009 has resulted in hundreds of millions of dollars in rehabilitation activities in our communities, truly an economic stimulus at a time of tough economic conditions. We are grateful to the redevelopers and their financial institutions for their commitment to these projects!

The final act of voluntary property acquisition is underway in our flood recovering communities, two years after the event. The properties involved in the FEMA 404 Hazard Mitigation program properties are to be removed from their foundations and the land, in the 100-year floodplain, is permanently restricted from future development. Many of these homes were evaluated as eligible for listing on the National Register of Historic Places and are irreplaceable.

At the same time Preservation Iowa is working with the communities to arrange a final architectural materials salvage and redistribution program for those non-flood-affected materials in the soon-to-be-demolished homes. These materials will benefit rehabilitations in other historic homes. The really exciting news is the visionary idea Elkader has put forth. The community has decided to offer the historic, National Register-eligible homes as whole house salvage for redevelopment. The homes are to be relocated out of the 100-year floodplain and redeveloped to provide local trades/work force jobs during the rehabilitation as well as affordable housing and the savings of valuable property taxes. Way to think out of the box, Elkader!

In this issue, we present the 2010 Preservation at Its Best Awards, which were announced at a ceremony in Clinton in May. We also explore the National Main Street Conference coming to Iowa in 2011, which Preservation Iowa will have a big role in supporting. As always, the most recent National Register actions are reviewed—check to see if your project is on the list. The article on partnerships at the Iowa Department of Economic Development is very interesting reading and I hope stirs some creative project ideas for you and your community. Our Calendar of Events makes special note of the upcoming Downtown Summit and Red Oak Conferences and our 11th Annual One-Room Schoolhouse Conference is planned for October in Maquoketa. Please make plans to join us at one of these conferences. Nominations are now open for the “Most Endangered Properties” list for 2011, so get those applications ready.

Summer is our most productive rehabilitation time in Iowa due to the good weather, but we do have ideas already for next construction season as well as supporting “smart” pro-preservation legislation in Congress and in the Iowa General Assembly. We will outline some of the issues in the Fall newsletter. Please continue to get involved in preservation projects that make a positive difference in our communities by preserving our irreplaceable historic resources!

Partner's Page

Main Street Iowa Celebrating 25th Anniversary in a Big Way!

The year 2011 will be a big year for Main Street Iowa. As fiscal year 2011 begins on July 1, 2010, Main Street Iowa will be in full planning mode for several large events which will take place next year. January will kick off a full year of celebrating Main Street Iowa's 25th anniversary. It was on April 14, 1986 that the Iowa Department of Economic Development announced its very first designated Main Street Iowa participating communities. Since that historic day, Main Street Iowa has been committed to working with scores of Iowa communities to improve the economic, physical, social, and political values of their historic commercial districts.

Major activities in the planning stages include Main Street Awards on April 1, 2011, a gathering of almost 500 representatives from Main Street's 46 participating communities to celebrate 25 years of historic preservation based economic development by honoring the best projects, activities, and leaders of the past year. This will be followed in May, with Main Street Iowa hosting the 2011 National Main Streets Conference. Between 1,000 and 1,500 people from all across the country will convene in Des Moines from May 22 – 25 to attend the conference and learn about Iowa's successes.

Both of these events are major activities which could not happen without the support and involvement of our preservation partners.

Preservation Iowa, along with the State Historic Preservation Office, have both committed to full participation in the planning and implementation of the 2011 National Main Streets Conference. So strong is our partnership, that both organizations will forego their own annual conferences in 2011 to partner with Main Street Iowa to increase Iowa's attendance at the national conference. It is important to note that Iowa has never hosted either of the two annual National Trust conferences. This will be our state's opportunity to demonstrate that Iowans will turn out in large numbers for a National Trust major event. We need all Preservation Iowa members to plan on attending the 2011 National Main Streets Conference. We hope we can count on you! All of our preservation partners will have input into conference sessions so we can satisfy varied interests.

Additionally, Iowa is expected to raise \$200,000 in sponsorships for the conference. Preservation Iowa has agreed to work with Main Street Iowa to assist in raising these funds and to act as the 501(c)3 nonprofit recipient of sponsorships, if necessary. Also partnering with us to identify and solicit sponsors are Iowa's Advisors to the National Trust, Sam Erickson and Dan Tindall.

