

# *Iowa City Historic Preservation Plan*

## *Appendices*



**IOWA CITY  
HISTORIC PRESERVATION PLAN  
2008**

Appendices

*Prepared for*  
*the City of Iowa City*  
*and*  
*the Iowa City Historic Preservation Commission*

February 2008



# **IOWA CITY HISTORIC PRESERVATION PLAN 2007**

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**Appendix A: Chronological Overview of the Historic Preservation  
Movement in Iowa City, Iowa: 1957–2006**





## **Appendix A: Chronological Overview of the Historic Preservation Movement in Iowa City, Iowa: 1957–2006**

### Abbreviation Key

CLG—Certified Local Government  
FHP—Friends of Historic Preservation  
HABS—Historic American Building Survey  
HPC—Historic Preservation Commission  
HRDP—Historic Resource Development Program  
HUD—Housing and Urban Development  
ITC—Investment Tax Credit  
JCCOG—Johnson County Council of Government  
NRHP—National Register of Historic Places  
P&Z—Planning and Zoning  
Project: GREEN—Project: Grow to Reach Environmental  
Excellence Now  
SHPO—State Historic Preservation Office  
UI—University of Iowa

1957—Old Brick and Old Capitol documented through Historic American Building Survey program (HABS).

1959—Grant Wood House, 1142 E. Court Street, documented through HABS.

1960—Robert Wheeler's University of Iowa (UI) Thesis on redevelopment potential in the downtown.

1962—Older neighborhoods rezoned to R3A to allow for apartment building near the University and satisfy growing housing needs of the student population.

1963—Urban Renewal first proposed.

1964—Plum Grove documented through HABS program.

1964—Urban Renewal planning began.

1964—Congregation of First Presbyterian Church began considering building a new structure to replace “Old Brick.”

November 1964—National Association of Real Estate Boards completes a “Build America Better” study of Iowa City in coordination with the “Build Iowa City Better Committee” of the Iowa City Board of Realtors. Study recommended 19 actions in the areas of housing and building code improvements, inspections, neighborhood conservation, a division of urban renewal efforts into smaller projects to be undertaken in one area at a time, a sign ordinance, zoning changes to encourage industrial development, establishment of a professionally staffed downtown development organization, adoption of a UI master plan and definition of land boundaries, and expansion of necessary City staff.

1966—Program for federally financed urban renewal presented to the public. Plan called for condemnation, razing and sale of vacant property to redevelopers. Also, construction of a parking ramp and pedestrian mall and making land available to UI. City approved required ordinance for condemnation to begin.

1966—Sycamore Mall opened and Sears moves out of downtown.

1967—Old Capitol documented through HABS program a second time.

1967—Margaret Keyes *Nineteenth Century Home Architecture in Iowa City* published by University of Iowa Press.

1967—Law suit against the City alleging conflict of interest of City Council members (property interests in the renewal area) voting on the renewal plan. Injunction granted by Johnson County District Court.

1967—Beautification Committee established through Citizens for a Better Iowa City. Project GREEN (Grow to Reach Environmental Excellence Now) formed as a volunteer beautification group growing out of the Beautification Committee the same year. Founders included Nancy Seiberling, Gretchen Harshbarger and Jim Maynard.

1968—Injunction decision appealed to the Iowa Supreme Court.

1968—“Architectural Heritage Committee” formed within Project: GREEN with Bob Alexander presenting a public program on local architectural heritage.

October 1968—In Project Green, Betsy Farr agrees to be first Architectural Heritage Committee chair. Members included: Sarajane Boyd, Ruth Hudson, Sherry Pugh, Mary Neuhauser, Myrtle Markhan, Lois Jensen, Margaret Keyes, Jim Harris, Margaret Trott, Marian Baird, Sally Baldus and Joan Liffing Zug.

1969—Project GREEN beautification award to restoration of the IXL building.

March 1969—Iowa Supreme Court upheld the injunction.

April 1969—Iowa General Assembly passed legislation reversing the Supreme Court decision and allowing.

September 1969—City Council approves 19 separate resolutions approving past urban renewal actions, including condemnations.

November 1969—Project: GREEN's architectural survey underway with the assistance of Bob Alexander and the Architectural Heritage Committee; city was divided into quadrants and volunteers canvassed the neighborhoods to identify architecturally important residences; work underway in the downtown in November.

1969—Urban renewal plan submitted to federal government for approval.

1970—Old Brick put up for sale but no offers received.

September 1970—Civic Center Plaza project proposed by Project GREEN.

September 1970—Project GREEN's Architectural Heritage Committee is unsure how to proceed noting the “urban renewal area presents problems” and that architectural expertise is needed. Group decides to focus on doing a tour guide and other public information efforts.

Early 1970s—Downtown Association formed in affiliation with the Chamber of Commerce consisting of downtown merchants (not necessarily property owners) in support of urban renewal.

Early 1971—Old Brick listed for sale with a local realtor.

1971—Project GREEN begins publishing architectural heritage placemat series. By 1976, more than a half million placemats were sold and used by local restaurants and businesses. Series featured landmark buildings including those threatened with demolition (Old Brick and Trinity Episcopal Church) and popular tourist spots (Old Capitol and Plum Grove).

October 1971—Board of Regents endorsed restoration of Old Capitol with fund raising to be conducted by UI Foundation and UI Alumni Association. \$250,000 “seed money” received from Roy and Lucille Carver for project.

1972—Old Capitol listed in the NRHP. Ferry and Henderson, architects, Springfield, Illinois selected for first phase (later for balance of project). Interior removal of alterations begins. Grant for maintaining open spaces around the Capitol received from HUD (\$313,660) and funds for restoration (\$54,498) from the National Park Service.

1972—Project GREEN beautification effort included planting of 10,000 trees in Iowa City.

1972—Plum Grove nominated to the NRHP. (Plum Grove owned by the State Conservation Commission beginning 1941, opened to the public in 1946 with restoration donated by the National Society of Colonial Dames.)

April 1972—Larry Lafore becomes new chair of Project: GREEN's Architectural Heritage Committee. Year's activities include supporting conservation of historic Iowa City areas such as Summit Street; studying the possibility of listing important buildings on the NRHP; and collecting materials for a photo guide of Iowa City.

July 1972—Summit Street neighbors submit rezoning petition for their neighborhood (R3A to R3 or R2). City staff and P&Z want to study the rezoning in the context of a larger area. Study to be completed by December 1972.

August 1972—Farmers Market opens in Civic Plaza area; only one farmer shows up with produce.

October-November 1972—Summit Street neighbors effort to rezone their neighborhood to not allow apartments failed at City Council level.

February 1973—A.W. Pratt House, 503 Melrose Ave., listed on NRHP.

March 1973—HUD threatens to pull out of urban renewal unless progress is made quickly. Local investors sought to support the concept of urban renewal—key individuals included Richard Summerwill (Iowa State Bank and Trust), Jay Oehler (lawyer) and Freda Hieronymus (property owner).

April 1973—Single developer found for urban renewal project, Old Capitol Associates, which was formed as joint venture of Link Programs, Inc. out of Chicago and nine local partners who formed Old Capitol Business Center Company (Jay Oehler and Wilfreda Hieronymus, general partners). A total of 10 percent of the joint venture was held locally.

May 1973—Plum Grove, 1030 Carroll Ave, listed on NRHP.

June 1973—Congregational Church, 30 N. Clinton, listed on NRHP.

July, 1973—College Block, 127 E. College St., listed on NRHP; demolition for urban renewal halted by the City.

August 1973—Old Brick placed on the NRHP.

August 1973—Draft EIS for urban renewal project made public.

August 1973—East Hall Annex demolished. Originally a City Park, then given to the UI for construction of East Hall. During the 1930s suit was brought by citizens to block expansion of the building on the grounds that it had been illegal for the City to give the ground away for non-park purposes originally. Law suit failed because plaintiffs were not allowed to sue the University at that time.

September 1973—Purchase of the Lasansky House (at Summit and Court sts.) by "Preservation Society Inc." to prevent it from being razed and an apt. house built. Members include nine Summit Street neighboring families, most with UI connections (Trotts, Aydelottes, Sgontzs, Albrechts, Lafore, Leggetts, McDowells, Roses, and Ehrhardts). 18-month battle followed to down zone the area. Restrictive covenant planned for the house before resale.

October 1973—Summit Street Historic District listed on NRHP after two-year effort by neighbors.

October 1973—City receives bids for single developer of downtown. Old Capitol Associates is only bidder.

December 1973—City accepts bid from Old Capitol Associates and contract negotiations begin.

Late 1973—UI makes offer on Old Brick to keep property adjoining the campus from being turned to commercial use. Agreed price was \$140,000 and building must be razed before acquisition.

January 1974—Old Brick contract signed between congregation and UI. Some stained glass and the Old Brick cornerstone removed a short time later.

1974—Design Review Committee formed to conduct design review of urban renewal construction projects (outgrowth of Project GREEN's advocacy).

1974—Old Capitol receives \$330,000 from State of Iowa for newly discovered structural problems. Restoration formerly begins on \$1,598,000 restoration. Viggo M. Jensen Company of Iowa City selected contractor.

1974—Laitner lawsuit brought by Iowa State Public Interest Research Group (ISPIRG) against the City challenging the findings of the downtown urban renewal EIS. Federal court found in favor of the City.

1974—Katzenmeyer case brought against the City regarding the contract with Old Brick Associates dismissed by agreement between parties.

1974—Public debate about constructing low income elderly housing on Chauncy Square Plaza, recently completed Project GREEN and City beautification project site.

January 1974—Board of Regents agree to buy Old Brick property if building is razed by January 1976.

March 1974—Old Capitol Associates signed a contract with the City to serve as single developer of the urban renewal parcels.

March 1974—Negative vote on City referendum to use general obligation bonds for urban renewal expenditures.

July 1974—Close Mansion listed on NRHP. Nominated by Project GREEN's Architectural Heritage Committee. (Johnson County, owner)

September 1974—Samuel J. Kirkwood House, 1102 Kirkwood St., listed on NRHP.

August 1974—Jacob Wentz House, 219 Gilbert, listed on NRHP.

December 1974—Trinity Episcopal Church, 320 E. College St., listed on NRHP.

1975—Public art secured by Project GREEN for Civic Center and Physics Building using NEA grant and private contributions.

January 1975—Project GREEN proposes redesign of College Hill Park as College Green Park as a Bicentennial project. Controversy ensues over the merit of changing what was perceived by some as an already successfully functioning park.

March 1975—Johnson County Courthouse listed in National Register of Historic Places (NRHP).

April 1975—Henry C. Nicking House, 410 E. Market, listed NRHP.

July 1975—19th Century Architecture, Inc., a non-profit group, formed by James Juilfs to buy, restore, and sell historic houses in Iowa City.

September 1975—Friends of Old Brick Presbyterian Church, Inc. formed by Emil Trott. First board of directors also included Thomas Baldrige, Jeffrey Schabilion, Corinne Sutter and Dorothy Wipple.

October 1975—Friends of Old Brick receive estimate of rehabilitation costs (\$150,000) and structural condition report from Wehner, Nowysz, Pattschull and Pfiffner.

October 1975—Restoration of Old Capitol completed.

1975—Unsuccessful attempt to secure zoning changes restricting apartment construction in near North Side.

1975—Old Capitol Associates continued to negotiate with City with construction to begin on Plaza Centre One.

Mid-1975—Iowa Lutheran Campus Ministry approached the Board of Regents about purchase of Old Brick and negotiations breakdown. January 1, 1976 deadline given to Lutheran Church in America to decide on purchase.

1976—Eastham case brought against the City found that the City's urban renewal redevelopment contract with Old Capitol Associates was invalidated due to faulty bidding procedures (once bids were received from a single developer, the City had negotiated terms other than those advertised).

1976—New City Manager and City hires Zuchelli, Hunter and Associates to assist with urban renewal process.

March 1976—Hummer Mill/Katzenmeyer Feed and Seed Store converted to law offices for Honohan, Epley and Lyon; total of 2,00 sq. ft. on each of three floors.

April 1976—Project GREEN produces Summit Street heritage placemat series in cooperation with Chamber of Commerce.

July 19, 1976—Demolition of Old Brick windows begun and a temporary restraining order petition filed.

July 26, 1976—Temporary injunction received in the petition *John Knox et al. v. State of Iowa et al.*

August 1976—UI purchased two urban renewal parcels for \$264,460—land for Lindquist Center addition and open space for Main Library south entrance.

August 1976—Old Brick Defense League officially formed with Robert Dykstra, President; James Van Allen, Elizabeth Bunge and Andrea Hauer as its board of directors in order to take the Old Brick case into district court. The League requests Preservation Services Fund grant to defray legal expenses of Attorney John Nolan from the National Trust for Historic Preservation. IRS non-profit status received October 1976.

September 16, 1976—Old Brick hearing on temporary injunction resumed.

September 21, 1976—Adrian Andersen submits plan to make Old Brick headquarters for the Division of Historic Preservation, Iowa State Historical Department.

October 5, 1976—Regents turn down Old Brick adaptive reuse plan.

Mid-October 1976—Old Brick Associates formed as a limited partnership to raise private funds to purchase Old Brick and carry out Andersen's plan.

October 1976—\$109,332 grant from HUD received by City of Iowa City and UI Department of Urban and Regional Planning to study near North Side neighborhood. Study will a) develop a set of ordinances and/or regulations to

control development and land use, b) stimulate resident investments and protect them from side effects of nearby activities, c) integrate commercial and mixed residential land uses, d) incorporate historic preservation as an element of the justification and enforcement of neighborhood protection policies, and e) encourage more efficient use of urban land by emphasizing performance standards in evaluating the compatibility of higher intensity uses in existing neighborhoods.

October 1976—McCollister-Showers farmstead, Sand Road, (Linda and William Norton, owners) listed on NRHP.

November 1976—Czecho-Slovakian Association Hall, 524 N. Johnson St., listed on NRHP. Doris and William Preucil, owners; reused as Preucil School of Music.

1977—City rebid urban renewal parcels for redevelopment by multiple developers. Some parcels continue to be bid until interest surfaced and bid prices grew in 1979 (hotel site).

Early 1977—First National Bank approved loan to Old Brick Associates for purchase of Old Brick.

January 1977—Apartment Building, 902 N. Dodge, subject of voluntary construction moratorium to comply with large-scale residential development ordinance.

February 1977—Modified urban renewal plan accepted by City Council. Prepared by Zuchelli, Hunter and Associates. Calls for scaled down development, less parking in ramps, land for a Library, sale of property in clusters of parcels rather than total of 11 acres to one developer, competition on parcel price, sale of some properties as individual properties.

March 1977—Work begun on forming Johnson County Heritage Trust (principally an environmental group).

April 15, 1977—Sale of Old Brick to Old Brick Associates completed after several months of financial negotiations between Church, bank, SHPO and Regents.

April 1977—Old Jet controversy begins after Project: GREEN undertakes beautification project at Iowa City Airport involving the removal of Korean War era F86 jet. City Council and veterans groups protest and controversy ensues. Media dubbed the issue “Old Jet” following the “Old Brick” debate.

May 1977—Johnson County Court House received \$5,000 federal grant for rehabilitation project.

June 1977—Division of Historic Preservation move into temporary space in the modern addition to Old Brick while rehabilitation of basement is completed.

August 1977—Lindsay Mansion, 935 College Street, listed on NRHP; recently remodeled and converted into apartments by owner, Cora Griffin.

August 1977—Old Brick receives permission to operate as office space despite lack of necessary parking (2 places short).

September 1977—Windrem House, 604 Iowa Ave. (Edwin B. Green, owner) and Cavanaugh House, 704 Reno St. (Gary Gaines, owner) listed on NRHP.

October 1977—First products of HUD-UI study completed; recommendations made for capital improvements for the North Side and possible historic district designation.

October 1977— P&Z supports City Council moratorium on building permits in north side, approx. 50 sq. blocks. City Council approves November 1st.

November 1977—Bids received for the City's urban renewal parcels including College Block building.

1978—Old Capitol Limited Partnership formed to raise additional equity for Old Capitol Associates and the shopping center project.

January 1978—\$35,000 federal grant received for acquisition of Old Brick; also, \$20,000 for Close Mansion rehabilitation and \$4,500 for rehabilitation of the Czechoslovakian Association Hall, 524 North Johnson St.

January 1978—Building moratorium in north side amended to allow remodeling but not expansion of buildings. Conflict between aggressive housing inspection efforts by the City and building moratorium for planning and zoning purposes.

April 1978—Oakes-Wood House, 1142 E. College, listed on NRHP.

April 1978—Second \$35,000 federal grant received for acquisition of Old Brick. College Block, 127 E. College, received \$5,000 federal grant for rehabilitation of the building.

April 1978—Pentacrest listed on NRHP. City objected to the listing of the sidewalks as a part of the nomination.

April 1978—Old Jet controversy resolved after Project: GREEN and City cooperate to restore and reinstall the Korean War F86 jet at the Iowa City Airport. Veterans groups assume maintenance responsibility. Total cost to Project: GREEN was \$8,500.

July 1978—Vogt House, 800 N. Van Buren St., listed on NRHP.

September 1978—Bushnell's Turtle reopens in College Block Building.

November 1978—Opera House Block, 212 S. Clinton St., listed on NRHP.

December 1978—Burkeley Apartments (former Park House Hotel), 130 E. Jefferson, listed on NRHP.

March 1979—Rehabilitation of 402 Iowa Avenue by State Historical Society completed for use as offices.

March 1979—Woodlawn Historic District listed on NRHP.

April/May 1979—Charles H. Berryhill House, 414 Brown, and F.X. Rittenmeyer House, 630 E. Fairchild, listed on NRHP.

February 1980—St. Mary's Catholic Church, 220 E. Jefferson St. listed on NRHP.

March 1980—Close Mansion, 538 S. Gilbert, sold by County at auction to Charles A. Skaugstad for conversion to interior design studio and shop, offices and apartment. \$20,000 grant to be used towards the purchase price.

October 1980—Friends of Old Brick sponsor *Adaptive Use and Preservation of our Architectural Heritage—a Symposium* at Old Brick.

November 1980—Building at 218 E. Washington rehabilitated privately by Benjamin Chait with shops on first floor and offices and apartments on second and third floors.

April 1981—City Council reviews report on “Housing and Historic Preservation” which recommends that a municipal historic preservation ordinance be drafted and acted upon by the City Council.

August 1981—A draft historic preservation ordinance is completed by City staff.

September 1981—North Side Residential District and North Side Commercial District nominated to the NRHP following survey work in three neighborhoods (North Side, Goosetown and College Hill) during summer 1981 by a planning intern, James Jacobsen, working for City of Iowa City.

September 1981—City Council created seven member Historic Preservation Task Force including three citizen volunteers (George R. McCormick, John G. Kolp, & Margaret Nowysz) and one member of the Committee on Community Needs (Margaret Bonney), the Planning and Zoning Commission (Loren Horton), the Design Review Committee (Laurence Lafore) and the Housing Commission (Kathleen Graf). Objective was to review a draft preservation ordinance and make recommendations to the City Council by March 1982.

November 1981—Old Brick Associates acquires new local investors as costs rise on the shopping center.

March 1982—Historic Preservation Task Force Report completed and submitted to City Council recommending the adoption of an ordinance and that designation should be sought for Summit Street, Woodlawn and the North Side.

March 1982—The City's Design Review Committee sponsors traveling exhibit titled *New Business: Old Buildings*, which features photo displays of eight successful downtown rehabilitation projects completed during urban renewal period: First National Bank, College Block, Hayek Law Office, IXL Building, Gringos, the Fieldhouse, Maxwell's and the Koza Building. The exhibit was displayed in all downtown banks and Old Capitol Center.

April 1982—Letovsky-Rohert House, 515 E. Davenport, listed on NRHP.

April 1982—Historic Preservation Ordinance reviewed by City Legal staff, Housing and Inspection Services. HP Task Force meetings with City Council.

May 1982—60 day moratorium on building permits in the College Hill area approved by City Council while plans for rezoning area are considered (R3A to R3). Council response came within one week of submission of rezoning petition by College Hill Park Neighbors group.

June 1982—Last meeting of Task Force.

September 1982—Thomas Carson House, 902 E. College, listed on NRHP.

November 1982—Jackson-Swisher House, 120 Fairchild, listed on NRHP.

December 1982—Chicago, Rock Island, & Pacific RR Depot, 115 Wright St., listed on NRHP.

December 13 (21?), 1982—HP ordinance (#82-3098) adopted creating HPC and power to designate ordinances covered by design review.

January 1983—Boerner-Fry Company, 322 E. Washington; George Van Patten House, 9 S. Linn; and Billingsley-Hills House, 629 Melrose Ave., listed on NRHP.

April 27, 1983—First meeting of the Iowa City Historic Preservation Commission (HPC). Members included Margaret Nowysz, Chairperson, Howard Jones, Vice-Chairperson, Greg Duffey, James Hayes, Chuck Skaugstad, Jr., Steven VanderWoude, and Larry Baker (P&Z representative).

April 1983—A.W. Pratt House, 503 Melrose Ave (Ronald Van Orden and Myles Braverman, owners); Van Patten House, 9 So. Linn St. (Emil Trott home and law offices); and Boerner-Fry Company, 322 Washington St. (Washington Park Inc., owner) listed in the NRHP.

May 1983—HPC requests funding to acquire and rehab a deteriorated property with Jobs Bill funds and develop an educational component of the project.



June 1983—UI President's Mansion rehabilitation completed for \$300,000.

September 1983—Summit Apartment Building listed on NRHP.

December 1983—First Annual Awards Program with awards to Shimek School, 928 N. Dodge St., (Rosalie and James Seeks); Close House, 538 S. Gilbert (Charles Skaugstad family); and Iowa City Senior Center/Old U.S. Post Office, 28 S. Linn St.

1983—FY 83, HPC's first year accomplishments included preparation of by-laws, development of an awards program, nomination of Woodlawn and Summit Street historic districts, as local districts, and discussion of future district boundaries in the North Side, Goosetown and College Hill areas. Focus of early discussions on education

1984—HPC published the first edition of *The Who to Book*, a guide to skilled historic rehabilitation and restoration craftsman, consultants, and contractors; new edition updated and reprinted in 1991 by Friends of Historic Preservation.

Early 1984—\$2.08 million Urban Development Action Grant (UDAG) approved for downtown hotel project.

April 1984—Settlement reached between owner of College Block building and Hotel developer regarding damage to the College Block due to hotel construction.

May 1984—HPC endorsed amendment to the Zoning Ordinance allowing waiver of requirements in the development of historic structures in the RM-12 zone.

May 1984—North Side Residential District and North Side Commercial District recommended for approval as local historic districts by HPC and forwarded to the P&Z Commission and from there to City Council.

May 1984—Emmanuel House, 925 Kirkwood, used as a retreat center.

May 1984—Ten years of archeological excavations at Plum Grove (1974, 1978, 1979, 1980) concluded with displays open to the public. Funding from Iowa Humanities Board, UI's anthropology department, Iowa Conservation Commission and Project Green.

May 1984—Fred Kent, former UI photographer, was first recipient of Preservation Week Award. Hosted other Preservation Week education activities.

June 1984—Chicago, Rock Island and Pacific Railroad Depot converted to law offices for Neuzil and Sanderson using historic rehabilitation tax credits.

June 1984—HPC secures Certified Local Government Grant (CLG) grant to establish a historic preservation resource center, secure CLG status for Iowa City, and research funding sources and public relations opportunities.

July 1984—Close Flaxseed Warehouse, 521 S. Gilbert, listed on NRHP.

1984—HPC members included Margaret Nowysz, Chairperson, Howard Jones, Vice-Chairperson, James Hayes, Steven Vanderwoude, and Rod Perry (P&Z), Connie Champion (Summit St.), Barbara Wagner (Woodlawn).

September 1984—Preservation ordinance amended (84-3204) to include provisions for streamlining procedures including establishing a Certificate of No Material Effect and modification of procedures for designating historic districts.

Late 1984—North Side neighborhood meetings and HPC discussion continues on the North Side local district nomination.

January 1985—Second Annual Historic Preservation Awards Program recipients included Chicago, Rock Island and Pacific Depot, 119 Wright St. (Ralph Zeuzil and Dale Sanderson); Rocky Rococo Pizza, 118 S. Dubuque (Richard Kruse); West Terrace, Old Capitol (Margaret Keyes); and the Verna Goodner House, 230 S. Dodge St. (Steve Schneberger).

February 1985—School District considers Sabin School preservation.

April 1985—North Side resident opinion questionnaire discussed.

May 1985—Irving Weber received the Preservation Week Award.

June 1985—Economy Advertising buildings sold to Towncrest Investment Associates for rehabilitation as offices and shops. Transfer of ownership takes place March 1986. Project dubbed “Brewery Square.” Lepic-Kroege (Kevin Hanick) are leasing agents and Gary Nagle is architect.

FY 1985—Education efforts included work with local chapter of AIA on good architectural and preservation design; organized series of building and home preservation workshops with Kirkwood Community College; received funding for Iowa Community Cultural Grant to produce a preservation film.

August 1985—CLG grant received to prepare Goosetown NRHP application.

Late 1985—Discussion continues on North Side local district nomination.

December 1985—HP ordinance amended (#85-3268) to allow HPC to review nominations of local properties to the NRHP.

January 1986—Third Annual Awards Program recipients included 403 Melrose Ave. (Mace Braverman); Eskin House, 1047 Woodlawn (Sandy Eskin); Foster-Milman House, 417 Brown St.; and Mid-Eastern Iowa Community Mental Health Center, 505 E. College St.

March 1986—Public hearing on proposed North Side District.

April 1986—Second hearing on proposed North Side District.

April 1986—Arthur Hillyer Ford House, 228 Brown St.; Economy Advertising and Union Brewery, 119 & 127 n. Linn St.; Franklin Printing, 115 S. Gilbert; and Paul-Helen Building, 207 E. Washington, listed on NRHP.

May 1986—Preservation Week Awards to Joseph and Tillie Baker, James Harris, Emil and Margaret Trott and Dorothy and Charles Whipple for Old Brick efforts.

FY 1986—Preservation Ordinance amended to allow HPC to review NRHP nominations; completed local preservation film.

September 1986—Paul Helen Building, owned by Hawkeye-Bay States investors, was in the midst of a 2 year renovation using historic rehabilitation tax credits. Bill Nowysz, architect.

September 1986—Friends of Old Brick file lawsuit against Old Brick Associates.

September 1986—Request to HPC to support rezoning of 19 Evans St. due to fact that the building would be rehabilitated.

December 1986—HPC and staff seek historic district signage designation. Signs installed July 1987.

March 1987—Iowa City secures status as CLG.

March 1987—Preservation Awards given to owners of Arthur Hillyer Ford House, 228 Brown St. (Jacqueline Peterson); Dwight Hunter Duplex, 1011 E. Washington (Beverly Whiting); Brewery Square, 117 N. Linn St.; Marvin Dawson House, 922 E. Bowery St.; Ewers Men's Store, 28 S. Clinton St.; and Commerce Center, 325 E. Washington St.

April 1987—Joint meeting of HPC with P&Z re: North Side District.

May 1987—HPC receives denial of CLG funding for Downtown Facade Renovation Program.

May 1987—Preservation Week activities included Preservation Week award to Margaret Keyes, an in-service art teachers training session and neighborhood walking tour for school children.

May 1987—Joint meeting of HPC with P&Z re: North Side District nomination.

May 1987—July, 1987—St. Mary's School buildings demolished for construction of a new center for UI students, faculty and staff.

June 1987—HPC reviews proposed new construction guidelines and procedural rules for review of building permits within historic districts.

July 1987—HPC votes to have penalty for illegal demolitions raised to \$1,000. (no action taken by Council)

FY 1987—HPC included Russell, VanderWoude, Sue Licht,

September 1987—Joint meeting of HPC with P&Z re: North Side District nomination. Boundaries of district revised.

October 1987—Joint meeting of HPC with P&Z re: North Side District nomination and public hearing on district.

November and December 1987—HPC reviews revised drafts of Procedures for Historic Preservation Review and Guidelines for New Construction.

January 1988—HPC resubmits CLG grant request for Downtown Survey and Facade Renovation Plan.

May 1988—Historic Preservation Week activities included annual awards to owners of Barnes-Crowley House, 614 N. Johnson St. (Mr. and Mrs. Roger Anderson); Paul Helen Building, 209 E. Washington St.; 340 E. Burlington St., (Jim Glasgow); and Iowa Avenue Bridge Reconstruction (Shive-Hattery Engineers and Architects); 405 S. Summit St. (Mr. and Mrs. David Jepsen); Fairall House, 412 S. Summit (Mr. and Mrs. Douglas Pieper); Davis Hotel, 332 E. Washington (Bruce Glasgow); and Breneman Seed Building (401 S. Gilbert (Benjamin Chait). Annual Margaret Nowysz Award established and presented to members of her family.

June 1988—HPC has further discussion of North Side District turns to street by street nominations focusing on southern portion which is under developer attack.

July 1988—HPC approves policy to allow staff screening of projecting applications before forwarding to HPC.

FY 1988—Other HPC activities included establishment of a historic preservation fund to receive donations and to be used by the HPC for educational activities; creation of a Preservation Corner Column as a regular feature in the newspaper

August 1988—Rezoning request for 528 Iowa Avenue, 530 Iowa Ave and 15 N. Johnson (UI Community Credit Union) reviewed by HPC.

November 1988—HPC considers development of historical map/tour guide. HPCers included: Russell, VanderWoude, Bonnie Sierk (Summit St.), John Scott (Woodlawn), Kern, Licht and Kyran Cook (P&Z).

December 11, 1988—Friends of Old Brick reorganized as Friends of Historic Preservation.

1989—Iowa City: *An Illustrated History* written by Gerald Mansheim and co-sponsored by Friends of Historic Preservation, Hawkeye Medical Supply, Iowa State Bank and Trust, Hills Bank and Trust, City of Iowa City, and First National Bank to commemorate Iowa City's Sesquicentennial—1839-1989.

1989—Iowa City HPC publishes *A Guide to Historic Iowa City*, an historical guide map of Iowa City; printing supported by Iowa City realtors.

1989—Friends of Historic Preservation launched newsletter entitled *Past, Present and Future*.

April 1989—Plans announced to raze St. Patrick's School.

May 1989—Sixth Annual Awards Program recipients included Kirkwood School, 650 Kirkwood Ave. (Keith Achepohl); Unitarian Church, 10 S. Gilbert; Johnson County Courthouse, 417 S. Clinton; Hutchinson-Kuhl House, 119 Park Road (UI Press); 410 Iowa Avenue (United Action for Youth); 1024 E. Jefferson and 225 N. Governor (Ron Johnson); and 1123 E. College St. (Frank Gersh and Martha Gordon).

August 1989—New historic district sub-committee to focus on Bella Vista and College Green Park areas.

September 1989—Johnson County Board of Supervisors approves preservation of Johnson County Asylum.

October 1989—College Green Park landscaping plan announced and fundraising begins by Project GREEN.

October/November 1989—work begins on Summit Street Plan at direction of HPC.

FY 1989—HPC activity for year included the following: adoption of an official logo for the HPC; establishment of streamlined procedure for rehabilitation projects allowing staff to make initial determination of eligibility and approve projects where buildings are determined not-eligible; preparation of a negative recommendation on rezoning request by UI Credit Union; receipt of a CLG grant for producing "Guide to Historic Iowa City;" and co-sponsorship of 430 S. Summit St. as a part of Iowa city's Sesquicentennial Celebration House Tour.

January 1990—HPC discussed and approved design guidelines.

March 1990—City Council approved \$25,000 for brick street paving.

April 1990—Nauman Reconnaissance Survey funded by Community Development BLock Grant (CDBG) completed and submitted to HPC for area bounded by Gilbert, RR tracks, Governor and Burlington Streets.

May 1990—National Historic Preservation Week activities included awards program with recipients as follows: Sandy Eskin, Margaret Nowysz Preservation Person of the Year Award; 322 E. Bloomington St. (Howard Carroll), 430 S. Lucas (Carolyn Dyer), 830 E. College St. (Mary Jane Griswold), 1016 Bloomington (Mark and Deborah Kummer), Courthouse Courtroom (Johnson County Board of Supervisors), First United Methodist Church, 214 E. Jefferson, and 524 N. Johnson (Preucil School of Music).

September 1990—Johnson County Council of Governments (JCCOG) produced the Summit Street Traffic Study to analyze the current traffic conditions, develop forecasts and analyze alternatives for traffic management and improvements in the future.

September 1990—Neighborhood Services activity discussed with HPC.

October 1990—Iowa Historic Resource Development Program (HRDP) grant (\$25,000) to HPC for preparation of a historic preservation plan approved.

- December 1990—Summit Street Preservation Plan produced by HPC and City staff.
- January 1991—CLG grant for Moffit Cottage nomination submitted, Daum Residence Hall demolition debated and Brown Street district nomination proceeds.
- March 1991—Evans Street Bridge design reviewed and rejected by HPC; Alternatives suggested to Gloria Dei Lutheran Church's parking lot development involving demolition of three houses.
- March 9, 1991—Friends of Historic Preservation presents workshop “Bring Preservation Home: Maintaining and Restoring the Wooden House” and Preservation Fair with 21 exhibitors; 200 people attend; project underwritten by Historic Resource Development (HRDP) Grant; a video-tape of the workshop and fair were produced and distributed through the State Historical Society’s Congress of Historical Organizations.
- 1991—Friends of Historic Preservation update and reprint the organization’s popular 1984 *Who To Book* and publish a new booklet, *Iowa City Neighborhood Design Book* in conjunction with the Iowa City HPC.
- May 1991—Architectural salvage grant requested through HRDP program by City rehab staff.
- 1992—Demolition of two houses at southwest corner of Dubuque and Church streets in order to build apartment buildings.
- 1992—Iowa City HPC completed 10-month strategic planning process to develop a comprehensive historic preservation plan for community; Svendsen Tyler, Inc. of Davenport retained as planning consultant; City Council unanimously adopted *Iowa City Historic Preservation Plan* in October 1992.
- 1992—Friends of Historic Preservation completed the move, rehabilitation and resale of a threatened house; moved from 703 Bowery Street to 451 Rundell Street.
- 1993—After attempts were made to save Bluffwood Cottage along Rochester Road in situ, local groups sought to have it moved to Hickory Hill Park and serve as a nature center or incorporated into redevelopment plans; efforts failed and cottage was razed.
- 1993—Salvage Barn reopens as a Friends of Historic Preservation operation after two years as a City rehab staff undertaking
- May 5, 1993—“The Small Homes of Howard F. Moffitt in Iowa City and Coralville, Iowa, 1924-1943” Multiple Property Documentation Form listed on NRHP; “Muscatine Avenue Moffitt Cottage Historic District” listed on NRHP; both nominations prepared by Tallgrass Historians of Iowa City.
- 1994—Friends of Historic Preservation offers small restoration grant program to historic building owners for completion of exterior work consistent with the Secretary of the Interior’s Standards; program funded by sales from Salvage Barn; by 1999, 50 grants awarded in this popular program.
- May 1994—Friends of Historic Preservation and Iowa City HPC begin co-sponsorship of Preservation Awards. Historic Preservation Awards given to 12 projects under two categories: painting and exterior finishes and rehabilitation. Margaret Nowysz Historic Preservation Person of the Year Award to Jan Nash, Iowa City historic preservation consultant.

| <u>Year</u> | <u>Paint/Exterior<br/>Finishes</u> | <u>Rehabilitation</u> | <u>Additions/New<br/>Construction</u> | <u>Residential<br/>Stewardship</u> | <u>Total<br/>Residential</u> | <u>Commercial<br/>Rehabilitation</u> | <u>Commercial<br/>Stewardship</u> | <u>Total<br/>Commercial</u> |
|-------------|------------------------------------|-----------------------|---------------------------------------|------------------------------------|------------------------------|--------------------------------------|-----------------------------------|-----------------------------|
| 1994        | 7                                  | 5                     | 0                                     | 0                                  | 12                           | 0                                    | 0                                 | 0                           |
| 1995        | 9                                  | 7                     | 0                                     | 0                                  | 16                           | 0                                    | 0                                 | 0                           |
| 1996        | 7                                  | 4                     | 0                                     | 0                                  | 11                           | 4                                    | 0                                 | 4                           |
| 1997        | 8                                  | 7                     | 0                                     | 0                                  | 15                           | 4                                    | 0                                 | 4                           |
| 1998        | 7                                  | 7                     | 4                                     | 0                                  | 18                           | 0                                    | 0                                 | 0                           |

July 1994—Historical and architectural survey of College Hill neighborhood completed by Tallgrass Historians.

