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STATEWIDE PARTNER
NATIONAL TRUST FOR
HISTORIC PRESERVATION

Most Endangered Properties of 2011

Twelve Properties Iowa is in Danger of Losing

Preservation Iowa is designating twelve historic resources as Iowa's Most Endangered Properties of 2011. These properties represent historic sites that Iowa is in danger of losing through decay, neglect, or natural disaster. This year's list includes public, fraternal, religious, residential, and agricultural facilities.

The Most Endangered Property program began in 1995 to educate Iowans about the special buildings and historic sites that are slipping away from us. The program provides a resource for media coverage and introduces property owners to preservation advocates and resources to help preserve their properties.

The Early Mansion, Sac City, Sac County

The Early Mansion is locally significant as one of the most outstanding examples of Second Empire-influenced design in Sac City. Both the exterior and interior reflect and typify this late Victorian architectural style. The mansard roof features dormer windows, molded cornices, and decorative brackets beneath the eaves. An impressive tower also adorns the roof, presenting



a view with a ten-mile radius. Ornate windows, doors, and marble fireplaces complement the spacious interior

Continued on page 4.

Historic Preservation Zoning Upheld

Iowa Court of Appeals Upholds Ames Landmark Program

On June 30, 2010, the Iowa Court of Appeals issued an opinion upholding a trial court's ruling that Ames' historic landmark program is constitutional—and that its designation of the Martin House did not infringe upon either the constitutional due process or equal protection rights of neighboring

landowners or otherwise qualify as impermissible spot zoning.

The case involved the Martin House located at 218 Lincoln Way, built in 1920 and historically and culturally significant to Ames due to the house's contributions in housing African-American students barred

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President’s Corner

News from Naura Heiman Godar

Happy New Year all! Hopefully 2011 has found you excited for another year of Historic Preservation in the great state of Iowa. The Board of Directors have planned a full slate of education, advocacy, recovery, and recognition for us all.

Personally I had a great year of visiting historic buildings around the state of Iowa in 2010. In the middle of December I had the fortune of spending an evening at Perry’s historic Hotel Patee (1913) for my office’s holiday party. My husband and I scoured the hotel before the party enjoying the beautiful building and reading about many of the historic photos and notes around the hotel telling the rich history of the city of Perry.

Earlier in 2010 I toured the beautifully remodeled Carnegie library, also in Perry (1904). My library as a child was the monumental Carnegie library in Fort Dodge (1903). Knowing the rich history embedded in each Carnegie building, I jump at the chance each time an opportunity to see the inside of one of these libraries presents itself. As such, this year I spent time in the Lake City Carnegie Library, too (1909). The library has been renovated into a chic restaurant cleverly named “The Carnegie,” where I highly recommend the PBLT if you get the chance!

I hope you enjoy this issue of *The Iowa Preservationist*. In years past we have included an informal annual summary of Preservation Iowa accomplishments over the last year in this newsletter. This year, we have separated the report out so we can bring you more *Iowa Preservationist* articles. Please take a few minutes and read Preservation Iowa’s annual report online. In it you will see a listing of everything we as an organization completed in 2010.

Another addition to Preservation Iowa’s annual report online is our expanded annual financial report. There, you can see charts explaining our financial picture including income and expenditures, to better see how your organization allocates your membership dollars.

We are looking forward to a very packed and another groundbreaking year for Preservation Iowa in 2011. Preservation Iowa is now actively seeking a qualified individual to serve as our executive director. The hiring committee plans to begin interviewing later this month.

We are looking forward to an exciting 2011 and thank you for your continued support of Preservation Iowa!

2010 PI Annual Report Available Online

The 2010 Preservation Iowa Annual Report is now available online at www.preservationiowa.org/downloads/2010_PI_annual_report.pdf. The report includes a message from Preservation Iowa Board President Naura Heiman Godar, detailed information on all of our activities and accomplishments over the last year, and a financial report. If after reading the report, you want to be more involved in 2011, contact us at info@preservationiowa.org.

Partner's Page

National Trust Proud to Partner with Preservation Iowa

Preservation organizations come in many shapes and sizes. Whatever their composition, large or small, volunteer or staff-driven, new or old, these groups of committed individuals share a passion for protecting the heritage of our built environment and revitalizing communities by reinvesting in historic assets. Over the past several years, Preservation Iowa has proven to not only have passion, but also the drive and capacity to make preservation happen in communities across the state. Reading through Preservation Iowa's list of accomplishments in 2010, including flood recovery, public policy, preservation awards, educational offerings, re-branding, and creating a first-of-its-kind pilot loan program, I am struck by the scope and quality of work this all-volunteer board has achieved.

2010 also saw an important milestone for the strong partnership between the National Trust for Historic Preservation and Preservation Iowa. In October, Preservation Iowa was welcomed back as an official Statewide Partner. This elite group includes organizations across the country working to protect and promote the historic places where we work, live, and play. In congratulating Preservation Iowa on this achievement, National Trust President Stephanie Meeks noted that "the Partners network is made up of some of the strongest and most effective preservation organizations in the nation who come together to share ideas, learn from each other, and inspire innovative approaches to saving historic places. I know Preservation Iowa will add much to this group by bringing your knowledge, expertise and experience to the growing network." Having worked closely with Preservation Iowa for five years, I couldn't agree more.