These types of partnership activities do not happen by themselves. As preservation partners, we have a 24-year history of collaboration which dates back to the birth of Main Street Iowa. With over two decades of working together, joining forces to host the best National Main Streets Conference ever was a very logical decision and the only way to go!

Contributed by Main Street Iowa

National Register Actions

Hawkeye Transfer Company Warehouse, Des Moines, Polk County. Listed March 22, 2010.

St. Paul's Episcopal Church, Des Moines, Polk County. Listed March 31, 2010.

Park/Glen Avenues Historic District, Council Bluffs, Pottawattamie County. Listed April 7, 2010.

Peoples National Bank, Pella, Marion County. Listed April 21, 2010.

First Presbyterian Church, West Bend, Palo Alto County. Listed May 24, 2010.

Hardin County Home Historic District, near Eldora, Hardin County. Listed May 24, 2010.

Louis P. and Clara K. Best Residence and Auto House, Davenport, Scott County. Listed May 28, 2010.

Bicksler Block, Salem, Henry County. Listed May 28, 2010.

Cook-Johnson House, Salem, Henry County. Listed May 28, 2010.

Farmers Savings Bank, Salem, Henry County. Listed May 28, 2010.

Lamm-Pollmiller Farmstead District, near Salem, Henry County. Listed May 28, 2010.

Pleasant Grove Community Church and Cemetery, Ames, Story County. Listed May 28, 2010.

2010 Preservation at Its Best

(continued from page 1)

Adaptive Use:

Grant & Lincoln Elementary Schools, Oskaloosa Community Housing Initiatives, Inc.

Both the Grant (top) and Lincoln (bottom) Schools were in use until the Oskaloosa School District consolidated elementary schools in 2003. In March 2008, after four years of project planning, Community Housing Initiatives (CHI) was awarded funds to convert the two schools to 30 units of affordable rental housing. Work on both buildings involved restoration of their exteriors, including cleaning, repointing, new roofs, and restoring windows to the original appearance. The project included a multi-layered funding plan which included the Oskaloosa Housing Trust Fund, Iowa Department of Economic Development, Iowa Finance Authority, Midwest Housing Equity Group, and Northwest Bank.



Adaptive Use:

Williges Building, Sioux City VTEBBR Law Firm

The Williges Building is one of the last Sullivanesque structures erected in the United States and was the last business building designed by noted Sioux City architect William Steele. The entire primary façade is executed in ornate terra cotta. The Williges had been slated for demolition with the demolition permit granted by the city. After public outcry, developer Bart Connelly partnered with the VTEBBR Law Firm to purchase and rehabilitate the 21,000-square-foot structure.

Small Commercial:

The Eatery, Bedford Shirley Winemiller

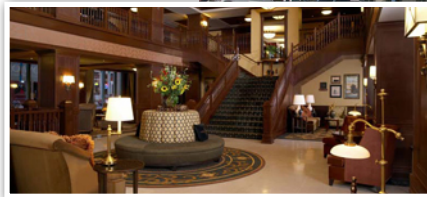
In the rural, Southwestern community of Bedford, Shirley Winemiller found a diamond in the rough inspiring her vision to open a downtown eatery. The Eatery is located in an 1880s, 800-square-foot structure. Underutilized and unmaintained for years, the scope of work was expansive and included interior and exterior repointing, restoration of masonry cornice details, removal of inappropriate alterations, and restoration of the interior tin ceiling. With work going above and beyond Shirley's wildest dreams and budget, her vision has been realized and this jewel at the entrance to Bedford's historic downtown district now welcomes visitors in style.



Continued on page 5.

Large Commercial: Hotel Julien, Dubuque Fischer Companies, Tony Pfohl

Restoration of the Hotel Julien included extensive stonework on the façade and the all-out complete renovation of guest rooms and interior spaces. The Fischer Companies made the decision to ensure every element embodied a sophistication that recalls the history of the original 1914 structure. In the magnificently restored lobby, one finds white marble floors, dark woodwork, massive columns, overstuffed furniture, a granite-topped reception desk, and the signature grand staircase leading up to the second floor. A remarkable example of preservation, this project represents an epic renewal of a Dubuque landmark and a true historic hotel.



Nonpareil Building in Council Bluffs today (top) and before a slipcover was removed to reveal the historic facade (bottom).