September 23, 1994—“Historic Resources of Iowa City, Iowa” Multiple Property Documentation Form listed on NRHP; Brown Street Historic District listed on NRHP; both prepared by Svendsen Tyler, Inc. in 1992.

May 1995—HPC and Friends of Historic Preservation give out 16 Historic Preservation Awards under two categories: painting and exterior finishes and rehabilitation. Margaret Nowysz Historic Preservation Person of the Year Award not presented.

1995—Friends of Historic Preservation completes rehabilitation and resale of 412 Church Street during summer with volunteers and contracted services; Friends supports efforts to down-zone Church Street area.

1995—County-wide tour of historic sites sponsored by Friends of Historic Preservation and Johnson County Historical Society including Plum Grove.

1995—Conservation district overlay designation added to the Iowa City Zoning Ordinance.

May 1996—Historic Preservation Awards presented by HPC and Friends of Historic Preservation to 15 projects in three categories: painting and exterior finishes, residential rehabilitation, and commercial rehabilitation. The Margaret Nowysz Historic Preservation Person of the Year Award was presented to Ginny Blair, preservation volunteer and activist.

1996—Survey of the Dubuque/Linn Street Corridor completed by consultant Molly Myers Nauman.

1996—Survey of Longfellow Neighborhood (Phase I) begun by consultant Molly Myers Nauman.

1996—Iowa City revises its historic preservation ordinance to allow individual landmark designation; 36 local landmarks designated in Downtown, Dubuque/Linn Street corridor, North Side neighborhood, Goosetown neighborhood, College Hill neighborhood, Longfellow neighborhood, Kirkwood neighborhood, Melrose neighborhood, near Southside neighborhood, and outlying areas; Friends of Historic Preservation place commemorative plaques at the landmark sites.

1997—Survey of a portion of the North Side—Original Town Plat of Iowa City—Phase I—completed by Tallgrass Historians; “Historic Folk Housing of Iowa City, 1839-ca.1910” Multiple Property Documentation Form prepared for survey report but not submitted to NRHP.

May 1997—Historic Preservation Awards presented by HPC and Friends of Historic Preservation to 19 projects in three categories: painting and exterior finishes, residential rehabilitation, and commercial rehabilitation. The Margaret Nowysz Historic Preservation Person of the Year Award was presented to two former HPC members, Douglas Russell and Susan Licht.

July 9, 1997—“College Green Historic District” and “East College Street Historic District” are listed on NRHP; both prepared by Arbogast & Eckhardt of Iowa City.

May 1998—HPC and Friends of Historic Preservation give out 18 Historic Preservation Awards under three categories: painting and exterior finishes, residential rehabilitation, and additions/new construction. Margaret Nowysz Historic Preservation Person of the Year Award not presented

July 1998—Survey of Longfellow Neighborhood (Phase II) completed by Molly Myers Nauman.

October 1998—Mercy Hospital razed historic houses at 230 N. Gilbert St. and 411 Bloomington Street for hospital parking lot.

1999—Iowa City HPC began review of by-laws, procedures and ordinance to identify inconsistencies.

1999—Iowa City HPC began work to adopt new historic district guidelines.

October 1999—Iowa City HPC conducted “Old House Seminar”

1999—Iowa City Airport Commission and Iowa City HPC coordinate review of Airport Terminal renovations to ensure work handled in an historically appropriate manner.

1999—Iowa City HPC worked with Department of Housing and Inspection Services to amend the Building Code to require a building permit for siding and window replacement for designated historic properties.

May 12, 1999—Iowa City HPC co-sponsored National Historic Preservation Week celebration with awards program. Co-sponsors were Friends of Historic Preservation, Johnson County Historic Preservation Commission, and Johnson County Historical Society. Historic Preservation Awards given to 20 projects under four categories: painting and exterior finishes, new additions/construction, rehabilitation, and stewardship. Margaret Nowysz Historic Preservation Person of the Year Award to Betty Kelly, former HPC member.

June 1999—Survey of a portion of the North Side—Original Town Plat Phase II Survey completed by Svendsen Tyler, Inc.

1999—Iowa City HPC provided design review for 14 projects located in six historic districts and 9 housing rehabilitation projects for compliance with Section 106 of the National Historic Preservation Act during FY 1999.

1999—Friends of Historic Preservation completes strategic plan to guide its future efforts as a community-based preservation organization.

2000—Debate over Harmon Building, East Lawn, and Cottage Bakery demolition along Iowa Avenue in downtown to allow construction of new City parking ramp; demolition of buildings completed in 2000.

2000—\$9,500 CLG grant received by Iowa City HPC to complete a survey of a final portion of the North Side—Original Town Plat Phase III (Goosetown) Historical and Architectural Survey; survey completed by Svendsen Tyler, Inc.

April 2000—Friends of Historic Preservation retain a part-time executive director to expand efforts of organization.

May 2000—“Architectural and Historical Resources of Original Town Plat Neighborhood -Phase II, 1845-1945” Multiple Property Documentation form listed on NRHP 5/11/2000.

May 11, 2000—Emma J. Harvatt and Mary E. Stach House listed on NRHP; nomination completed by Eckhardt Research of Iowa City; project funded by Friends of Historic Preservation and PIN grant to Northside Neighborhood Association.

May 17, 2000—Iowa City HPC co-sponsored National Historic Preservation Week celebration with awards program. Co-sponsors were Friends of Historic Preservation, Johnson County Historic Preservation Commission, and Johnson County Historical Society. Historic Preservation Awards given to 20 projects in three categories: painting and exterior finishes, new additions/construction, and rehabilitation. Margaret Nowysz Historic Preservation Person of the Year Award to Marybeth Slonneger, Goosetown preservationist and author.

June 20, 2000—Revised design guidelines adopted by City Council for certificates of appropriateness processed by Iowa City HPC; guidelines covered historic districts, conservation districts and landmarks; publication of *Iowa City Historic Preservation Handbook* by Iowa City HPC.

August 2000—Complete reconnaissance survey of Governor/Lucas/Bowery Street neighborhood;

September 2000—Bethel African Methodist Episcopal (AME) Church nomination listed on NRHP.

2000—Original Town Plat Phase III (Goosetown) Survey completed by Svendsen Tyler, Inc. in eastern blocks of the North Side.

2000—North District Reconnaissance Survey completed by Svendsen Tyler, Inc. in conjunction with development of the *North District Plan*.

2000—Iowa City HPC provided design review for 18 projects located in seven historic districts and 11 housing rehabilitation projects for compliance with Section 106 of the National Historic Preservation Act during FY 2000.

September 22, 2000—25<sup>th</sup> anniversary of Friends of Old Brick—forerunner of Friends of Historic Preservation—observed; *Iowa City's Friends of Historic Preservation, Their First 25 Year* by Barb Shubinski published to record the history of the organization.

2000—Sections of Dodge and Governor streets down-zoned in the Longfellow neighborhood.

2000—Friends of Historic Preservation establish a website to disseminate information about local preservation efforts.

January 2001—Ned Ashton House, 820 Park Road designated a local landmark

August 2001—Englert Theatre, 221 East College St. designated a local landmark

July 2001—Carnegie Library, 307 East College Street designated a local landmark

April 2001—Downtown Historical and Architectural Survey completed by Svendsen Tyler, Inc; funded by City of Iowa City.

May 2001—Englert Theater listed on NRHP; historic rehabilitation of theater underway by “Save the Englert Committee.”

May 16, 2001—Iowa City HPC co-sponsored National Historic Preservation Week celebration with awards program. Co-sponsors were Friends of Historic Preservation, Johnson County Historic Preservation Commission, and Johnson County Historical Society. Historic Preservation Awards given to 17 projects under four categories: painting and exterior finishes, new additions/construction, rehabilitation, and stewardship. Margaret Nowysz Historic Preservation Person of the Year Award to Englert Theater Civic Group for its efforts to preserve the theater.

July 2001—Carnegie Library designated as a local landmark; building rehabilitation completed.

September 2001—Montgomery-Butler House Feasibility Study Report completed by Svendsen Tyler, Inc.

November 2001— Governor-Lucas Conservation District locally designated; first such district in Iowa City and in Iowa.

September 12, 2001—“Architectural and Historic Resources of the Longfellow Neighborhood Area, ca. 1860-ca. 1946” Multiple Property Documentation Form and Longfellow Historic District listed on NRHP; based on survey work completed in 1996 and 1998 (Phase I and Phase II) by Molly Myers Nauman.

2001—Local designation completed for Longfellow Historic District, Clark Street Conservation District, and Dearborn Street Conservation District; new design guidelines prepared for these districts and incorporating Governor-Lucas Conservation District and Summit Street Historic District.

2001—Historic preservation planning staff position increased to half-time person.

2001—College Hill down zoning completed.



2001—Iowa City HPC provided design review for 9 projects located in seven historic districts and 10 housing rehabilitation projects for compliance with Section 106 of the National Historic Preservation Act during FY 2000.

February 2002—Iowa City HPC held annual planning session and established 2002 Work Plan.

May 15, 2002—Iowa City HPC sponsored National Historic Preservation Week celebration with awards program. Co-sponsors were Friends of Historic Preservation, Johnson County Historic Preservation Commission, and Johnson County Historical Society. Historic Preservation Awards given to 17 residential and commercial projects under four categories: painting and exterior finishes, new additions/construction, rehabilitation, and stewardship. Margaret Nowysz Historic Preservation Person of the Year Award not given.

August 2002—Cyrus Rank House, 747 West Benton Street designated a local landmark

January 2003—Iowa City HPC completes reconnaissance survey of Iowa Avenue in the College Hill neighborhood to determine eligibility for conservation district.

May 6, 2003—Iowa City HPC sponsored National Historic Preservation Week celebration with awards program. Co-sponsors were Friends of Historic Preservation, Johnson County Historic Preservation Commission, and Johnson County Historical Society. Historic Preservation Awards given to 18 residential and commercial projects under four categories: paint and exterior finishes, new additions/construction, rehabilitation, and stewardship.

May 2003—College Hill Conservation District designated by Iowa City City Council.

2003—Iowa City HPC updates by-laws.

2003—Individual landmark designations approved for Crum-Overholt House, “Crag Haddock House, and Stevenson-Baker House, all in College Hill neighborhood.

2003—Local Longfellow Historic District and Moffitt Cottage Historic District combined into single historic district.

2003—Certified Local Government grant received for preparation of North Side historic district NRHP nominations.

2003—Iowa City HPC notified contractors about locations of districts and historic preservation regulations through a mailing, thereafter an annual event.

2003—Iowa City HPC provided design review approval for 35 projects located in conservation and historic districts during FY 2003.

February 3, 2004—Revised *Iowa City Historic Preservation Handbook* adopted by City Council.

2004—Website is developed for the Iowa City HPC and historic preservation “publications” including *Iowa City Historic Preservation Handbook*.

2004—Iowa City HPC completed Certified Local Government Grant project to nominate three North Side historic districts; completed by Svendsen Tyler, Inc.; Jefferson Street Historic District and Brown Street Historic District—Boundary Increase; both listed on NRHP on 9/29/2004.

2004—Melrose Neighborhood Association completes historical and architectural survey and the “Melrose Historic District” nomination for a portion of the Melrose neighborhood; project completed by Svendsen Tyler, Inc. and neighborhood volunteers; district listed on NRHP 12/6/2004.

2004—Iowa City HPC holds neighborhood meeting to discuss Goosetown conservation district; following mixed feelings expressed for concept, district not pursued by Iowa City HPC.

May 5, 2004—Iowa City HPC sponsored National Historic Preservation Week celebration with awards program. Co-sponsors were Friends of Historic Preservation, Johnson County Historic Preservation Commission, and Johnson

County Historical Society. Historic Preservation Awards given to 21 projects under four categories: paint and exterior finishes, new additions/construction, rehabilitation, and stewardship.

May 2004—Friends of Historic Preservation sponsor lecture by preservationist Bob Yapp at Englert Theater.

2004—Friends of Historic Preservation restore the historic Englert Theater second and third floor windows and flooring.

2004—Iowa City HPC provided design review approval for 35 projects located in conservation and historic districts during FY 2004.

2004-2005—Longfellow Public Art Grant received to complete historic markers in area served by Longfellow Neighborhood Association.

2005—Record number of Certificates of Appropriateness reviewed by HPC totaled 105.

2005—Friends of Historic Preservation advocate for the review of the Central District Plan of Iowa City.

2005—A third North Side historic district, Gilbert-Linn Street Historic District, listed on NRHP 4/21/2005 after adjustment of boundary to eliminate properties on southeast blocks.

2005—Friends of Historic Preservation completes rehabilitation of 925 Washington St.

August 3, 2005—During Irving Weber Days, Iowa City HPC sponsors Historic Preservation Awards program. Co-sponsors were Friends of Historic Preservation, Johnson County Historic Preservation Commission, and Johnson County Historical Society. Historic Preservation Awards given to 19 residential and commercial projects under four categories: paint and exterior finishes, new additions/construction, rehabilitation, and stewardship.

December 2005—Friends of Historic Preservation establish an endowment for historic preservation in Iowa City with the Community Foundation of Johnson County with a donation of \$5,000.

January 2006—Friends of Historic Preservation receive grant from the Community Foundation of Johnson County for the *Building Recycling Project* to build awareness and allow the Salvage Barn to increase hours.

January 2006—Iowa City HPC begins year-long update of Iowa City Historic Preservation Plan; Svendsen Tyler, Inc. of Sarona, Wisconsin and Clarion Associates of Denver are retained to complete the update.

March 2006—Friends of Historic Preservation begin weekly schedule for Salvage Barn.

April 2006—Tornado strikes swath through older residential neighborhoods and downtown causing extensive damage to College Green and East College Street historic districts and College Hill Conservation District. Iowa City HPC responds with post-tornado workshop for property owners and successfully advocates for special grant appropriation through State Historical Society of Iowa's Historic Resource Development Program. Friends of Historic Preservation sponsor emergency help-line, free technical architectural and engineering assistance to damaged properties, Salvage Barn help & free grant-writing assistance.

April and June 2006—IC Historic Preservation Plan Update neighborhood meetings held in North Side, Longfellow, Downtown and West Side neighborhoods to evaluate current plan's effectiveness and new issues, problems and opportunities for historic preservation efforts.

May 2006—*University of Iowa 2006 Campus Master Plan* developed by Sasaki Associates, Inc. of Watertown, Massachusetts under guidance of Campus Planning Committee and UI Facilities Management announced to the public.

October 2006—Longfellow Neighborhood Association and Friends of Historic Preservation jointly sponsor window restoration workshop at Craft Guild of Iowa City; sponsored by PIN grant.

November 2006—A special Achievement Award for Hard-Won Victories for Iowa City’s tornado response was presented by the Iowa Chapter of the American Planning Association to the City of Iowa City, the Iowa City Historic Preservation Commission, and Friends of Historic Preservation.

November 2006—Friends of Historic Preservation sponsor lecture “Banking on History” by Glenda Castleberry of Siouxland Development Corporation.

December 2006—Friends of Historic Preservation make a donation of \$5,000 to the “Friends of Historic Preservation Endowment” held by the Community Foundation of Johnson County.

December 6, 2006—Friends of Historic Preservation held the annual Historic Preservation Awards program after a seven month delay due to the April 2006 tornado. Awards were given to 13 residential and commercial projects under four categories: paint and exterior finishes, additions, rehabilitation, and stewardship. Presentation on tornado recovery effort made.

December 2006—the Iowa City HPC reviewed a record number of 120 design review applications including many post-tornado projects.

2006—North Side and Goosetown neighborhood associations complete historic street signage markers to designate the neighborhoods.



## **Appendix B: National Register of Historic Places Iowa City Listings**



## Appendix B: National Register of Historic Places Iowa City Listings

|    | Property Name   | Iowa City Address   | Listing Date                |
|----|---|---|-----------------------------|
| 1  | Old Capitol   | University of Iowa Main Campus                              | 5/31/1972                   |
| 2  | Plum Grove  | 1030 Carroll Ave.   | 5/7/1973                    |
| 3  | Congregational Church of Iowa City                          | 30 N. Clinton St.   | 6/18/1973                   |
| 4  | College Block Building                                      | 125 E. College St.  | 7/23/1973                   |
| 5  | North Presbyterian Church                                   | 26 E. Market St.  | 8/28/1973                   |
| 6  | South Summit Street District                                | 301-818 S. Summit St.                                       | 10/9/1973                   |
| 7  | Close House   | 538 S. Gilbert St.  | 5/31/1974                   |
| 8  | Wentz, Jacob, House   | 219 N. Gilbert St.  | 8/27/1974                   |
| 9  | Kirkwood House  | 1101 Kirkwood   | 9/17/1974                   |
| 10 | Trinity Episcopal Church                                    | 320 E. College St.  | 12/31/1974                  |
| 11 | Johnson County Courthouse                                   | S. Clinton St.  | 3/27/1975                   |
| 12 | Nicking House   | 410 E. Market St.   | 4/21/1975                   |
| 13 | McCollister, James, Farmstead                               | SE of jct. of U.S. 6 and U.S. 218                           | 10/8/1976                   |
| 14 | Czecho Slovakian Association Hall                           | 524 N. Johnson St.  | 11/7/1976                   |
| 15 | Lindsay House   | 935 E. College  | 8/2/1977                    |
| 16 | Windrem House   | 604 Iowa Ave.   | 9/13/1977                   |
| 17 | Cavanaugh-Zetek House                                       | 704 Reno St.  | 9/16/1977                   |
| 18 | Pentacrest  | Bounded by Clinton, Madison, Jefferson, and Washington Sts. | 3/29/1978                   |
| 19 | Oakes-Wood House  | 1142 E. Court St.   | 4/14/1978                   |
| 20 | Vogt House  | 800 N. Van Buren St.  | 7/24/1978                   |
| 21 | First Johnson County Asylum                                 | W of Iowa City  | 8/31/1978                   |
|    | Opera House Block   | 210-212 S. Clinton St.                                      | 11/29/1978<br>Delisted 2006 |
| 22 | Park House Hotel  | 130 E. Jefferson St.  | 12/11/1978                  |
| 23 | Woodlawn Historic District                                  | Irregular pattern along Woodlawn Ave.                       | 3/26/1979                   |
| 24 | Old Post Office   | 28 S. Linn St.  | 4/17/1979                   |
| 25 | Berryhill, Charles, House                                   | 414 Brown St.   | 5/31/1979                   |
| 26 | Rittenmeyer, F. X., House                                   | 630 E. Fairchild St.  | 5/31/1979                   |
| 27 | St. Mary's Church and Rectory                               | 220 E. Jefferson St.  | 2/8/1980                    |
| 28 | Letovsky-Rohret House                                       | 515 E. Davenport St.  | 4/12/1982                   |
| 29 | Carson, Thomas C., House                                    | 906 E. College St.  | 9/9/1982                    |
| 30 | Jackson-Swisher House and Carriage House                    | 120 E. Fairchild St.  | 11/10/1982                  |
| 31 | Chicago, Rock Island and Pacific Railroad Passenger Station | 115 Wright St.  | 12/10/1982                  |
| 32 | Billingsley-Hills House                                     | 629 Melrose Ave.  | 1/21/1983                   |
| 33 | Boerner-Fry Company/Davis Hotel                             | 322 E. Washington St.                                       | 1/27/1983                   |
| 34 | Van Patten House  | 9 S. Linn St.   | 1/27/1983                   |
| 35 | Pratt, A. W., House   | 503 Melrose Ave.  | 2/3/1983                    |
| 36 | Summit Apartment Building                                   | 228 S. Summit St.   | 9/29/1983                   |
| 37 | Ford, Arthur Hillyer, House                                 | 228 Brown St.   | 4/10/1986                   |
| 38 | Franklin Printing House                                     | 115 S. Dubuque  | 4/10/1986                   |
| 39 | Paul-Helen Building   | 207-215 E. Washington                                       | 4/10/1986                   |

|    | <b>Property Name</b>                               | <b>Iowa City Address</b>   | <b>Listing Date</b> |
|----|--|--|---------------------|
| 40 | Union Brewery                                      | 127-131 N. Linn and 221-227 E. Market  | 4/10/1986           |
| 41 | Economy Advertising Company                        | 119-123 N. Linn  | 4/28/1986           |
| 42 | Johnson, Sylvanus, House                           | 2155 Prairie du Chien Rd.  | 12/6/1990           |
| 43 | Shimek, Bohumil, House                             | 529 Brown St.  | 12/23/1991          |
| 44 | Rose Hill  | 1415 E. Davenport St.  | 4/28/1992           |
| 45 | Muscatine Avenue Moffitt Cottage Historic District | 1322-1330 Muscatine Ave.   | 5/4/1993            |
| 46 | Schindhelm-Drews House                             | 410 N. Lucas St.   | 1/28/1994           |
| 47 | Brown Street Historic District                     | Roughly, Brown St. from W of Linn St. to Governor St. and adjacent parts of intersecting streets           | 9/23/1994           |
| 48 | Cannon, Wilbur D. and Hattie, House                | 320 Melrose Ave.   | 10/7/1994           |
| 49 | St. Mary's Rectory                                 | 610 E. Jefferson St.   | 7/7/1995            |
| 50 | Bostick, William, House                            | 115 N. Gilbert St.   | 3/28/1996           |
| 51 | Clark House  | 829 Kirkwood Ave.  | 5/16/1996           |
| 52 | College Green Historic District                    | Roughly bounded by Burlington, Summit, Washington, and Van Buren Sts.                                      | 7/9/1997            |
| 53 | East College Street Historic District              | Roughly bounded by Muscatine Ave., Summit, Washington, and Burlington Sts.                                 | 7/9/1997            |
| 54 | Harvat, Emma J., & Mary E. Stach House             | 332 E. Davenport St.   | 5/11/2000           |
| 55 | Bethel AME Church                                  | 411 S. Governor St.  | 9/27/2000           |
| 56 | Ashton, Ned, House                                 | 820 Park Rd.   | 1/26/2001           |
| 57 | Englert Theatre                                    | 221 E. Washington St.  | 8/30/2001           |
| 58 | Longfellow Historic District                       | Roughly bounded by Court, Rundell, Sheridan, and west boundary of Longfellow School                        | 9/12/2002           |
|    | Brown Street Historic District (Boundary Increase) | 500-800 blks. of E. Ronalds St.  | 9/29/2004           |
| 60 | Jefferson Street Historic District                 | Portions of 100-400 blks of E. Jefferson St.   | 9/29/2004           |
| 61 | Melrose Historic District                          | Portions of Melrose Ave., Melrose Ct., Melrose Circle, Brookland Park Dr., Brookland Place and Myrtle Ave. | 12/6/2004           |
| 62 | Gilbert-Linn Street Historic District              | Portions of 300-600 blks of N. Gilbert and N. Linn Sts.  | 4/21/2005           |

Lists of locally designated historic districts, conservation districts, and landmarks as well as maps are available in the *Iowa City Historic Preservation Handbook*, Chapters 12 and 13, available online at: <http://www.icgov.org/pcd/urbanplanning/historicpreservation/handbook/architecturalp2.pdf>.



## **Appendix C: Public Meeting Comment Summaries**



## **Appendix C: Public Meeting Comment Summaries**

### ***North Side/Goosetown Meeting, April 18, 2006***

Meeting attended by approximately 25 individuals from the neighborhood.

Marlys Svendsen, planning consultant with Svendsen Tyler, Inc., provided overview of 1992 Historic Preservation Plan, process, goals and objectives, and accomplishments since then.

Comments received re: goals, objectives, problems and merits of historic preservation for the neighborhood:

- Should seek to stabilize property values
- Should encourage character retention in the neighborhood and regular upkeep of properties
- Effort should be made to provide incentives to encourage conversion of rental properties to owner-occupied properties.
- Alternate opinion—balance should be maintained between rental and owner-occupied housing in neighborhood
- Institutional involvement in preservation of neighborhood should be encouraged; for example, University should be encouraged to participate in the community matters
- Renters should be encouraged to be involved in the community and neighborhood
- Property owners' responsibility (landlords) for upkeep should be stressed
- Effort should be made to market the neighborhood while maintaining its character and inviting new residents
- Stress need to have planning process encourage a mixed, communitywide participation
- Need to develop non-regulative ways to encourage preservation
- Need to develop a model approach for increasing homeownership in neighborhood by converting rentals into owner-occupied units.
- Need to streamline design review process for applicants
- Affirm need for continuing to establish parking strategy to deal with congested on-street parking in North Side
- Affirm need for maintaining responsiveness of housing officials to complaints about zoning violations regarding apartment unit and boarding house density issues
- Affirm need for additional historic district and conservation districts in the North Side

- Develop awareness program for insurance companies regarding preservation issues
- Develop preservation incentives—financial programs, flexibility in design guidelines, establishing a tool lending library for do-it-yourself projects
- Need to clarify differences between conservation and historic districts; improve terminology
- Encourage neighbors to pass on their knowledge about the neighborhood to one another
- Find ways to encourage student involvement in the neighborhoods
- Improve the capacity and decision making of the Historic Preservation Commission by improving their training
- Maintain character of the Goosetown neighborhood—attractive yards, quiet streets, historic character
- Integrate historic preservation into Central Planning District plan process
- Organize community events for the North Side and Goosetown neighborhoods
- Adopt a “direct approach” to address historic preservation issues

***Longfellow/College Green/Kirkwood Meeting, April 20, 2006***

Meeting attended by approximately 35 individuals from the neighborhood.

Svendsen provided overview of 1992 Historic Preservation Plan, process, goals and objectives, and accomplishments since then.

Comments received re: goals, objectives, problems, and merits of historic preservation for the neighborhood:

- Need to clarify differences between conservation and historic districts; consider additional conservation district along and south of Kirkwood Avenue
- Should have more trees on public right-of-ways in the neighborhood including areas along Burlington Street and tornado damaged blocks of Iowa Avenue.
- Maintain the concept of “neighborhood”
- Develop measures to rebuild/restore the storm-damaged areas
- Encourage efforts to increase single-family/owner-occupied units in areas of neighborhood now mainly apartment houses

- Consider zoning that would allow mixed-use in neighborhood for combining residential and home businesses in the same building; establish a “Village Zone”—like the Peninsula area
- Develop measures to address erosion problems:
  - Reduce paved surfaces and related runoff that causes basement flooding, etc.
  - Consider reduction in number of parking spaces to reduce size of hard-surface lots
  - Reduce occupancy levels for multi-family units to reduce size of hard-surface lots
- Increase quality and level of landscaping in the neighborhoods
- Establish improved parking strategy to deal with congested on-street parking in targeted areas
- Develop efforts to work with absentee landlords to improve their property maintenance and management of tenant issues
- Develop efforts to work with student occupants and behavior problems
- Develop better communication between the City and the residents, and within the City at the inter-departmental level
- Affirm the idea of a historic preservation survey to solicit opinions and expectations from residents and property owners
- Develop an Iowa Avenue redevelopment plan for storm-damaged blocks
- Provide incentives to landlords and owners for landscaping
- Prove tax incentives to assist storm-damaged properties
- Develop an historic street lighting plan for portions of the neighborhood
- Encourage use of federal and state rehabilitation tax incentives
- Develop user-friendly City-based tax incentives
- Develop incentives to convert non-conforming properties in the neighborhood
- Explore possibilities to redevelop the storm-damaged area
- Encourage use of neighborhood watch programs in the neighborhood
- Encourage neighbors to invest in concept of “our neighborhood”
- Create/encourage alternative housing opportunities such as small co-ops for renter occupied houses

- Explore funding assistance for landscaping in both private and public areas
- Develop measures to stabilize property values in the neighborhood

### ***Downtown Meeting, June 28, 2006***

Meeting attended by approximately 15 individuals from City and Downtown.

Marlys Svendsen, planning consultant with Svendsen Tyler, Inc., provided overview of 1992 Historic Preservation Plan, process, goals and objectives, and accomplishments since then.

Bohdy Hedgecock with Clarion Associates presented overview of downtown planning and preservation work with examples from around the country.

Comments received re: goals, objectives, problems, and merits of historic preservation for the Downtown:

- Absentee ownership continues to be a reoccurring problem.
- Establishment of the SSMID was a major effort that did not succeed; exhausted efforts for other issues like a Main Street approach
- The “active participant” pool for Downtown promoters and activists is getting smaller
- Establishment of the Cultural District web site seen as a positive effort that could be built on for preservation efforts
- Downtown walking tour could be established using the new promotional brochure
- A wireless downtown walking tour suggested.
- Tours of the downtown and other neighborhoods suggested for inclusion on the HPC web site.
- Need to encourage promotional opportunities for “Old Capitol Cultural District” including guides, building markers, etc.
- Establish downtown-wide gift registers to promote retail opportunities.
- Number of individual web sites for downtown businesses is growing
- Major problem is the perception that historic preservation regulations are too complicated and owners or businesses don’t see benefits.
- Need to have a “Downtown District Plan” to get everyone on the same page
- Downtown needs paid leadership/staff to lead downtown efforts

- Need to identify opportunity to coordinate efforts of Johnson County Historical Society with the Downtown

***West Side Meeting, June 29, 2006***

Meeting attended by approximately 40 individuals from Melrose neighborhood and Manville Heights neighborhood.

Marlys Svendsen, planning consultant with Svendsen Tyler, Inc., provided overview of 1992 Historic Preservation Plan, process, goals and objectives, and accomplishments since then.

Comments received re: goals, objectives, problems, and merits of historic preservation, mostly relating to Manville Heights area:

- Questions posed by those attending included “What is ‘historic’? Is my house considered a historic resource?”
- Those present asked what the first step would be if residents in the Manville Heights neighborhood wanted to consider historic district designation?
- Considerable discussion focused on how to conduct a survey, when it could be done, what the advantages of a survey would be, how is it funded and how do neighborhood volunteers get involved.
- Residents asked for identification of differences between a National Register historic district, a local ordinance historic district, and a conservation district as it would relate to Manville Heights.
- Questions arose about a local historic district designation process and the steps involved. Residents were told that the HPC responds to interest generated in the neighborhood to begin the process.
- Concern expressed about expanding fraternity/sorority houses in the neighborhood; especially scale and design compatibility
- Inquiries about what type of construction is allowed for a house if it the neighborhood is designated a historic district; for example, can additions be built?
- Considerable discussion about the construction of accessory units above garages or in house additions; concern expressed about making those available to renters. Discussion about whether historic district designation would have an effect on this type of development. Residents told that the HPC reviews design compatibility not use, which is governed by other parts of the Zoning Ordinance.

- Straw poll taken of those present in response to a resident's comment that a neighborhood survey should be done to decide whether a district designation is possible. A show of hands indicated a nearly unanimous affirmative opinion by the 35 plus residents present for proceeding with a survey.
- Question posed as to whether or not something could be done to discourage property acquisitions by the University and apartment developers.
- Observation made that there should be some type of control over the University development activity
- The steps involved in completion of the neighborhood-sponsored survey of the Melrose Neighborhood were shared, including how funding was secured, use of volunteers, and use of a consultant to complete a National Register nomination.
- Enthusiastic opinions expressed for proceeding with a study of Manville Heights' history while older residents are available to help identify history.
- Use of volunteers considered a good possibility



## **Appendix D: Interview Questions; Summary of Responses; and Individuals Interviewed**



## **Appendix D: Interview Questions; Summary of Responses; and Individuals Interviewed**

### **INTERVIEW QUESTIONS**

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#### ***Questions Related to the Preservation Ordinance and Guidelines***

1. Does the public understand what is required to obtain different forms of approval under the current preservation ordinance? If not, what don't they understand?
2. Are certain procedures particularly troublesome (e.g., demolitions, district designations)? Are design reviews actually conducted as they are described in the ordinance, or does actual practice differ from the text of the ordinance and the Historic Preservation Handbook?
3. Do members of the Commission fully understand the differences between historic districts and conservations districts for designation and design review purposes? Do members of the public and officials?
4. Is input received in a timely fashion from interested parties? Are changes needed in notice requirements or time allocated for reviews?
5. Are there steps in the process that could be consolidated? Eliminated? Is the review process viewed as being too slow? Too fast? How can the process be made more effective as well as efficient (i.e., speed vs. quality of reviews)?
6. How are administration and enforcement working? Is it clear what individual or group is to make each type of decision? Are enforcement tools adequate?
7. Should decision-making responsibility be shifted to a lower level? Higher?
8. Does the staff receive adequate information from applicants upon which to base project reviews?
9. Are standards and definitions in the ordinance sufficiently clear and specific? Is it clear to a reader of the ordinance what criteria are supposed to govern the approval or denial of different types of applications? If not, which types of approvals do not have adequate approval criteria?
10. Are substantive standards too rigid? Is more flexibility needed?
11. Are substantive requirements coordinated with substantive requirements of other city codes/regulations (e.g., zoning standards)? Are there conflicts between zoning standards (e.g., height, setback, allowed uses) and preservation standards?
12. Are there specific types of construction work/building changes that could be reviewed and granted approval by staff?
13. Does the Commission carry-out sufficient public education efforts for property owners regarding the historic and conservation district requirements? Before and after designation?