Building on accomplishments over the past year, Preservation Iowa is off to a great start in 2011. This will be an exciting year for the preservation movement across the state as you host the National Main Streets Conference in Des Moines this May. We look forward to working with Preservation Iowa and our other partners Main Street Iowa, the State Historic Preservation Office, and National Trust Iowa Advisors to help showcase Iowa's innovative preservation work to the rest of the country. There's much work yet to be done, but thanks to supporters and members like you, Preservation Iowa will continue to make a difference.

Contributed by Jennifer Sandy, National Trust for Historic Preservation

Back to the Basics: Section 106

A lynchpin of the landmark 1966 National Historic Preservation Act is known as Section 106. This key mandate essentially requires federal agencies to stop, look, and consider the effects their activities have on historic properties. And it has proven to be a very effective legal tool for protecting historic and cultural resources under federal law.

Unfortunately, the effectiveness of this cornerstone of federal preservation law has diminished over time. *Back to Basics*, a report recently issued by the

Continued on page 11.

National Register Actions

Collins—Bond House, Salem, Henry County. Listed October 28, 2010.

Isaac and Agnes (Bells) Reeves House, Salem, Henry County. Listed October 28, 2010.

Paton and Hannah Wilson House, Salem, Henry County. Listed October 28, 2010.

Fred Maytag Park Historic District, Newton, Jasper County. Listed November 10, 2010.

Hubbell Warehouse, Des Moines, Polk County. Listed November 12, 2010.

Delta Upsilon Chapter House, Ames, Story County. Listed November 10, 2010.

Fort Dodge Downtown Historic District, Fort Dodge, Webster County. Listed November 10, 2010.

Vander Wilt Farmstead Historic District, Near Leighton, Mahaska County. Additional Documentation Approved December 22, 2010.

Broadway-Phelps Park Historic District, Decorah, Winneshiek County. Additional Documentation Approved December 22, 2010.

Hofmann Building, Ottumwa, Wapello County. Listed December 27, 2010.

North Fellows Historic District, Ottumwa, Wapello County. Listed December 27, 2010.

Most Endangered Properties of 2011

(The Early Mansion, Continued from Page 1)

with tall ceilings. Compared to the General Dodge House in Council Bluffs, the Early Mansion has been determined eligible for National Register listing.

The Early Mansion has suffered from inadequate maintenance and neglect due to the lack of financial resources. The roof has leaked, causing some buckling of the wood floor on the second and third floors.

The decorative cornices on the exterior are deteriorating, allowing pigeons to enter through large holes in the soffit. The front porch is rotting, causing significant structural damage to the front of the home. There is an area on the north side of the home where repointing is needed, causing damage to the walls on the interior on the third floor stairwell.

Grimes IOOF Building, Grimes, Dallas County

The Grimes Independent Order of Odd Fellows (IOOF) building is the oldest structure in the City of Grimes. The National Register-eligible building stands as a testament to the many private, civic, and cultural events that

took place in the building over its 110 years of existence. The IOOF Building is the only remaining two-story commercial structure in the Governors District, the historic center of town. During the past 15-20 years, as a result of growth from the Des Moines metropolitan area, the community has grown substantially and much of the commercial interests historically near the IOOF Building have relocated to areas of newer development.



Historically, the IOOF Building hosted a variety of private and community events including high school graduations, movie nights, boxing matches, dances, and musical performances. In addition to the community events, the building has also been home to a variety of businesses over the years. Currently, the building has fallen into disrepair, is unoccupied, structurally unsound, and has been recognized as a generally unsafe structure by the City.

North Des Moines City Hall, Des Moines, Polk County

Also known as the Perry and Brainard Block, the former North Des Moines City Hall was listed on the National Register in 1996. Erected between 1888 and 1889, the building is significant in the Annexation Movement in Des Moines and its suburbs in the late 19th century. The largest commercial building in North Des Moines when it was first constructed, the building is now listed in “poor” condition on the Polk County Assessors page.

North Des Moines, which encompassed River Bend and surrounding neighborhoods, played a pivotal role in the Annexation Movement as it was the largest in population among the suburbs and the most vocal in stipulating conditions before endorsing annexation. The North Des Moines City Hall is the last remaining historic mixed-used building along 6th Avenue that has not yet been rehabilitated. It is a focal point for revitalization as it is located at the most important commercial intersection along the corridor. Its redevelopment is essential to encouraging further private investment in the surrounding blocks.



Additional information on each of Iowa's Most Endangered Properties can be found online at www.preservationiowa.org. All information and images online and in print were provided by individuals nominating the properties.

Continued on page 5.

The Reynolds Building, Panora, Guthrie County

The Reynolds Building was built in 1882 to house the Guthrie County National Bank. In addition to the bank, the block contained three other retail establishments, the Opera House, and the IOOF Lodge Hall above the bank on the third floor. The building was a magnificent one for its time and has been determined eligible for National Register listing.

Currently, however, the building is unoccupied and has been for several years. It has fallen into a state of disrepair, but appears to be structurally sound. Some of the windows on the second and third floor are broken or missing. The building has no heat or air conditioning on any of the floors. Water condensation is a concern in the basement. The primary threat to the building is natural, such as water damage, high wind, and birds roosting on the open floors. Lack of financial resources by the present and previous owners has led to many neglected routine maintenance issues. It would make a prime redevelopment option in the community of Panora.



Iglesia Evangelica Pentecostes Principe de Paz, Sioux City, Woodbury County



Constructed as the First Congregational Church between 1916 and 1918, this building also served the Sioux City Baptist Church between 1969 and 2009 and Iglesia Evangelica Pentecostes Principe de Paz since 2009. As the First Congregational Church, the building played an important role in the community, not only in its nurturing and guidance of its members, but also by providing a temporary home for the Unitarian and Episcopal churches, and a meeting place for the Boy Scouts. It was also the first YMCA.