Large Commercial: Nonpareil Building, Council Bluffs J Development, Jim Royer, Principal

This 1926 neoclassical structure originally housed the *The Daily Nonpareil*, Council Bluff's major newspaper. "Updated" in 1963 with a precast slipcover, the building lost much of its architectural character. After the newspaper abandoned the building, it was acquired by the Pottawattamie County Development Corporation and through an architectural investigation, redevelopment and rehabilitation potential was realized. Starting with removing all 1963 alterations, J Development worked through a painstaking total building rehabilitation. The building again anchors the east street wall of Bayliss Park and the restoration has served as a catalyst for other projects in downtown Council Bluffs.

Residential: Step by Step, Dubuque Step by Step, Inc./Portzen Construction

The Step by Step project included a full rehabilitation and conversion of this 1897 Bluff Street brownstone into a beautiful, universally designed, fully ADA accessible housing project. The exterior restoration included major masonry work, and complete restoration of the front porch and original windows. The interior rehabilitation retained the existing layout while adapting the entire space to be fully accessible through the use of universal design concepts, the addition of an elevator and accessible rear entrance. This project is truly a model of both accessibility and historic preservation practices.



Continued on page 6.

Community Effort: Friends of Jipp, Davenport Gateway Redevelopment Group

In 2004, this building was elevated to the top of the City of Davenport's demolition list. The interest to save the property inspired the formation of the Gateway Redevelopment Group. Through the efforts of over 3,000 volunteer hours, neighborhood donations, multiple grants, and funds through the Riverboat Development Association, the Jipp project became a community effort. Today, the property houses the Architectural Rescue Shop, the organization's architectural salvage operation, a residential unit, as well a neighborhood resource center. To quote the



late Ken Oestreich of Davenport's Historic Preservation Commission: "If this building can be successfully renovated, it proves that virtually any building can."



Community Effort: Historic Millwork District Master Plan, Dubuque City of Dubuque

The Historic Millwork District Master Plan is an outstanding combination of sustainable community objectives, practices, and initiatives. The plan includes uses and objectives that can attract funding from public programs and foundations, as well as encouraging private investment in the District. New residents and technologies will inhabit old spaces. The embodied energy of historic buildings will fuel Dubuque's 21st-century economy and will be the foundation for the vibrant mixed-use neighborhood that offers convenient access to urban amenities and outdoor recreation opportunities.

Rural Preservation: "Khrushchev in Iowa" 50th Anniversary Commemoration, Coon Rapids Creating Great Places

August 27-30, 2009, the Iowa nonprofit Creating Great Places organized a statewide "Khrushchev in Iowa" 50th Anniversary Commemoration celebrating the historic visit of USSR Premier Nikita Khrushchev to Roswell Garst's Iowa farmstead in 1959. The four-day schedule included a public lecture at Drake University by Khrushchev biographer William Taubman, visits to Iowa agribusinesses and farms, an agricultural progress festival in Coon Rapids, a Garst Farms Historic District dedication ceremony, a Sister States evening at Camp Dodge, and a conference and banquet held at the historic Fort Des Moines Hotel in Des Moines.



Sergei Khrushchev (Nikita Khrushchev's son) and Rachel Garst (Roswell Garst's granddaughter) recreate famous Life cover photo.

Continued on page 7.

Preservationist:

Sam Erickson, Des Moines
Dan Tindall, AIA, Grinnell

This year Preservation Iowa is delighted to honor two preservationists nominated together for their service to Iowa as our state's advisors to the National Trust for Historic Preservation, a role Sam Erickson and Dan Tindall graciously took on in 2007.

Sam and Dan have both worked diligently to go above and beyond the call of duty providing preservation services and advice to projects throughout the state. In addition, they both volunteer their time providing valuable guidance as advisors to Preservation Iowa.

Together and separately, Sam and Dan play a major role in Iowa's historic preservation movement. Preservation Iowa would like to thank both of them for their service and congratulate them for their preservation successes to-date. We look forward to working with them to further historic preservation for many years in the future!



Sam Erickson (above, left) receives her award from Preservation Iowa board member Laura Carstens. Dan Tindall (right) also received a Preservationist Award.

**Congratulations
to all of our 2010
award winners!**

Building State and Federal Partnerships Bricks and Mortar Projects Boosted from I-JOBS and CDBG!