#### ***Questions Related to Financial Incentives for Preservation***

1. Are the current financial incentives offered to support preservation sufficient?
2. Do you have recommendations for additional types of incentives that you think would be valuable?
3. Are the existing incentives taken advantage of? If not, why not?
4. Are there other types of incentives (beyond financial) that should be considered (e.g., design/technical assistance, awards and recognition, education programs)?
5. What types of financial incentives would encourage most historic building owners to preserve their buildings? Rehabilitation grants? Low interest loans? Property tax relief? State income tax credit?

***Questions Related to the Iowa City Historic Preservation Commission***

1. A considerable amount of time of the Commission is spent on administering design review for locally designated landmarks and properties in historic and conservation districts. Do you think the Commission should handle its regulation role differently?
2. What is your general attitude and that of local residents about the work of the Commission? For example, is designation of landmarks and districts considered valuable? Is the design review process considered overly regulatory or necessary? Should there be more education and less regulation by the Commission? Is the Commission elitist in its actions? Does the Commission show favoritism in its regulatory actions? Should the Commission proactively seek preservation solutions for threatened buildings?
3. Are you aware of the historical surveys, National Register of Historic Places nominations, and local landmark designations that the Commission has undertaken in recent years? If so, should they do more of this or promote these activities more?
4. Should the Commission receive more funding for its activities? If so, should it be from City budget or outside grants?
5. Is the Commission adequately staffed when compared to other City activities?
6. Do you have suggestions for recruiting future Commission members?

***Questions Related to the Economic Impact of Preservation***

1. What are the key questions related to the economic impacts of preservation that you would like answered? What information would be most effective in explaining that impact to local homeowners? Landlords? Business owners? Real estate community? Public officials?
2. What information resources are available that you think would be helpful in answering these questions?

***Questions Related to the Sensitive Areas Ordinance***

1. Generally, how has the Sensitive Areas Ordinance been working? Is it producing the desired results?
2. Is the process for reviewing projects under the ordinance effective? Efficient?
3. Are there adequate resources on staff and in the community to effectively administer the ordinance?
4. Is the ordinance well-integrated with other preservation programs?

***Formatting/Usability of Zoning Ordinance:***

1. Do you have trouble finding applicable provisions? Does staff hear complaints from the public about the ordinances?
2. Do you have specific formatting suggestions for the new Zoning Ordinance (specific graphics, flow charts, etc.)?

***Miscellaneous Issues:*** Does the current ordinance have other specific problems that have not been addressed above?

***Staff Support:*** Do the Historic Preservation Commission and the historic preservation ordinance activities receive sufficient staff support? Are there staff skills or training needed to better carry out these activities?

***Generally:*** What is the single biggest criticism you have about the existing ordinance?

## SUMMARY OF RESPONSES

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### 1. Operation, Staffing, Efficiency, and Effectiveness of Historic Preservation Commission

From the onset of the Historic Preservation Plan update project, it was understood that considerable effort should be spent on evaluating the work of the Historic Preservation Commission and means for improving it. As a result, many of the questions in the interviews conducted by the consultants focused on the HPC's general operation, its staffing, its efficiency, and its effectiveness. In terms of general operation, many individuals identified lengthy meetings as a basic but important problem for the HPC. Described as "painfully long and tedious" by one person, the length of the meetings has, according to others, tended to discourage participation of existing members, made new appointments more difficult, frustrated members of the public with business before the HPC, and discouraged certain types of work by the HPC because there was insufficient time available due to lengthy meetings. In turn, low attendance of HPC members has created quorum problems in the past that resulted in the tabling of design review cases and created bad will among applicants and their contractors. One interviewee encouraged the HPC to operate its meetings more "professionally" with casual discussion replaced by on-task debate. It should be noted that in reviewing records of HPC meetings in recent years, quorum problems were relatively rare. However, it is obvious that just a handful of such meetings have tended to color the public image of the HPC's operations; this type of negative image is difficult to dispel. With shorter, more focused meetings, many of the irritating and troublesome problems associated with the HPC's general operation would diminish.

As part of general operations, frequent comments were offered about the need to "streamline" the agenda and, more specifically, the manner in which design review cases are handled. Both the HPC and staff were encouraged to think of the design review process as a "service" to applicants and that HPC members regularly needed to remind themselves that "if the HPC is going to regulate, it should also provide a service." It was noted that the number of historic districts and conservation districts has been steadily increasing with significantly more applications being reviewed. Streamlining the design review process—both inside and outside of HPC meetings—needs to be addressed to deal with this growth. Further comments about the design review process appear below.

In terms of effectiveness, the importance of sufficient, skilled staffing was identified as key to the HPC's work. One person summarized the staffing issue by suggesting that the HPC needed to have a strong, experienced planner in order to establish "continuity of skill over time." The growing work load resulting from the increasing number of regulated buildings had many people interviewed asking the consultants when the City planned to have a full-time preservation planner. Others simply assumed the City already did. A number of persons identified various aspects of the design review process as areas where more discretion should be given to staff in order to streamline the design review process for applicants, provide good technical assistance, and reduce the number of cases coming before the HPC.

A number of observations were made by interviewees about the level of communication between the HPC and the Planning and Zoning (P&Z) Commission, between the HPC and the Housing and Inspection Services (HIS) Department, and between the HPC and the City Council. Several members of the HPC observed that minimal contact with the P&Z Commission has resulted in the HPC not feeling adequately informed about certain zoning issues and, therefore, less effective in providing input. Although re-establishment of an ex-officio position for a member of the P&Z on the HPC was suggested as a solution, others felt that such an effort would not be particularly beneficial. It was also noted that there are currently no joint meetings held between the P&Z and HPC, and as a result, there is little opportunity to discuss shared concerns.

Several HPC members expressed the desire to have a stronger connection between their design review process and its implementation through the HIS Department. Several members presented isolated examples of HPC design review decisions that they felt were not fully carried out. The need to make changes in certificates of appropriateness based on information revealed during construction also was expressed as a concern. The lack of regular follow-up of design review cases by the HPC and its staff appears to have encouraged concern. During the course of the planning update process, it was not possible

to make a full and systematic evaluation of this issue in order to determine whether it involves only a few cases or represents a larger problem.

A substantial number of interview subjects expressed the desire to see better communication between the HPC and the City Council. Poor communication was identified as contributing to less effectiveness for the HPC when problematic design review cases were appealed to the City Council. The most frequently cited instance involved a “roof and gutter case” in the Longfellow Historic District. This case was brought up by both preservation proponents and opponents in interviews as an example of how design review should not be done. It was also given as an example of how the credibility of the HPC can suffer before the City Council as well as the general public when a decision is perceived as “off-base.” Good, clear communication of design review matters and other issues in the future will be key in improving the effectiveness of the HPC.

A number of comments received during interviews related to the overall makeup of the HPC. Several individuals familiar with the HPC’s operation over a number of years stressed the importance of attracting commissioners with good “people skills” so that they could communicate effectively at meetings with applicants as well as each other. Others felt that commissioners were needed with greater “political savvy” to help the HPC deal with controversial design review cases. Still others thought the HPC needed to have members with more demonstrated first hand skills in construction or design review. Another person felt that it would be good to have commissions whose “built-in credibility” from their role in the community could be translated to their position on the HPC. In 2008, the Iowa City Historic Preservation Commission will celebrate 25 years as a city commission. One interviewee noted that this anniversary should be used as an opportunity to celebrate.

## **2. The relationship between the City Council and the Historic Preservation Commission**

Maintaining a good working relationship between elected and appointed officials is frequently identified as a goal for good government. The example cited above involving a design review case in the Longfellow Historic District was given as a worst case scenario for communication in the midst of a public preservation controversy. Another point made by interviewees was the fact that the City Council rarely hears about preservation success stories or the smooth processing of a growing number of design review applications. Instead a rare problem case gets a disproportionate level of publicity. Others observations were that City Councilors do not understand how design guidelines work, the ways that they vary between conservation and historic districts, and the discretion that the HPC has or does not have in applying them. As a result, the historic preservation ordinance and its implementers—staff and the HPC—were described as overly rigid.

Several good suggestions were offered to help the HPC establish a better working relationship with the City Council. One suggestion was the development of a good communication piece that would provide information about preservation activities. One person said that if such a piece were provided to the Council on a regular basis—an annual or semi-annual report—it should be both “visual and statistical.” The consultants offered the idea of having a regular report contain illustrative before and after images of both major and minor projects thus putting a positive spotlight on the role of regulation. A report could also contain a summary of relevant statistics such as the number of design review applications in each of the historic and conservation districts, length of time for processing applications, number of approvals versus denials, estimated value of rehabilitation work being completed, etc. Then in instances that a design review case makes its way through the appeal process, the City Council would have a means for judging the relative rarity of such cases and the overall merit of the design review process.

As the consultants discussed the idea of an annual or semi-annual report with those interviewed, other suggestions were made for its distribution. One suggestion was that it be shared with the Neighborhood Council and that its statistics be published in neighborhood newsletters. The results could also be shared with the public as a whole each year during the Annual Historic Preservation Awards hosted by the Friends of Historic Preservation. The consultants believe that an annual or semi-annual report should also be used as an ongoing accountability measure for the HPC as it reviews its own work load, evaluates the need for staffing, and measures the overall success of the historic preservation ordinance.

### 3. Historic District and Conservation District Issues

The interview process was an important tool used to solicit opinions about the operation of historic districts and conservation districts and their success as a means of protecting Iowa City's historic resources. Among the most common opinions expressed was confusion about the difference between historic districts and conservation districts in terms of the types of neighborhoods designated as each and in the way design review differed between the two. Many people felt that aspects of "neighborhood character" being protected in conservation districts needed to be more specifically delineated from "historic character."

Alternative opinions expressed by others interviewed saw merit in the amorphous nature of conservation districts. Those who appreciated this quality of conservation districts tended to see merit in having areas serve as "buffer zones" around historic districts or as "historic districts in waiting." Others were uncomfortable with what the way they saw conservation districts operating—as "stealth historic districts." In the larger Iowa City community, one person offered the view that historic districts are sometimes viewed as a strong means to fight student housing and apartment house conversion while conservation districts are viewed as more "user friendly," less stringent, buffer zones designed to "protect and preserve" an area but not change its character in a major way. One person characterized the problem succinctly: the general public perceives the purpose of designating a conservation district as "keeping what is there" or establishing a "holding pattern" while the preservation community—including the HPC—sees a conservation district as an opportunity to "make what is there better according to preservation standards." The result according to both proponents and critics of the duo district approach is that a system has evolved where there may be identifiable differences in the two districts at the point they are designated but virtually no difference in operation. The fact that historic district or conservation district designations have nothing to do with zoning designations covering use or density was clearly understood by some individuals interviewed but not by several others, especially those in attendance at public meetings.

In recent years, the confusion of the duo district approach has coupled with the need to defend the traditional concept of design review in historic districts. An example was the unsuccessful designation of the Gilbert-Linn Street district as a local historic district in 2005. According to several people interviewed familiar with this effort, there were several lessons learned from the failure that should be considered if a historic district is attempted in the future. The consultants were repeatedly told of the need to stress education up front about what district designation means in order to counterbalance misinformation efforts by district opponents. Veterans of the designation process indicated that an education campaign should include examples of case studies for rehabilitation projects carried out in other neighborhoods operating under design review and confirm the overall record of cases reviewed, approved, denied, and appealed. In addition, information should be included for the types of financial incentives available to encourage rehabilitation and the economic impact of district designation on stabilizing, enhancing, or diminishing real estate values in districts. Part of the education process should stress the "good news" post-tornado experience in historic districts affected rather than letting small problems dominate the discussion. Identifying potential problem areas of design review such as window replacement and siding should be handled forthrightly and if there are areas that are negotiable these should be identified as well. A final recommendation was that boundaries for a larger or smaller historic district should be carefully considered in order to avoid divisive positions held due to land-use.

Other interview comments about the duo-district system ranged broadly. One person suggested that the HPC needed to have a means for dealing with the changing status of buildings in both types of districts from noncontributing to contributing due to aging of building stock and improvement of their physical appearance. Another person suggested that design options for multi-family buildings needed to be established for conservation districts and that illustrated guidelines for common design features such as porch railings, roof details, garages, etc. should be established. Others noted that communication by the HPC with current and prospective owners of buildings in historic and conservation districts should come as early as possible to avoid design review problems. The consultants were urged to identify possible methods for disseminating information and answering FAQs.

#### **4. Improving the Design Review Process.**

Viewpoints regarding the success of the design review process since it was established nearly 20 years ago in Iowa City depended on a number of factors including whether a person owns a property within a regulated district and has direct experience with the review process. In 2006, there are more than 1,100 properties for which certain construction work is regulated. Design review cases comprise a substantial share of the work load for the HPC and the half-time City staff person responsible for handling inquiries for certificates of appropriateness, formal applications, HPC agendas, and compliance issues.

As was noted above, there have been a few isolated design review cases during the past few years that have drawn a disproportionate amount of negative attention and given members of the general public as well as preservation-minded citizens concern about the level of regulation being conducted and the manner in which is carried out. Some of those criticisms appear to be without merit while other criticism is at least partially justified.

Concern was expressed by people familiar with the design review process that the HPC receives little or no design review training either individually for new members as they join the commission or as an ongoing, regular training session for the entire HPC. According to some individuals interviewed, problems arise during the design review process as a result. These problems relate to the manner in which design review occurs as well as the substance of decisions made. A frequent observation was that HPC reviews are inappropriately focused on minutia, especially in conservation districts. Concern was expressed that there is too much “negotiating” between staff or HPC with the applicant during meetings. Some observed that there had been problems with City staff doing too much design work in the past while others complained that too little design assistance is/was provided.

Several people interviewed indicated a need for a more “user-friendly” update of the Historic Preservation Guidelines that would eliminate inconsistencies and add a more extensive set of definitions. Compilation of a “design handbook” was suggested; it could contain more graphics and specific examples of district residents completing projects. A handbook could also incorporate a series of separate handouts for common repair items such as door replacements/repairs, garage door design, porch repairs, deck additions, and new garage designs. Though a design handbook can play a valuable role, one person noted that greater effort should be placed on helping applicants understand that a building’s individual style has a relationship to sound design solutions.

A series of design review issues identified in interviews relate to contractors. Several interviewees noted that problems arise as a result of few members of the HPC being well-versed on the contractor’s role in rehabilitation projects. In turn, it was observed that contractors are not well informed as to requirements in historic and conservation districts and give owners incomplete information as a result. Currently no training is provided to contractors by the HPC. When asked if such an effort might be helpful, several people interviewed who had construction experience felt that offering a training session(s) for contractors organized through the local Remodeling Contractors Association might have merit.

Other design review comments ranged broadly. Some felt that design review standards for moved historic buildings were currently too stringent for buildings that were being preserved “as a last resort.” Design for replacement garages was identified as an ongoing problem. It was noted that in most districts that the HPC regulates, garages are too small to be useful, poorly built, and poorly maintained making it difficult for the HPC to require that they be retained/preserved. For some who viewed the design review process as overly strict in conservation districts, further investigation of the use of substitute materials was recommended.

The design review process does not end with the issuance of Certificates of Appropriateness by the HPC, however. Sometimes it’s necessary to revise a project during construction and currently substantive changes must be reauthorized by the HPC. Alternatively, it was recommended by several HPC members that HPC staff be given this responsibility. To do so, it was acknowledged that staff would need to be skilled and serve as an advocate for the approach expressed in the original HPC Certificate of Appropriateness for a project. The most frequent enforcers of design review, however, are the Housing and Inspection Services inspectors. One person noted it was the responsibility of the HPC and its staff to have a



Certificate of Appropriateness provide the level of detail necessary to allow proper enforcement by HIS inspectors as well as full understanding for the owner and his or her contractor(s).

During several interviews it was noted that appeals of design review cases have been taken to the City Council in historic districts in only a handful of instances over the past 15 years. In most cases, these appeals arose in part from the fact that an applicant did not know that the design review process was mandated in his or her neighborhood. The importance of ongoing education and communication with property owners through proactive communication can not be overstated.

## **5. Downtown Preservation and Improvement**

Opinions about Iowa City's central business district were sought from all individuals interviewed regardless of whether or not they were downtown stakeholders. Good insight was provided by a wide range of people interviewed. Several people felt that the best strategy for encouraging preservation of downtown buildings was to begin with a handful of key leaders who controlled a significant property or properties and had the capacity to shape the opinions of others. The key leaders need to be persuaded of preservation's merit first, then approach the next tier of owners. Other people felt that a preservation strategy would be a difficult sell in the downtown where property owners—especially absentee owners—resist “big brother” telling them what to do. Establishing a conservation district or local historic district would be very difficult. Creation of a National Register historic district might be supported if the economic benefits could be clearly spelled out.

One person experienced with downtown issues suggested that changes in downtown demographics need to be considered in future preservation strategies. These factors include fewer volunteers involved with the Downtown Association's efforts, more bar operators and fewer traditional retailers, a concentration of real estate in fewer hands, etc. Several individuals felt that there was merit in considering a Main Street approach in the downtown, especially if a second successful attempt were made to establish a Self-Supporting Municipal Improvement District (SSMID). Everyone interviewed felt that strong leadership for a SSMID needed to come from representatives of the downtown and not from City government or City staff. Establishment of a façade improvement program, revolving loan program, and full-time staffing for a downtown group were seen as positive outcomes that could be possible with a SSMID. One individual noted that the best overall strategy should be to identify preservation as a proven approach in other communities and that “good design pays.”

## **6. Historic Preservation Incentives**

As historic preservation efforts have become more sophisticated in recent years, the concept of incentives has grown to include not only traditional financial programs but also regulatory incentives. Comments received during the Iowa City interview process included suggestions for both financial incentives originating in the private and non-profit sector and regulatory incentives from local government. The practice of having incentives go hand-in-hand with regulation was seen as an important strategy.

In residential neighborhoods, several individuals expressed concern about the perception that historic district or conservation district designation makes home ownership less affordable, that maintenance or rehabilitation projects completed within the design review process are more expensive. It was felt that creating incentives for these cases would help allay affordability fears. This was specifically identified as important issue in areas such as Goosetown that had been previously identified as a potential conservation district. Previous programs offered by Friends of Historic Preservation were identified by several individuals interviewed as having been good efforts though they lacked sufficient focus or number to have a significant impact. Two groups recommended for enlisting in the development of private financial incentives were the Iowa City real estate community and the local banking community.

There were several non-financial regulatory incentives suggested. One person saw value in allowing expanded options for land use for historic landmarks in order to get property owners to agree to have their improvements regulated by the HPC design review process. Another non-economic incentive proposed was

determining a set of development requirements that could be lessened for historic landmarks or in historic districts. It was noted that the City's zoning provision already provide some regulatory incentives.

## **7. Historic Preservation and the University of Iowa**

Most of the comments received regarding preservation and the University related to issues on the edges of the campus or the University's impact in the community as a whole. Few were received about the need for preservation of on-campus buildings by the University. Several people commented on the traditional roles played by historic neighborhoods adjacent to the University campus—student apartments, rooming houses, and faculty or staff housing. The housing market in these neighborhoods for student rentals has been robust. As a result, several individuals interviewed felt that an effort should be made to develop a forum for discussing problems and opportunities resulting from the use of nearby historic neighborhoods as student housing areas. It was suggested that the University should be encouraged to help promote neighborhood identities in its recruitment and retention efforts for both students and faculty. Though a number of issues related to student housing were not specifically historic preservation concerns, it was noted that having strong, stable neighborhoods with historic character near the campus is good for the University.

One of the most creative ideas suggested during the interview process identified a housing subsidy program available at several other American universities used to recruit and retain faculty. These programs provide interest rate buy-downs for faculty and staff who buy properties near their respective university. The consultants were encouraged to investigate how such a program could be used to attract faculty to housing in nearby historic and conservation districts. Such a program would not only encourage owner-occupied real estate sales in nearby neighborhoods but also provide an incentive for these neighborhoods to be designated as a historic or conservation district.

## **8. Historic Preservation Advocacy and Education**

Throughout the interview process, many people volunteered general observations about attitudes in the community towards historic preservation and its proponents. The overall success of historic preservation in the community was acknowledged by most people interviewed. In several interviews, however, historic preservationists were described as having a narrow base in the community. Friends of Historic Preservation, the community's principal organized advocate on behalf of historic preservation, was cited as a positive influence though not a particularly strong voice. Others suggested that controversies arise, the opponents of preservation seem to have the ability to align a prominent, vocal group. Proponents were described as not having as much political capital in the community. The perception of preservation opponents is that they are pro-property rights advocates, landlords, and major institutional property owners.

Suggestions made for improving historic preservation advocacy in the community included strengthening the capacity of Friends of Historic Preservation. The work done by Friends during the post-tornado period was cited as an important example of the type of visibility the group needed. It was suggested that future efforts should include efforts by Friends to build bridges with other organizations in the community and the City Council.

A number of people interviewed suggested that a successful strategy for historic preservation in the future will be to identify it as a means to strengthen older neighborhoods that in Iowa City also represent positive aspects of diversity—mixed age groups, student and nonstudent households, mixed ethnicity, etc. One individual said that the emphasis should be put on telling the success stories of preservation on a building by building and neighborhood by neighborhood basis. One person said that the preservation emphasis should be put on neighbors working with neighbors not just against landlords.

A frequently cited example of the successful integration of historic preservation into neighborhood organizing and promotion was the Longfellow Neighborhood. Its strengths are high owner occupancy, strong leadership, and the ability to put a focus on preservation and neighborhood history in newsletters and other projects. As one person stated, the Longfellow Neighborhood does a good job of demonstrating how preservation can be marketable to the larger community.

Several suggestions were made for capitalizing on the Longfellow example. One was to have the HPC develop a “history corner” preservation column that could appear in each of the neighborhood-based newsletters. Another was to have FAQs regarding conservation and historic districts published in each neighborhood newsletter on a regular basis. This format could be used to answer questions about the design review process or for communicating design responses to such questions as “How do I do a deck?” or “Can I repair my front porch?” The consultants noted that though such a column would be directed at property owners in designated districts, it would also provide practical and helpful information for property owners in all older neighborhoods.

In addition to neighborhood residents, interview respondents suggested focusing preservation education on two other groups—the real estate community and landlords. Realtors were identified as a group that should be cultivated as potential historic preservation proponents. Ideas for reaching out to realtors included developing a “guide to architectural styles” that realtors could use with buyers and developing a “know your neighborhood” guide using the history of various areas to help realtors communicate neighborhood character to prospective buyers. Several people noted that neighborhood guides in other college towns are sometimes available online and accessed through the local college or university’s web site. In other cases, finding historic neighborhoods continues to be a hit or miss proposition.<sup>1</sup>

The second group identified for focusing preservation education was residential landlords. As one person suggested, landlords need to be encouraged to market their apartments using historic preservation. One experienced landlord cited his own experience in how it tended to improve the quality of tenants and secure stable/increasing rents over time. Both of these results are in a landlord’s best interest. One route for educating landlord that was suggested was the Iowa City Apartment Owners Association. This group could be approached with positive information about historic districts, conservation districts, neighborhood character, etc. as well as regulatory obligations of design review.

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<sup>1</sup>College and university towns have a range of historic neighborhoods that thrive near their respective campuses. Examples can be found at the College Town Life web site available online at: [http://www.collegetownlife.com/ct\\_traditional\\_college\\_town\\_neighborhoods.htm](http://www.collegetownlife.com/ct_traditional_college_town_neighborhoods.htm); accessed 1/07.

## INDIVIDUAL INTERVIEW RESPONSES

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### *A. Operation, Staffing, Efficiency, and Effectiveness of Historic Preservation Commission*

1. 2007 will be the 25<sup>th</sup> anniversary of the HPC—celebration is in order
2. HPC meetings are too long; discourage member participation and new appointments.
3. Meetings of HPC described as “painfully long and tedious”
4. Need to streamline meeting agendas and the design review process; need to focus meetings
5. HPC & staff should be encouraged to think of the Design Review Process as a “service” to applicants; “if we’re going to regulate we need to provide a service”
6. HPC members do not believe it is their responsibility to educate owners
7. HPC not sufficiently informed about Plan and Zoning issues
8. Should consider having an ex-officio member of P&Z on the HPC
9. Currently only minimal communication between Housing Inspection Services and HPC & staff
10. Need to have a strong, experienced planner staffing the HPC— “continuity of skill” over time
11. No joint meetings currently between P&Z and HPC
12. Number of districts increasing means significantly more applications to be reviewed—need to address this growth
13. Too much time is spent by the Commission on informal discussion for design review and other agenda items; not sufficiently directed to the tasks at hand
14. HPC receives little or no design review training individually for new members or as a group; little training is done on the HPC’s own design review standards
15. HPC is not well versed on the contractor’s role in rehabilitation projects
16. A few isolated design reviews where HPC appears to be “off base” have set back the public image of the Commission; “gutter” case very difficult to explain to the public and also difficult for preservation-minded citizens to understand
17. Problems with having a quorum at some meetings resulting in COAs not being acted on
18. HPC should operate more “professionally”
19. Identify areas for more discretion being given to staff to streamline application and review process
20. Emphasis should be put on attracting HPC members with good “people skills;” Essential to have HPC members who can communicate effectively at meetings with applicants as well as each other
21. Occasions where HPC and its guidelines need to consider politically astute decision making; examples - the gutter case in Longfellow neighborhood and an instance where severely deteriorated windows in a rear addition were required to be replaced with wood sash.
22. Also, should try to have the HPC think in a more visionary fashion sometime during each year
23. HPC should take steps to improve its public image by: a) becoming more politically savvy, b) getting more skilled commissioners; and getting commissioners with community profiles to establish “built-in credibility” for the HPC

### *B. City Council and the Historic Preservation Commission*

1. Problem: Public Officials don’t understand guidelines and are resistant to working with them.
2. Only problem properties or cases come before public officials, never smooth processing or success stories.
3. Need for a good communication piece with City Council; an annual report of what’s going on in historic preservation; should be “visual with good statistics
4. Forward the annual report to the Neighborhood Council and to housing inspectors
5. Add a “Mayor’s award” for H.P. Awards program
6. Consider conveying the preservation annual report to City Council during H.P. Week
7. Major problem with the existing ordinance is its perceived rigidity

### ***C. Conservation District and Historic District Issues***

1. Need to have better distinction between a historic district and a conservation district; residents confused about what is being conserved—"neighborhood character" or "historic character"
2. Conservation districts and historic districts are too similar in designation and design review; need to clarify the distinctions between the two to HPC members, applicants, HHS staff, City Council members, public, etc.—all levels
3. Some feeling that if "conservation districts aren't broken, don't fix them" by trying to redefine what they are
4. Conservation districts operate like "stealth historic districts"
5. Need to come up with clear, understandable explanations for "contributing" and "noncontributing" definitions
6. Historic district is more instinctively understood at present; what is "conservation"?
7. Need a means for dealing with changing status of buildings in both types of districts from Noncontributing to Contributing due to aging of building stock and improvements.
8. Problem with public perception that preservation is "keeping what is there" or a "holding pattern" while preservation community sees it as "making what is there better according to preservation standards"
9. Need to showcase improvement in conservation districts
10. Need to develop multi-family design options for conservation districts.
11. Provide illustrated guidelines for certain design elements such as porch railings, roof details, garages, etc.
12. Conservation districts should be viewed as buffer areas surrounding historic districts
13. Virtually no difference between a conservation district and an historic district
14. Economic hardship option not used
15. Education for prospective/new owners of buildings in historic and conservation districts should come as early as possible to keep property owners informed
16. Education for current owners regarding what construction work needs to be reviewed by the HPC should be improved
17. Consider holding an "Annual District Meeting" for local districts to include education, recognition, answers to FAQs, etc. sponsored by the HPC
18. In community, Historic districts are sometimes viewed as a strong means to fight student housing and apartment house conversion while Conservation districts are viewed as more "user friendly", less stringent, buffer zones designed to "protect and preserve" an area but not change its character in a major way.
19. Consider establishing a means for having a Conservation district be the first step towards becoming an "incentivized Historic district."
20. Lessons learned from the failure to designate the Gilbert–Linn Street Historic District: a) stress education about what district designation means up front, b) stress good case studies of rehabilitation projects in other neighborhoods, c) develop more options for design review issues that are problems—windows and siding, what's not negotiable? d) study real estate and economic impact of district designation e) confirm record of design review cases that have been problems, f) stress good news about Tornado stories upfront rather letting small problems dominate the discussion, and g) rethink the boundaries for a larger or smaller historic district

### ***D. Improving the Design Review Process***

1. In 2006, there are 1100 properties regulated; need a full-time staff person
2. Establishing better enforcement of HPC decisions using Building Inspectors
3. Problem of allowing rebuilding "as is condition" after a major loss such as storm, fire, etc.
4. Concern that standards for moved historic buildings are too stringent; develop more flexibility for this "last resort" to be used
5. Problem with City Staff doing too much design work
6. Problem with City Staff not doing enough design work

7. Need a “Design Handbook” with more graphics and examples for district residents completing projects
8. Establish a more “user friendly” update of the Historic Preservation Guidelines and eliminate inconsistencies in the current guidelines
9. Prepare handouts for common repair items such as door replacements/repairs; garage door design; porch repairs; deck additions
10. Seek approval for alternatives to paving backyards—advocate permeable paving such as Grasscrete to be allowed by Housing Inspection Services
11. Building Department staff gives wrong information on occasion regarding need for a Certificate of Appropriateness
12. Contractors are not well informed as to requirements in historic and conservation districts and give owners incomplete information as a result
13. Currently, no training is provided to contractors
14. Consider offering a lunchtime training session(s) for contractors tied to a local lumber yard (free lunch); organize through the Remodeling Contractors Association
15. Offer a lunchtime training session for contractors that includes a walking tour (and free lunch) of a rehabilitation project hosted by an experienced contractor like Don Robinson
16. Problems arise during the design review process as a result of “negotiating” between staff or HPC with the applicant
17. Garages present ongoing problem—most are too small, poorly built, poorly maintained—therefore, difficult for HPC to require that they be retained/preserved
18. Coming up with alternative designs should be HPC’s responsibility
19. To provide assistance to applicants, more staff time is required
20. More effort should be made to allow substitute materials as replacements during rehabilitation projects
21. Over time (since the 1990s), design reviews have become more substantive due to the greater body of knowledge and experience
22. Greater effort should be made to help applicants understand that a building’s style has a relationship to solving a design problem.
23. Sometimes its necessary to revise a project during construction; this should be allowed but it requires that the staff be skilled and an advocate for the approach expressed in the original HPC Certificate of Appropriateness for a project
24. In order to get the Housing Inspection Services inspectors to enforce, the Certificate of Appropriateness must call out the details of a project at the time of approval
25. Should have provision for “certificate of no material change” to allow switch between synthetic sidings such as aluminum and vinyl
26. Need to update definitions in the Historic Preservation Guidelines
27. Basis for most appeals to City Council (approximately two or three per year) are that the applicant didn’t know about the Design Review/Certificate of Appropriateness process
28. During appeals, City Council finds it difficult to determine if the position taken by HPC is arbitrary and capricious because it is difficult to understand the “reasonableness” of the design standards.
29. Good design review should have regulations similar to ADA—philosophy of “reasonable accommodation” and “essential function” in ADA should be incorporated into design review process
30. During a design review, HPC members should have the mind set that they are “recruiting” the applicants for a job or trying to get them to want to do the right thing rather than “regulating” their actions.
31. Need to evaluate whether or not the strong maintenance standards in residential areas have pushed landlords towards siding versus painting
32. Number of districts increasing means significantly more applications to be reviewed—need to address this growth
33. Too much time is spent by the Commission on informal discussion for design review and other agenda items; not sufficiently directed to the tasks at hand
34. HPC receives little or no design review training individually for new members or as a group; little training is done on the HPC’s own design review standards
35. HPC is not well versed on the contractor’s role in rehabilitation projects

#### ***E. Downtown Preservation and Improvement***

1. Need a façade improvement program; revolving loan program.
2. Important to consider a Main Street approach
3. Important to reconsider the SSMID in order to develop a cohesive marketing plan
4. A low-interest Revolving Loan Program for the Downtown
5. Promote preservation as part of a proven approach—"Good Design Pays"
6. Conservation district will be difficult to sell to absentee owners
7. Primary leaders must be persuaded of preservation's merit first, then next tier of owners
8. Downtown owners resist "big brother" telling them what to do

#### ***F. Historic Preservation Incentives***

1. Establish expanded options for uses in historic landmarks to encourage designation/regulation.
2. Concern about affordability issues for owners in historic and conservation districts completing rehabilitation projects
3. Need to expand non-regulatory incentives, "entrepreneurial based" incentives
4. Friends of Historic Preservation role as a funding source is good but not focused on specific goals
5. Consider tapping the real estate community and banking community
6. Consider developing an incentive that is not "economic" such as easing up on development requirements for historic buildings such as parking
7. Encourage neighborhoods to apply for PIN grants to complete survey work and other historic preservation projects
8. Develop incentives to make historic preservation undertaking not an "island amidst students"; important to keep mix of students and non-students in older neighborhoods
9. Good to see more incentives go hand-in-hand with regulation in districts
10. Landlords need to be encouraged to market their apartments using historic preservation to improve the quality of tenants and secure stable/increasing rents over time

#### ***G. Historic Preservation Issues related to the University of Iowa***

1. Aggressive purchasing of buildings by the University of Iowa for use as guest housing undermines private market for such use
2. Bring student/neighbor problems to attention of the University
3. Enlist the University to help promote neighborhood identities
4. Have University understand the value in stable neighborhoods surrounding the campus as a means for reducing crime
5. University relies on housing in the community and nearby neighborhoods; should develop a forum for discussing problems resulting from this reliance
6. University should consider providing an interest rate buy-down for faculty and staff who buy nearby the University—good for faculty recruitment and retention
7. To stabilize the campus, it is in the University's self-interest to educate students regarding neighborhood responsibility

#### ***H. Historic Preservation Education and Advocacy***

1. Historic Preservation should be viewed as a promotional opportunity; effort should be put on educating neighbors and property owners in various ways
2. Emphasis should be put on telling the success stories of preservation on a building by building and neighborhood by neighborhood basis
3. Preservation emphasis should be put on neighbors working with neighbors not just against landlords
4. Integration of historic preservation into neighborhood organizing; best example is Longfellow Neighborhood where owner occupancy is high, leadership is strong; focus on preservation and neighborhood history in newsletters

5. Opportunity to have HPC develop a “history corner” to appear in each neighborhood based newsletters
6. Consider putting info re: conservation and historic districts in each newsletter
7. Consider using Q & A format for communicating design review information; for example, “How do I do a deck?” “Can I repair my front porch?”
8. Longfellow Neighborhood does best job of demonstrating how preservation can be marketable to the larger community
9. Practical, helpful information is needed for property owners in districts
10. The range of preservation tools should be laid out more clearly for property owners
11. Realtors as a group need to be cultivated as potential historic preservation proponents
12. Ideas for reaching out to realtors include: a) developing a “guide to architectural styles” that realtors could use with buyers, b) developing a “know your neighborhood” guide using the history of various areas for realtors to use with buyers
13. Apartment Owners Association should be approached with positive information about historic districts, conservation districts, neighborhood character, etc. as well as regulatory obligations of design review
14. Important to develop a guide to neighborhoods for individuals moving to the community; in some communities this is accessed through the University web site
15. Important to develop a guide to schools in older neighborhoods for people moving to the community
16. Consider hosting a “progressive dinner” for realtors to get acquainted in a neighborhood
17. Preservation is regarded as the interest of a narrow “wonkish,” “marginal” group
18. Opponents of preservation have a prominent, vocal group; proponents do not
19. HPC and preservation proponents viewed as not having political capital in the community; therefore, preservation is not regarded as sufficiently important by City Council
20. Friends of Historic Preservation not viewed as a strong, politically prominent organization; as a result, no strong voice for preservation
21. Opposition includes landlords, pro-property rights advocates, major institutional property owners including Mercy Hospital and the University
22. Friends of Historic Preservation capacity needs to be strengthened
23. Executive director of Friends needs to build bridges with other organizations, City Council, etc.
24. Develop means to strengthen older neighborhoods using historic preservation; include neighborhood diversity, mix of age, population make-up, mix of students and non-students



## INDIVIDUALS INTERVIEWED

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|                     |  |
|---------------------|--|
| Atkins, Steve       | City Manager   |
| Bailey, Regina      | City Council member, Mayor Pro-tem   |
| Behr, Mitch         | Legal Department   |
| Bennett, Astrid     | Downtown Association Board Member,<br>Iowa Artisans Shop                                     |
| Brooks, Bob         | Chairperson, Planning and Zoning<br>Commission   |
| Burford, Helen      | Executive Director, Friends of Historic<br>Preservation                                      |
| Buss, Sara          | North Side Neighborhood  |
| Dikes, Eleanor      | City Attorney, Legal Department  |
| Elliot, Bob         | City Council member  |
| Ford, Wendy         | Economic Development Coordinator   |
| Franklin, Karin     | Director, Planning & Community<br>Development Department                                     |
| Gholson, Tim        | Past President, Downtown Association,<br>Wells Fargo Bank                                    |
| Hanick, Kevin       | Realtor, former Historic Preservation<br>Commission member                                   |
| Havercamp, Mike     | President, Friends of Historic Preservation  |
| Klingaman, Marcia   | Neighborhood Services, Planning &<br>Community Development Department                        |
| McCafferty, Shelley | Architectural designer, former staff to<br>Historic Preservation Commission                  |
| Michaud, Pam        | Historic Preservation Commission member,<br>College Hill                                     |
| Miklo, Robert       | Senior Planner, Urban Planning, Planning<br>& Community Development Department               |
| Moen, Mark          | Downtown developer   |
| Osborne, Liz        | Program Assistant, Housing Rehabilitation,<br>Planning & Community Development<br>Department |
| Ponto, Jim          | Historic Preservation Commission member,<br>Brown Street                                     |
| Ream, Jann          | Building Inspections, Housing and<br>Inspections Services                                    |
| Swaim, Ginalie      | Historic Preservation Commission member,<br>Woodlawn   |
| Swan, Clara         | Realtor  |
| Teldakar, Sunil     | Associate Planner, current staff to Historic<br>Preservation Commission                      |
| Vander Woude, Steve | Contractor, Developer and former Historic<br>Preservation Commission member                  |
| Walker, Jean        | Melrose Neighborhood Association   |
| Weitzel, Tim        | Chairperson, Historic Preservation<br>Commission and Longfellow Neighborhood<br>Association  |
| Wilson, Larry       | Associate Director & Campus Planner,<br>University of Iowa                                   |



**Appendix E: Outline for Update of “Historic Resources of Iowa City,  
Iowa” Multiple Property Documentation Form, National  
Register of Historic Places**



## **Appendix E: Outline for Update of “Historic Resources of Iowa City, Iowa” Multiple Property Documentation Form, National Register of Historic Places**

When the 1992 Historic Preservation Plan was completed, a National Register of Historic Places (NRHP) form titled “Historic Resources of Iowa City, Iowa” was prepared covering the years 1839 to 1940. This form was prepared in the Multiple Property Documentation (MPD) format and was formally listed in the National Register in 1994 in conjunction with nomination of the Brown Street Historic District. Whenever neighborhood based survey work was completed in Iowa City since that time, new MPDs were prepared and new historic contexts developed to serve as the final reports. These MPDS were known as “cover documents.” In order for an MPD to be evaluated for listing on the National Register, however, an accompanying individual or district nomination must accompany its submittal. This was done in several cases resulting in National Register listing of several MPDs. In most cases, however, the MPDs were not formally listed because specific properties were not being nominated. In other cases, districts were nominated to the National Register based on the historic contexts in the original cover document—“Historic Resources of Iowa City, Iowa” that was approved in 1994.