The present condition of the building is fair, but the interior has been damaged as a result of leaking over the years. Some of the brickwork needs repointing. The ornamental engraving in stone over the main entrance reading "Blessing and Honor, Glory and Power Unto Him" needs to be stabilized and repointed appropriately. A few other items that need to be addressed include: stained glass windows; masonry and bricks; dome; and interior woodwork and choir loft.

Rose Grove Church, Williams, Hamilton County

This church and cemetery are the only remaining resources associated with the Rose Grove settlement in Hamilton County. The church began as Tabitha Norwegian Lutheran Church in 1890. Significant as the social center for the farm families living within roughly five miles, the church is the last known original rural church still standing in the county. It is a classic rural church with bell tower, steeply pitched roof, and arched window frames.

Since it was vacated in 1976, there has only been an annual 4th of July service and occasional weddings in the building. The present condition is fair to poor. The roof is actively leaking even though recently replaced. The new asphalt shingles are defective and the manufacturer has gone bankrupt. Some window trim is rotted and allowing water intrusion.



Continued on page 6.

Sanctuary, Tifereth Israel Synagogue, Des Moines, Polk County

This building is utterly unique. It is unlikely there is another building of its style in the state; and there is no building like it with its particularities anywhere. From the outside, it is monumental. From the inside, it is exquisitely decorated with hand-carved Jewish images. Built in the mid-late 1920s, it has been the home of the Tifereth Israel Synagogue since then. It carries a huge amount of history. It is a magnificent piece of Jewish-American architecture, and a crucial part of the history of the Iowa

Jewish community, and of Des Moines. This is possibly the biggest and most impressive synagogue structure in the State of Iowa and has been determined eligible for National Register listing.

Presently, the sanctuary's roof leaks, producing visible results in the interior. There are claims of foundation issues, electrical wiring issues, etc. Nonetheless, it has remained in use and habitable. The urgency is absolute. In early November, work began to clean out



the building and demolition is imminent. The reasons given for this decision are the structural problems listed above and lack of financial backing for rehabilitation.

Stockdale Double House, Des Moines, Polk County



Valued for its Prairie School styling, the Stockdale Double House could provide needed housing for two families and help preserve the residential character of Ingersoll Avenue. The house features a side-gabled symmetrical facade, single-story full-width front porch and entry, widely overhanging eaves, and original leaded-glass windows. Inside, original architectural features include fireplaces, oak floors, glazed ceramic tile floors in vestibules, built-in bookcases, pocket doors, original trim, hardware, balustrade, and columns, in addition to original doors throughout the building.

The Friends of the Stockdale Double House is very concerned about the possibility that Plymouth Congregational Church's Greenwood Park LLC may allow the house to fall into disrepair or be demolished. Although two proposals for reuse were submitted in April 2010, Greenwood Park LLC rejected both. Because the house is eligible for the National Register, Plymouth could apply for state historic tax credits.

Street Car Pavilion, Schuetzen Park Historic Site, Davenport, Scott County

The pavilion is the only remaining original structure in Schuetzen Park and it is the only remaining street car waiting pavilion in the Quad City area. The structure was originally built in 1911 with a \$1,000 bequest from Davenport brewer Henry Koehler, who owned the Independent Malting Company. John F. Bredow, first manager of Davenport's Electric Light Company, designed and built the structure in the "Egyptian Revival" style popular in the period.

Despite being neglected, ignored, and vandalized, the Pavilion survived the decades from 1923 to 1995 to re-emerge as Schuetzen Park's iconic landmark. Nearly 10 years ago, the pavilion was stabilized. Experts now agree the structure is in jeopardy of failing within the next few years if possible solutions that have been identified are not taken.



Continued on page 7.

Illinois Central Passenger Railroad Depot, Storm Lake, Buena Vista County

The depot was listed on the National Register in 1990 and as one of Iowa's Most Endangered Properties in 2004. Considered architecturally significant, the Depot and the railroad it served created and nourished the Storm Lake community for many years.

The present condition of the building is fairly good, but ranges from very good to poor. The structure appears to be strong and sound, although leaks have

permeated the roof in several places. Small chinks in the armor have opened the structure to an assault from Mother Nature and prompt attention is necessary to fend off accelerating deterioration. At the time of its previous designation as one of Iowa's Most Endangered, a local group hoped to restore the Prairie style structure to be used as a welcome



center and museum. However, with little progress apparent years later, the building once again appears to be on the cusp of disappearing from Iowa's landscape.

Leet/Hassler Farmstead District, Manning, Carroll County



The Leet/Hassler Farmstead is listed on the National Register and includes a 1910s Craftsman-style house, three-bay garage, a beautiful braced-rafter gambrel roofed barn, corncrib, scale house, and hog, chicken, and boar houses. Although representative of early farmsteads, the wealth of its early owner is evident in the architectural details and the masonry landscape features, constructed by a local mason around 1916.

The biggest threat to the Leet/Hassler Farmstead is a financial one. The Manning Heritage Foundation owned the property until January 2009, when the bank repossessed it. If the bank chooses to liquidate, there is no guarantee the property's historic or architectural significance will be retained. In order to remove this threat, the Manning Community Foundation has started a capital campaign to purchase the property back from the bank.