At the recently concluded Legislative session, Main Street Iowa was appropriated \$13.7 million to support building rehabilitation and job creation in designated Main Street communities. Eligible projects had to have been projects that previously applied to the Iowa Department of Economic Development (IDED) for funding, those that received partial funding for façade master plans, streetscape projects where planning and the majority of the funding is already secure, unfunded Main Street Challenge Grant projects, or projects otherwise included on a list submitted at the request to the Iowa Legislature last winter.

Based on this requirement, 33 projects were identified as eligible for consideration. These project owners and developers were invited to submit updated project information. The Director of IDIED is expected to announce I-JOBS Main Street Program grants later this summer. Main Street Iowa communities who did not participate in the I-JOBS Main Street program will be the only MSI communities eligible to apply for the upcoming round of Main Street Challenge Grants.

In 2009, IDIED expanded the allowable uses of HUD's Community Development Block Grant (CDBG) funding to include the Downtown Revitalization Fund and the Sustainable Community Fund. Communities with populations under 50,000, known as "non-entitlement" cities, are eligible to apply to IDIED for up to \$500,000 for downtown



The buildings at 124 - 128 Main Street, State Center were successfully rehabbed through a state and federal partnership.

streetscapes, major building rehabilitation, or multiple-storefront façade improvements. The buildings (or façades) must be under public sector control and the community must address at least one major CDBG objective: elimination of slum and blight or serving low to moderate income residents. Since the inception of this program, IDIED has granted over \$3,500,000 to communities for these types of projects. Larger cities with populations over 50,000, known as "entitlement" cities, receive a direct CDBG appropriation from HUD, disqualifying them from IDIED's funding. However, with appropriate local lobbying, these larger Iowa cities could create similar programs.

These funding programs are only possible because of partnerships. CDBG funding is managed within IDIED. I-JOBS resources are allocated by the Iowa Legislature. With communication and collaboration, both of these funding tools have broadened Iowa communities' abilities to address critical and important downtown development initiatives.

*Contributed by Thom Guzman, Director Iowa
Downtown Resource Center*

August 2010

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Calendar of Events

August 2010

Aug 12-22 • Iowa State Fair. Iowa State Fair Grounds, Des Moines, Iowa. For more information: www.iowastatefair.org.

Aug 19 • Architecture @ Hand Walking Tours, Des Moines, Iowa. For more information: www.iowaarchfoundation.org.

Aug 21 • Weatherization for Historic Buildings Workshop, Rock Island, Illinois. For more information, call 309.732.2900 or email planning@rigov.org.

Aug 24-25 • Iowa Downtown Summit, Davenport, Iowa. For more information: www.iowalifechanging.com.

September 2010

Sep 9-12 • Preserving the Historic Roads Conference, Washington, DC. For more information: www.historicroads.org.

Sep 16 • Architecture @ Hand Walking Tours, Des Moines, Iowa. For more information: www.iowaarchfoundation.org.

Sep 17-19 • Iowa Preservation Conference, Red Oak, Iowa. For more information: www.iowahistory.org.

Sep 23-24 • Mortar Matters Workshop, Des Moines and Sioux City. For more information, contact Leslie Berckes at 515.707.2787 or visit www.icosc.com.

October 2010

Oct 5-9 • Association of Preservation Technology International Conference, Denver, Colorado. For more information: www.apti.org.

Oct 6-9 • Society for Commercial Archeology Conference, Fayetteville, Arkansas. For more information: www.sca-roadside.org.

Oct 8-9 • Iowa One-Room Schoolhouse Conference, Maquoketa, Iowa. For more information: www.preservationiowa.org.

Oct 16-17 • All State Barn Tour, Iowa. For more information: www.iowabarnfoundation.org.

Oct 20-22 • Iowa Tourism Conference, Burlington, Iowa. For more information: www.traveliowa.com.

Oct 27-30 • National Preservation Conference, Austin, Texas. For more information: www.preservationnation.org/resources/training/.

November 2010

Nov 15-16 • Iowa Nonprofit Summit, Ames, Iowa. For more information: inrc.continuetolearn.uiowa.edu.

Submit your event to
events@preservationiowa.org
for publication online and in
The Iowa Preservationist.