One of the recommendations of the 2006 Historic Preservation Plan Update is that the “Historic Resources of Iowa City, Iowa” listed in the National Register in 1994 be updated to include historic contexts developed in survey work completed since then. A second recommendation is that the 1994 cover document be extended to include a time frame for resources through roughly 1960. An outline for a revised “Historic Resources of Iowa City, Iowa” MPD appears below. In this outline, **bold type** identifies National Register of Historic Places (NRHP) cover documents (MPDs), historic contexts and related historic districts that are already listed. Historic contexts and MPDs that have been prepared during surveys completed between 1994 and 2006, but not formally nominated or listed in the NRHP, are underlined in the outline. Entirely new study areas or historic contexts proposed for completion and any related historic districts or individual nominations are shown in *italic*. Specific recommendations for handling the existing historic contexts, non-listed MPDs, and new historic contexts appear throughout the outline in regular type.

The 15-year horizon for the 2007 plan is put at 2022. This might suggest that the updated MPD include resources through roughly 1970 or 50 years back from the 2022 horizon. Instead, the recommendations given here extend through ca. 1960. However, it is understood that as time passes, it may be necessary to extend context study periods into the 1960s to keep up with a shifting 50-year time frame. Dealing with subdivisions and housing styles from the late 1940s and 1950s will be a challenging enough task during the life of the 2007 Plan without adding the complexities of shopping center and strip mall development, early urban renewal efforts, the local apartment house boom of the 1960s and 1970s, the social justice and anti-war movements of the 1960s and early 1970s, and a range of other social history subjects. A reflective period of time of 50 years will be minimally necessary for evaluating these complex topics. As a result 1960 was

selected as a general end date for historic context development and neighborhood studies in this MPD outline.

**I. Original Multiple Property Documentation Form: “Historic Resources of Iowa City, Iowa”**

**A. Overall update recommendations**

- Prepare an amended MPD with an expanded time frame—1839–ca. 1960
- Modify time frames covered for existing historic contexts as noted below.
- Add new historic context sections and neighborhoods as noted below.

**B. “Historic Resources of Iowa City, Iowa”—Territorial and Early Statehood Historic Context 1839–1857** (Svendsen Tyler, 1992)—NRHP, listed 9/23/1994

- Add an expanded section relating to the story of the Old Military Road.

**C. “Historic Resources of Iowa City, Iowa”—Railroad Era Historic Context 1856–1898** (Svendsen Tyler, 1992)—NRHP, listed 9/23/1994

- No changes recommended.

**D. “Historic Resources of Iowa City, Iowa”—Town and Gown Era Historic Context 1899–1940** (Svendsen Tyler, 1992)—NRHP, listed 9/23/1994

- No changes recommended.

**E. “Historic Resources of Iowa City, Iowa”—University of Iowa Historic Context 1855–1940** (Svendsen Tyler, 1992)—NRHP, listed 9/23/1994

- Period covered should be extended to cover the years “1855–ca. 1960” including two decades of the presidential term of Virgil M. Hancher (1940–1964).
- Add discussion and evaluation of impact of military programs on campus during World War II including two largest programs—Navy Pre-Flight School (1942–1945) that trained 21,014 men and the Army Specialized Training Programs that trained 2,562 men.
- Identify war related programs such as torpedo design for the U.S. Navy, gas dispersion studies for the Chemical Warfare Service, the War Art Workshop for the Office of War Information, and the training program for ward nurses in the U.S. Navy and U.S. Army reserve corps.
- Evaluate impact of post-World War II enrollment boom on Iowa City including campus buildings and on-campus and off-campus housing.
- Develop a separate “*University of Iowa Greek Community: Sorority and Fraternity Houses, 1866–ca. 1960*” historic context. (see below)
- Develop a separate “*University of Iowa Sports, 1890–ca. 1960*” historic context. (see below)
- Incorporate the story of the University’s medical school and hospitals in *Iowa City Hospitals, ca. 1872–ca. 1960*” historic context. (see below)
- Develop a separate “*University of Iowa Hydraulics Laboratory/Iowa Institute of Hydraulic Research, 1920–ca. 1960*” historic context. (see below)

**F. “Historic Resources of Iowa City, Iowa”—Town and Country Neighborhoods Historic Context 1850–1940** (Svendsen Tyler, 1992)—NRHP, listed 9/23/1994

- First historic district nominated under this historic context: **Brown Street Historic District** (Svendsen Tyler, 1994)—NRHP, listed 9/23/1994

- **Brown Street Historic District - Boundary Increase** (Svendsen Tyler, 2004)—NRHP listed 9/29/2004
- Further recommendations for additional neighborhoods below under ??????.

## II. Subsequent Multiple Property Documentation Forms & Historic Districts—Listed and Not-Listed in NRHP

### A. “The Small Homes of Howard F. Moffitt in Iowa City and Coralville, Iowa, 1924–1943 MPD” (Tallgrass Historians, 1992)—NRHP, listed 5/4/1993

- “**Muscatine Avenue Moffitt Cottage Historic District**” (Tallgrass Historians, 1992)—NRHP, listed 5/4/1993).
- Evaluate Moffitt houses located south of Kirkwood Avenue along intersecting blocks of Yewell Street, Pickard Street, and Friendly Avenue for individual NRHP listing and/or historic district designation. (see below under Lucas Farms Neighborhood discussion)

### B. “Historic and Architectural Resources in College Hill, 1839–1944 MPD” (Tallgrass Historians, 1994)

- **College Hill Historic District** (Arbogast & Eckhardt, 1996)—NRHP, listed 7/9/1997
- **East College Street Historic District** (Arbogast & Eckhardt, 1996)—NRHP, listed 7/9/1997
- College Hill Conservation District—Reconnaissance survey completed of Iowa Avenue blocks (Iowa City Historic Preservation Commission, 1/2003)—local conservation district listed 5/2003.
- Evaluate national level significance for Grant Wood House (Oakes–Wood House, 1142 E. Court Street) and prepare National Historic Landmark nomination if eligible.

### C. “Architectural and Historical Resources of the Dubuque/Linn Street Corridor, 1839–ca.1940 MPD” (Nauman, 1996)

- The survey evaluated resources along North Clinton, North Dubuque, and North Linn streets between Jefferson Street on the south and Park Road and Ronalds Street on the north.
- Subsequent survey work completed in Phase II and Phase III of the Original Town Plat surveys recommended nomination of historic districts that included resources in this neighborhood or spanning sections of this neighborhood and an adjacent area.
- MPD not recommended for submittal to National Register at this time.
- **Gilbert-Linn Street Historic District** (Svendsen Tyler, 2004)—NRHP listed 4/21/2005
  - Portions of district identified in Nauman’s Dubuque-Linn Street Corridor Survey, Original Town Plat of Iowa City—Phase I (Tallgrass Historians, 1997) and Original Town Plat Neighborhood—Phase II (Svendsen Tyler, 1999).
  - Historic district nomination prepared after review of three surveys identified district boundary crossing three survey areas.
- *North Clinton Street Historic District*

1. Area originally investigated in Nauman’s Dubuque-Linn Street Corridor Survey.

2. Recommend historic district nomination for linear neighborhood along the east side of North Clinton Street from Market Street on the south to north of Church Street on the north.
  3. North Clinton Street includes examples of architecturally significant large-scale residences associated with some of Iowa City's most prominent business and professional leaders from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.
  4. North Clinton Street also contains a representative group of well-designed fraternity and sorority houses.
- D. "Historic Folk Housing of Iowa City, 1839–ca.1910 MPD."** (Tallgrass Historians, 1997)
- A survey of a portion of the "Original Town Plat of Iowa City—Phase I" was completed for the blocks between Brown, Davenport, Linn and Governor Streets.
  - Subsequent survey work completed in Phase II and Phase III of the Original Town Plat surveys recommended nomination of historic districts that included resources in this neighborhood or spanning sections of this neighborhood and an adjacent area.
  - MPD prepared as part of Phase I focused on "folk housing" within the neighborhood.
  - MPD not recommended for submittal to National Register at this time due to limited geographic area covered.
- E. "Architectural and Historic Resources of the Longfellow Neighborhood Area, ca. 1860–ca. 1946 MPD"** (Nauman, Phase I—1996 & Phase II—1998)—NRHP listed 9/12/2002
- **Longfellow Historic District** (Nauman, 2001)—NRHP listed 9/12/2002
  - District identified in Nauman's Phase I and Phase II Longfellow Neighborhood surveys.
  - Clark Street Conservation District and Dearborn Street Conservation District)—local conservation districts listed in 2001.
  - Add an addendum to MPD based on addition information regarding related industries, creek channeling, and development of factory lots, worker housing, and the suburban ideal.
- F. "Architectural and Historical Resources of Original Town Plat Neighborhood—Phase II, 1845–1945 MPD"** (Svendsen Tyler, 1999)—NRHP listed 5/11/2000
- A survey of a portion of the "Original Town Plat of Iowa City—Phase II" was completed for the blocks between Davenport, Jefferson, Linn and Governor Streets.
  - Related survey work was completed earlier in the Dubuque/Linn Street Corridor and Phase I of the Original Town Plat.
  - The Emma Harvat House Nomination (Eckhart, 2000) was submitted for NRHP designation along with the Phase II MPD.
  - Several NRHP residential historic districts listed from this neighborhood (see ????? below)
- G. "Architectural and Historical Resources of Goosetown Neighborhood—Phase III, 1855–1945 MPD"** (Svendsen Tyler, 2000)
1. Prepare a separate historic context for "Iowa City's Bohemian History, 1855–1945" for scattered resources found throughout the North Side and Goosetown in the Phase I, Phase II and Phase III survey areas of the Original Town Plat and traditional Goosetown blocks to the east. This recommendation for this approach is found in the Goosetown MPD and remains valid for dealing with Bohemian resources.
  2. Most of the content for the significance statement for this historic context is contained in the MPD prepared for the Goosetown—Phase III survey.
  3. Resources related to this historic context include commercial establishments owned and operated by Bohemians, schools attended principally by Bohemian children or that hosted Bohemian language classes, well-preserved private residences built and occupied by



- merchant or working-class Bohemian families for one or more generations, well-preserved private residences occupied by prominent leaders of the local Bohemian-American community, churches attended primarily by Bohemian families, and buildings that demonstrate the cultural practices or values of Iowa City's Bohemian settlers.
4. Individual resources are located throughout the Phase I, Phase II and Phase III survey areas of the Original Town Plat and Goosetown.
- H. North District Reconnaissance Survey** (Svendsen Tyler, 2000)
- This reconnaissance survey was completed for use in developing the "North District Plan" prepared by the Planning and Community Development Department staff in 2000-2001.
  - Recommendations for further study are contained under ????? below.
- I. "Architectural and Historical Resources of Iowa City Central Business District, 1855–ca. 1960 MPD"** (Svendsen Tyler, 2001)
- A survey of the Central Business District was completed for the blocks between Clinton, Gilbert, Iowa, and Burlington streets.
  - *Downtown Iowa City Historic District*
    - The survey recommended preparation of a NRHP nomination for a multi-block area of the downtown between Iowa Avenue, Clinton Street, Linn Street and Washington Street.
    - Alternatively, if a larger area is to be recognized locally using a conservation district designation, the blocks along College Street would be included.
    - This approach for dealing with downtown resources is still recommended.
- J. West Side–Melrose Neighborhood Survey** (Svendsen Tyler, 2004)
- **Melrose Historic District** (Svendsen Tyler, 2004)
    - Area originally identified in "Town and Country Neighborhoods Historic Context 1850–1940."
    - Neighborhood-sponsored survey of area roughly bounded by Melrose Avenue, Myrtle Street, Melrose Court, and Byington Road (extended).
    - Period of significance for neighborhood extended to ca. 1960.
    - No MPD for survey area prepared.
    - NRHP historic district nomination prepared and listed 12/6/2004; no further survey recommended.
- K. North Side Historic Districts**
- North Side neighborhood originally identified in "Town and Country Neighborhoods 1850–1940."
  - Additional surveys completed for the Dubuque/Linn Street Corridor (Nauman, 1996), the Original Town Plat—Phase I (Tallgrass, 1997), and the Original Town Plat—Phase II (Svendsen Tyler, 2000).
  - Three North Side areas have been nominated and listed:
    - **Jefferson Street Historic District** (Svendsen Tyler, 2004)—NRHP listed 9/29/2004
    - **Brown Street Historic District - Boundary Increase** (Svendsen Tyler, 2004)—NRHP listed 9/29/2004
    - **Gilbert-Linn Street Historic District** (Svendsen Tyler, 2004)—NRHP listed 4/21/2005

### III. Proposed Future Historical and Architectural Surveys, Historic Contexts, MPDs and Historic Districts

#### A. Residential development and related historic contexts previously identified under “Historic Resources of Iowa City, Iowa”—Town and Country Neighborhoods Historic Context 1850–1940.”

- *South Side Neighborhood*

1. The “Town and Country Neighborhoods Historic Context 1850–1940” identified the *Gilbert Street-Maiden Lane Industrial Corridor* as a neighborhood for further evaluation in 1994. This area should be expanded to include a reconnaissance level survey of the entire South Side Neighborhood, an area that is roughly bounded by Burlington Street on the north, Gilbert Street on the east, the Iowa Interstate Railway right-of-way on the south, and Madison Street on the west.
2. Early industrial corridor established along Ralston Creek, South Gilbert Street and Maiden Lane from South Market (site of Robert A. Lee Community Recreation Center) to the former Burlington, Cedar Rapids and Northern RR/Rock Island RR yards several blocks to the south.
3. Corridor had flour mill, foundry and machine shop, linseed oil works, glass works, cooperage operation, a gas works and a planing mill beginning in the 1860s and 1870s.
4. Several factory owners built residences in or near the corridor.
5. After 1900, factories took on new commercial uses with some continuing to provide manufacturing jobs and others serving warehousing functions or disuse.
6. Redevelopment for housing beginning in the 1980s on larger tracts of land abutting Ralston Creek immediately south of Burlington Street and south of Bowery Street has diminished the industrial nature of the corridor.
7. Scattered single-family and multi-family dwellings were developed from the 1860s through the 1920s in the South Side. These properties should be evaluated for individual National Register eligibility.
8. Review major transportation routes or corridors through area and any impact they had on settlement patterns or building types constructed/surviving.
9. Identify and evaluate significant open space in the neighborhood (squares, parks, cemeteries, farmsteads, estates, etc.) and its impact on development.
10. No historic districts are anticipated in the South Side.

- *“Lucas Farms Neighborhood”—Kirkwood Avenue and South of Kirkwood Avenue*

1. The “Town and Country Neighborhoods Historic Context 1850–1940” identified the *Kirkwood Avenue Neighborhood* as a neighborhood for further evaluation in 1994. Since then this area has become known as the *“Lucas Farms Neighborhood.”*
2. This area is roughly bounded by the Iowa Interstate Railway right-of-way on the north, Van Buren Street or Webster Street on the west, Lower Muscatine Road on the east, and Highland Avenue and De Forest avenues on the south.
3. Kirkwood Avenue originally laid out as “Wyoming Road” renamed for Governor Kirkwood by World War I; contains nearby residences of Governor Lucas and Governor Kirkwood.
4. A reconnaissance level survey of the *Lucas Farms Neighborhood* should be completed to focus intensive level survey work on scattered individually eligible

National Register properties and on multi-block areas identified as containing a potential National Register eligible historic district or locally eligible conservation district.

5. Individual properties located along Kirkwood Avenue east and west of South Summit Street have associations with prominent persons. They include:
  - Plum Grove (NRHP, 1030 Carroll Street) built in 1844 by Iowa Territorial Governor Robert Lucas and his wife Friendly. It should be evaluated for designation as a National Historic Landmark and designated as an Iowa City landmark.
  - Governor Samuel Kirkwood House (1101 Kirkwood Avenue) built in 1860s.
  - These prestigious residences attracted other country homes during the 1870s for Florence Clark (829 Kirkwood Avenue) in 1874, the Lovelace family (820 Kirkwood Avenue) in the 1870s, and the Gotch family (1110 Kirkwood Avenue) in c. 1880.
6. Subdivisions in the Lucas Farms Neighborhood prior to 1890 include the Page Addition, Borland Place Addition, and Block 2 of the Summit Hill Addition north of Kirkwood Avenue and the Lucas Addition south of Kirkwood Avenue.
7. Between 1890 and World War I, the Wilson and Lantz Addition was added north of Kirkwood Avenue and the Switzer Subdivision, E.W. Lucas's Addition and Sunnyside Addition were added south of Kirkwood Avenue.
8. Large undeveloped parcels still held individually along Kirkwood Avenue through Great Depression years by C.R. Regan family, E.W. and Mary Lucas family, and M.R. Pritchard family.
9. In 1924 and 1925, the S.J. Kirkwood Homestead Addition and Kirkwood Place Addition were platted, the latter by Bert Manville. After World War II, additions were platted along Kirkwood Avenue on undeveloped farmland. Additions between 1935 and 1955 include Kirkwood Circle (1939), C.R. Regan Addition (1950), Highland Addition Part 3 (1955), and Plum Grove Part 3 (1955).
10. Review major transportation routes or corridors through area (Wyoming Road/Kirkwood Avenue, for example) and any impact they had on settlement patterns or building types constructed/surviving.
11. Identify work of major developers/builders such as Howard F. Moffitt and Bert Manville in the Lucas Farms Neighborhood additions. Identify any business or personal relationships between Moffitt and Manville.
12. Identify and evaluate significant open space in the neighborhood (squares, parks, cemeteries, farmsteads, estates, etc.) and its impact on development.
13. Oak Grove Park established on old Rock Island Railroad grounds after 1955.
14. Two potential NRHP historic districts are located in the Lucas Farms Neighborhood. They are:
  - a. *Kirkwood Avenue*
    - Oldest area in Lucas Farms Neighborhood is along *Kirkwood Avenue* between Diana Street on the west and Roosevelt Street on the east.
    - The neighborhood includes excellent examples of large scale, late 19<sup>th</sup> century masonry and frame residences.
    - The area is distinguished from Summit Avenue's houses by the larger lot sizes and deep set back of primary structures befitting a "country road" setting.
    - Later houses represent infill completed at or after the turn of the 20<sup>th</sup> century.
    - This potential district was referenced in "Town and Country Neighborhoods Historic Context 1850–1940" discussed above.

- b. *Ginter, Friendly, Highland, Pickard, and Yewell streets*
    - 1920s–1930s neighborhood includes the intersecting blocks of Ginter, Friendly, Highland, Pickard, and Yewell streets.
    - This potential historic district also relates to two other MPDS—the proposed “20<sup>th</sup> Century Neighborhoods and Suburban Development, 1900–ca. 1960 MPD” described below.
    - The multi-block area along Ginter, Friendly, Highland, Pickard, and Yewell streets contains a dozen or more Moffit stone cottages, most of which could also be nominated to the NRHP individually under “The Small Homes of Howard F. Moffitt in Iowa City and Coralville, Iowa, 1924–1943” MPD listed on the NRHP in 1993.
    - Most of the Moffit stone cottages could also be eligible for local landmark designation.
- North District Neighborhood
  - 1. The North District Reconnaissance Survey (Svendsen Tyler, 2000) was completed for the “North District Plan” in 2001.
  - 2. The area is bounded roughly by the Old Military Road (Iowa Highway 1) on the east, the Ball Highway (former U.S. Highway 218) on the west, Interstate Highway 80 on the north, and an irregular boundary on the south that includes Dodge Street and Kimball Road.
  - 3. The North District Plan neighborhood’s earliest development followed the old Military Road corridor and North Dubuque Street corridor.
  - 4. Residential additions associated with Bohemian settlement patterns in “Tanktown” were established north of Goosetown along and east of Dodge Street after Civil War.
  - 5. Scattered properties associated with Bohemian settlers should be incorporated into “*Iowa City’s Bohemian History, 1855–1945*” under ??? above.
  - 6. The North District Reconnaissance Survey identified two historic contexts to be more fully researched and an area thought to be a potential historic district when the reconnaissance survey was completed in 2000:
    - a. The “*Old Military Road (1839–ca. 1860) Historic Context*” should be developed with special attention to the section of North Dubuque Road—the only non-urbanized section of the Military Road remaining in Iowa City. The corridor should be surveyed for historic archeological resources associated with the right-of-way alignment of the road itself and early building remains from the Territorial and Early Statehood Historic Context 1839–1857.
    - b. The “*Dubuque Road Dairying Industry (ca. 1900–ca. 1960) Historic Context*” should be developed to tell the story of dairying in the farmsteads located along Dubuque Road north of Highway 1 after the turn of the 20<sup>th</sup> century. Resources related to this historic context would include individual dwellings, barns, outbuildings or entire farmsteads built by farm families that kept dairy herds along this stretch of the former Military Road. Because of modernization, most of the remnants of the former Swaner Farms Dairy—now the Roberts Dairy located along Iowa Highway 1—are not likely to be considered historically significant.
    - c. *Dubuque Road Historic District*

- The one-mile stretch of Dubuque Road that extends west of Iowa Highway 1 should be evaluated to determine its eligibility as a historic district.
- This area is significant based on its association with both the history of the Old Military Road and Dubuque Road Dairying Industry historic contexts.
- Since the North District Reconnaissance Survey was completed in 2000, however, considerable new residential development has occurred.
- Although the historic contexts identified above remain valid, it is less likely that the Dubuque Road Historic District is an eligible NRHP district. Division of large parcels for new home building and the nature of the designs of the new buildings has lessened the historic character of the area.

B. *“20<sup>th</sup> Century Neighborhoods and Suburban Development Historic Context 1900–ca. 1960”*

1. A new historic context should be developed to deal with residential neighborhoods in the northwest, southeast, northeast, south, and east central sections of the city developed principally in the years leading up to World War I through the post-World War II building boom.
2. The post World War II boom period is demonstrated by house building statistics: pre-1940 houses numbered 6,325; 1940–1949 numbered 1,360; 1950–1954 numbered 613; and 1955–early 1960 numbered 1,425.
3. To be comprehensive, the period covered should begin at the turn of the 20<sup>th</sup> century and extend through ca. 1960.
4. To determine neighborhoods for study, an identification of platted subdivisions made during the years 1935 to 1965 was completed by the Iowa City Planning and Community Development Department and Engineering Department staff. A list of subdivisions and location maps appear at the end of the outline section of Appendix M. Then a windshield survey of the identified areas was completed. Finally, a bibliography of relevant primary and secondary resources dealing with Iowa City’s development during these years was prepared. It appears at the end Appendix M as well.
5. Once these neighborhood surveys are completed for the 20<sup>th</sup> Century Neighborhoods, MPDs should be prepared with historic contexts developed that explain the history of neighborhood development, identify the types of historic resources present, evaluate their integrity and significance, identify potential historic district and conservation district boundaries, and determine which resources are individually significant for the NRHP and are contributing or noncontributing resources in potential districts.
6. 20<sup>th</sup> Century Neighborhoods recommended for completion of reconnaissance and/or intensive level historical and historical surveys are listed below:
  - a. *Melrose Neighborhood*
    - Incorporate story of suburban-style development of the Melrose neighborhood into 20<sup>th</sup> Century Neighborhoods and Suburban Development Historic Context.
    - Include such features as street layout, park development, modern sub-division design, small house forms, and garage design.
    - Incorporate information about architects and builders identified in the Melrose Historic District.
  - b. *Manville Heights Neighborhood*

- Neighborhood bounded on the east by Riverside Drive, on the south by the right-of-way of the CRANDIC Railway and U.S. Highway 6, and on the north and west by Park Road.
- Area developed initially on farm operated by Frank Hutchinson located about a quarter-mile south of an oxbow in the Iowa River beginning in the 1840s. Area was known as “Hutchinson's Grove.”
- National Guard encampments held at Hutchinson’s Grove shortly after 1900.
- Electric interurban between Cedar Rapids and Iowa City completed through area in 1904—Cedar Rapids and Iowa City Railway (CRANDIC); electricity available to area as a result.
- Hutchinson’s Grove served as Chautauqua Grounds during summers of 1906, 1907 and 1908.
- City Park property purchased by Iowa City in 1906 and construction of the City Park bridge over the Iowa River completed in 1908.
- Manville Heights Addition platted in 1910 by Bert E. Manville after purchase of 80 acres from Hutchinson family; house construction begun same year.
- Manville streetcar line extended to City Park and Heights by 1915 establishing the neighborhood as a true streetcar suburb.
- Layout of Manville Heights plat resisted grid system neighborhoods of East Side neighborhoods. Instead adopted concept of landscaped, park-like suburbs identified as “Garden Suburbs” or “Garden City” neighborhoods. They included some meandering streets, irregular lots, naturalistic settings, and views of a major natural feature such as park, lake or river.
- Other subdivisions in place by 1917 included Manville Addition, Chautauqua Heights, Black Springs, and Black’s Second with the Folsome farm north of U.S. Highway 6 added as the Capital View Subdivision in 1938. The Manville Addition included multi-acre, block-size lots, which were later divided into the irregular parcels found between Woolf and Magawan avenues.
- Early Manville Heights homebuyers were affiliated with the University of Iowa—professors, University of Iowa Hospital physicians and employees. Others included local merchants and professionals and the B.E. Manville family.
- Manville Heights Club established as social club for neighborhood.
- Manville Heights’ growth associated with doubling of Iowa City during the Town and Gown Era from 7,987 in 1900 to 10,091 in 1910 to 11, 267 in 1920 to 15,340 in 1930.
- University enrollment grew by one third from 1,542 to 2,090 from 1900 to 1910.
- Manville Heights was a neighborhood in the right place at the right time for growth.
- Manville Heights reflects the forms and styles of housing popular from World War I through the 1950s including the Georgian Revival, Mission Style, Craftsman, Tudor Revival, and simplified Prairie School styles and vernacular forms such as American-Four Squares, Bungalows, and Period Cottages.
- Other development factors impacting homebuilding trends included paving of River Drive in 1920, announcement of relocation of the University Hospital and Medical School to the West Campus in 1924, completion of the Hospital in 1928, and the economic downturn resulting from the Great Depression years, the post-World War II boom years, and the completion of the Veterans Administration Hospital in 1952.
- By 1950s, multi-lot parcels saw sale of separate lots and construction of Ranch homes, Cape Cod cottages, and Neo-Colonial residences. Manville Heights’

growth was part of increase in property values in Iowa City from \$28.8 million in 1950 to \$50 million in 1960.

c. *Rochester Avenue Neighborhood*

- Neighborhood includes blocks fronting on Rochester Avenue and blocks to the south from roughly Elizabeth Street on the west to Parsons Avenue or Ralston Creek on the east and from Bloomington Street on the north to Jefferson Street/Glendale Avenue on the south.
- The Rochester Avenue neighborhood would include the April 2006 tornado damaged-area along Hotz Street and Clapp Street.
- The neighborhood contains several additions platted from end of World War I through the 1950s.
- Subdivisions included Rose Hill Addition, J.W. Clark's Addition, Raphael Placer Addition, Memler's Addition (1951), Highland Addition Pt. 2 (1954), Wildwood Addition (1956), Streb's 1st Addition (1958), and Mark Twain Addition (1959).
- Meandering course of North Branch of Ralston Creek and Glendale Park included.
- Early farmsteads and acreages owned by Ruth Irish and O.S. Barnes on north side of Rochester Road and J.P. Memler, Peter Zach and O.S. Barnes on south side of Rochester Road.
- Housing stock includes one and two-story frame and masonry residences, mix of vernacular house forms such as American Four-Square, Front-Gable and Wing, and Suburban Cottage; also, pre and post-World War I domestic architectural styles including several Craftsman and Bungalow style variations.

d. *Morningside-City High Neighborhood*

- Neighborhood includes blocks between Muscatine Avenue and City High School campus. Court Street forms south boundary and rear property line of houses facing the south side of Glendale Road forms the north boundary.
- Development extends from 1920s through post-World War II period and 1950s.
- Neighborhood is north of East Iowa City platted in 1898 as a subdivision for manufacturing sites and worker housing.
- Neighborhood includes blocks east of former route of Burlington, Cedar Rapids & Northern RR (Chicago, Rock Island, & Pacific RR), now William White Boulevard.
- Blocks at west edge of City High School campus were part of former Johnson County Fair Grounds.
- First residential area to develop was west of future City High School in the Morningside Addition platted in 1924 on the former fairgrounds site.
- City High School built in 1938-1939 as a joint project of the Iowa City School District and the federal Public Works Administration.
- World War II deterred development of new subdivisions until end of war.
- After war, subdivisions in neighborhood included College Court Place (1948), Wildman's 1<sup>st</sup> Addition (1949), Adrian's Addition (1950), West Bel Air Pt. 1 (1956), and Lafferty Subdivision (1960).
- 1950s development in the area symbolized by installation of a miniature Statue of Liberty at entrance in 1950. This was part of a national campaign sponsored by the Boy Scouts of America to erect statues across the U.S.

- Herbert Hoover Elementary School added south of high school in 1954 prompting additional wave of residential development.

C. *“World War II and Post-War Boom Historic Context 1940–ca. 1960”*

1. A new historic context should be developed to deal with city-wide growth and development during World War II and the Post-War Boom in terms of population growth, university expansion, and industrial growth in Iowa City.
2. The boom period demonstrated by house building statistics: pre-1940 houses numbered 6,325; 1940–1949 numbered 1,360; 1950–1954 numbered 613; and 1955–early 1960 numbered 1,425.
3. New manufacturers established since 1940 included Owens Brush (toothbrushes), Proctor & Gamble (toiletries), Sheller Manufacturing (urethane foam), and Moore Business Forms (printing)
4. General population figures show increases that parallels growth in university enrollment during and after the war.
5. Growth and expansion of downtown businesses.