ZCBJ Lodge & Fern Theater, Oxford Junction, Jones County

The ZCBJ (Zapadni Cesko-Bratska Jednota) Lodge was a Czech fraternal organization formed in Oxford Junction on July 4, 1887 as an outgrowth of the Bohemian Slavonic Benefit Association. Eligible for National Register listing, the Lodge building was constructed between 1916 and 1917 by Cedar Rapids contractor John Klepach & Co. using local Bohemian labor. Featuring an opera house and movie theater on the main floor with a dance hall and kitchen on the top floor, the building was also used for graduations, anniversaries, weddings, and birthday celebrations.

The building is in good condition with no major structural problems. The leaky roof is the immediate threat. After years of spending about \$1000 per year for roof patching, the lodge had the roof completely redone on the meeting room building. However, the ZCBJ Building still needs a complete roof repair.



2010 Donor List

Preservation Iowa would like to thank all those members who became new members or renewed in 2010. The officers would especially like to thank the Washington Historic Preservation Commission who enrolled each of their members and their contact as individual members.

The Board appreciates also the members who have renewed already for the year 2011. That percentage stands at 59%. The group's fiscal year runs from January to December and with dues coming in now, Preservation Iowa is better able to budget for the year. The membership form is found on page 15 of the newsletter. Hope to hear from those who haven't renewed.

Schoolhouse (\$1000+)

- ♦ Faegre & Benson Foundation, Minneapolis, MN
- ♦ JSA Development, Waterloo
- ♦ Michael Alexander, New Market Investors, Vienna, VA
- ♦ James Boyt, Windsor Heights
- ♦ Bill Sherman, Des Moines
- ♦ James Walsh, Clark, Butler, Walsh & Hamann, Waterloo
- ♦ Lew Weinberg, Weinberg Investments, Sioux City

Cornerstone (\$500 to \$999)

- ♦ ADCO Enterprises, LC, Greenfield
- ♦ BRE, Inc., Sioux City
- ♦ Wes Ehrecke, Iowa Gaming Association, West Des Moines
- ♦ Richard Knapp, Fourth Avenue LLC, Washington DC
- ♦ Dan Tindall, Grinnell Private Investment Co LLC, Grinnell

Cornice (\$100 to \$499)

- ♦ City of Elkader
- ♦ City of Red Oak, Red Oak
- ♦ Historic Pella Trust, Pella
- ♦ Iowa Falls Chamber/Main Street
- ♦ Thorland Company, Cedar Rapids
- ♦ Chad Alley, Story Construction Company, Ames
- ♦ Steven Bartholomew, Davenport
- ♦ Karen Bode Baxter, St. Louis, MO
- ♦ John Darveau, StruXture, West Des Moines
- ♦ Kerry Davis, Preservation Solutions, Wamego, KS

- ♦ Camilla Deiber, The Louis Berger Group, Inc., Marion
- ♦ Lowell Doud, Iowa City
- ♦ Craig Downs, Iowa Foundation for Microenterprise, Boone
- ♦ Sam Erickson, Pleasant Hill
- ♦ Mike Espeset, Story Construction Co., Ames
- ♦ Scotney Fenton, RDG Planning & Design, Des Moines
- ♦ Rachel Garst, Creating Great Places, Coon Rapids
- ♦ Naura Heiman Godar, Des Moines
- ♦ Mark & Donna Godar, Grinnell
- ♦ Betty Grundberg, Des Moines
- ♦ Iris Hemmingsen, LeMars Historic Preservation Commission, LeMars
- ♦ Brian Hopkins, Main Street DePere, De Pere, WI
- ♦ Barbara & Marvin Howard, Carlisle
- ♦ Marlin Ingalls, Iowa City
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- ♦ Kevin Monson, Neumann Monson Architects, PC, Iowa City
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- ♦ Michael & Melanie Landa Moulton, Blue Grass
- ♦ Blane Nansel, Iowa City
- ♦ Lacey Nish, Osceola Chamber Main Street, Osceola
- ♦ Peter Noonan, Commerce Bank, St. Louis, MO
- ♦ Jess Phelps, Boston, MA
- ♦ Tim Reinders, IDED, Des Moines
- ♦ Farid Jean Sabongi, Mississippi Valley Archaeology Center, La Crosse, WI
- ♦ Julie Schmidt, Spencer
- ♦ Tom Smull, Des Moines
- ♦ Will Stark, Stark Preservation Planning, Minneapolis, MN
- ♦ Wayne Stienstra, Pella
- ♦ Jon Sullivan, Oskaloosa Area Chamber & Develop., Oskaloosa
- ♦ Richard Thomas, Mt. Vernon
- ♦ Phil Thomason, Thomason And Associates, Nashville, TN
- ♦ John Watt, Glass Heritage LLC, Davenport
- ♦ Michael Wagler, Ankeny

Front Porch (\$50 to \$99)

- ♦ Chamber-Main Street Sac City
- ♦ City of Dubuque
- ♦ City of Fort Madison
- ♦ Czech Village/New Bohemia Main St, Cedar Rapids
- ♦ Lewelling Quaker Museum, Salem
- ♦ Pella Historical Society, Pella
- ♦ River City Society for Historic Preservation, Mason City
- ♦ State Center Development Association
- ♦ Terrace Hill Foundation, Des Moines
- ♦ Gary & Marjorie Arp, Marion
- ♦ Jim Brown, Iowa City
- ♦ Bonnie Cass, Bonaparte Main Street, Bonaparte