Conferences for Iowa Preservationists

Davenport, August 24-25 and Red Oak, September 17-19

Two networking opportunities are just around the corner. The 24th annual Iowa Downtown Summit will be held in Davenport on August 24-25, 2010. The Summit will provide opportunities for attendees to make new contacts, hear about the latest trends, acquire practical information and ideas, and learn strategies for historic preservation-based commercial district revitalization that is relevant to rural, mid-sized, and urban communities. Find out more at www.iowalifechanging.com/community/mainstreetiowa/summit.aspx.

Plan now to attend Iowa's Statewide Historic Preservation Conference in Red Oak, featuring Steve Thomas, best known as the host of *This Old House* and now *Renovation Nation* on Planet Green. The conference is scheduled for September 17-19, 2010. This is a great opportunity to learn from Iowa's leading preservationists on a wide variety of preservation topics! Registration information available online at vintageredoak.blogspot.com.

Call for Nominations: Most Endangered

Nominations for 2011 List Due November 5, 2010

The Most Endangered Properties program began in 1995 to educate Iowans about the special buildings, sites, and structures that are slowly and gradually slipping away from us. In the past 15 years, Preservation Iowa has designated archeological sites, buildings, structures, landscapes, and a variety of other historic resources to its list of Most Endangered Properties.

If you know of an important endangered resource, nominate it as one of the 2011 Most Endangered Properties. A panel of judges will review each nomination based on four criteria: the historic significance of the building, site, or structure; present condition; the urgency & nature of the threat; and the possible solutions that would remove threats to the resource.

The nomination form and guidelines are now available for download at www.preservationiowa.org/programs/endangered.php. The postmark deadline is November 5, 2010. Any additional questions may be directed to Sheriffa Jones at (712) 262-2083.

Annual Meeting Notice

September 17, 2010 • Red Oak

The annual meeting of Preservation Iowa membership will be held in conjunction with the Statewide Preservation Conference in Red Oak. The meeting will be held at a local restaurant on Friday evening. For more information and to let us know if you plan to attend, email info@preservationiowa.org.



Become a Member!

Help us preserve Iowa's historic resources by renewing your membership to Preservation Iowa or by becoming a Preservation Iowa member for the first time. Simply fill out the information below and send it to us with your check today! Any amount over \$10 is deductible.

Membership Levels:

- ☐ \$20 – Door (*Students*)
- ☐ \$30 – Pendant (*Individuals*)
- ☐ \$50 – Front Porch (*Families & Organizations*)
- ☐ \$100 – Cornice (*Businesses & Consultants*)
- ☐ \$500 – Cornerstone
- ☐ \$1000 – Schoolhouse
- ☐ \$5000 – Skyscraper

I am interested in:

- ☐ Getting more involved with Preservation Iowa.
- ☐ Planned giving

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone (am): _____

Phone (pm): _____

Email: _____

Return with check to:

P.O. Box 814

Mt. Pleasant, Iowa 52641

Or, join online at

www.PreservationIowa.org



Preservation Iowa

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11th Annual Iowa One-Room Schoolhouse Conference

Preserving the Past as a Bridge to the Future, Maquoketa, October 8-9, 2010

Individuals interested in one-room school preservation will be able to learn from a broad range of professionals this October in Maquoketa. The 11th annual Iowa one-room schoolhouse conference will be held at the Jackson County Historical Society complex on the county fairgrounds.

Educational sessions on Friday include: creating an interpretative plan, taking country school artifacts on the road, teaching arithmetic in a country school, reading reenactment activities, penmanship in the country school, Silos & Smokestacks program activities, networking through the Country School Association of America, and one-room schooling in America, yesterday and today.

Speakers include: Cheryl Schreier, superintendent of the Herbert Hoover Historic Site; Susan Webb, a country school re-enactor from Alabama; Jane and Paul Moody, who have created a traveling country school replica; Sam Fiorella, owner of a Fort Madison writing collectible shop; and Ken Clements and Nerida Ellerton, a husband and wife team who teach at Illinois

State University and have worked with Australian one-room schools.

Participants will also have an opportunity to visit a variety of preserved country schools both days.

We'll also preview

One Room, One Nation, a new country school documentary produced by Tammy and Kelly Rundle of Moline, Illinois.

Registration is \$30 for the educational sessions, coffee, and lunch on Friday and \$20 for the guided bus tour and lunch on Saturday. For more information, download the brochure from the Preservation Iowa website, or contact Bill Sherman at 1-800-434-2039 or wsherman41@gmail.com.