D. *“Iowa City Architects, Builders, and Developers Historic Context 1840–ca. 1960”*

1. A new historic context should be developed to deal with the story of architects and builders who left an impact on the appearance of the evolving community during the 19<sup>th</sup> and 20<sup>th</sup> centuries.
2. 19<sup>th</sup> century architects and builders to be evaluated include John Francis Rague, architect of Old Capitol, Robert S. Finkbine, Henry L. Fisk, Chauncey F. Lovelace, and James M. Sheets.
3. Architects and builders from the turn of the 20<sup>th</sup> century decades and the early 20<sup>th</sup> century include Orville H. Carpenter, Frank X. Freyder, B.A. Wickham, the various Hunzinger companies - J.H. Hunzinger & Co., Hunzinger-Wagner Co., Frank E. Hunzinger, and W.H. Wagner, Jeremiah McLaughlin, Howard F. Moffit and Ray Blakesley, G.L. Lockart, Lester Palmer, Frank and Warren Burger, J. Bradley Rust, Wayne Paulson of West Branch and Neal F. Miller.
4. Developers of note for the 20<sup>th</sup> century include the Rundell Land and Improvement Company; Bert E. Manville; and George and Lee Koser with Koser and Sidwell Realty and Koser Brothers Realty.
5. Design work should be evaluated based on domestic and commercial building groups, urban and suburban groups, and single-family and multi-family buildings.

E. *“University of Iowa Greek Community: Sorority and Fraternity Houses Historic Context, 1866–ca. 1960”*

1. The Alpha Beta chapter of Beta Theta Pi Fraternity was the first fraternity established on campus in 1866 and the first sorority was founded in 1881.
2. First traditionally African-American fraternity, Kappa Alpha Psi, established in 1914 and first sorority, Delta Sigma Theta, in 1919.
3. Role and importance of fraternities and sororities in student social life.
4. Role and importance of fraternities and sororities in providing housing for growing student enrollment.
5. Parallels of UI Greek Community with national trends.
6. Primary building period for sorority and fraternity houses was between ca. 1910 and ca. 1935.
7. Adaptation of Early 20<sup>th</sup> Century Revival styles to fraternity and sorority house forms.



8. Shared features of fraternity and sorority houses with other multi-unit building in Iowa City during UI housing boom.
9. Primary areas where buildings were erected:
  - a. North Side group including buildings in blocks along North Dubuque Street south of Park Drive and North Clinton including intersecting streets such as Fairchild, Bloomington and Market streets; primary group in 600-800 blocks of N. Dubuque and 300-400 blocks N. Clinton
  - b. East College Street
  - c. East Burlington Street
  - d. Riverside Drive and Ellis Street

F. “*University of Iowa Writers’ Workshop Historic Context, 1936–ca. 1960*”

- Creative writing program established in the School of Letters at the University of Iowa in 1936
- Wilbur Schramm, first director
- Paul Engle, director from 1941–1966
- Gathering of poets and fiction writers with distinguished guest writers and lecturers
- Writers’ Workshop became a significant force in American letters under Paul Engle
- Pulitzer Prize winners from the program include writers of fiction, journalism, & poetry and are summarized below:

1. Fiction writers:

- a. Robert Penn Warren, 1947 Pulitzer for *All the King's Men*, former faculty member.
- b. Wallace Stegner, 1972 Pulitzer for *Angle of Repose*, MA, 1932; PhD, English, 1935.
- c. James Alan McPherson, 1977 Pulitzer for *Elbow Room*, MFA, 1969; current faculty member.
- d. John Cheever, 1979 Pulitzer for *The Stories of John Cheever*, former faculty member.
- e. Jane Smiley, 1992 Pulitzer for *A Thousand Acres*, MA, 1975; MFA, English, 1976; PhD, English, 1978.
- f. Philip Roth, 1998 Pulitzer for *American Pastoral*, former faculty member.
- g. Michael Cunningham, 1999 Pulitzer for *The Hours*, MFA, English, 1980.
- h. Marilynne Robinson, 2005 Pulitzer for *Gilead*, faculty member.

2. Journalists:

Tracy Kidder, 1982 Pulitzer in general nonfiction for *The Soul of a New Machine*, MFA, 1974.

3. Poets

- a. Robert Lowell, 1947 Pulitzer for *Lord Weary's Castle*, 1974 Pulitzer for *The Dolphin*, former faculty member.
- b. Robert Penn Warren, 1958 Pulitzer for *Poems 1954–56, Now and Then*, 1980 Pulitzer for *Poems 1976–78*, former faculty member.
- c. W.D. Snodgrass, 1960 Pulitzer for *Heart's Needle*, BA, 1949; MA, 1951; MFA, 1953.
- d. John Berryman, 1965 Pulitzer for *77 Dream Songs*, former faculty member.
- e. Donald Justice, 1980 Pulitzer for *Selected Poems*, former faculty member.
- f. Carolyn Kizer, 1985 Pulitzer for *Yin*, former faculty member.

- g. Rita Dove, 1987 Pulitzer for *Thomas and Beulah*, MFA, 1977.
- h. Mona Van Duyn, 1991 Pulitzer Prize for *Near Changes*, MA, English, 1943.
- i. James Tate, 1992 Pulitzer for *Selected Poems*, MFA, 1967.
- j. Louise Glück, 1993 Pulitzer for *The Wild Iris*, former faculty member.
- k. Philip Levine, 1995 Pulitzer for *The Simple Truth*, MFA, 1957; former faculty member.
- l. Jorie Graham, 1996 Pulitzer for *The Dream of the Unified Field*, MFA, English, 1978; former faculty member.
- m. Charles Wright, 1998 Pulitzer for *Black Zodiac*, MFA, 1963.
- n. Mark Strand, 1999 Pulitzer for *Blizzard of One*, MA, 1962; former faculty member.

G. “*University of Iowa Sports Historic Context, 1890–ca. 1960*”

- 1. Evaluate the tradition of “sport” at the University of Iowa
- 2. Study major sport fields including:
  - a. Baseball
  - b. Basketball—men’s and women’s
  - c. Track and field—men’s and women’s
  - d. Football
  - e. Golf—men’s and women’s
  - f. Gymnastics—men’s and women’s
  - g. Rowing
  - h. Softball
  - i. Swimming and Diving
  - j. Tennis—men’s and women’s
  - k. Wrestling
- 3. Identify standout players and teams at UI and nationally
- 4. Identify nationally important coaches
- 5. Identify major sports facilities—i.e. Iowa Stadium/Kinnick Stadium (1929) and Finkbine Golf Course

H. *Iowa City Hospitals Historic Context, ca. 1872–ca. 1960*

- 1. Tradition of medical care in Iowa City
- 2. Private hospitals
  - a. Mercy Hospital
  - b. Osteopathic Hospital
- 3. Tradition of hospitals and medical schools at the University of Iowa
  - a. University of Iowa Hospital and Medical School—East Side (1897)
  - b. University of Iowa Hospital and Medical School—West Side (1928)
  - c. State of Iowa medical care legislation and related facilities
  - d. University of Iowa Children’s Hospital (1919)
  - e. University of Iowa Psychopathic Hospital (1921)
  - f. University of Iowa Isolation Hospital (1916) and Oakdale State Tuberculosis Sanatorium (1908, 1926)
  - g. University of Iowa Dentistry College, Pharmacy School, and Nursing School
- 4. Veterans’ Administration Hospital (1954)

I. *James Van Allen (1914–2006), Physicist and Astronomer*” individual NRHP nomination

- 1. Identify historic resource(s) associated with James Van Allen.

2. Develop an individual NRHP nomination for the resource(s) based on Van Allen's national and international level significance; evaluate for National Historic Landmark status.
  3. Van Allen's roots extend to his birthplace in Mount Pleasant, Iowa.
  4. Undergraduate education—BA Iowa Wesleyan College (1935)—second Byrd Expedition.
  5. Graduate education—master's and doctorate from the University of Iowa (1936 and 1939).
  6. Research at the Carnegie Institution of Washington and at the Applied Physics Laboratory of Johns Hopkins University on radio proximity fuzes—detonators to increase the effectiveness of anti-aircraft fire to defend ships (1940-1942); sponsor—the National Defense Research Council.
  7. 1943–1945, U.S. Navy.
  8. 1946–1951, Applied Physics Laboratory of Johns Hopkins University, high-altitude experimental work.
  9. 1951, Guggenheim research fellowship at the Brookhaven National Laboratory.
  10. 1951–1985, professor and head of the University of Iowa Department of Physics and Astronomy.
  11. Research in 1950s at UI included use of UI football practice field to launch rockets and "rockoons"—rockets carried aloft by balloons—to conduct cosmic ray experiments above the atmosphere.
  12. Research and development of UI-built instruments carried aboard the first successful U.S. satellite, Explorer 1, in 1958; discovery marked the birth of the research field of magnetospheric physics.
  13. Discovery of bands of intense radiation surrounding the Earth, later named the "Van Allen radiation belts."
  14. First survey of the radiation belts of Jupiter using the Pioneer 10 spacecraft in 1973.
  15. Discovery and survey of Saturn's radiation belts using data from the Pioneer 11 spacecraft in 1979.
  16. Retired from active teaching in 1985.
  17. Continued research on data from Pioneer 10, 1972–2003.
  18. Interdisciplinary scientist for the Galileo spacecraft, which reached Jupiter in 1995.
  19. Critic of manned space flight in favor of remote-controlled, unmanned spacecraft.
  20. Recipient of national and international awards including:
    - a. Daniel and Florence Guggenheim International Astronautical Award (1962) presented by the International Academy of Astronautics for noteworthy contributions to astronautics;
    - b. National Medal of Science (1987), the nation's highest honor for scientific achievement, presented by President Reagan;
    - c. Crafoord Prize (1989), awarded by the Royal Swedish Academy of Sciences presented by the King of Sweden, highest award for research in a number of scientific fields and, for space exploration, is the equivalent of the Nobel Prize;
    - d. Gerard P. Kuiper Prize from the Division of Planetary Sciences of the American Astronomical Society (1994); and
    - e. 2006 Smithsonian National Air and Space Museum Trophy for lifetime achievement
- J. *"University of Iowa Hydraulics Laboratory/Iowa Institute of Hydraulic Research Historic Context, 1919–ca. 1960"*
1. Nationally important fluids and early research and engineering laboratories
  2. Floyd Nagler, founding director of SUI Hydraulics Laboratory, 1920-1933

3. Hydraulic modeling efforts were instrumental in development of the 9-foot navigation channel of the Upper Mississippi River in the 1930s
4. Hunter Rouse, director (1933–1965)
5. Research efforts to support World War II including development of nozzles for fighting fires at sea, methods to disperse fog over British landing fields, and first studies in ship hydrodynamics
6. John Fisher Kennedy, director (1966–1991)
7. Enzo O. Macagno and his wife Matilde, international experts on Leonardo da Vinci and his studies of flow mechanics; extensively published authors.

K. *“Prehistory of Iowa City Historic Context”*<sup>1</sup>

1. Review pre-historic and historic archeological investigations in Iowa City area.
  - Include pre-1920 studies by Davis (1883), Clement Webster (1887), Charles A. White (n.d.), and Duran J.H. Ward (1904, 1905)
  - Include 1921–1950 studies by Charles R. Keyes and the Iowa Archeological Survey
  - Include Smithsonian Institution's River Basin Survey program for Coralville Reservoir by Warren Caldwell (1961) and Richard P. Wheeler (1949); later studies by Adrian Anderson (1971) and David F. Overstreet (1986)
  - Include 1838-era Napoleon townsite survey by Randall Withrow (1998) and archaeological surveys along Highway 1 by John G. Hedden et al. (2000), Mary Whalen and Jeffrey Anderson (2001).
  - Include Thomas Charlton, Cynthia Otis Charlton, Stephen Lensink, and James A. Sartain (1988) and others for Plum Grove archaeology.
  - Include Richard Fishel for studies of historic city dumps along Ralston Creek within Iowa City; survey along Camp Cardinal Road.
  - Include Timothy Weitzel for study of Foster Road Extension and 1<sup>st</sup> Avenue extension.
  - Include Cynthia Peterson for studies of Sand Road Heritage Corridor and John Gilbert's Trade Cabin at Napoleon (1997).
2. Review other studies and private collections relating to pre-historic and historic archaeological findings.
  - Include Roger Anderson's collection and investigations for the Hickory Hill area.
  - Include information for abandoned brickworks sites such as the Ferdinand Goss Brickworks on Outlot 13 between Lucas and Governor Streets in Happy Hollow Park and the Oakes Brickworks on the Longfellow School grounds.
  - Include Michael Perry's investigations of upland sites in the Northeast Planning District.
  - Include Mark Anderson's investigations in the South Central Planning District.
  - Include Iowa River quarry sites such as Hutchinson's Quarry, the Old Capitol Quarry and others.

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<sup>1</sup>Outline for the archaeology historic context is based on three sources: 1) “A Brief Culture History of Iowa,” by Shirley J. Schermer, William Green, and James M. Collins with the Office of the State Archeologist, University of Iowa; available online at <http://www.uiowa.edu/~osa/learn/prehistoric/overview.htm>; 2) Discussions with Tim Weitzel, archaeologist and chairperson of the Iowa City HPC, November 2006; and 3) “Prehistoric and Historic Resources of Johnson County, Iowa, Multiple Property Documentation Form” prepared by Louis Burger Group, Inc., Cedar Rapids, Iowa, undated; on file, State Historic Preservation Office, Des Moines, Iowa.

- Include Woodland mounds along the Iowa River Valley.
- Include studies of the Montgomery-Butler House site.
- Include studies of Iowa City's abandoned railroad grades.

### 3. Prehistoric Archaeology Overview

- a. Paleoindian Tradition (9,500–7,500 B.C.)
  - Deglaciating landscape
  - Clovis complex defined by fluted point projectile point/knives
- b. Archaic Tradition (7,500–500 B.C.)
  - 1) Early Archaic (7,500–5,500 B.C.)
    - transitional stage at end of the glacial period and the onset of warmer and drier climatic conditions
    - transition from big game to forager
  - 2) Middle Archaic (5,500–2,500 B.C.)
    - Practiced a mobile foraging economy
    - Shift in subsistence orientation toward the exploitation of circumscribed forest and river resources
  - 3) Late Archaic (ca. 2,500–500 B.C.)
    - Characterized by increased population levels, increased territoriality, intensive foraging, and development of exchange networks
- c. Woodland Tradition (500 B.C.–1400 A.D.)
  - Characterized by improved technologies (ceramic production, horticulture, and bow and arrow); socioeconomic changes
  - Increase in settlement size
  - Intensive exploitation of local plant and animal species
  - Increased reliance on plant cultigens
  - Construction of earthen burial mounds; multiple series of conical mound groups built in Iowa City by one or more Woodland Period groups( 500 B.C. to A.D. 1400)
  - 1) Early Woodland Stage (500–100 B.C.)
    - Characterized by small, seasonal settlements; subsistence hunting; large burial mounds; and interaction with other Midwest groups
  - 2) Middle Woodland Stage (100 B.C.–300 A.D.)
    - Characterized by refined artworks, complex mortuary program, and extensive trade networks
  - 3) Late Woodland Stage (300 A.D.–1400 A.D.)
    - Aggregated population into large, planned villages; crop horticulture and diversified hunting and gathering; and less complex mound building
    - Mississippian Culture in florescence in American Bottom; outlying posts established throughout Upper Midwest and eastern Plains. No evidence for direct settlement by Mississippian peoples in Iowa.
- d. Late Prehistoric or Mississippian Tradition (1000–1650 A.D.)—Middle and Upper Mississippian
  - Characterized by intensive agriculture—corn, beans, and squash; nucleated settlements with prominent platform temple mounds and plazas; complex social organization; and occupational specialization.
  - Mississippian Culture in florescence in American Bottom; outlying posts established throughout Upper Midwest and eastern Plains. However, no evidence for direct settlement by Mississippian peoples in Iowa.
- e. Oneota Culture (1000 A.D.—1650 A.D.)

- Oneota is the most recent prehistoric cultural group in Iowa; predominant in Iowa, Minnesota, Wisconsin, and eastern edge of Great Plains
  - Later phases of the Oneota culture likely related to Siouan speakers; descendants known as Ioway, Oto (Otoe), Missouri, Winnebago (including the Ho-Chunk of Wisconsin and Winnebago of Nebraska), Kansa, Omaha-Ponca, and Dakota and some Algonquian speakers, such as the Illinois and Miami.
  - Oneota sites occur where floodplain, upland forest, and prairie meet
  - Oneota had a diverse subsistence economy based on hunting, seasonal wild plant harvesting, and intensive
  - Decorative motifs and shell tempering distinguish pottery
  - Later phases of Oneota peoples lived in villages located on sand or gravel river terraces and consisting of clusters of large, multi-family longhouses
  - Oneota tools made from flaked stone and worked bone
4. Historic Indians and Euro-American Overview - Historic Archaeology Timeline
- First Euro-American contact—"protohistoric period" (1640–1700 A.D.)
  - Period after 1650 characterized by European competition for tribal alliances and trade; European diseases; tribal population decline
  - French arrival in Mississippi Valley (1673)
  - Radisson and des Groseilles explore upper Mississippi Valley west of Lake Superior, likely including Iowa (1654–56).
  - Radisson reported meeting a group by the name *Maingoinis*, or Moingoina who are known to have been living near the mouth of the Des Moines River at this time.
  - Meskwaki on the Wolf River, Wisconsin (1669–1680)
  - About this time, Meskwaki cheated by two unidentified Frenchmen in area of La Pointe, WI coloring their perceptions of the French from this point forward
  - Marquette and Joliet explore Mississippi Valley; meet Moigwena tribe of the Illinois Indians whose village was on the southwest or Missouri side of the Des Moines River (1673).
  - Ioway Indians visit Louis André's Jesuit mission at De Pere, Wisconsin on Green Bay (1676)
  - Michel Accault, the first European to contact Ioway at their villages (late 1670s)
  - Meskwaki pursued into Iowa by French soldiers and taken prisoner near Des Moines, Iowa (1732)
  - Meskwaki return to Wisconsin (1765)
  - Carver visits Meskwaki in Wisconsin (1766)
  - Meskwaki establish themselves along west bank of Mississippi River; begin mining lead (1773), previously known to French explores in area from Galena, IL north to Pendarvis, WI, and probably including the Dubuque area as well.
  - Dubuque receives a permit from Meskwaki to mine lead in Dubuque area (1788)
  - Mesquakie (Fox) villages established along Iowa River (1750–1800)
  - Louisiana Purchase (1803)
  - 1804 William Henry Harrison deceives Meskwaki and convinces them to sign away land rights; 1804 treaty joined the Meskwaki to the Sauk (Sac) for administrative purposes, without the consent of their tribal councils

- Ioway continually pushed west by the Sauk and Meskwaki, and back east by the Oto and Missouri tribes (1812–1837)
- As a result of the Black Hawk War, Meskwaki (Fox) villages established along Iowa-Cedar river basin sometime between 1832–1834, outside of Scott's Purchase or the First Black Hawk Purchase
- Army patrols, including Lt. Jefferson Davis, patrol Iowa frontier for Squatters under command of Captain Zachary Taylor (1830–1833)
- Albert Lea's Company of Dragoons note Poweshiek's village Located in the vicinity of Conesville on Cedar River (1834)
- Poweshiek's village in southern Johnson County (1836)
- Tototonoc, a Sauk chief, leaves Keokuk's territory in protest of his rise to authority and in deference to Black Hawk: Many of his people join either Poweshiek or Wapashahiek's villages while Tototonoc himself joins the Winnebago (Ho-Chunk).
- John Gilbert arrives in Johnson County, then wilderness with no territorial jurisdiction (ca.1826). Establishes trading house on Snyder's Creek, Pleasant Valley Twp. (1830)
- P. Clark, E. Myers, and S.C. Trowbridge arrive (1836).
- Iowa Map indicates previous location of two Ioway Villages near Iowa City. Despite written support of Superintendent William Clark, Ioway lose title to their Iowa land claims (1837)
- Two Mesquakie bands located in and around Iowa City area; Poweshiek's band located near future town of Napoleon at Napoleon Park, and Wapashahiek band located on the Iowa River terrace about one mile south of Napoleon Park
- Some reports indicate villages were within the town borders—generously platted at about two square miles (1837); in 1837, Gilbert used his influence with the Native Americans to secure preemptive land claims near Poweshiek's Village and Napoleon Park.
- John Gilbert quits the American Fur Company; starts own trading house located on road to Bloomington (Muscatine) in 1837. Wheaton Chase, with over sight by Phelps, starts a new American Fur Company house to the south of that location. The 1883 county history shows Wapashahiek's village as directly adjacent to the future Napoleon townsite; Poweshiek's village is directly in line with the road to Muscatine.
- Meskwaki pay cash to Trowbridge and others to construct a palisade to protect them from the Dakota (Sioux) (1837)
- Pressured by white settlement west of the Mississippi River in Iowa, Mesquakie villages moved upstream along Iowa River in early 1800s.
- Land cession treaties in Iowa 1804, 1832, 1836, 1837, and 1842
- Portions of Johnson County included in 1832 (Black Hawk Purchase), 1836, and 1837 cessions with most of Johnson County opened to Euro-American settlement in October 1837, following treaty negotiations with the Sauk and Meskwaki tribes
- In 1838, the town of Napoleon, in East Lucas Township, was platted, and became the first county seat.
- Organization of Iowa in pre-statehood era:
  - After Missouri became a state, Iowa was in "unorganized federal territory" (1821)
  - Iowa made part of Michigan Territory (1834)
  - Iowa included in Wisconsin Territory (1836)

- Formation of Iowa Territory (July 4, 1838)
- Gilbert moves trading house adjacent to Wapashiek's village; makes plans for the town of Napoleon (1838)
- Napoleon and Johnson County jurisdictions established within Iowa Territory, first court house built at Napoleon (1838)
- First Post Office established; John Gilbert dies from illness (1839)
- Territorial Capitol commission (Swan, Ronalds, and Ralston) meets at Napoleon (1838)
- Capitol ground and original Iowa City town plat surveyed (Cox, Frierson, Judson). Meskwaki reported by Shambaugh to have watched (1839)
- Poweshiek's village moved to West edge of Monroe Township; stopping to visit white friend Patrick Smith in Napoleon on the way; farewell speech recorded by A.D. Stephens (1839)
- Meskwaki become ill with smallpox, cholera, or ague. During that episode, the youngest daughter of Poweshiek made a feather cape, now in Iowa Hall. It was given to Dr. Henry Murray of Iowa City in 1844 as payment for his medical services shortly before Poweshiek moved his band further up the Iowa River
- Ten Eyck Cabin (nonextant), southwest corner Iowa Ave and Dubuque St (1839)
- Lean Back Hall (1839, nonextant)
- Post Office and County Seat moved to Iowa City from Napoleon (1839)
- Joseph N. Nicollet conducted a systematic hydrographic river basin survey to document water resources and transportation routes; Military Road designated from Iowa City to Dubuque (1839)
- Butler's Hotel and Temporary Capitol (1841–1892)
- Poweshiek's village moved to 5 miles downstream of Marengo, likely at South Amana (1844)
- Historic resources from pre-territorial period include Fox village sites, early Euro-American town sites, homesteads, farmsteads, and commercial properties such as fur trading posts, mills and quarries
- Establishment of State of Iowa (1846)
- Iowa City Township established February 10, 1846 with boundary changes in 1859, 1873, and 1910; became corporate limits of Iowa City in 1873.
- Plum Grove Farm Site (1844) established as Governor Lucas farmstead
- Montgomery-Butler House Site established 1853 as farm and ferry site
- Other 1840s and 1850s-era properties in developed portions of Iowa City with limited disturbance of original sites.



## Iowa City Subdivision List—1924–1965<sup>2</sup>

| Number | Year | Subdivision                    |
|--------|------|--------------------------------|
| 1      | 1924 | Morningside Addition #1        |
| 2      | 1927 | Baily and Beck                 |
| 3      | 1938 | Capital View Addition          |
| 4      | 1939 | Kirkwood Circle                |
| 5      | 1948 | College Court Place            |
| 6      | 1948 | Ball's 1st Addition            |
| 7      | 1949 | Wildman's 1st                  |
| 8      | 1950 | Adrian's                       |
| 9      | 1950 | Wildman's                      |
| 10     | 1950 | C.R. Regan                     |
| 11     | 1950 | Giblin's Subdivision #2        |
| 12     | 1951 | Memler's Addition              |
| 13     | 1952 | Oak Park Court                 |
| 14     | 1953 | Giblin's Subdivision #1        |
| 15     | 1953 | Highland Addition Pt. 1        |
| 16     | 1954 | I.O.O.F. Subdivision           |
| 17     | 1954 | Highland Addition Pt. 2        |
| 18     | 1954 | Plum Grove Pt. 1               |
| 19     | 1955 | Highland Addition Pt. 3        |
| 20     | 1955 | Plum Grove Pt. 2               |
| 21     | 1955 | Plum Grove Pt. 3               |
| 22     | 1955 | Whiting Addition Pt. 1         |
| 23     | 1955 | Wise Addition                  |
| 24     | 1956 | Towncrest Pt. 1                |
| 25     | 1956 | Bel Air Pt. 1                  |
| 26     | 1956 | West Bel Air Pt. 1             |
| 27     | 1956 | Whiting Addition Pt. 2         |
| 28     | 1956 | Wildwood Addition              |
| 29     | 1956 | Tower Addition                 |
| 30     | 1957 | Court Hill Pt. 1               |
| 31     | 1957 | Larson Subdivision             |
| 32     | 1957 | West Bel Air Pt. 2             |
| 33     | 1957 | Plum Grove Pt. 4               |
| 34     | 1957 | Whiting Addition Pt. 3         |
| 35     | 1957 | Terrace Hill Pt. 2             |
| 36     | 1958 | Court Hill Pt. 2               |
| 37     | 1958 | West Bel Air Pt. 3             |
| 38     | 1958 | Streb's 1st Addition           |
| 39     | 1958 | Streb's 2nd Addition           |
| 40     | 1958 | School Commissioner's Sub.     |
| 41     | 1958 | Sperry's Resub. Of Reid's Add. |
| 42     | 1959 | Court Hill Pt. 3               |
| 43     | 1959 | Dunlap's 1st Addition          |
| 44     | 1959 | North Bel Air Addition         |
| 45     | 1959 | Mark Twain Addition            |
| 46     | 1959 | Plum Grove Pt. 5               |
| 47     | 1959 | Whiting Addition Pt. 4         |
| 48     | 1959 | Whiting Addition Pt. 5         |
| 49     | 1959 | Giblin's Addition              |
| 50     | 1959 | Ball's 2nd Addition            |
| 51     | 1959 | North Hills Subdivision        |
| 52     | 1960 | Court Hill Pt. 4               |

|    |      |                                     |
|----|------|-------------------------------------|
| 53 | 1960 | Bel Air Pt. 2                       |
| 54 | 1960 | Lafferty Subdivision                |
| 55 | 1960 | Parkview Terrace Addition           |
| 56 | 1961 | Rochester Addition                  |
| 57 | 1961 | Rochester First Addition            |
| 58 | 1961 | Sherwood Forest                     |
| 59 | 1961 | Terrace Hill Pt. 3                  |
| 60 | 1962 | Court Hill Pt. 5                    |
| 61 | 1962 | Towncrest Pt. 2                     |
| 62 | 1962 | Mt. Shrader                         |
| 63 | 1962 | Mt. Shrader Pt. 1                   |
| 64 | 1962 | Whiting Addition Pt. 6              |
| 65 | 1962 | Terrace Hill Pt. 1                  |
| 66 | 1962 | Bryn Mawr Pt. 1                     |
| 67 | 1963 | Court Hill Pt. 6                    |
| 68 | 1963 | Court Hill Pt. 7                    |
| 69 | 1963 | Towncrest Pt. 3                     |
| 70 | 1963 | Mt. Shrader Pt. 2                   |
| 71 | 1963 | Tudor Park                          |
| 72 | 1963 | Miller Addition                     |
| 73 | 1963 | Whiting Addition Pt. 7              |
| 74 | 1963 | Bryn Mawr Pt. 2                     |
| 75 | 1964 | Court Hill Pt. 8                    |
| 76 | 1964 | Court Hill Pt. 9                    |
| 77 | 1964 | Court Hill Pt. 10                   |
| 78 | 1964 | Irish Tract                         |
| 79 | 1964 | Linden Park                         |
| 80 | 1964 | Mt. Shrader Pt. 3                   |
| 81 | 1964 | Hollywood Manor Pt. 1               |
| 82 | 1964 | Hollywood Manor Pt. 2               |
| 83 | 1964 | Mark Twain Addition South           |
| 84 | 1964 | Black's Park Addition               |
| 85 | 1964 | Cartwright's Addition               |
| 86 | 1965 | Mt. Shrader Pt. 4                   |
| 87 | 1965 | Washington Park                     |
| 88 | 1965 | Windsor Heights Pt. 1-4             |
| 89 | 1965 | Hollywood Manor Pt. 3               |
| 90 | 1965 | Yakish Estates                      |
| 91 | 1965 | Court Hill Pt. 12                   |
| 92 | 1967 | Walden's Subdivision of Irish Tract |

<sup>2</sup>Numbered maps showing subdivisions appear in Appendix M.

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## **Appendix F: Clarion Associates Recommendations Memorandum**



**Clarion Associates LLC**  
1700 Broadway  
Suite 400  
Denver, Colorado 80290  
303.830.2890  
303.860.1809 Fax

*Planning and Zoning  
Growth Management  
Market Analysis  
Real Estate Consulting  
Appraisal*

**C L A R I O N**

Date: September 18, 2006

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## **I. INTRODUCTION**

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Iowa City currently is updating its Historic Preservation Plan, a component of the Iowa City Comprehensive Plan. Clarion Associates is working with Svendsen Tyler, Inc., to complete this project. This report includes Clarion's analysis and recommendations related to five aspects of the scope of work, as described below:

**A. Review the Iowa City Historic Preservation Ordinance**

This section provides a discussion of potential future updates to the ordinance, based on our review of the ordinance and comments received from the Iowa City community, as well as comparisons with ordinances from comparable cities and our knowledge of national best practices.

**B. Review Historic Preservation Commission procedures and guidelines**

This section provides a review of the current procedures, guidelines, and other official materials, such as the Preservation Handbook, used in support of the Iowa City preservation program.

**C. Identify potential local financial incentives for historic preservation**

This section provides a summary of potential local financial incentives that could be used to encourage preservation activities in Iowa City, along with implementation strategies for each.

**D. Develop a methodology for future evaluations of the economic impact of historic preservation in Iowa City**

This section includes a discussion of a methodology to evaluate three key aspects of the economic impacts of preservation in Iowa City. The methodology focuses on three key issues: rehabilitation, property values, and heritage tourism. It is based on our experience with similar studies and focused on key issues and concerns in Iowa City.

**E. Review the effectiveness of Iowa City's Sensitive Areas Ordinance and provide recommendations for future revisions**

This section reviews the content and application of the ordinance as it applies to historic, prehistoric, and archaeological sites and provides recommendations for potential improvements.

This report is intended to assist Iowa City in improving the historic preservation program. All communities have different goals for their preservation programs, based on widely varying factors such as the types of historical resources they want to protect, the degree of protection they want to offer through an ordinance, and local development pressures. While this report includes discussions and suggestions based on approaches used in other communities, the intent is not to suggest that wholesale changes are needed. In fact, Iowa City deserves credit for developing a successful preservation program that has admirably identified and protected key historic resources. Key issues are identified in order to allow Iowa City to consider changes that allow for continued improvements and successes.

## **II. REVIEW OF THE PRESERVATION ORDINANCE**

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Iowa City adopted its first preservation ordinance in 1982. Since that time, the ordinance has changed considerably as the preservation program has grown and matured to address new concerns. Following an introduction to the ordinance and its evolution since the last Preservation Plan was completed, this section includes a discussion of several key themes that emerged from our interviews.

It should be noted that Iowa City's preservation ordinance is actually a collection of several sections of the Iowa City Zoning Code, Title 14 of the City Code. The term "preservation ordinance" is used throughout this document to refer to the combination of those sections addressing historic preservation. Many communities adopt their preservation-related regulations as a stand-alone ordinance that includes all procedures, standards, definitions, criteria, etc. Iowa City, as part of the recent Zoning Code revisions, elected to integrate these preservation materials within the larger Code document. Given this recent work, we are not providing comments on the overall organization of the Code, assuming that the recently adopted Code is consistent with the City's preferred approach.

### **A. Evolution of the Iowa City Preservation Ordinance**

While preservation ordinances across the country vary considerably in order to reflect the unique needs of the individual community, successful ordinances typically include several key elements:

Purpose Statements

Establishment of a Historic Preservation Commission

Procedures and Criteria for Designation of Historical Resources

Procedures and Criteria for Reviewable Actions

Consideration of Economic Effect of Designation or Review of Action

Appeals

Enforcement

Definitions

Iowa City's preservation ordinance includes each of these basic components, evidencing the maturity of the preservation program. The ordinance is generally well-written and organized and has benefited from recent efforts to update the Zoning Code. Several of the key areas above were largely unmentioned upon during our interviews, suggesting that those aspects of the ordinance are meeting

the needs and expectations of the community. For example, we heard minimal concern with the designation process for new districts.<sup>1</sup>

The 1992 Iowa City Preservation Plan included a discussion of first-, second-, and third-generation preservation ordinances that is helpful to review. First-generation ordinances are generally quite simple documents that provide only limited protection to historic resources. Typically they are focused on the review of demolitions (not alterations) and only provide for a delay of demolition, rather than an ability to deny demolition. They depend primarily on public education to save historic buildings.

Second-generation ordinances are stronger. Demolition is reviewed and in many cases there is absolute authority for the preservation commission and city council to deny the issuance of a demolition permit application. Proposed alteration is typically reviewed, and there may be standards established in the ordinance for alteration work. They are typically lengthier than first-generation ordinances, including some procedural provisions. Despite these improvements, there are typically “holes” in the ordinance — procedural and substantive — that demand updates and amendments.

Third-generation preservation ordinances are complex documents that include definitions of key terms, design guidelines for alteration reviews, and detailed procedural requirements. Third-generation ordinances also typically address the issue of economic hardship.

In 1992, Iowa City’s ordinance was described as a cross between a first- and second-generation ordinance. Today, it has clearly evolved into a third-generation ordinance. Nonetheless, discussions with staff, officials, and community members suggest that amendments may be necessary to better address some evolving issues.

## **B. Clarifying the Role of Historic Districts and Conservation Districts**

Understanding local preservation goals is a crucial first step in developing a local preservation program. From a legal perspective, if a local government can demonstrate that it has made preservation part of its overall effort to foster and promote the general welfare and well-being of the community as a whole, the local preservation ordinance stands a better chance of surviving judicial scrutiny. Therefore, clear purpose statements are an important element of any preservation ordinance.