- ♦ Barbara & Harold Corson, Waterloo
- ♦ Jon Dayton, Belle Plaine Community Development Corp, Belle Plaine
- ♦ Selma Duwick, West Des Moines
- ♦ Mike Gavin, Gavin Historical Bricks, Iowa City
- ♦ George Glenn, Cedar Falls
- ♦ John Gronen, Gronen Restoration, Dubuque
- ♦ Thomas Guzman, Des Moines
- ♦ Karl & Barbara Gwiasda, Ames
- ♦ Debra Haak, Altoona
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- ♦ Ginny Kuhfus, Main Street Greenfield, Greenfield
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- ♦ Edward Lueck, Sioux Falls, SD
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- ♦ Mark Miller, Bracke-Hayes-Miller, Mahon, Architects, Moline, IL
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- ♦ Penny Morse, Osage
- ♦ Roger Natte, Ft. Dodge
- ♦ Ronald & Suzanne Neil, Cedar Rapids
- ♦ Michael & Virginia O'Keefe, Des Moines
- ♦ Scott E. Olson, Cedar Rapids
- ♦ Allene Dale Pease, Sokol Cedar Rapids, Inc., Cedar Rapids
- ♦ Gary Rozek, Cedar Rapids
- ♦ John Ryan, Polk City
- ♦ Susan Sargent, Ames
- ♦ Anthony Sartori, Main Street De Pere, De Pere, WI
- ♦ Suzanne Schwengel, AIA Iowa, Des Moines

- ♦ Jane Seaton, Des Moines
- ♦ Bob Soesbe, Clinton
- ♦ Roger & Carolyn Stirlor, Altoona
- ♦ Candy Streed, Silos & Smokestacks National Heritage Area, Waterloo
- ♦ Lane Sturme, Greater Des Moines Habitat for Humanity, Des Moines
- ♦ Ginalie Swaim, Iowa City
- ♦ Jim Thompson, Ankeny
- ♦ Gail Van Musberger, Davis County Courthouse Preservation Fund, Bloomfield
- ♦ John Viner, Dubuque
- ♦ Bob & Karla Wolff, Cedar Rapids
- ♦ Robert Wustrow, Keokuk
- ♦ Donald Young, Mt. Pleasant

Pendant (\$30 to \$49)

- ♦ City of Guttenberg
- ♦ Coggon Community Historical Society
- ♦ Community Corrections Improvement Assoc., Cedar Rapids
- ♦ Community Main Street, Cedar Falls
- ♦ Harlan/Lincoln House, Mt. Pleasant
- ♦ Henry County Heritage Trust, Mt. Pleasant
- ♦ Main Street Mt. Pleasant
- ♦ David C. Anderson, Waukon
- ♦ Bob Ausberger, Jefferson
- ♦ Elaine Baxter, Burlington
- ♦ Ferenc Beiwel, Davenport
- ♦ G. Galin Berrier, Ankeny
- ♦ Marilyn Boyle, Dexter
- ♦ Terry Buschkamp, Main Street Iowa, Waterloo
- ♦ John Carter, Sioux City
- ♦ Tom Dawson, Washington HPC, Washington
- ♦ Carl Dillon, Waverly
- ♦ Jean K. Dissinger, Dexter
- ♦ James Dresser, Ames
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- ♦ Mary Patterson, Washington HPC, Washington
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- ♦ LaVonne Sharp, Decorah
- ♦ Patricia Shaw, Birmingham
- ♦ D. Kent Sissel, Muscatine
- ♦ Audrey Smith, Ed.D., Cedar Falls
- ♦ Sherry Snyder, Cedar County Historical Society, Tipton

Continued on page 10.

Dickens Appears at The Granger House

According to Barbara Feller, Director, The Granger House in Marion was built in 1848 by the Shed family. At that time it consisted of only two rooms. In 1878 it was purchased and enlarged by Earl Granger. Granger came to Marion as a 19-year-old to sell Morgan horses to the early settlers. He and his wife Dora had six children, four of whom died in childhood. The remaining two boys lived long healthy lives: Arthur, who married Katherine Van Nuys and raised a family in the house, and Alfred, who remained in the house until his death in 1969.

The Granger House is owned and maintained by the Marion Historical Museum, Inc., a nonprofit organization. It was opened to the public in 1976 and has been restored to the year 1878 to reflect the first year the Granger family lived there. Many cultural and living history events, lectures, teas, and tours have taken place in the house. Volunteers make this possible.

For the 2010 Christmas season The Granger House was decorated in

the 1878 style reflecting the first Christmas the Granger family lived there. Mannequins representing the family were placed throughout the house. Kathy Wilson of Marion, a volunteer, designed and sewed clothing for them.

A living history event, "Something on Sunday," featured volunteer Paul Wood. He was originally from Liverpool, England, but is now an Iowan. He dressed as the author Charles Dickens and read excerpts of "A Christmas Carol" and children's Christmas poems. Would the Granger family have read this story? It's quite likely since it was published in 1843. The story is just as popular today as it was when first published and Mr. Wood's presentation was delightful. The afternoon concluded with tours and traditional English refreshments including mince pies, scones, gingerbread men cookies, tea, and wassail.



The Granger House director says they are working closely with the Marion Heritage Center on a program called "Passport to the Past" and they are developing a traveling trunk of Marion's history that can be taken to schools and nursing homes. What a great way to share the history and artifacts that has been preserved over the years to make history come alive. Information on The Granger House can be found at www.marion-historical-society.org.

