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Waverly Salvage Project Summary Fall 2010

The project's origin lay in the reality of the devastating flooding the city of Waverly, Iowa, experienced in June 2008. This was the worst flooding event in Waverly's recorded history. As a result of the flooding, homeowners were given the opportunity to participate in a Federal Emergency Management Agency (FEMA) supported buy-out program. The result of the buy-outs would result in demolish as a form of hazard mitigation.

In Waverly alone, 722 flood affected properties were evaluated for National Register eligibility as required by FEMA, the federal project funding agency. From this evaluation process, 108 properties were determined eligible for listing. A substantial number of identified historic homes were involved with the FEMA funded buy-out/demolition program and raised a determination of "adverse effects" on historic resources in the community. With this impact, Preservation Iowa and other consulting parties negotiated intensive level surveys and subsequent National Register nominations for the downtown and three additional residential neighborhoods in Waverly.

In context with the homes to be bought out and demolished, discussions began between FEMA, Iowa Homeland Security, Preservation Iowa and the Iowa State Historic Preservation Office (SHPO) with recommendations to the City of Waverly that efforts should be pursued to salvage architectural materials from homes prior to demolition. Preservation Iowa made presentations to the Waverly City Council about the potential benefits of relocation and salvage of reusable materials as a viable alternative to planned demolition and a local waste reduction strategy. The City of Waverly and the Waverly Historic Preservation Commission adopted a salvage plan and asked Preservation Iowa to provide coordination for the project.

Preservation Iowa (PI), with assistance of local volunteers, was contracted to coordinate the complex project. PI performed a reconnaissance survey of the 58 homes that were part of the FEMA program with members of the Waverly Historic Preservation Commission. Field notes documenting significant materials and their locations were made for each home. Of the 58 homes 23 were evaluated as having the highest and best potential for reusable salvage materials.

To provide assistance with the actual salvage labor process, PI applied to and was awarded an AmeriCorps National Civilian Conservation Corps (NCCC) team from the Midwest Campus in Vinton, Iowa. The team name was Maple One. The Trinity United Methodist Church supported the resident team members with not only lodging but also with daily community and church member food supplies. The community wellness facility known as "The W", a shared Wartburg College and City of Waverly facility, was made available for showers and recreation for the team.

Two trucks, donated by the mayor and local volunteer, provided transportation for materials. Project tools were supplied by Preservation Iowa and the AmeriCorps program. A vacant

hardware store building was rented by the city, reimbursed by PI, for warehousing the salvaged materials. This location would also be the location for local resale of the materials.

The project team consisted of Preservation Iowa representative Rod Scott, 2-4 Waverly Historic Preservation Commission members, 10 AmeriCorps Maple One team members and a handful of community volunteers including a former council person and the mayor. Thomas Hicks, a member of the Waverly Historic Preservation Commission, was the local team leader for the project.

Before any work was done, Preservation Iowa hosted a safety and salvage training for project team. Each work day was spent salvaging, transporting and warehousing materials. After materials arrived at the warehouse, all salvaged items were inventoried and prepared for sale.

The end goal with the salvage materials was to see as much local fabric reused in the community. The Waverly Historic Preservation Commission hosted four sale days to return the material to the market place. The result of these sales netted nearly \$18,000. Revenues from the sales were used to reimburse local facility expenses, pay to rent material warehouse and cover liability insurance needs for the project. In addition, a portion of the revenues will be invested back into Waverly to support and market the future National Register historic districts to be listed through the mitigation process. The balance of funds will be used to support Preservation Iowa's mission work and advocate for future disaster preparedness and recovery efforts.

Highlight of salvaged materials:

1,333 floorboards of various lengths
 135 doors
 123 light fixtures
 80 windows

Total estimated human hours on project:

10	INRCOG
25	City of Waverly
62	Preservation Iowa
343	Waverly Historic Preservation Commission
<u>1,809</u>	AmeriCorps NCCC Maple One team
2,249	Total