The Iowa City ordinance provides separate but similar purpose statements for both the Historic District Overlay Zone (14-3B-1.A.) and the Conservation District Overlay Zone (14-3B-2.A.). This brings up a significant issue that emerged as a theme in our conversations: There is confusion about the appropriate role for each type of district in Iowa City.

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<sup>1</sup> NOTE: The lack of commentary on the designation process is distinct from concerns raised regarding the recent effort to designate a new historic district. We heard considerable commentary regarding that application and the merits of it, but not specifically about flaws or needed improvements in the designation process, per se.

While the use of historic districts is well-established nationwide, conservation districts are a relatively new tool to address issues of neighborhood character and to supplement historic district regulations. Geared to preserving the character of existing neighborhoods, conservation districts are being considered or have been adopted in a growing number of jurisdictions across the United States as alternatives to more stringent historic district regulations. Cities as varied as Dallas, Texas; Omaha, Nebraska; and Cambridge, Massachusetts have all adopted some form of conservation districts. Iowa City is the first and only city in Iowa to do so to date.

Many conservation districts have been implemented for areas that fall short of meeting the criteria for a local, state, or national historic designation, but nevertheless have important cultural, visual, or other significance. In Iowa City, conservation districts are specifically defined as an area with less than 60% contributing structures, clearly distinguishing them from historic districts.<sup>2</sup>

In some cities the conservation districts are intended as step-down, buffer, or transition areas immediately surrounding a protected historic district. Others are directed at preserving the residential character of a neighborhood, maintaining a unique community center, or emphasizing an important cultural element of a community. Often times the focus is on basic issues of mass and scale of new construction and additions, with less attention on minor alterations. The conservation districts in Iowa City seem to be playing both of these roles. In addition, there appears to be some interest in using conservation districts as a tool to eventually regain a level of historic integrity that allows for the area to transition to historic district status. More discussion and community input may be needed to further clarify the appropriate role. Revisions to the purpose statements in the Conservation District Overlay Zone may be necessary to more accurately reflect these goals.

Conservation districts in Iowa City are distinguished from historic districts in two important ways: the procedures for reviewing applications for certificates of appropriateness, and the criteria under which those applications are reviewed. This is consistent with approaches in most communities that have adopted both historic districts and conservation districts. In general, the review is handled largely administratively – by staff – rather than before a board or commission. In addition, alterations in conservation districts are held to a less stringent standard than in historic districts.

Iowa City has adopted a tiered evaluation process for historic reviews. Alterations to properties located within conservation districts may be permitted through the “Minor Review” or “Intermediate Review” procedures, while alterations to properties located in historic districts are required to follow the “Major Review” procedures. Exceptions to alteration criteria have also been established in the Preservation Handbook that allow for more flexibility in the alteration of structures in conservation districts. While these policies and criteria allow for more flexibility in conservation districts in theory, we heard repeatedly that, in practice, there is

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<sup>2</sup> NOTE: There was some discussion that the definition of “conservation district” and the 60% figure were based on the state enabling legislation; however, the statute is silent on the issue of conservation districts.

little distinction in how properties in the two types of districts are being treated. This situation creates tension both within the HPC and in the general public.

A clearer understanding of the goals of conservation districts and how they differ from historic districts will go a long way towards resolving these tensions. We recommend reinforcing the distinction between these two types of districts, with a focus on issues related to mass, scale, and general compatibility in reviews of conservation district properties. Historically appropriate rehabilitations in these areas should be encouraged through education and other incentives, but not required as they are in historic districts. A re-survey of conservation districts may be appropriate, also, to determine if some of these areas may have improved to the point that historic designation may be appropriate. Revised procedures for reviews and a more focused approach to review criteria, as discussed in Section D below, are needed to implement these goals.

### **C. Potential Changes to the Historic Preservation Commission Membership**

Iowa City's Historic Preservation Commission (HPC) is established by Section 14-7A-3 of the Zoning Code. It requires a minimum of seven members, with at least one representative from each designated historic district.

Issues related to the Commission that need to be considered for potential changes are focused around the membership of the HPC. Iowa is somewhat unusual in that the state enabling legislation largely controls the make-up of the local preservation commission. Subsection 330.34.3 requires the commission to include a minimum of three members, with at least one resident of each designated historic district represented on the commission. There are no requirements for particular skills or background, though the statute does state that members shall be appointed with

*"due regard to proper representation of residents and property owners ... and their relevant fields of knowledge including but not limited to history, urban planning, architecture, archaeology, law, and sociology."*

Concerns related to the composition of the HPC were raised by a variety of community members. While the system required by the state legislation may work well in smaller communities with fewer districts, for a mature program like Iowa City's, with a growing number of districts, the requirement to include a member from each district presents problems. In particular, it can be difficult to recruit and retain commission members, especially from the smaller districts, such as Woodlawn. The increasing size of the commission can also lead to an unwieldy number of members. Addressing this issue would require a change in state legislation.

A related issue that should be considered is whether or not to add some sort of requirement for professional qualifications for some members of the Commission. This issue could be addressed without requiring statewide legislative action. Communities across the country vary in their approach to this issue. For example, some require that a few members be trained in history, architecture, construction, archaeology, or a related field, in order to ensure that preservation decisions benefit from professional expertise. Others require no such qualifications and



simply ask that members express an interest in preservation in order to serve. A much smaller number require all members to have some relevant background.

There are merits to each approach. Requiring professional qualifications ensures that members have the necessary technical expertise to adequately review matters before the preservation commission. Requiring professional qualifications for at least some members is also consistent with the national requirements for cities participating in the Certified Local Government (CLG) program, such as Iowa City, which provides a source of grant money for preservation programs in participating communities. We heard from several design and development professionals in Iowa City who are supportive of the mission of the Commission but frustrated by what they perceive as ill-informed efforts to redesign projects in a way that is either inconsistent with historic standards or impractical.

Unfortunately, requiring technical skills as a qualification for membership can be a difficult undertaking in small communities that simply do not have a large cadre of professionals with relevant experience. There may be only one or two architects in the area, and they may be hesitant to serve if volunteering means foregoing preservation or restoration projects that might come before the commission. The solution is not an easy one. In some communities, outside experts are permitted to serve on the HPC; however, this typically necessitates a change from normal standards that require Commission members to be City residents. It also may be appropriate to allow construction professionals—builders, craftsmen, developers—to serve in this role when architects are not available.

On the other hand, some communities believe that requiring qualifications may deprive the review body of valuable common-sense perspectives from citizens not professionally involved in preservation-related fields, and also might prevent service by individuals who are well-qualified though not professionally trained. To some, “qualifications” equal bias, and thus decisions made by commissioners with qualifications may carry less weight with the legislative body, because they are perceived to be less representative of the whole community.

In an attempt to reach a middle ground between these two philosophies, many communities have adopted a balanced system made up of both professionally qualified members and also citizens-at-large who bring a broader perspective of community affairs. In such jurisdictions, only some (e.g., four out of seven) commission members are required to meet professional qualifications standards. This approach would seem to strike an appropriate balance for a community like Iowa City that values both technical expertise and a common-sense perspective.

An additional related issue that was mentioned in several interviews is an apparent disconnect between the HPC and the larger efforts related to community planning. Several HPC members told us they weren’t sure where they “fit” in the scheme of planning for Iowa City. One way to help address this issue would be to appoint an ex-officio member of the Planning Board to attend the HPC meetings. An annual joint meeting between the Planning Board and the HPC should also be considered.

**D. Consideration of Economic Effect of Designation or Review of Action**

To ensure compliance with federal and state constitutional requirements, the ordinance should include a procedure allowing a property owner to make the case that, in some situations, enforcement of the ordinance will cause unusual and extreme economic hardship. This is analogous to the variance provisions of a standard zoning ordinance, which provide a “safety valve” in unusual cases where regulation of development and use of a property may potentially rise to the level of an unconstitutional “taking.” From a policy perspective, it may also be desirable to allow for some degree of flexibility within a preservation ordinance in order to encourage rehabilitation and economic use of the property, to avoid making “mothballing” of regulated properties the result of historic preservation efforts.

Iowa City’s ordinance includes a section (14-3B-4) allowing for an applicant that has been denied a certificate of appropriateness to apply for a Certificate of Economic Hardship. Generally, preservation commissions will need flexibility in dealing with two situations: first, when an owner faces economic hardship because there is no reasonable economic use for the historical resource; and, second, when there is an economic use, yet legal restrictions, such as zoning regulations or building codes, preclude necessary renovations. If the owner can satisfy the reviewing body that applicable preservation restrictions are causing a unique and serious economic hardship, that body might grant relief (in the form of a permit to allow an alteration or new construction). The city must determine when and what types of such relief might be appropriate.

While it is easy to sympathize with an owner who is having a difficult time making ends meet because of high taxes, energy costs, and the like, the simple fact that a property is located in a historic district should never be, in and of itself, a reason to allow a variance from local preservation and land-use controls or to grant a demolition permit. Nor is the owner’s desire to increase the property’s economic return adequate ground for relief. Such claims were rejected in a seminal case from New Orleans, in which the owner wanted to construct, in violation of the local ordinance, another building on a lot on which a historical resource was situated:

... in the absence of a showing that approval of ... non-violative construction could not have been obtained from the Vieux Carré Commission, we cannot hold appellant suffered financial loss in being denied an opportunity to obtain an increased return from its property. Even if financial loss had been shown, such loss is only a factor to be considered in determining hardship and will not, standing alone, constitute a hardship sufficient to justify a variance. And here the hardship referred to, the requirement of conformity to two separate and sometimes conflicting standards of construction, is neither “unusual” nor “particular” to [the plaintiff]. It is common to all property owners in the zoning district in which [the plaintiff’s] lot is located and therefore is not a hardship which justifies the granting of a variance. To hold otherwise would have the effect of destroying the zoning district.<sup>3</sup>

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<sup>3</sup> *Phillips v. Board of Zoning Adjustments of City of New Orleans*, 197 So.2d 916, 916-20 (La. 1967).

The administrative procedure used to accept and review economic hardship information need not be complicated. While Iowa City's provision has not been used to date, it is consistent with similar provisions in other communities.

## **E. Enforcement**

A preservation ordinance will only be as effective as the power and willingness of the community to enforce it. Ignoring the details of enforcement when drafting a local ordinance may have unfortunate consequences. In Chicago, for example, Rincker House, the second oldest structure in the city and a designated historical resource, was torn down without official approval by a developer who apparently found that the prospective profits from redeveloping the site far outweighed the puny penalties contained in the local preservation ordinance. In other municipalities, preservation commissions find that the enforcement of local controls, particularly in large districts, cause some serious administrative headaches—it is simply too expensive and time-consuming to keep an eye on designated historical resources to make sure the local law is being observed by owners.

We heard from a variety of community members that enforcement of the preservation ordinance in Iowa City is falling short in several ways. While some of the issues are beyond the scope of the ordinance itself, we recommend considering changes in the following areas: remedies for noncompliance, maintenance and demolition by neglect standards, and administration.

### **1. Remedies for Noncompliance**

The challenge in drafting effective enforcement provisions is to craft remedies strong enough to deter violations and induce compliance, but not so draconian that cities (and courts) shy away from imposing them. The experience with building and housing codes regulations is instructive. If monetary fines are set at a low level (as fines for ignoring preservation laws often are), owners conclude that, even if they are caught violating a building code provision, the economic consequences are insignificant or can be treated as just another cost of doing business. On the other hand, experience also demonstrates that heavy reliance on criminal penalties is less than optimal. For example, judges in most jurisdictions simply do not put people into jail for zoning code violations.

The middle-ground options outlined below are likely to be most effective, particularly when used in combination with one another. They are recommended for consideration in Iowa City.

#### **(A) Fines**

Money fines are the most widely used method of enforcing local codes, and are authorized by the current Iowa City Code. Like in most jurisdictions, the City has statutory authority to issue a notice of violation (not unlike a traffic ticket) and then proceed to court and collect a fine if it can prove its case. While some communities have adopted significant fines, the major problem with fines in a preservation context is that they are generally not high enough to deter violations. A fine of \$500 for an illegal demolition is simply inadequate to deter anyone, especially

commercial developers who stand to gain much by clearing a site for new construction.

In order for fines to serve as effective deterrents, they must be based on the degree of the offense. Iowa City uses a sliding scale currently, increasing the amount of the fine based on whether the violation is a first, second, or subsequent occurrence. Some communities have established a sliding scale based on the type of violation: a nominal fine for a first offender who out of ignorance fails to, for example, secure a necessary alteration permit and who agrees to rectify the error; a larger fine, perhaps \$500, plus a further fine of several hundred dollars for each day the violation continues, for second offenders or where a violator is recalcitrant; and a significant fine, measured by the amount of the pecuniary gain derived from the offense, for a persistent offender or one who acted willfully to demolish a building. When used in tandem with other remedies, such as injunctive relief, fines can be an effective method of deterring future violations and also depriving landowners from ill-gotten economic gains.

**(B) Injunctive Relief and Compliance Orders**

The primary goal of an enforcement provision should be to secure compliance with the local preservation law and to protect historical resources, not to punish offenders. Thus, while fines may be necessary to deter future violations, the preservation ordinance should vest the local government with power to seek injunctive relief to, for example, put an immediate stop to an illegal demolition. In more minor, everyday cases (e.g., when an owner has altered a historical resource without permission) administrative compliance orders issued by the preservation commission may be useful in securing voluntary compliance, as well as establishing a firm ground for court action if necessary.

**(C) Forcing Reconstruction**

There will be times when reconstruction is considered the only adequate remedy in a case when a historical resource (or at least part of it) has been destroyed. While it may be useful to include such a provision in the local ordinance as an option in egregious cases, experience in analogous zoning cases indicates that courts can be expected to enforce such a penalty only under the most exceptional circumstances. In zoning cases, the analogous situation is in reverse: an owner builds a structure in violation of the zoning ordinance, and the court forces it to be demolished. Such a remedy is granted in only the rarest of cases. Most likely, the application of a forced reconstruction provision will be cases of partial demolition, where the building can be repaired to its original state without starting from scratch.

The local government may want to also consider including provisions for the removal (or modification) of new construction within historic districts where such new construction would adversely impact the historic character of adjacent properties or the district as a whole. Recent cases in other

jurisdictions have upheld the authority of local governments to apply such enforcement measures to new construction in historic districts.<sup>4</sup>

**(D) Loss of Further Entitlement**

Especially in cases of demolition, a court may find forced reconstruction of the entire regulated structure to be an impractical remedy; however, a court will have little difficulty imposing a penalty that prohibits redevelopment of a previously regulated property in a way that is detrimental to its historic characteristics or in a way that provides unjust enrichment to the violator. This can be a particularly important tool in areas with very high property values, where there may be a strong financial incentive to develop a property at a much more intense level than the historic character would allow. For example, the Palo Alto, California, ordinance restricts future building and development entitlements on a property where a preservation violation has taken place:

Alteration or demolition of a historic structure in violation of this chapter shall eliminate the eligibility of the structure's lot for any transfer of development rights, pursuant to the Palo Alto Comprehensive Plan, and such lot, if it is the site of an unlawfully demolished historic structure from which development rights have been transferred, shall not be developed in excess of the floor area ratio of the demolished structure for a period of twenty years from the unlawful demolition.<sup>5</sup>

**2. Maintenance and Upkeep of Historic Properties**

Many communities impose affirmative maintenance requirements on historic properties to ensure these properties are occupied, looked after, and repaired in a manner that will protect the historic integrity of both the structure and the surrounding area. Iowa City's ordinance includes similar provisions. Courts have been very supportive of ordinances that require general maintenance and upkeep of historic properties. Nevertheless, there are four primary issues to be considered in this area:

- First, communities should be sensitive to the possibility that complex and time-consuming procedures associated with preservation controls may persuade some owners to forego needed repairs simply to avoid the bureaucratic hassle. Iowa City's ordinance largely avoids this problem by limiting historic review only to those alterations that require another type of city approval, such as a building permit.
- Second, maintenance requirements should be accounted for in the local ordinance and may then be used to set a standard for improvement to historic properties. This approach is well-supported by case law. It is included in the current Iowa City ordinance
- Third, there may be situations that call for the imposition of affirmative maintenance requirements where, through neglect, historical resources are eroding to a state of being beyond repair—so-called “demolition by

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<sup>4</sup> See, *City of Dayton v. Carroll*, 515 S.E.2d 144 (Ga. 1999).

<sup>5</sup> Section 16.49.090(a)(4)

neglect.” Iowa City includes provisions to address this concern. We understand that these provisions have not been used to date.

- Finally, most local building and health codes allow historical resources to be torn down despite opposition from the local preservation review body, based on the specific finding that the buildings have fallen into such disrepair that they are a threat to public safety. At the same time, the International Building Code allows the City to modify some standards in order to accommodate preservation concerns when there is not a health or safety risk. Staff in both the planning and housing and inspection services departments should be made aware of this opportunity to allow for flexibility in meeting building code provisions for historic properties.

### **3. Administration**

Elaborate controls on alterations, strong affirmative maintenance requirements, and tough enforcement provisions may look good on paper but be unworkable in practice if the local government lacks adequate staff to enforce the law. In addition, there needs to be good communication between the HPC, preservation staff, and enforcement staff.

From a practical aspect, the HPC should work with Housing and Inspection Services and the City Attorney’s Office to establish procedures that ensure uniform and efficient enforcement of the preservation law. The City should consider all options to reduce the administrative burden of monitoring demolition and alterations as well as the affirmative maintenance of hundreds of historical resources. A portfolio of photographs of existing (pre-modification) conditions for each historical resource can often be a useful tool toward this end. If an owner illegally alters a structure, the change will usually show up clearly in photographs. Photos also are very useful evidence in court enforcement proceedings. Basic information such as property ownership records and details of previous violations and enforcement activities should also be catalogued.

All this information will be crucial if a case goes to court. Whether a case is lost or won may depend on whether the preservation commission and enforcement staff has put together a good factual case. The property file can supply essential evidence, particularly photographs and inspection records. A chronology summarizing the case for the attorney—notices of violation, attempts at voluntary compliance, and the like—will also be very helpful.

In addition to these basic record-keeping steps, additional enforcement resources may also be needed. Some communities have established dedicated personnel to handle preservation enforcement issues. This approach typically involves training one or more building inspectors in preservation issues. The preservation inspector is assigned to all projects involving historic properties in order to ensure that alterations are carried out in conformance with the HPC approval.

Other communities have established contractor-licensing requirements specifically for working on historic properties. Similar to other licensing standards, the preservation licensing typically requires an applicant to complete a test certifying knowledge of basic preservation techniques and principles. The licensing program

can be largely self-funding through license fees. The program serves two purposes: first, it provides an opportunity to educate contractors and others who work on historic properties; second, it provides another enforcement tool, as a license can be suspended or even revoked in the case of serious violations. The downside of the licensing approach can be a perception of increased bureaucracy. In a small community, with a limited number of qualified tradespeople, this type of requirement may also be overly restrictive, leading to a shortage of qualified contractors and, ultimately, increased frustration with the preservation program.

#### **F. Definitions**

A concise set of definitions helps to clearly establish the scope of regulation, particularly the type of structures and other features subject to designation and review and the specific actions that trigger review. One of the significant improvements in the Iowa City preservation ordinance since the last Preservation Plan was completed is the addition of a number of well-crafted definitions. These definitions are now located within Article B of Chapter 9 of the Zoning Code, along with other general definitions.

Nationally, court cases have shown that it is not sufficient to rely on common sense where terms may be subject to judicial challenge. A District of Columbia court, for example, found that a proposal to completely gut an historical hotel, leaving only the façade standing, was not subject to the preservation ordinance because the D.C. ordinance at the time applied only to “alterations.” The court found that the proposal was a “demolition” and therefore specifically exempted from preservation regulations. According to an Ohio case, signs in an historic district were not subject to the rules of a local preservation ordinance because the ordinance applied to only “buildings” and “structures.” In both these cases the authority of a local preservation ordinance was diminished without adequate definitions to clarify its intent.

### **III. PRESERVATION PROCEDURES AND GUIDELINES**

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Iowa City's historic preservation ordinance is supplemented with a procedural handbook, guidelines, and other materials that implement the city's preservation goals. This section outlines key issues based on our interviews related to these aspects of the preservation program.

#### **A. Procedures for Certificates of Appropriateness**

The task of alteration reviews is often the most conspicuous and controversial aspect of a historic preservation program. The challenge in these cases is to encourage upgrading and continued maintenance of existing historical resources and to guide the process of change so that it is sympathetic to the existing character of the historic area.

This section discusses key issues surrounding the review of applications for development that affect historical resources.

##### **1. Determining the Appropriate Level and Amount of Review**

In order to ensure efficient use of time by both staff and the preservation commission, some cities adopt "tiered" review systems that graduate the level of review and regulatory control according to the significance of the resource. A higher level of review and control can be assigned over more significant properties, while correspondingly less review and control can be assigned to less significant properties. A tiered system can improve efficiency and add predictability to the review process. This is the approach currently suggested by Iowa City's "Major," "Intermediate," and "Minor" review processes. As discussed above, however, this system could benefit from more clearly defining what types of alterations fall within each category and by holding "Minor" and "Intermediate" reviews in conservation districts to standards more tailored on the key issues related to those districts rather than the more detailed standards of historic districts.

A more significant change that should be considered is adopting a similar tiered system for reviewing alterations in historic districts. Many other communities nationwide – though none that we are aware of in Iowa – have similar systems, allowing staff or a subcommittee of the preservation commission to approve minor and intermediate alterations in historic districts. Again, this allows for simple and customary procedures to be processed quickly, while more substantial applications continue to be reviewed with the benefit of public hearings.

Iowa City has experimented in the past by appointing a subcommittee to make recommendations on simple applications with final action then occurring at the monthly HPC meeting. However, because these applications were still presented to the full HPC there was often continuing discussion and a hesitancy to accept the subcommittee's recommendations. In the end, minimal gains were made in terms of increasing the efficiency of the process for property owners, staff, or the commission. As an alternative, the City should consider the question of whether Iowa's enabling legislation would allow for a subcommittee or staff member to grant approvals, without requiring a hearing before the full HPC. While the



statutory language states that certificates of appropriateness must be approved by the Commission, it is unclear whether there is enough flexibility in the language to allow the Commission the ability to designate decisions to a subcommittee or staff member. We would not recommend giving a subcommittee or staff the ability to deny a COA outright; instead, an application that could not be approved by one of these lower bodies could either be modified by the applicant for resubmission, or forwarded to the full HPC for a public hearing and decision.

## **2. Procedures for Reviewing Certificates of Appropriateness**

From a legal standpoint, the procedural considerations in reviewing applications for certificates of appropriateness are quite similar to those for designating historical resources. Basically, the historical resource owner must be given an opportunity to be heard, to present his or her case, and to rebut the opposing case. Commissions can help ensure fair, orderly hearings by making clear beforehand the rules that will govern their deliberations. Again, it is particularly important that the reviewing body gives reasons (or “findings of fact”) for its decision on applications for a certificate of appropriateness.<sup>6</sup>

A key issue for Iowa City, as suggested above, is the hierarchy of reviews and the role that staff should play in administering alteration applications. Nationwide, it is extremely common for preservation commissions to delegate authority for minor decisions to professional staff. This often is done to streamline the review process and liberate the preservation commission’s time to work on more long-range and/or controversial issues. For example, staff might be given the authority to approve certificates of appropriateness for minor alterations to designated buildings (e.g., window replacement or fences). This goes beyond the current allowance in the Iowa City ordinance to approve only certificates of no material effect. The current distinctions between “minor” and “intermediate” reviews for properties in conservation districts could, potentially, be carried forward to historic properties, as well.

Many other communities have adopted such an approach. For example, the City of Danville, California, delegates to the city staff a relatively large amount of authority for administering design reviews on regulated historic properties. This ordinance reflects an approach consistent with the notion that review by the commission is most effectively focused on controversial or questionable projects:

(A) The Chief of Planning, or his or her designee, shall review the completed application within ten (10) working days after receipt. If the proposed work meets the minimum design standards in subsection 32-72.15, the Chief of Planning shall approve the application and notify the Heritage Resource Commission of such action.

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<sup>6</sup> Two cases that demonstrate the important role that is assigned to a complete set of findings and supporting evidence are *Figarsky v. Historic District of the City of Norwich*, 368 A.2d 163 (Conn. 1976) (successful appeal on the basis of extensive fact-finding in record of local review) and *Historic Green Springs, Inc. v. Berland*, 497 F.Supp. 839 (E.D.Va. 1980) (court critical of Secretary of Interior for lack of reasoned decision-making in record for designation).

(B) If, in the judgment of the Chief of Planning, the proposed work does not meet the standards, the Chief of Planning shall forward the application to the Heritage Resource Commission for its review and determination. The Heritage Resource Commission shall make its decision within sixty (60) days after receipt of the application.<sup>7</sup>

The general rule for delegating authority from the preservation commission to staff is that responsibilities should not be delegated at random, but rather should be guided by detailed provisions included either in the ordinance or in formally adopted rules and regulations that are referenced in the ordinance.

In addition to delegating authority for minor project reviews to staff, many jurisdictions increasingly are choosing to delegate to staff the ability to grant minor modifications to certain standards, a process akin to a zoning variance, in order to streamline ordinance administration. This allows the staff, in reviewing development applications, to deal flexibly with unusual issues that may be addressed simply with minor modifications to existing standards. An administrative modification process can make the development review process more efficient and less time-consuming. Jurisdictions typically allow minor modifications if the deviation from ordinance requirements advances the goals and purposes of the ordinance requirements, is more or equally as effective in achieving the relevant standards from which the modification is granted, or relieves practical difficulties in developing a site for reasonable economic use. Iowa City's Zoning Code already includes a similar provision for such modifications to be approved; however, it is unclear what role the historic preservation planner has in recommending or approving such modifications. A more specific authorization for modifications based on historic status would be appropriate.

Decisions to grant or deny modifications and other actions under a preservation ordinance, like other staff decisions, should typically be subject to appeal to a review board (e.g., a preservation commission or a Board of Zoning Appeals).

## **B. Drafting Appropriate Review Standards**

The review of certificates of appropriateness is governed by standards set forth in the preservation ordinance and supplemented by design guidelines located in the Iowa City preservation handbook. The HPC uses these criteria in deciding whether to approve the certificate. The process of setting standards is crucial not only from a legal standpoint, but also as a way for preservationists to evaluate where the preservation program is leading. What kind of development do they really want in the Iowa City historic and conservation districts? How do they intend to evaluate proposed changes? What should be the relationship of the local standards to other historical resource regulations, such as the Secretary of the Interior's standards? Do certain areas or districts demand different standards than others?

As preservation ordinances demand more from landowners and become broader in scope, they are increasingly likely to be challenged in court on the validity of these review standards. Challengers may argue that the standards violate due process because they are vague and unclear. While court decisions in most areas

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<sup>7</sup> Danville, California, Code of Ordinances, § 32-72.16 (Review and determination).

of land-use law have been very favorable in upholding relatively broad review standards, fairness and regulatory efficiency dictate that local ordinances contain clear standards that result in predictable decisions by staff and review commissions and limit administrative discretion.

Many jurisdictions have adopted generalized standards for review of certificate of appropriateness applications, consisting of a section about historic sites, another section about historic districts, and occasionally a third category devoted to other special classifications of historical resources such as archaeological resources. These general standards state that alterations must not have a negative impact on the historical character or features of the site or area. For example, Boulder, Colorado's ordinance includes the following general criteria for a landmark alteration certificate (a.k.a., certificate of appropriateness):

(b) Neither the landmarks board nor the city council shall approve a landmark alteration certificate unless it meets the following conditions:

(1) The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district;

(2) The proposed work does not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site or the district;

(3) The architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures are compatible with the character of the existing landmark and its site or the historic district; and

(4) With respect to a proposal to demolish a building in an historic district, the proposed new construction to replace the building meets the requirements of paragraphs (b)(2) and (3) of this section.<sup>8</sup>

These general criteria are then further explained through the use of design guidelines, historical resource surveys, and other materials that further define appropriate and inappropriate alterations. The preservation commission is authorized by the ordinance to adopt such administrative regulations as are necessary to implement the purposes of the ordinance.

Another approach to review standards is to reference another authority, such as the Secretary of the Interior's Standards and Guidelines. San Diego makes use of such a reference in its ordinance, where compliance with the Standards and Guidelines may exempt a minor alteration proposal from other review.<sup>9</sup> (However, because the Standards and Guidelines are somewhat vague and imprecise, they should be used by the local community as a starting point for more tailored and precise standards.) Still another approach is to provide a blanket reference to the eligibility criteria of the state and national register programs.

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<sup>8</sup> Boulder Revised Code, 10-13-23.

<sup>9</sup> San Diego, California, Municipal Code, § 143.0220(a).

In Iowa City, the ordinance specifically references that properties located in a historic district must meet the *Secretary of Interior's Standards for Rehabilitation*, the *Iowa City Guidelines for Historic Preservation*, and any adopted district-specific guidelines. Properties in conservation districts must meet the locally-adopted guidelines, which include exceptions for properties in conservation districts in some instances. Unlike the example above, however, there are no other general criteria in the ordinance.

This approach occasionally creates difficulties for staff, commission members, and the public, because the guidelines lack specificity. The Secretary's standards and most local design guidelines are purposely written to allow for some flexibility in interpreting them, acknowledging that unique circumstances sometimes require unique solutions that cannot be anticipated by even the most thorough guidelines. Iowa City's guidelines are further complicated by an unorthodox approach to distinguishing between *Recommended*, *Not Recommended*, and *Disallowed* treatments. While the first two terms allow for flexibility in determining when they should or shouldn't be applied, the term *Disallowed* suggests that such a treatment is never appropriate. The HPC has recently struggled with situations in which it believed a *Disallowed* treatment was appropriate in a particularly setting, but could not approve that approach because it would, by definition, be inconsistent with the guidelines. This situation could be resolved by either revising the guidelines to remove the distinction between *Disallowed* and *Not Recommended* approaches, or by refining the exceptions criteria in Section 3.2 of the design guidelines to better define when the HPC may allow more flexibility in applying the guidelines.

In addition to these more general issues, we heard several comments on the need to update or revise the current guidelines to better address a number of key issues, including:

- New construction;
- Garages and outbuildings, including garage doors;
- Determining when materials are too deteriorated to repair;
- Synthetic (vinyl and/or aluminum) siding
- Windows (repair vs. replacement)
- Paving of backyards for parking, and the use of impervious materials

In addition, we heard substantial interest from both staff and HPC members in augmenting the design guidelines with a "pattern book" or design manual that includes illustrations of appropriate designs for common building elements such as stair railings or fences. Alterations consistent with those pre-approved designs would potentially be eligible for administrative approval.

Regardless of whether a new "pattern book" can be developed, the existing guidelines should be supplemented with graphics to help illustrate concepts. Examples of similar illustrations are widely available in historic guidelines from other communities.

Finally, a number of instances of inconsistency between the recent revisions to the ordinance, completed as part of the Zoning Code update, and the historic preservation handbook were noted. It is essential that these documents be updated for consistency, so that there is minimal confusion as to what standards apply. For example, the handbook does not reflect recent changes regarding multi-family design standards and review procedures; the trigger for when a certificate of appropriateness is required is described differently in the ordinance and the handbook; and the handbook does not accurately describe setback averaging as defined by the Zoning Code.

## **IV. FINANCIAL INCENTIVES**

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Financial incentives have been developed at the federal, state, and local levels to assist with historic preservation activities. In general, these programs are designed to encourage the retention and appropriate rehabilitation of older buildings, and to acknowledge and partially offset the costs associated with such efforts. This section describes a variety of incentive programs that are either currently available or may be developed to assist Iowa City property owners in their efforts to appropriately rehabilitate historic properties. Special attention is focused on incentives that could be made available for properties in downtown Iowa City.

### **A. Tax Incentives**

#### **1. Property Tax Abatements**

Property tax abatements reduce the amount of property tax owed for a set period of time. The program can be based on designation of a resource or qualifying rehabilitations. For example, Arizona's State Historic Property Tax (SPT) program reduces the property taxes between 35-45%. As a condition of the reduced tax rate, the owner enters into a 15-year agreement with the state, consenting to maintain their property according to federal and Arizona State Parks Board standards and limited to property used for non-income producing activities. No rehabilitation is required to receive the abatement, but all rehabilitation must meet set standards. California offers a similar program, known as the Mills Act. Participants may realize property tax savings of 40% to 60% each year, in exchange for a pledge to rehabilitate and maintain the historical and architectural character of their properties for at least a ten-year period.

#### **2. Property Tax Freezes**

These incentive programs freeze the annual property tax for a property for a set period of time. In some cases, the freeze is used to encourage qualifying rehabilitations. In other cases, the freeze is used to encourage historic designation, by providing the benefit to all qualifying properties located within a designated historic district.

The State of Iowa currently authorizes counties to allow for a temporary property tax exemption for a period of four years (with a 25% increase in valuation over the next four years until the new assessed value is reached) for qualifying rehabilitations. Properties must be listed on or eligible for listing on the National Register of Historic Places, contributing to National Register Historic Districts or local historic districts, or designated by a county or municipal landmark ordinance. The property must also be eligible based on the specific county's priority list for that tax year. While all counties are required to offer this exemption, not all counties have set priorities for the program. The County Board of Supervisors will establish priorities for which an exemption may be granted and will annually designate real property in the county for a historic property tax exemption. A

public meeting must be held, with notice given, at which the proposed priority list will be presented.<sup>10</sup>

Other communities have taken a more aggressive approach to using the property tax freeze. For example, both South Dakota and Illinois allow for an eight year freeze on the assessed valuation of the historic property. The valuation then is brought back to market level over a period of four years. In Denver, Colorado, property taxes for buildings included in the Downtown Denver Historic District were capped at the 1999 level for 20 years as a way to directly lower the costs of owning a historic building and removing some of the development pressure on these resources. The tax freeze was a key element in gaining support for the district designation.

### **3. Federal Tax Credits<sup>11</sup>**

Jointly managed by the National Park Service and the Internal Revenue Service in partnership with State Historic Preservation Offices, the Historic Preservation Tax Incentives program rewards private investment in rehabilitating historic buildings. The program includes two levels of tax credits - 20% and 10%. The credits lower the amount of tax owed (as opposed to a tax deduction that lowers the amount of taxable income). In general, a dollar of tax credit reduces the amount of income tax owed by one dollar.