Contributed by Marjorie Davis Arp, Marion

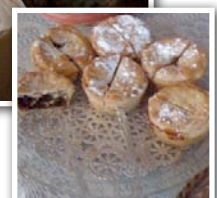
2010 Donor List

(Continued from page 9)

- ♦ Fred Stark, Washington HPC, Washington
- ♦ Darlene Strachan, West Des Moines
- ♦ Alicia Trimble, Iowa City
- ♦ Cheryl Walsh, Iowa City
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- ♦ Deborah L. Cooper, Ames
- ♦ Mrs. David Hansen, Mt. Vernon



Back to the Basics: Section 106

(Continued from Page 3)

National Trust for Historic Preservation, is a wake-up call for all those who care deeply about the unique places that define us as Americans.

In commissioning this report, the National Trust was primarily concerned about preservation battles where we felt the Section 106 process was not correctly followed. In New Orleans, for example, 4,500 units of historic public housing that were not seriously damaged in the floods that followed Hurricane Katrina were needlessly demolished. More recently, the failure of federal agencies to take Section 106 seriously led to the approval of the unnecessary demolition of over 150 historic properties in the city.

But this study goes much deeper than simply examining high-profile, headline-grabbing Section 106 cases. *Back to Basics* makes specific recommendations for improving the long-term effectiveness of this critical protective mechanism.

The need for robust compliance is especially critical today, given the enormous amount of infrastructure work being generated through economic stimulus and recovery funding. And other federal funding priorities—ranging from military base realignment to disaster assistance programs—will continue to place great pressure on Section 106

review at the state and local levels. As a result, the National Trust is concerned that the pressure to spend federal funds quickly will lead to a tendency for agencies to make decisions first and go through the motions of Section 106 consultation as an afterthought.

Just as important, the National Trust is concerned about the role of public involvement in Section 106 consultation—an issue that is central to the National Trust’s mission, because our congressional charter emphasizes the importance of facilitating public participation in historic preservation. Over the past decade, the Advisory Council has scaled back its involvement in day-to-day Section 106 consultation and narrowed its participation to the more significant and complex cases. The assumption that additional public participation could help to address a reduced Advisory Council role has not been reliable, since consulting parties and the public have not always been welcomed or effectively included by the federal agencies.

The effectiveness of Section 106 as a preservation tool has been demonstrated time and time again. It is only appropriate that we explore every opportunity to ensure that this tool remains an effective means of protecting protect America’s heritage.

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Editor’s Note: Check out the full *Back to the Basics* report at www.preservationnation.org/106 and be sure to post information about your own experiences with Section 106 at the bottom of the web page.

Preservation Primer

Section 106...

Requires that agencies consider alternatives and modifications to projects and programs to “avoid, minimize, or mitigate adverse effects on historic properties,” and to consider the views of others—including the federal Advisory Council on Historic Preservation and consulting parties.

But...

Section 106 does not mandate preservation; it merely creates a process to ensure consideration of adverse effects on historic properties. As long as agency officials have “taken into account” those adverse effects “prior to” making their decisions, the agencies have the ultimate authority to balance programmatic and preservation values, and to make the final decision on how to strike that balance.

Still...

It is no coincidence that many thousands of historic places across the country have been protected from harm that would otherwise have been caused by federal projects (and federally funded or licensed projects), because of the Section 106 process; that is what the drafters intended. As long as the process is followed in good faith—and so long as agencies start the process while alternatives can still be considered—consultation often results in historic places being saved.

Historic Preservation Zoning Upheld

(Continued from Page 1)

from campus housing during the late 1920s through the late 1940s.

The house is zoned as a residential rental property, and is a non-conforming use in an area zoned as “Highway-Oriented Commercial.” A foundation formed to honor the Martin family, applied to designate the Martin House a historic landmark pursuant to the city’s landmark



The Martin House at 218 Lincoln Way, Ames. To learn more about the Archie and Nancy Martin and their house, view the Ames Historical Society’s online exhibit at www.ameshistoricalsociety.org/exhibits/martins.htm.

program. The owners of an automobile service center adjacent to the Martin House objected to the designation—arguing that the Martin House is ill-maintained and that the landmark designation would force the home to remain in this state (as well as preventing the house from being removed for further economic development in the area). Over the landowners’ objections, Ames’ planning and zoning commission and city council, after a public hearing, approved the designation and the property was rezoned in a “Historic Preservation Overlay District.”

The neighboring landowners challenged the designation, arguing it violated their constitutional rights to procedural due process and equal protection, and also constituted illegal spot zoning. An Iowa trial court upheld the city’s determination on all three grounds, and the landowners subsequently filed an appeal.

The Court of Appeals first held the designation did not violate the

landowners’ rights to due process. It was the landowners’ position that they had a right to maintain their property value, which they claimed was adversely impacted by the landmark designation of the Martin House. The Court, however, held that the landowners had no entitlement to a continuation in the value of their property. Moreover, the Court concluded that even if they did have some form of protected property interest, the city’s designation provided a more than adequate procedure to protect that interest (i.e., the landmark designation was at a public meeting and the landowners had the right to seek judicial review).

The Court next rejected the landowners’ claim that because the landmark ordinance did not require the home to be maintained, it created differing treatment from surrounding properties and violated the landowners’ right to equal protection. The Court rejected this argument out of hand—first noting that differential

treatment is permissible if there is a difference between the parties, and beyond this, recognizing historic preservation as a legitimate government purpose to support disparate treatment of properties. Interestingly, while the landmark ordinance does not require maintenance of the property *per se*, the Martin House, as a residential rental property, actually is

subject to a higher standard than the neighboring commercial properties.

Last, the Court held that the landmark designation of the Martin House did not qualify as illegal spot zoning. Spot zoning exists when similar properties are treated differently without a legitimate justification. The Court found this was not spot zoning as the house was already zoned as a non-conforming use and had a right to continue its use. Additionally, the Court found that even if this had been spot zoning, it would not have been illegal, because the property has historical and cultural significance, “and Ames may make a zoning classification [in order] to achieve this objective.”

Overall, *Ely v. City Council of the City of Ames* provides solid precedent for local historic landmark programming, and further establishes historic preservation as a legitimate governmental objective within the State of Iowa.

Contributed by Jesse Phelps

Sycamore Row: Every Tree Tells a Story

(Continued from Back Page)

the walk, originally the railroad bed, until we came to the old Landscape Architecture Studio Building, where 50 trees start their march east toward the river.

Standing on the sidewalk, I knew these trees had a story to tell and it would be worth my efforts to research Sycamore Row. As an aspiring landscape architect, I wanted to promote the importance of preserving our connections to the past through these everyday, seemingly simple places that make up our historic landscapes.

With a little digging in Parks Library, I discovered an old Landscape Architecture quarterly publication *Horizons*, dated Summer-Fall, 1930. In it I found a passage relating the contributions of A. T. Erwin, professor of horticulture. “He once had charge of the planting of campus, and is directly responsible for the planting of a row of Sycamores between the college and Ames along the cinder path. During the early days, this was a straight path without cinders and when the so-called ‘Dinkey’ came to the campus, a cinder path was provided, and to make a more attractive path these trees were planted” (p.35). When I read this, I knew I had unearthed a jewel in the history of these trees.

I became obsessed with the story and needed picture proof when these trees were planted. The hunt was on! With further sleuthing, I found a photo dated May 1913. It was the first dated photo I have found documenting their planting. With the

old horse barn and the Dinkey tracks in the background, a row of 10-12 foot sycamore saplings, with a fist-sized girth, stand evenly planted in the grassy area. This is the first stretch of trees and are still visible on campus. The next photo, a 1974 aerial shot of the Farmhouse, revealed more. Off to the right of the house’s double chimney stands

one lanky sycamore. It appears to be about 35-40 feet tall with a girth the size of a person’s head.

Two more photographs looking east show the second stretch of Sycamore Row, adjacent to the path running along the south side of the old Dinkey line. One was labeled on the back, “view from campus showing conditions to be remedied by planting 3/30/1917.” The photo shows a little larger tree, now four years older than the 1913 photograph, set out along the path. The same stretch can be seen in another photo from the 1970s. When I was an undergrad in the 1980s, the path’s surface was still covered with cinders and was aptly named the Cinder Path. It sounded a loud crunch with each step. It is now asphalt pavement. The same path is clearly visible almost 100 years later.

The third and final stretch of Professor Erwin’s plantings line the old elevated Dinkey rail bed. They grow in the floodplain of Squaw Creek, spaced about 30 feet apart.



Looking down the old Dinkey line toward town. Note the Old LA Studio Building on the left and the lanky Sycamore on the right. The first stretch of the trees includes a few replacements similar in size to those found in earlier photos.

I submitted the nomination to TCLF in March of 2010 after contacting the city and ISU Facilities Management. I wanted to give the university landscape architect a ‘heads-up’ that I was going to nominate these trees. I told her I wanted to nominate this historic, linear cultural landscape of sycamore trees marking the Dinkey line because Sycamore Row has a great story to tell and I wanted to share it.

The nomination for Sycamore Row was selected June 2010, along with a dozen other TCLF’s 2010 Landslide nominations for “Every Tree Tells a Story.”

Contributed by Deb L. Cooper

Note: To see more photographs of Sycamore Row, including the historic photos mentioned in this article, visit the author’s blog gardenmother.blogspot.com dated December 2009 and February 2010.

February 2011

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Calendar of Events

February 2011

Feb. 15 • Cultural Advocacy Day. State Capitol Building, Des Moines, Iowa. For more information: www.iowaculturalcoalition.org.

Feb. 17 • Deadline: Nominations for the 2011 National Preservation Awards. For more information: www.preservationnation.org/awards.

Feb. 18 • Deadline: National Preservation Conference Session Proposals. More information: www.preservationnation.org/resources/training/npc/.

Feb. 22 (7:00 pm) • Lecture: Mad for the Movies--Joe Gerbracht and Theatres in Ames. Ames City Auditorium, 520 Sixth Street, Ames, Iowa. For more information: www.AmesHistoricalSociety.org.

Feb. 25-26 • Home Sweet Home Red Cedar Chamber Performance. Bruce more, 2160 Linden Drive SE, Cedar Rapids, Iowa. For more information: www.bruce more.org.

Feb. 27 (4:00 pm - 7:30 pm) • Buchanan County Historical Society Fundraiser: Spirits and Visions. Heartland Acres Agribition Center, 2600 Swan Lake Boulevard, Independence. For more information, contact bchs.lkh@gmail.com or go to www.buchanancountyhistory.com.

March 2011

Mar. 7-9 • Iron and Steel Preservation Conference. Lansing Community College, Lansing, Michigan. For more information, contact Vern Mesler at vernmessler@earthlink.net.