The 20% rehabilitation tax credit is available for certified rehabilitations (i.e., consistent with the Secretary of the Interior's standards) of a certified historic structure (e.g, those listed individually on the National Register, as contributing buildings in National Register Historic Districts, and many structures listed on the State Register or locally designated). The 20% credit is available for income-producing properties (including rental housing), but it is not available for properties used exclusively as the owner's private residence. The rehabilitation must exceed the greater of \$5,000 or the *adjusted basis* of the building and its structural components. The adjusted basis is generally the purchase price, minus the cost of land, plus improvements already made, minus depreciation already taken. Once the substantial rehabilitation test is met, all qualified expenditures, including those incurred outside of the measuring period, qualify for the credit.

The 10% rehabilitation tax credit is available for the rehabilitation of non-historic buildings placed in service before 1936. The rehabilitation must be substantial, exceeding either \$5,000 or the adjusted basis of the property, whichever is greater. The 10% credit applies only to buildings rehabilitated for non-residential uses. Rental housing and owner-occupied housing does not qualify.

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<sup>10</sup> NOTE: More information on the Iowa temporary property tax exemption is available from the State Historical Society of Iowa's website at: [www.iowahistory.org/preservation/financial\\_assistance/state\\_property\\_tax\\_exemption/property\\_tax\\_exempt.html](http://www.iowahistory.org/preservation/financial_assistance/state_property_tax_exemption/property_tax_exempt.html)

<sup>11</sup> NOTE: Information in this section is based on the National Park Service's webpage at: <http://www.cr.nps.gov/hps/TPS/tax/>

#### **4. State Tax Credits<sup>12</sup>**

Iowa is one of 20 states with its own state tax credit to encourage the rehabilitation of historic properties. The Iowa State Historic Preservation Tax Incentive Program for Statewide Projects provides for a 25% credit for certain rehabilitation projects against the owner(s) state income taxes. Properties do not need to be income-producing. There are limited credits available each year and the SHPO cannot reserve credits for more than five years into the future. For a residential property or barn constructed before 1937 before rehabilitation, the cost of a qualified rehabilitation project must exceed either \$25,000 or 25% of the fair market value (less the land value) - whichever is less. For commercial properties, the rehabilitation project must exceed 50% of the fair market value of the property (less the land value) before rehabilitation. Rehabilitation work must meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Unfortunately, resources for this program are entirely committed through at least 2010, leaving little opportunity for property owners to take advantage of the program.

A similar, but separately funded program, provides tax credits for projects located within a Cultural and Entertainment District. This program uses the same description, eligibility requirements, and regulations as the statewide program above although the funding is from a separate allocation. As of July 1, 2005, new state legislation provided an additional \$4 million of tax credits for each of the next ten state fiscal years beginning July 1, 2005 (SFY2006) and ending June 30, 2016 for projects located within Cultural and Entertainment Districts (CED) certified pursuant to section 303.3B. SHPO cannot reserve credits for more than five years into the future. Iowa City's downtown is located in a CED, making properties in that area eligible for these credits.

#### **5. Local Sales Tax Credits**

A number of cities across the country have established local tax incentives to encourage preservation and appropriate rehabilitation of historic properties. In some cases this may be in the form of credits or freezes of local property taxes. More often, the credit comes in the form of a waiver of sales tax for rehabilitation projects. Property owners are able to submit receipts accumulated for authorized rehabilitation projects and receive a rebate of some or all of the sales tax collected for those materials.

### **B. Local Economic Incentives**

#### **1. Grant & Loan Programs**

Low-interest loans and grant programs have been developed in a wide variety of communities nationally to help offset the costs of rehabilitating designated historic structures. In Ft. Collins, Colorado, for example, zero-interest loans of up to \$5,000 are offered to owners of designated buildings to fund exterior rehabilitation. Cedar Rapids has established a popular and well-regarded Paint Rebate program. The program provides exterior paint rebates for consumable painting materials up to a maximum of \$400 if the homeowner paints his or her home. This program will provide rebates up to 50% of labor costs or \$1,200,

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<sup>12</sup> NOTE: Information in this section is based on materials from the State Historical Society of Iowa's webpage at: [http://www.state.ia.us/iowahistory/preservation/financial\\_assistance/overview.html](http://www.state.ia.us/iowahistory/preservation/financial_assistance/overview.html)



whichever is less, for a homeowner to hire a paint contractor, if one is hired. Other communities provide grants to property owners to hire a preservation architect or other professional to assist in preparing rehabilitation plans. A related form on incentive provides low- or no-interest loans to property owners to assist with project costs. All of these programs aim to encourage property owners to perform appropriate rehabilitations and to help offset the costs of maintaining historic properties.

## **2. Discounted/Waived Fees**

Recognizing that the review process for a historic property can require additional time and expense, this type of incentive helps to offset those additional requirements with discounted charges for building permits or other regulated permits.

### **C. Design Assistance & Education**

There was considerable discussion during our interviews about the need to focus more resources on educating the public, local officials, and owners of historic properties about the benefits of the Iowa City preservation program. While finding the time and money to make education and outreach a priority can be a struggle in all communities, the long-term benefit of taking a more proactive approach to these issues can be significant. Support for preservation from the public and local decision-makers is an essential element for successful programs. Suggestions included: annual or bi-annual reports to City Council, annual joint meetings between the Planning Board and the HPC, training sessions for local contractors and realtors, and better coordination with Friends of Historic Preservation, Iowa City's non-profit advocacy organization.

The day-to-day administration of the preservation program should be recognized as an opportunity for education and outreach. Rather than a burden to development, it is possible to frame the review process as an added benefit for homeowners. In this sense, the design review component of the program can be promoted as an incentive to property owners. There was considerable discussion about the appropriate role for staff to play in this situation in Iowa City. Many of our interviewees felt that staff should be more pro-active in providing design recommendations to property owners to help them meet the City's design guidelines. While this approach needs to be monitored to ensure that staff or the HPC are not dictating specific design solutions, providing suggestions and examples of successful approaches to similar design problems is appropriate.

In addition, educational efforts like plaques, street markers, and other tools to identify designated structures and historic districts can also be a way of educating the community about their local historic resources. Annual award ceremonies, sponsored by the HPC or Friends can be another tool to recognize new landmarks and outstanding preservation projects.

### **D. Regulatory Relief**

Many communities allow designated historic buildings to qualify for exemptions or variances from building code and zoning standards such as parking requirements and setbacks. While Iowa City has taken advantage of this approach to some extent, a more formal role for considering historic preservation concerns should be

included when variances and other regulatory relief is considered. For example, some communities specifically allow for variances to be approved when development in conformance with zoning standards would have a negative impact on the character of a designated historic property. This acts as an incentive and can even be used as an encouragement for designation in some situations.

## **V. SENSITIVE AREAS ORDINANCE**

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Iowa City's Sensitive Areas Ordinance is intended to implement the environmental policies of the City's Comprehensive Plan. It includes a requirements to consider impacts of development on a variety of environmental and cultural resources, including wetlands, floodways, drainageways, steep slopes, woodland areas, hydric soils, prairie remnants, and archaeological sites.

This section of the report provides a brief discussion of the requirements of the ordinance for the review and protection of archaeological resources as they relate to the purpose and goals of the historic preservation program.

The Sensitive Areas Ordinance requires special approval for any development activity that impacts identified sensitive areas or resources. In the case of archaeological resources, development applications located within quarter sections previously identified as including significant archaeological sites are forwarded to the State for review and comment. The State may inspect the site, including performing excavations, when deemed necessary. The applicant may also hire a State-approved archaeologist to perform the necessary evaluation in order to expedite the review. Development may continue in areas outside of those identified as containing archaeological materials. In areas that contain significant resources, the Ordinance states that "an attempt should be made to design the site plan, planned development or subdivision plan to allow retention of the site as private or public open space." Additional standards apply when a site contains a human burial ground, including potentially requiring that area along with a defined buffer area as private or public open space.

The Sensitive Areas Ordinance attention to archaeological sites is noteworthy, as no other Iowa community has specifically addressed these resources. Similarly, only a limited number of communities nationwide have integrated the protection of archaeological resources into their preservation programs. Two key issues should be considered for future improvements to the Iowa City ordinance:

1. Language in paragraph Section 14-5I-12(F)(2) (page 327) regarding development in significant archaeological sites regarding an "attempt" to design a development so as to avoid impacting the resources suggests that the City does not have authority to require such an approach. Like all land use regulations, care must be taken to avoid any "takings" claims. Barring that requirement, however, it is certainly within the power of the City to deny an application that impacts such resources. This standard should be stated more clearly and affirmatively.
2. Paragraph 14-5I-12(G) (also page 327) establishes the ability of the City to limit development in the area of burial sites and to require designation as public or private open space. This is an appropriate standard and, as discussed above, could be extended to address additional types of archaeological resources. However, care must be taken when dealing with some types of burial sites, particularly those falling under the standards of the Native American Graves Protection and Repatriation Act, to avoid identifying the area as such. Instead of prescribing a specific buffer size, it may be more appropriate to include a more general standard for site design that requires integrating the burial area and buffer into the overall site plan.

## **VI. EVALUATING ECONOMIC IMPACTS**

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Iowa City has requested information on possible methodologies to examine the economic benefits of historic preservation in Iowa City. While the cultural, social and aesthetic benefits of historic preservation are well known, the economic benefits have been less well documented and publicized. In recent years, a growing body of studies has also addressed the economic impacts of preservation. Through this work, researchers have documented widespread economic activity generated by historic preservation – activity that is often triggered with modest public investments and incentives.

This growing body of scholarship is making the case for preservation as a vital and cost-effective economic development tool. In the past, some policymakers have considered preservation activities to be luxuries, undertaken only in a thriving economy – and cut when leaner times force difficult budget choices. Yet these new studies demonstrate that preservation can be a powerful economic engine. Public preservation incentives, such as federal and state tax credit programs, as well as local incentives, can be used to leverage significant amounts of private capital, create local jobs, and stimulate a wide range of economic activity.

A recent study published by the Brookings Institution reviewed more than 300 studies that have evaluated some aspect of the economic impacts of preservation. While the study acknowledges that methodologies vary and that improvements are needed to better gauge these impacts, overall the results of the various studies are consistent in their findings:

Historic preservation is typically judged to be a sound investment. By most accounts, it is more efficient and profitable to preserve a historic building than to construct a new one. Designating a landmark or district as historical typically maintains if not boosts the value of the property, and as an economic development tool, historic preservation has proved its worth. Nearly any way the effects are measured, be they direct or indirect, historic preservation tends to yield significant benefits to the economy.<sup>13</sup>

Comments during our Iowa City interviews regularly suggested that, while those involved in the field of preservation were aware of these positive economic impacts, the message was not reaching the general public. In addition, there were concerns that, even if positive economic benefits could be shown in other locations, they may not be valid in Iowa City. Therefore, a study of the economic impacts of preservation in Iowa City could be extremely valuable.

The discussion below outlines a methodology for measuring the economic impact of preservation in three key areas: rehabilitation, property values, and heritage tourism. In each case, the methodology is based on successful previous studies. In each case, the methodology proposed is conservative in that it focuses on only a few, selected economic activities, generally those that are most easily tracked through established preservation programs. Less accessible, yet still economically significant, data collection areas (such as lodging taxes in historic hotels, or historic rehabilitations that have not utilized the main public incentives) would yield additional valuable insights, but would be more difficult and

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<sup>13</sup> "Economics and Historic Preservation: A Guide and Review of the Literature," by Randall Mason; Brookings Institution Metropolitan Policy Program, September 2005.

costly to complete. Also, by focusing solely on dollars generated, we have not addressed preservation activity that cannot be easily quantified, such as the work of the dedicated volunteers in the community.

#### **A. Rehabilitation**

Money spent on the acquisition and rehabilitation of historic properties is the most obvious economic impact of preservation activities. Studies of this impact generally focus on projects that take advantage of federal or state tax credits or other funding mechanisms, as these programs require documentation of expenses in a manner that is difficult to obtain for other similar projects. In Iowa City, this could include an analysis of projects taking advantage of federal tax credits, state tax credits, and any grant programs available.

Any economic activity, such as the rehabilitation of historic properties, generates an original, or "direct" impact, which consists of the actual purchases of labor and materials for the project. In addition to these direct impacts, any economic activity creates "indirect" impacts. The indirect impact is the purchase of goods and services by the various industries that produce the items for the original, direct activity. For example, a contractor may purchase paint for a rehabilitation project. The contractor may also use some of his earnings to buy groceries at a local store. The purchase of the paint is a direct impact, but the purchase made by the paint factory to produce the paint, and the purchase of groceries, are the indirect impacts. Economic multipliers can be used to calculate these indirect impacts.

The combined direct and indirect costs associated with these projects can also be translated into other metrics, such as jobs created, total household earnings, and tax revenues. Those various metrics can also be compared to other industries to establish how preservation rates as an economic activity. For example, in a study of the economic impacts statewide in Colorado, rehabilitation was found to create 32 jobs per \$1 million of direct impact, more than computer and data processing, trucking, banking services, and manufacturing semiconductors.

A general methodology for the analysis of Federal Tax Credit projects follows:

##### **1. Data Gathering**

For ITC projects, administration responsibility is shared between the NPS and the Iowa State Historic Preservation Office. Thus, there are essentially two sets of records -- NPS and SHPO -- that track the same projects. Records for all ITC projects in Iowa City should be obtained for as long a period as possible, preferably in electronic format. It is likely that only hard copy data is available for at least some years. This data should be compiled into a computerized database, and cross-checked against one another for accuracy. As an additional data source, we suggest examining the NPS-compiled annual statistical report and analysis of the federal tax credit, which provides an annual total dollar amount and the number of approved projects dating back to 1988 should also be consulted. It is likely that some discrepancies will occur between these various data sources. Resolving these inconsistencies will demand judgments about the reliability and accuracy of the various sources.

Once data is finalized, the total direct value of rehabilitation efforts should be calculated both annually and cumulatively.

## **2. Indirect Impacts**

Indirect impacts typically are calculated using the RIMS II multipliers. RIMS II multipliers estimate the amount of household economic activities among employees either directly or indirectly involved with the economic impact. Household economic activities generally reflect local consumer purchases and general household expenditures. Employees are counted by job-years – full time employment for one person for one year – and many individuals may fill a job year. For example, the worker in the lumber factory who produced the porch beams is represented here, along with the medical services purchased by the contractor who oversaw the installation of the beams. Of course, the beams may be only one small component of the total rehabilitation project; the multipliers are intended to approximate the total impact of the entire rehabilitation project.

RIMS II multipliers are available for a variety of industries and at a variety of regions. The primary multiplier that should be considered in a study of this type is “other maintenance and repair” (industry number 12.0300). Additional multipliers are available to compare rehabilitation with new residential and commercial construction (11.0101, 11.0102, and 11.0800).

RIMS II multipliers have been shown to be statistically similar to survey-based input-output tables and are updated regularly to include the most recent information on area wage and salary and personal income data. RIMS II data is also readily available and considered a standard tool in economic impact studies of all kinds. An important note: These multipliers should not be used at scales different than those for which they were originally developed. For example, a statewide multiplier should only be used on statewide data, not on data particular to a county or city. A specific multiplier may need to be developed (based on the statewide RIMS II methodology) if the city wishes to examine Iowa City data in isolation from other statewide data. Also, multipliers represent an average and are not indicative of the specific dollar impact of a particular firm or project. RIMS II multipliers are calculated by historical economic relationships based on national industry data from 1992 and 1997. Because there have been some changes in these relationships over time, there is bound to be some slight error in the RIMS II multipliers, but generally not greater than 10 percent, and probably less than that.<sup>14</sup>

## **B. Property Values**

In addition to the community-wide impacts of preservation activities on the local economy, preservation also pays dividends to the owners of historic properties. The most obvious benefit is in the generally positive impact on property values of designated properties.

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<sup>14</sup> From US Department of Commerce, Bureau of Economic Analysis. Regional Multipliers from the Regional Input-Output Modeling System (RIMS II): A Brief Description. [www.bea.doc.gov/bea/regional/rims/brfdesc.htm](http://www.bea.doc.gov/bea/regional/rims/brfdesc.htm).

Critics of preservation efforts often claim that the regulatory requirements associated with designated historic properties have a negative impact on property values. Studies nationwide have repeatedly demonstrated, however, that property values in designated areas generally increase at the same level or faster than for similar properties that are not designated. This conclusion is similar for residential and commercial areas nationwide.

The property values debate – “What effect does local historic district designation truly have on property values?” – is a complex issue that involves multiple variables that change widely depending on each area studied. Analysis of the impacts of historic designation on property values in Iowa City should ideally look at four indications that express several different aspects of value over time: rate of appreciation, value comparison, rate of value change, and sale price.

- Total Appreciation Since Designation, or, how have properties in locally designated districts increased in value compared to the surrounding area?
- Value Comparison and Rate of Value Change, or how much “house” do you get for your money in a local historic district versus the surrounding area?
- Median Sales Price, or how do homes sales in the historic district relate to sales in the nearby area?

In addition, because of the prominent role that conservation districts play in Iowa City’s preservation program, looking at these same questions separately for conservation districts, and making comparisons between historic districts and conservation districts where possible, would add additional value to the study.

Key challenges in performing this type of analysis include: identifying appropriate and reliable data sources; selecting case study neighborhoods for comparisons; and, isolating the impacts of historic designation from other factors that influence property values.

### **C. Heritage Tourism**

Another key area in which historic preservation acts as an engine for economic activity is heritage tourism. Historic areas attract visitors who provide a significant source of revenue for the local economy.

The term “heritage tourists” refers to both travelers who incorporate at least one visit to a historic site or landmark among other activities during their visit, and also to the smaller subset of visitors whose primary reason for traveling to visit historic places. There has been considerable research conducted throughout the country on the particular characteristics of “heritage tourists” versus other pleasure tourists. As documented in studies in both North Carolina and Texas among many other states, heritage tourists tend to spend more money and stay longer on their trips than do other travelers.<sup>15</sup>

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<sup>15</sup> Rypkema, Donoval. *The Impact of Historic Preservation on the North Carolina Economy*. Raleigh: Preservation North Carolina, 1997; and, *The Center for Urban Policy Research. Historic Preservation Work for the Texas Economy*. Austin: Texas Historical Commission, 1999.

Just as with historic rehabilitation projects, the economic impacts of heritage tourism go far beyond the direct expenditures. Indirect impacts “ripple” through the local economy, as direct expenses at hotels, restaurants, and retail establishments circulate in the economy.

Data on heritage tourists is generally collected by surveys. A detailed survey of the characteristics of visitors to Iowa City would be invaluable in establishing the role of this industry in the community, as well as the impact of those visitors qualifying as heritage tourists. Key issues to be considered in such a survey include:

- Attributes of Iowa City that Attracted Tourism (e.g., natural features, shopping, events, museums, etc.)
- How Money was Spent During Visits (e.g., lodging, transportation, entertainment, etc.)
- Characteristics of Heritage Tourists:
  - Length of Visit
  - Type of Lodging
  - Sightseeing Activities
  - Entertainment Activities
  - Sports and Recreation Activities
  - Household Income
  - Age
  - Residence Location

This survey information should be supplemented with data from local historic sites, including regional sites such as the Amana colonies that would likely provide economic activity in Iowa City.

#### **D. Selected City and Community Level Economic Impact Reports**

Other communities have completed similar economic impact studies. A bibliography of some of these studies that may provide additional assistance in establishing an economic impact study for Iowa City follows below:

Athens-Clarke County Planning Department. *Economic Benefits of Historic Preservation in Georgia, A Study of Three Communities: Athens, Rome and Tifton*. Atlanta: Historic Preservation Division of the Georgia Department of Natural Resources, 1996.

Avault, John, with the assistance of Jane Van Buren. *Economic and Fiscal Aspects of Historic Preservation Development in Boston*. Boston: Boston Redevelopment Authority, 1985.

Center for Business and Economic Studies, University of Georgia. *Economic Benefits from the Rehabilitation of Certified Historic Buildings in Georgia: Case Studies*. Atlanta: Georgia Department of Natural Resources; Parks, Recreation, and Historic Sites Division; Historic Preservation Section, 1987.



Clarion Associates. *The Economic Benefits of Historic Preservation in Colorado*. Denver: Colorado Historical Foundation. 2005.

Chen, Kim. *The Importance of Historic Preservation in Downtown Richmond*. Richmond: Historic Richmond Foundation, 1990.

Gale, Dennis. *The Impacts of Historic District Designation in Washington, D.C.* Washington: Center for Washington Area Studies, 1991.

Hammer, Siler, George Associates. *Economic Impact of Historic District Designation: Lower Downtown, Denver*. Denver: Office of Planning and Community Development, City and County of Denver, 1990.

Pearson, Roy L., Ph.D., and Donald J. Messmer, Ph.D. (Mid-Atlantic Research, Inc., Williamsburg, Virginia). *The Economic Impact of Colonial Williamsburg* (Executive Summary only). Williamsburg: Colonial Williamsburg Foundation, 1989.

Rypkema, Donovan and Katherine M. Wiehagen. *The Economic Benefits of Preserving Philadelphia's Past*. Philadelphia: Preservation Alliance for Greater Philadelphia, 2000.

Youngblood, Col. George L., et. al. *The Economic Impact of Tourism, Generated by the Gettysburg National Military Park, on the Economy of Gettysburg*. N.P. 1987.



**Appendix G: Historic Preservation Commission Member List,  
1983-2006**



## Appendix G: Historic Preservation Commission Member List, 1983-2006

| <b>Name</b>            | <b>Term Begins</b> | <b>Term Expires</b> | <b>District Representative</b> |
|------------------------|--------------------|---------------------|--------------------------------|
| <b><u>1983</u></b>     |                    |                     |                                |
| Margaret Nowysz        | 3/29/1983          | 3/29/1987           | At-Large (Chairperson)         |
| Howard R. Jones        | 3/29/1983          | 3/29/1986           | At-Large (Vice Chairperson)    |
| Larry Baker            | 3/29/1983          | 3/29/1986           | At-Large                       |
| Greg Duffey            | 3/29/1983          | 3/29/1985           | At-Large                       |
| James Hayes            | 3/29/1983          | 3/29/1986           | At-Large                       |
| Charles Skaugstand Jr. | 3/29/1983          | 3/29/1985           | At-Large                       |
| Steven VanderWoude     | 3/29/1984          | 3/29/1987           | At-Large                       |
| <b><u>1984</u></b>     |                    |                     |                                |
| Margaret Nowysz        | 3/29/1983          | 3/29/1987           | At-Large (Chairperson)         |
| Howard R. Jones        | 3/29/1983          | 3/29/1986           | At-Large (Vice Chairperson)    |
| Jackie Blank           | 1/1/1984           | 3/29/1986           | P&Z Member                     |
| Greg Duffey            | 3/29/1983          | 3/29/1985           | At-Large                       |
| James Hayes            | 3/29/1983          | 3/29/1986           | At-Large                       |
| Charles Skaugstand Jr. | 3/29/1983          | 3/29/1985           | At-Large                       |
| Steven VanderWoude     | 3/29/1984          | 3/29/1987           | At-Large                       |
| <b><u>1985</u></b>     |                    |                     |                                |
| Margaret Nowysz        | 3/29/1983          | 3/29/1987           | At-Large (Chairperson)         |
| Howard R. Jones        | 3/29/1983          | 3/29/1986           | At-Large (Vice Chairperson)    |
| x-Jackie Blank         | 1/1/1984           | 1/16/1985           | P&Z Member                     |
| #-Rodney B. Perry      | 1/17/1985          | 3/29/1986           | P&Z Member                     |
| Connie Champion        | 3/19/1985          | 3/29/1988           | At-Large                       |
| James Hayes            | 3/29/1983          | 3/29/1986           | At-Large                       |
| Steven VanderWoude     | 3/29/1984          | 3/29/1987           | At-Large                       |
| Barbara Wagner         | 3/29/1985          | 3/29/1998           | At-Large                       |
| <b><u>1986</u></b>     |                    |                     |                                |
| Margaret Nowysz        | 3/29/1983          | 3/29/1987           | At-Large (Chairperson)         |
| Barbara Wagner         | 3/29/1985          | 3/29/1988           | At-Large (Vice Chairperson)    |
| Ken Cooper             | 1/1/1986           | 12/31/1986          | P&Z Member                     |
| Connie Champion        | 3/29/1985          | 3/29/1988           | At-Large                       |
| Alexander C. Kern      | 3/29/1986          | 3/29/1989           | At-Large                       |
| Bonnie Sierk           | 3/29/1986          | 3/29/1989           | At-Large                       |
| Steven VanderWoude     | 3/29/1984          | 3/29/1987           | At-Large                       |

### **KEY**

\* = re-appointed  
 x = resigned mid-term  
 # = appointed mid-term

| <b>Name</b>         | <b>Term Begins</b> | <b>Term Expires</b> | <b>District Representative</b> |
|---------------------|--------------------|---------------------|--------------------------------|
| <b><u>1987</u></b>  |                    |                     |                                |
| Margaret Nowysz*    | 1/27/1987          | 3/29/1990           | At-Large (Chairperson)         |
| Barbara Wagner      | 3/29/1985          | 3/29/1988           | At-Large (Vice Chairperson)    |
| Susan Horowitz      | 1/11/1987          | 12/31/1987          | P&Z Member                     |
| x-Connie Champion   | 3/29/1985          | 1/25/1988           | At-Large                       |
| #-Douglas Russell   | 1/26/1988          | 3/29/1991           | At-Large                       |
| Alexander C. Kern   | 3/29/1986          | 3/29/1989           | At-Large                       |
| Bonnie Sierk        | 3/29/1986          | 3/29/1989           | At-Large                       |
| Steven VanderWoude* | 3/29/1987          | 3/29/1990           | At-Large                       |
| <b><u>1988</u></b>  |                    |                     |                                |
| x-Margaret Nowysz   | 1/27/1987          | 4/19/1988           | At-Large (Chairperson)         |
| #-Sue Licht         | 4/19/1988          | 3/29/1990           | At-Large                       |
| Steven VanderWoude  | 3/29/1987          | 3/29/1990           | At-Large (Vice Chairperson)    |
| Casey J. Cook       | 2/18/1988          | 8/18/1988           | P&Z Member                     |
| Bonnie Sierk        | 3/29/1986          | 3/29/1989           | Summit St.                     |
| John Belton Scott   | 3/29/1988          | 3/29/1991           | Woodlawn                       |
| Alexander C. Kern   | 3/29/1986          | 3/29/1989           | At-Large                       |
| Douglas Russell     | 1/26/1988          | 3/29/1991           | At-Large                       |
| <b><u>1989</u></b>  |                    |                     |                                |
| Douglas Russell     | 1/26/1988          | 3/29/1991           | At-Large (Chairperson)         |
| Steven VanderWoude  | 3/29/1987          | 3/29/1990           | At-Large (Vice Chairperson)    |
| Casey J. Cook       | 2/18/1988          | ?                   | P&Z Member                     |
| David Jepsen        | 3/29/1989          | 3/29/1992           | Summit St.                     |
| x-John Belton Scott | 3/29/1988          | 3/7/1989            | Woodlawn                       |
| #-Elizabeth Kahler  | 3/7/1989           | 3/29/1991           | Woodlawn                       |
| Sue Licht           | 4/19/1988          | 3/29/1990           | At-Large                       |
| Kevin Hanick        | 3/29/1989          | 3/29/1992           | At-Large                       |
| <b><u>1990</u></b>  |                    |                     |                                |
| Douglas Russell     | 1/26/1988          | 3/29/1991           | At-Large (Chairperson)         |
| David Jepsen        | 3/29/1989          | 3/29/1992           | Summit St.                     |
| Joyce Barrett       | 3/29/1989          | 3/29/1991           | Woodlawn                       |
| Kevin Hanick        | 3/29/1989          | 3/29/1992           | At-Large                       |
| Sue Licht*          | 3/29/1990          | 3/29/1993           | At-Large                       |
| James Ochs          | 5/29/1990          | 5/29/1993           | At-Large                       |
| Eleanor L. Steele   | 3/29/1990          | 3/29/1993           | At-Large                       |
| <b><u>1991</u></b>  |                    |                     |                                |
| Douglas Russell*    | 1/26/1991          | 3/29/1994           | At-Large (Chairperson)         |
| x-David Jepsen      | 3/29/1989          | 11/12/1991          | Summit St.                     |
| Jay Semel           | 11/12/1991         | 3/29/1992           | Summit St.                     |
| Joyce Barrett*      | 3/29/1991          | 3/29/1994           | Woodlawn                       |
| Kevin Hanick        | 3/29/1989          | 3/29/1992           | At-Large                       |
| Sue Licht           | 3/29/1990          | 3/29/1993           | At-Large                       |
| x-James Ochs        | 5/29/1990          | N/A                 | At-Large                       |
| #-Betty Kelly       | N/A                | 5/29/1993           | At-Large                       |
| Eleanor L. Steele   | 3/29/1990          | 3/29/1993           | At-Large                       |

**KEY**

\* = re-appointed  
x = resigned mid-term  
# = appointed mid-term

| <b>Name</b>         | <b>Term Begins</b> | <b>Term Expires</b> | <b>District Representative</b> |
|---------------------|--------------------|---------------------|--------------------------------|
| <b><u>1992</u></b>  |                    |                     |                                |
| Douglas S. Russell  | 3/29/1991          | 3/29/1994           | At-Large (Chairperson)         |
| Sue Licht           | 3/29/1990          | 3/29/1993           | At-Large (Vice Chairperson)    |
| Eleanor Steele      | 3/29/1990          | 3/29/1993           | Brown St.                      |
| Jay Semel*          | 3/29/1992          | 3/29/1995           | Summit St.                     |
| Joyce W. Barrett    | 3/29/1991          | 3/29/1994           | Woodlawn                       |
| Kevin Hanick*       | 3/29/1992          | 3/29/1995           | At-Large                       |
| Betty Kelly         | 5/29/1990          | 5/29/1993           | At-Large                       |
| <b><u>1993</u></b>  |                    |                     |                                |
| Douglas S. Russell  | 3/29/1991          | 3/29/1994           | At-Large (Chairperson)         |
| Sue Licht*          | 3/29/1993          | 3/29/1996           | At-Large (Vice Chairperson)    |
| Kay Irelan          | 3/29/1993          | 3/29/1996           | Brown St.                      |
| Jay Semel           | 3/29/1992          | 3/29/1995           | Summit St.                     |
| Ginalie Swaim       | 3/29/1994          | 3/29/1997           | Woodlawn                       |
| Kevin Hanick        | 3/29/1992          | 3/29/1995           | At-Large                       |
| Betty Kelly*        | 5/29/1993          | 5/29/1996           | At-Large                       |
| <b><u>1994</u></b>  |                    |                     |                                |
| Douglas S. Russell* | 3/29/1994          | 3/29/1997           | At-Large (Chairperson)         |
| Sue Licht           | 3/29/1993          | 3/29/1996           | At-Large (Vice Chairperson)    |
| Kay Irelan          | 3/29/1993          | 3/29/1996           | Brown St.                      |
| John F. Shaw        | 3/29/1995          | 3/29/1998           | Summit St.                     |
| Ginalie Swaim       | 3/29/1994          | 3/29/1997           | Woodlawn                       |
| Betty Kelly         | 5/29/1993          | 5/29/1996           | At-Large                       |
| Michael Pugh        | 3/29/1995          | 3/29/1998           | At-Large                       |
| <b><u>1995</u></b>  |                    |                     |                                |
| Douglas S. Russell  | 3/29/1994          | 3/29/1997           | At-Large (Chairperson)         |
| Sue Licht           | 3/29/1993          | 3/29/1996           | At-Large (Vice Chairperson)    |
| John F. Shaw        | 3/29/1995          | 3/29/1998           | Brown St.                      |
| Doris Malkmus       | 1/30/1996          | 3/29/1999           | Moffitt Cottage                |
| Ruedi Kuenzli       | 9/26/1995          | 3/29/1998           | Summit St.                     |
| Ginalie Swaim       | 3/29/1994          | 3/29/1997           | Woodlawn                       |
| Betty Kelly         | 5/29/1993          | 5/29/1996           | At-Large                       |
| Michael Pugh        | 3/29/1995          | 3/29/1998           | At-Large                       |
| <b><u>1996</u></b>  |                    |                     |                                |
| Douglas S. Russell  | 3/29/1994          | 3/29/1997           | At-Large (Chairperson)         |
| Sue Licht           | 3/29/1993          | 3/29/1996           | At-Large (Vice Chairperson)    |
| Ruedi Kuenzli       | 9/26/1995          | 3/29/1998           | Brown St.                      |
| John F. Shaw        | 3/29/1995          | 3/29/1998           | Moffitt Cottage                |
| Michael Pugh        | 3/29/1995          | 3/29/1998           | Summit St.                     |
| Betty Kelly*        | 3/29/1996          | 3/29/1999           | Woodlawn                       |
| Doris Malkmus       | 1/30/1996          | 3/29/1999           | At-Large                       |
| Ginalie Swaim       | 3/29/1994          | 3/29/1997           | At-Large                       |

**KEY**

\* = re-appointed  
x = resigned mid-term  
# = appointed mid-term

| <b>Name</b> | <b>Term Begins</b> | <b>Term Expires</b> | <b>District Representative</b> |
|-------------|--------------------|---------------------|--------------------------------|
|-------------|--------------------|---------------------|--------------------------------|

**1997**

|                     |           |           |                             |
|---------------------|-----------|-----------|-----------------------------|
| John F. Shaw        | 3/29/1995 | 3/29/1998 | Brown St. (Chairperson)     |
| Michael Pugh        | 3/29/1995 | 3/29/1998 | At-Large (Vice Chairperson) |
| Frank S. Gersh      | 3/29/1997 | 3/29/2000 | E. College St.              |
| Pamela Michaud      | 6/3/1997  | 3/29/2000 | College Green               |
| Doris Malkmus       | 1/30/1996 | 3/29/1999 | Moffitt Cottage             |
| Ruedi Kuenzli       | 9/26/1995 | 3/29/1998 | Summit St.                  |
| Ann M. Cairns       | 3/29/1997 | 3/29/2000 | Woodlawn                    |
| Michaelanne Widness | 3/29/1997 | 3/29/2000 | At-Large                    |
| Betty Kelly         | 3/29/1996 | 3/29/1999 | At-Large                    |
| Lars Anderson       | 3/29/1997 | 3/29/1999 | At-Large                    |

**1998**

|                     |           |           |                               |
|---------------------|-----------|-----------|-------------------------------|
| Doris Malkmus       | 1/30/1996 | 3/29/1999 | Moffitt Cottage (Chairperson) |
| Betty Kelly         | 3/29/1996 | 3/29/1999 | At-Large (Vice Chairperson)   |
| Marc Mills          | 8/25/1998 | 3/29/1999 | Brown St.                     |
| Frank S. Gersh      | 3/29/1997 | 3/29/2000 | E. College St.                |
| Pamela Michaud      | 6/3/1997  | 3/29/2000 | College Green                 |
| Michael Gunn        | 3/29/1998 | 3/29/2001 | Summit St.                    |
| Ann M. Cairns       | 3/29/1997 | 3/29/2000 | Woodlawn                      |
| Lars Anderson       | 3/29/1997 | 3/29/1999 | At-Large                      |
| Trudy Day           | 3/29/1998 | 3/29/2001 | At-Large                      |
| Michaelanne Widness | 3/29/1997 | 3/29/2000 | At-Large                      |