Mar. 29 (7:00 pm) • Lecture: Jealous Husband, Mafia, Stranger, Wife--Who Killed Henry Chavis. Ames City Auditorium, 520 Sixth Street, Ames, Iowa. For more information: www.AmesHistoricalSociety.org.

April 2011

Apr. 5 (1:00 pm - 4:00 pm) • Country School Seminar. Iowa Lakes Community College, 1900 North Grand Avenue, Spencer. For more information: contact Clark Marshall at cmarshall@iowalakes.edu.

Apr. 26 (7:00 pm) • Lecture: The McFarland Clinic Story--Making Medical History for 65 Years. Ames City Auditorium, 520 Sixth Street, Ames. For more information: www.AmesHistoricalSociety.org.

May 2011

May 22-25 2011 • National Main Streets Conference. Des Moines, Iowa. For more information: www.preservationnation.org/main-street/training/conference/2011-des-moines/.

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

Waverly Architectural Salvage Success

Preservation Iowa recently wrapped up an architectural salvage project in the City of Waverly, successfully salvaging 23 flood-damaged homes for architectural materials now on their way to being reused in the region.

As a result of flooding in 2008, owners of severely flood-damaged homes had the opportunity to have FEMA buy out and demolish their homes. PI encouraged relocation or salvage as viable alternatives to demolition. This would have the double benefit of reducing materials going to the landfill and recycling building materials back into the marketplace. The City of Waverly and the Historic Preservation Commission (HPC) adopted the salvage plan and asked PI to coordinate the project.

Working with the Waverly HPC, PI identified materials to be salvaged from each of the homes. PI also applied to and was awarded a National Civilian Conservation Corps team for the project. The team, known as Maple One, lodged at Trinity United Methodist Church. The community stepped up to the plate in a number of ways: two

pickup trucks were donated to the project, the city rented a former hardware store for warehousing the materials, and the HPC ran the architectural material sale, collecting over \$13,000 on the first weekend.

Thanks to the outstanding efforts of the Maple One team and the Waverly HPC, the pre-demolition salvage and recycling of architectural materials was an outstanding success by all measurements. The community benefitted by the knowledge of and participation in reducing solid waste going to the landfill. Several homeowners even thanked members of the salvage and sales teams for helping divert material from their homes to others.

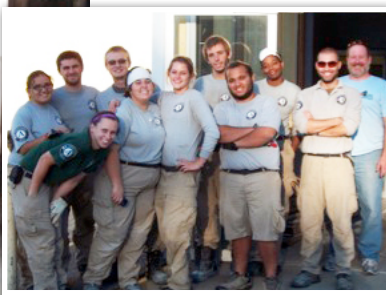
View the full project report at www.preservationiowa.org.

Material Highlights:

- 1,333 floorboards
- 135 doors
- 123 light fixtures
- 80 windows

Estimated volunteer hours:

- INRCOG – 10
- City of Waverly – 25
- Preservation Iowa – 62
- Waverly HPC – 343
- Maple One team – 1,809



Maple One team working on house in Waverly. Group photograph with Preservation Iowa board member Rod Scott (far right).

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

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Or, join online at
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Sycamore Row: Every Tree Tells a Story

When The Cultural Landscape Foundation [TCLF] issued a call for nominations entitled “Every Tree Tells a Story,” I read the email with interest. At the time, I was preparing a graduate-level teaching project for my urban hydrology assessment class about tree canopy and tree inventories in the urban context. My research had uncovered the fact that since 1986, there is a decline of four trees for every one planted. I could not help but think of all those stories lost with each tree that is cut down in our cultural landscapes and cut out of our cultural heritage.

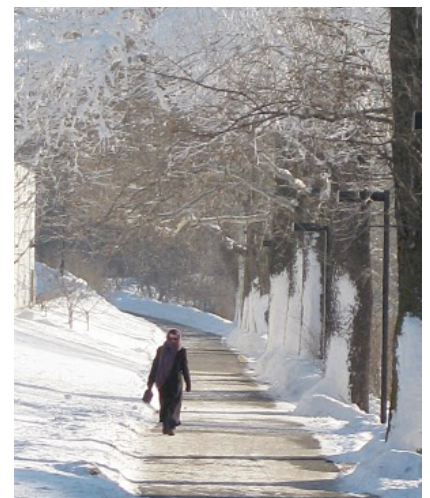
I was returning home from running errands when I passed by a work crew putting up some mega-power poles. Cutting a wide swath through a wooded area between University Boulevard and Squaw Creek, they were working fairly closely to a row of sycamore trees lining an old rail bed for the campus-to-town railway affectionately known as the Dinkey. I was relieved to see that the work crews kept their distance and that none of the trees were sacrificed for the upgrade.

My curiosity was piqued. What was the story Sycamore Row could tell us? Someone had given some thought about planting these trees in this space along the rail line. I had a hunch that with a little research, I could patch together enough

history to nominate Sycamore Row for TCLF’s Landslide 2010 “Every Tree Tells a Story” award, which calls attention to those places that embody our shared landscape heritage.

A few days later, my son Ev and I walked to the Hub, where the Dinkey would turn around on campus for its trip back to town. This is where we found the first of the sycamores: a lone

specimen tree signaling the end of the line...a gigantic sycamore north of the newly reconstructed Hub. We followed



Deb Cooper, a graduate student in landscape architecture at ISU, nominated Sycamore Row to TCLF’s “Every Tree Tells a Story.” This is the second stretch of Sycamores mentioned in the article.

Continued on page 13.