**1999**

|                     |           |           |                             |
|---------------------|-----------|-----------|-----------------------------|
| Lars Anderson*      | 3/29/1999 | 3/29/2002 | At-Large (Chairperson)      |
| Susan Licht         | 3/29/1999 | 3/29/2002 | At-Large (Vice Chairperson) |
| Marc Mills          | 3/29/1999 | 3/29/2002 | Brown St.                   |
| Frank Gersh         | 3/29/1997 | 3/29/2000 | E. College St.              |
| Pamela Michaud      | 6/3/1997  | 3/29/2000 | College Green               |
| Doris Malkmus       | 3/29/1999 | 3/29/2002 | Moffitt Cottage             |
| Michael Gunn        | 3/29/1998 | 3/29/2001 | Summit St.                  |
| Linda Shope         | 9/9/1998  | 3/29/2000 | Woodlawn                    |
| Richard Carlson     | 4/6/1999  | 3/29/2001 | At-Large                    |
| Michaelanne Widness | 3/29/1997 | 3/29/2000 | At-Large                    |

**2000**

|                      |           |           |                             |
|----------------------|-----------|-----------|-----------------------------|
| x-Lars Anderson      | 3/29/1999 | 3/29/2002 | At-Large (Chairperson)      |
| #-Anne Freerks       | N/A       | N/A       |                             |
| Susan Licht          | 3/29/1999 | 3/29/2002 | At-Large (Vice Chairperson) |
| Marc Mills           | 3/29/1999 | 3/29/2002 | Brown St.                   |
| James Enloe          | 3/29/2000 | 3/29/2003 | E. College St.              |
| Pamela Michaud*      | 3/29/2000 | 3/29/2003 | College Green               |
| Doris Malkmus        | 3/29/1999 | 3/29/2002 | Moffitt Cottage             |
| Michael Gunn         | 3/29/1998 | 3/29/2001 | Summit St.                  |
| Peter Jochimsen      | 3/29/2000 | 3/29/2003 | Woodlawn                    |
| Richard Carlson      | 4/6/1999  | 3/29/2001 | At-Large                    |
| Michaelanne Widness* | 3/29/2000 | 3/29/2003 | At-Large                    |

**KEY**

\* = re-appointed  
x = resigned mid-term  
# = appointed mid-term



| <b><u>Name</u></b>  | <b><u>Term Begins</u></b> | <b><u>Term Expires</u></b> | <b><u>District Representative</u></b> |
|---------------------|---------------------------|----------------------------|---------------------------------------|
| <b><u>2001</u></b>  |                           |                            |                                       |
| Michael Gunn*       | 3/29/2001                 | 3/29/2004                  | Summit St. (Chairperson)              |
| Susan Licht         | 3/29/1999                 | 3/29/2002                  | At-Large (Vice Chairperson)           |
| x-Marc Mills        | 3/29/1999                 | 3/29/2001                  | Brown St.                             |
| #-James Ponto       | 3/29/2001                 | 3/29/2004                  | Brown St.                             |
| James Enloe         | 3/29/2000                 | 3/29/2003                  | E. College St.                        |
| Vacant              | x                         | x                          | College Green                         |
| Doris Malkmus       | 3/29/1999                 | 3/29/2002                  | Moffitt Cottage                       |
| Peter Jochimsen     | 3/29/2000                 | 3/29/2003                  | Woodlawn                              |
| Richard Carlson*    | 3/29/2001                 | 3/29/2004                  | At-Large                              |
| Anne Freerks        | N/A                       | N/A                        | At-Large                              |
| Michaelanne Widness | 3/29/2000                 | 3/29/2003                  | At-Large                              |
| <b><u>2002</u></b>  |                           |                            |                                       |
| Michael Gunn        | 3/29/2001                 | 3/29/2004                  | Summit St. (Chairperson)              |
| Richard Carlson     | 3/29/2001                 | 3/29/2004                  | At-Large (Vice Chairperson)           |
| James Ponto         | 3/29/2001                 | 3/29/2004                  | Brown St.                             |
| James Enloe         | 3/29/2000                 | 3/29/2003                  | E. College St.                        |
| x-Loret Mast        | 3/29/2002                 | N/A                        | College Green                         |
| #-Mark McCallum     | N/A                       | 3/29/2003                  | College Green                         |
| Tim Weitzel         | 3/29/2002                 | 3/29/2005                  | Longfellow                            |
| Peter Jochimsen     | 3/29/2000                 | 3/29/2003                  | Woodlawn                              |
| Michael Maharry     | 3/29/2002                 | 3/29/2005                  | At-Large                              |
| Amy Marie Smothers  | 3/29/2002                 | 3/29/2005                  | At-Large                              |
| Michaelanne Widness | 3/29/2000                 | 3/29/2003                  | At-Large                              |
| <b><u>2003</u></b>  |                           |                            |                                       |
| Michael Gunn        | 3/29/2001                 | 3/29/2004                  | Summit St. (Chairperson)              |
| Richard Carlson     | 3/29/2001                 | 3/29/2004                  | At-Large (Vice Chairperson)           |
| James Ponto         | 3/29/2001                 | 3/29/2004                  | Brown St.                             |
| James Enloe*        | 3/29/2003                 | 3/29/2006                  | E. College St.                        |
| Mark McCallum*      | 3/29/2003                 | 3/29/2006                  | College Green                         |
| Tim Weitzel         | 3/29/2002                 | 3/29/2005                  | Longfellow                            |
| Jan Weissmiller     | N/A                       | 3/29/2006                  | Woodlawn                              |
| Michael Maharry     | 3/29/2002                 | 3/29/2005                  | At-Large                              |
| Amy Marie Smothers  | 3/29/2002                 | 3/29/2005                  | At-Large                              |
| Paul Sueppel        | 3/29/2003                 | 3/29/2006                  | At-Large                              |

**KEY**

\* = re-appointed  
x = resigned mid-term  
# = appointed mid-term

| <b><u>Name</u></b>   | <b><u>Term Begins</u></b> | <b><u>Term Expires</u></b> | <b><u>District Representative</u></b> |
|----------------------|---------------------------|----------------------------|---------------------------------------|
| <b><u>2004</u></b>   |                           |                            |                                       |
| Michael Maharry      | 3/29/2002                 | 3/29/2005                  | At-Large (Chairperson)                |
| Tim Weitzel          | 3/29/2002                 | 3/29/2005                  | Longfellow (Vice Chairperson)         |
| James Ponto*         | 3/29/2004                 | 3/29/2007                  | Brown St.                             |
| James Enloe          | 3/29/2003                 | 3/29/2006                  | E. College St.                        |
| Mark McCallum        | 3/29/2003                 | 3/29/2006                  | College Green                         |
| Michael Gunn*        | 3/29/2004                 | 3/29/2007                  | Summit St.                            |
| Jan Weissmiller      | N/A                       | 3/29/2006                  | Woodlawn                              |
| x-Amy Marie Smothers | 3/29/2002                 | 3/29/2005                  | At-Large                              |
| #-Michael Brennan    | 3/29/2004                 | 3/29/2008                  | At-Large                              |
| x-Paul Sueppel       | 3/29/2003                 | 12/9/2004                  | At-Large                              |
| #Justin Pardekooper  | 12/9/2004                 | 3/29/2007                  | At-Large                              |
| x-Justine Zimmer     | 3/29/2004                 | 3/29/2007                  | At-Large                              |
| Richard Carlson      | 3/29/2001                 | 3/29/2004                  | At-Large                              |

|                      |           |           |   |
|----------------------|-----------|-----------|---|
| <b><u>2005</u></b>   |           |           |   |
| Tim Weitzel*         | 3/29/2005 | 3/29/2008 | Longfellow (Vice Chairperson, Chairperson 5/05) |
| #-Richard Carlson    | 2/2005    | 3/29/2007 | At-Large (Vice Chairperson)                     |
| James Ponto          | 3/29/2004 | 3/29/2007 | Brown St.                                       |
| James Enloe          | 3/29/2003 | 3/29/2006 | E. College St.                                  |
| Mark McCallum        | 3/29/2003 | 3/29/2006 | College Green                                   |
| Michael Gunn         | 3/29/2004 | 3/29/2007 | Summit St.                                      |
| Jan Weissmiller      | N/A       | 3/29/2006 | Woodlawn  |
| Michael Brennan      | N/A       | 3/29/2008 | At-Large  |
| x-Michael Maharry*   | 3/29/2005 | 3/29/2006 | At-Large (Chairperson thru 4/05)                |
| #-Timothy Toomey     | 3/29/2006 | 3/29/2009 | At-Large  |
| x-Justin Pardekooper | 12/9/2004 | 3/29/2007 | At-Large  |
| #John McCormally     | 8/2006    | 3/29/2008 | At Large  |

|                    |           |           |                             |
|--------------------|-----------|-----------|-----------------------------|
| <b><u>2006</u></b> |           |           |                             |
| Tim Weitzel        | 3/29/2005 | 3/29/2008 | Longfellow (Chairperson)    |
| Richard Carlson    | 3/29/2004 | 3/29/2007 | At-Large (Vice Chairperson) |
| James Ponto        | 3/29/2004 | 3/29/2007 | Brown St.                   |
| Esther Baker       | 3/29/2006 | 3/29/2009 | E. College St.              |
| Pam Michaud        | 3/29/2006 | 3/29/2009 | College Green               |
| Michael Gunn       | 3/29/2004 | 3/29/2007 | Summit St.                  |
| Ginalie Swaim      | 3/29/2006 | 3/29/2009 | Woodlawn                    |
| Michael Brennan    | 3/29/2005 | 3/29/2008 | At-Large                    |
| x-Michael Maharry  | 3/29/2005 | 6/2006    | At-Large                    |
| #-John McCormally  | 8/2006    | 3/29/2008 | At-Large                    |
| Timothy Toomey     | 3/29/2006 | 3/29/2009 | At-Large                    |

|                    |           |           |                             |
|--------------------|-----------|-----------|-----------------------------|
| <b><u>2007</u></b> |           |           |                             |
| Tim Weitzel        | 3/29/2005 | 3/29/2008 | Longfellow (Chairperson)    |
| Richard Carlson    | 3/29/2004 | 3/29/2007 | At-Large (Vice Chairperson) |
| James Ponto*       | 3/29/2004 | 3/29/2010 | Brown St.                   |
| Esther Baker       | 3/29/2006 | 3/29/2009 | E. College St.              |
| Pam Michaud        | 3/29/2006 | 3/29/2009 | College Green               |

**KEY**

\* = re-appointed  
x = resigned mid-term  
# = appointed mid-term

|                 |           |           |                             |
|-----------------|-----------|-----------|-----------------------------|
| Vacant          |           |           | Summit St.                  |
| Ginalie Swaim   | 3/29/2006 | 3/29/2009 | Woodlawn                    |
| Michael Brennan | 3/29/2005 | 3/29/2008 | At-Large (Vice Chairperson) |
| John McCormally | 3/29/2005 | 3/29/2008 | At-Large                    |
| Timothy Toomey  | 3/29/2006 | 3/29/2009 | At-Large                    |
| Alicia Trimble  | 3/29/2007 | 3/29/2010 | At-Large                    |

**KEY**

\* = re-appointed  
x = resigned mid-term  
# = appointed mid-term



**Appendix H: Historic District Landmark, Historic District, CD  
District & Federal Program Projects Receiving Design  
Review, 1985–2006**



**Appendix H: Historic District Landmark, Historic District, CD District & Federal  
Program Projects Receiving Design Review  
1985–2006**

**Chronological List of Design Review Cases\***

| <b><u>Date</u></b> | <b><u>Address</u></b>             | <b><u>District<br/>Designation/Program</u></b> | <b><u>Review</u></b> |
|--------------------|-----------------------------------|--|----------------------|
| 07/11/85           | 511 3rd Ave.                      | Housing Rehab                                  | Section 106          |
| 07/11/85           | 420 N. Gilbert Street             | Rental Rehab                                   | Section 106          |
| 07/11/85           | 226 S. Johnson Street             | Rental Rehab                                   | Section 106          |
| 07/25/85           | 714-16 Iowa Ave.                  | Rental Rehab                                   | Section 106          |
| 11/07/85           | 515 Oakland Ave.                  | Housing Rehab                                  | Section 106          |
| 11/07/85           | 409 7th Ave.                      | Weatherization loan                            | Section 106          |
| 11/25/85           | 722 Iowa Ave.                     | Rental Rehab                                   | Section 106          |
| 12/19/85           | 602 Clark Street                  | CDBG   | Section 106          |
| 12/19/85           | 718 Rundell Street                | CDBG   | Section 106          |
| 12/19/85           | 725 E. Davenport Street           | Housing Rehab                                  | Section 106          |
| 12/19/85           | 1015 Muscatine                    | Rental Rehab                                   | Section 106          |
| 01/07/86           | 918 E. Bloomington Street         | Rental Rehab                                   | Section 106          |
| 01/08/86           | 942 Iowa Ave.                     | Rental Rehab                                   | Section 106          |
| 02/24/86           | 930 E. College Street             | Comprehensive Rehab                            | Section 106          |
| 02/26/86           | 1011 E. Washington Street         | Rental Rehab                                   | Section 106          |
| 04/15/86           | 808 6th Ave.                      | Housing Rehab                                  | Section 106          |
| 04/15/86           | 424 E. Jefferson Street           | Rental Rehab                                   | Section 106          |
| 04/16/86           | 1168 E. Court Street              | Rental Rehab                                   | Section 106          |
| 04/28/86           | 1010-1010½ E. Fairchild<br>Street | Rental Rehab                                   | Section 106          |
| 06/16/86           | 609 1st Ave.                      | Housing Rehab                                  | Section 106          |
| 06/16/86           | 602 S. Dubuque Street             | Rental Rehab                                   | Section 106          |
| 06/16/86           | 712 E. Fairchild Street           | Rental Rehab                                   | Section 106          |
| 06/16/86           | 403 S. Lucas Street               | Rental Rehab                                   | Section 106          |
| 06/19/86           | 119-121 N. Lucas Street           | Rental Rehab                                   | Section 106          |
| 07/15/86           | 640 S. Lucas Street               | Rental Rehab                                   | Section 106          |
| 09/08/86           | 721-31 E. Washington Street       | Rental Rehab                                   | Section 106          |
| 10/10/86           | 226 Orchard Ct.                   | Housing Rehab                                  | Section 106          |
| 10/10/86           | 1502 Yewell Street                | Housing Rehab                                  | Section 106          |
| 10/15/86           | 712 Iowa Ave.                     | Housing Rehab                                  | Section 106          |
| 12/15/86           | 924 E. Bloomington Street         | CDBG   | Section 106          |
| 12/22/86           | 314 S. Governor Street            | Comprehensive Rehab                            | Section 106          |
| 02/02/87           | 1813 G Street                     | Housing Rehab                                  | Section 106          |

\* COA—Certificate of Appropriateness

CNME—Certificate of No Material Effect

Section 106—Federal Section 106 Review & Compliance

CDBG (Community Development Block Grant), Rental Rehab, Housing Rehab, Comprehensive Rehab, Paint/Siding Program, & Weatherization Loan Program—Federally funded programs administered by the City of Iowa City

| <b>Date</b> | <b>Address</b>            | <b>District<br/>Designation/Program</b> | <b>Review</b> |
|-------------|---------------------------|---|---------------|
| 03/20/87    | 614 N. Johnson Street     | Rental Rehab                            | Section 106   |
| 04/27/87    | 619 Dearborn              | Housing Rehab                           | Section 106   |
| 04/27/87    | 1908 F Street             | Housing Rehab                           | Section 106   |
| 06/09/87    | 19 Evans Street           | CDBG                                    | Section 106   |
| 06/09/87    | 524 E. Ronalds Street     | CDBG                                    | Section 106   |
| 06/11/87    | 712 Dearborn              | Housing Rehab                           | Section 106   |
| 06/16/87    | 533 S. Summit Street      | Summit Street HD                        | COA           |
| 06/29/87    | 412 N. Dubuque Street     | Rental Rehab                            | Section 106   |
| 06/29/87    | 715 Iowa Ave.             | Rental Rehab                            | Section 106   |
| 07/10/87    | 1326 Muscatine            | Housing Rehab                           | Section 106   |
| 08/13/87    | 117 N. Lucas Street       | Comprehensive Rehab                     | Section 106   |
| 08/26/87    | 708 Iowa Ave.             | Housing Rehab                           | Section 106   |
| 08/26/87    | 1117 E. College Street    | Rental Rehab                            | Section 106   |
| 10/20/87    | 914 Iowa Ave.             | Rental Rehab                            | Section 106   |
| 12/14/87    | 631 E. Davenport Street   | Rental Rehab                            | Section 106   |
| 03/17/88    | 120 N. Governor Street    | Rental Rehab                            | Section 106   |
| 04/12/88    | 212.5 S. Clinton Street   | Rental Rehab                            | Section 106   |
| 05/23/88    | 210.5 S. Clinton Street   | Rental Rehab                            | Section 106   |
| 07/06/88    | 723 Oakland Ave.          | Comprehensive Rehab                     | Section 106   |
| 07/06/88    | 617 Keokuk Ct.            | Housing Rehab                           | Section 106   |
| 07/06/88    | 431 Oakland Ave.          | Housing Rehab                           | Section 106   |
| 07/06/88    | 819 Iowa Ave.             | Rental Rehab                            | Section 106   |
| 08/02/88    | 830 E. College Street     | Rental Rehab                            | Section 106   |
| 08/19/88    | 813 3rd Ave.              | Comprehensive Rehab                     | Section 106   |
| 08/19/88    | 1900-02 Muscatine         | Comprehensive Rehab                     | Section 106   |
| 08/25/88    | 501 Oakland Ave.          | Housing Rehab                           | Section 106   |
| 09/15/88    | 739 Kirkwood              | Comprehensive Rehab                     | Section 106   |
| 09/15/88    | 724 E. Ronalds Street     | Comprehensive Rehab                     | Section 106   |
| 09/15/88    | 847 Rundell Street        | Comprehensive Rehab                     | Section 106   |
| 09/26/88    | 430 S. Summit Street      | Summit Street HD                        | COA           |
| 09/28/88    | 728 E. Bowery Street      | CDBG                                    | Section 106   |
| 09/28/88    | 714 N. Linn Street        | Rental Rehab                            | Section 106   |
| 12/13/88    | 718 N. Gilbert Street     | Rental Rehab                            | Section 106   |
| 12/22/88    | 602 S. Summit Street      | Summit Street HD                        | COA           |
| 02/14/89    | 809 Iowa Ave.             | Rental Rehab                            | Section 106   |
| 03/08/89    | 730 E. Burlington Street  | CDBG                                    | Section 106   |
| 03/08/89    | 841 7th Ave.              | Housing Rehab                           | Section 106   |
| 03/08/89    | 915 2nd Ave.              | Rental Rehab                            | Section 106   |
| 03/08/89    | 820 Iowa Ave.             | Rental Rehab                            | Section 106   |
| 03/09/89    | 509 S. Linn Street        | Rental Rehab                            | Section 106   |
| 04/12/89    | 717 E. Bloomington Street | CDBG                                    | Section 106   |
| 04/18/89    | 815 Iowa Ave.             | Comprehensive Rehab                     | Section 106   |
| 04/18/89    | 817 Iowa Ave.             | Comprehensive Rehab                     | Section 106   |
| 04/18/89    | 431 N. Lucas Street       | Comprehensive Rehab                     | Section 106   |
| 04/18/89    | 2118 F Street             | Comprehensive Rehab                     | Section 106   |
| 09/05/89    | 28-28.5 N. Gilbert Street | Rental Rehab                            | Section 106   |
| 10/31/89    | 1011 Woodlawn             | Woodlawn HD                             | COA           |



| <b>Date</b> | <b>Address</b>            | <b>District<br/>Designation/Program</b> | <b>Review</b> |
|-------------|---------------------------|---|---------------|
| 06/03/90    | 821 E. Church Street      | CDBG                                    | Section 106   |
| 06/03/90    | 821 E. Church Street      | CDBG                                    | Section 106   |
| 06/06/90    | 1303 1st Ave.             | Comprehensive Rehab                     | Section 106   |
| 06/12/90    | 512 S. Summit Street      | Summit Street HD                        | COA           |
| 07/06/90    | 711 E. Bloomington Street | CDBG                                    | Section 106   |
| 07/27/90    | 944 Miller                | Comprehensive Rehab                     | Section 106   |
| 08/31/90    | 631 N. Dodge Street       | Comprehensive Rehab                     | Section 106   |
| 09/19/90    | 619 N. Johnson Street     | Comprehensive Rehab                     | Section 106   |
| 09/24/90    | 919 N. Gilbert Street     | Comprehensive Rehab                     | Section 106   |
| 09/24/90    | 916 N. Governor Street    | Comprehensive Rehab                     | Section 106   |
| 10/22/90    | 435-437 S. Summit Street  | Rental Rehab                            | Section 106   |
| 11/08/90    | 529 E. Brown Street       | Rental Rehab                            | Section 106   |
| 12/21/90    | 400 N. Clinton Street     | Rental Rehab                            | Section 106   |
| 12/26/90    | 824 E. College Street     | CDBG                                    | Section 106   |
| 03/20/91    | 229 S. Summit Street      | Summit Street HD                        | COA           |
| 05/06/91    | 626 Oakland Ave.          | Comprehensive Rehab                     | Section 106   |
| 05/06/91    | 229 S. Summit Street      | Rental Rehab                            | Section 106   |
| 05/13/91    | 416 S. Dodge Street       | CDBG                                    | Section 106   |
| 05/13/91    | 1900 Rochester Ct.        | Comprehensive Rehab                     | Section 106   |
| 05/13/91    | 2128 Friendship           | Paint/Siding Program                    | Section 106   |
| 06/14/91    | 524 N. Governor Street    | Emergency Repair                        | Section 106   |
| 04/3/92     | 1010 Woodlawn Ave         | Woodlawn HD                             | COA           |
| 05/04/92    | 406 S. Summit Street      | Summit Street HD                        | COA           |
| 05/04/92    | 412 S. Summit Street      | Summit Street HD                        | COA           |
| 05/28/92    | 1011 Sheridan Avenue      | CDBG                                    | Section 106   |
| 7/26/93     | 331 S Summit Street       | Summit Street HD                        | COA           |
| 11/1/93     | 725 S Summit Street       | Summit Street HD                        | COA           |
| 5/10/94     | 1041 Woodlawn Ave         | Woodlawn HD                             | COA           |
| 6/14/94     | 725 N Linn Street         | Brown Street HD                         | COA           |
| 6/14/94     | 1041 Woodlawn Ave         | Woodlawn HD                             | COA           |
| 7/29/94     | 315 Brown Street          | Brown Street HD                         | COA           |
| 7/29/94     | 430 S Summit Street       | Summit Street HD                        | COA           |
| 9/13/94     | 412 S Summit Street       | Summit Street HD                        | COA           |
| 3/14/95     | 325 Brown Street          | Brown Street HD                         | COA           |
| 5/9/95      | 1025 Woodlawn Ave         | Woodlawn HD                             | COA           |
| 5/30/95     | 1328 Muscatine Ave        | Longfellow HD (Moffit Cottage HD)       | COA           |
| 6/13/95     | 314 Brown Street          | Brown Street HD                         | COA           |
| 6/13/95     | 1041 Woodlawn Ave         | Woodlawn HD                             | COA           |
| 7/11/95     | 314 Brown Street          | Brown Street HD                         | COA           |
| 8/8/95      | 715 N Gilbert Street      | Brown Street HD                         | COA           |
| 9/12/95     | 827 Brown Street          | Brown Street HD                         | COA           |
| 9/12/95     | 519 Brown Street          | Brown Street HD                         | COA           |
| 9/19/95     | 519 Brown Street          | Brown Street HD                         | COA           |
| 10/10/95    | 821 Gilbert Street        | Brown Street HD                         | COA           |
| 10/19/95    | 1033 Woodlawn Ave         | Woodlawn HD                             | COA           |
| 11/14/95    | 715 N Gilbert Street      | Brown Street HD                         | COA           |

| <b>Date</b> | <b>Address</b>          | <b>District<br/>Designation/Program</b> | <b>Review</b> |
|-------------|-------------------------|---|---------------|
| 11/14/95    | 8 Belle Vista Place     | Brown Street HD                         | COA           |
| 12/12/95    | 632 Brown Street        | Brown Street HD                         | COA           |
| 3/12/96     | 512 S Summit Street     | Summit Street HD                        | COA           |
| 4/11/96     | 404 Brown Street        | Brown Street HD                         | COA           |
| 4/11/96     | 1 Bella Vista           | Brown Street HD                         | COA           |
| 4/11/96     | 602 S Summit Street     | Summit Street HD                        | COA           |
| 4/11/96     | 802 S Summit Street     | Summit Street HD                        | COA           |
| 4/22/96     | 632 Brown Street        | Brown Street HD                         | COA           |
| 4/22/96     | 602 S Summit Street     | Summit Street HD                        | COA           |
| 5/14/96     | 1025 Woodlawn           | Woodlawn HD                             | COA           |
| 6/11/96     | 503 Melrose Avenue      | Historic Landmark                       | COA           |
| 6/11/96     | 809-811 S Summit Street | Summit Street HD                        | COA           |
| 7/9/96      | 404 Brown Street        | Brown Street HD                         | COA           |
| 8/20/96     | 824 N Gilbert Street    | Brown Street HD                         | COA           |
| 10/23/96    | 1050 Woodlawn           | Woodlawn HD                             | COA           |
| 11/12/96    | 632 Brown Street        | Brown Street HD                         | COA           |
| 11/14/96    | 715 N Gilbert Street    | Brown Street HD                         | COA           |
| 11/14/96    | 8 Belle Vista Place     | Brown Street HD                         | COA           |
| 3/11/97     | 705 S. Summit Street    | Summit Street HD                        | COA           |
| 4/28/97     | 603 Brown Street        | Brown Street HD                         | COA           |
| 5/13/97     | 430 Brown Street        | Brown Street HD                         | COA           |
| 5/13/97     | 1113 E College Street   | East College Street HD                  | COA           |
| 6/10/97     | 200 S. Summit Street    | East College Street HD                  | COA           |
| 8/12/97     | 2 Bella Vista Place     | Brown Street HD                         | COA           |
| 8/12/97     | 209 E Washington        | Historic Landmark                       | CNME          |
| 9/9/97      | 530 Brown Street        | Brown Street HD                         | COA           |
| 9/9/97      | 604 Iowa Avenue         | Historic Landmark                       | COA           |
| 10/14/97    | 725 N Linn Street       | Brown Street HD                         | COA           |
| 10/14/97    | 520 Brown Street        | Brown Street HD                         | COA           |
| 10/14/97    | 200 S Summit Street     | College Hill CD                         | COA           |
| 10/14/97    | 1113 E College Street   | East College Street HD                  | CNME          |
| 10/14/97    | 1113 E College Street   | East College Street HD                  | CNME          |
| 10/14/97    | 200 S Summit Street     | East College Street HD                  | COA           |
| 10/14/97    | 115 Wright Street       | Historic Landmark                       | CNME          |
| 10/14/97    | 416 S Summit Street     | Summit Street HD                        | COA           |
| 10/23/97    | 725 N Linn Street       | Brown Street HD                         | COA           |
| 11/4/97     | 2 Bella Vista           | Brown Street HD                         | COA           |
| 12/9/97     | 825 N Gilbert Street    | Brown Street HD                         | COA           |
| 1/30/98     | 130 E Jefferson Street  | Historic Landmark                       | COA           |
| 2/10/98     | 220 E Jefferson Street  | Historic Landmark                       | COA           |
| 3/10/98     | 401 Brown Street        | Brown Street HD                         | COA           |
| 4/9/98      | 406 S Summit Street     | Summit Street HD                        | COA           |
| 6/11/98     | 130 E Jefferson Street  | Historic Landmark                       | COA           |
| 6/22/98     | 621 S. Summit Street    | Summit Street HD                        | COA           |
| 7/9/98      | 509 Brown Street        | Brown Street HD                         | COA           |
| 7/9/98      | 223 S. Dodge Street     | College Green HD                        | COA           |
| 7/9/98      | 730 S. Summit Street    | Summit Street HD                        | COA           |

| <b>Date</b> | <b>Address</b>          | <b>District<br/>Designation/Program</b> | <b>Review</b> |
|-------------|-------------------------|---|---------------|
| 8/13/98     | 414 Brown Street        | Brown Street HD                         | COA           |
| 8/13/98     | 803 S. Summit Street    | Summit Street HD                        | COA           |
| 9/2/98      | 715 E. College Street   | College Green HD                        | CNME          |
| 9/10/98     | 127 E College St        | College Green HD                        | COA           |
| 9/13/98     | 414 Brown Street        | Brown Street HD                         | COA           |
| 10/1/98     | 632 Brown Street        | Brown Street HD                         | COA           |
| 10/1/98     | 127 E. College Street   | Historic Landmark                       | COA           |
| 10/1/98     | 536 S. Summit Street    | Summit Street HD                        | COA           |
| 12/12/98    | 803 S. Summit Street    | Summit Street HD                        | COA           |
| 3/23/99     | 509 Brown Street        | Brown Street HD                         | COA           |
| 4/15/99     | 1117 E. College Street  | East College Street HD                  | COA           |
| 4/15/99     | 1041 Woodlawn Ave.      | Woodlawn HD                             | COA           |
| 5/5/99      | 935 E. College Street   | Historic Landmark                       | CNME          |
| 6/8/99      | 524 N. Johnson Street   | Historic Landmark                       | CNME          |
| 6/10/99     | 824 N. Gilbert Street   | Brown Street HD                         | COA           |
| 7/1/99      | 821 N. Johnson Street   | Brown Street HD                         | CNME          |
| 8/2/99      | 325 Brown Street        | Brown Street HD                         | COA           |
| 8/12/99     | 810 N. Johnson Street   | Brown Street HD                         | COA           |
| 8/31/99     | 730 N. Van Buren        | Brown Street HD                         | COA           |
| 9/9/99      | 715 S. Summit Street    | Summit Street HD                        | COA           |
| 10/4/99     | 325 Brown Street        | Brown Street HD                         | COA           |
| 10/14/99    | 1106 E. College Street  | East College Street HD                  | COA           |
| 12/9/99     | 328 Brown Street        | Brown Street HD                         | COA           |
| 12/9/99     | 112 S. Dodge Street     | College Green HD                        | COA           |
| 12/9/99     | 117 N. Linn Street      | Historic Landmark                       | COA           |
| 1/13/00     | 430 Brown Street        | Brown Street HD                         | COA           |
| 4/13/00     | 9 S. Linn Street        | Historic Landmark                       | COA           |
| 5/11/00     | 720 N. Van Buren Street | Brown Street HD                         | COA           |
| 5/11/00     | 1034 E. College Street  | East College Street HD                  | COA           |
| 5/11/00     | 715 S. Summit Street    | Summit Street HD                        | COA           |
| 5/11/00     | 228 S. Summit Street    | Summit Street HD                        | COA           |
| 6/1/00      | 1107 E. College Street  | East College Street HD                  | CNME          |
| 6/23/00     | 219 N. Gilbert Street   | Historic Landmark                       | CNME          |
| 8/10/00     | 8 Bella Vista           | Brown Street HD                         | COA           |
| 9/14/00     | 6 Bella Vista           | Brown Street HD                         | COA           |
| 9/14/00     | 1122 E. College Street  | East College Street HD                  | COA           |
| 11/15/00    | 827 Brown Street        | Brown Street HD                         | CNME          |
| 12/14/00    | 520 Brown Street        | Brown Street HD                         | COA           |
| 2/8/01      | 801 Brown Street        | Brown Street HD                         | COA           |
| 2/8/01      | 526 Summit Street       | Summit Street HD                        | COA           |
| 3/6/01      | 10 Bella Vista          | Brown Street HD                         | CNME          |
| 5/10/01     | 715 N. Gilbert Street   | Brown Street HD                         | COA           |
| 5/24/01     | 6 Bella Vista           | Brown Street HD                         | COA           |
| 5/31/01     | 329 S. Lucas Street     | Governor-Lucas CD                       | CNME          |
| 6/18/01     | 8 Bella Vista           | Brown Street HD                         | COA           |
| 6/18/01     | 416 S. Summit Street    | Summit Street HD                        | COA           |
| 8/9/01      | 710 S. Summit Street    | Summit Street HD                        | COA           |

| <b>Date</b> | <b>Address</b>               | <b>District<br/>Designation/Program</b> | <b>Review</b> |
|-------------|------------------------------|---|---------------|
| 9/13/01     | 426 S. Governor Street       | Governor-Lucas CD                       | COA           |
| 9/13/01     | 307 E. College Street        | Historic Landmark                       | COA           |
| 10/11/01    | 935 E. College Street        | College Hill CD                         | COA           |
| 11/27/01    | 8 Bella Vista                | Brown Street HD                         | COA           |
| 11/27/01    | 709 S. Summit Street         | Summit Street HD                        | COA           |
| 3/28/02     | 531 Clark Street             | Clark Street CD                         | COA           |
| 4/25/02     | 1178 Court Street            | Longfellow HD                           | COA           |
| 5/23/02     | 815 Brown Street             | Brown Street HD                         | COA           |
| 5/23/02     | 315 Brown Street             | Brown Street HD                         | COA           |
| 5/23/02     | 1133 Maple Street            | Longfellow HD                           | COA           |
| 6/13/02     | 623 Dearborn Street          | Dearborn Street CD                      | COA           |
| 6/13/02     | 614 Oakland Ave.             | Longfellow HD                           | COA           |
| 6/13/02     | 430 S. Summit Street         | Summit Street HD                        | CNME          |
| 6/13/02     | 709 S. Summit Street         | Summit Street HD                        | COA           |
| 7/13/02     | 509 Lucas Street             | Governor-Lucas CD                       | COA           |
| 7/31/02     | 530 Brown Street             | Brown Street HD                         | CNME          |
| 8/21/02     | 528 Lucas Street             | Governor-Lucas CD                       | COA           |
| 9/26/02     | 900 N. Johnson Street        | Brown Street HD                         | COA           |
| 9/26/02     | 725 Clark Street             | Clark Street CD                         | COA           |
| 10/8/02     | 220 S. Johnston Street       | College Green HD                        | COA           |
| 10/27/02    | 347 S. Governor Street       | Governor-Lucas CD                       | CNME          |
| 10/27/02    | 718 S. Summit Street         | Summit Street HD                        | COA           |
| 11/14/02    | 656 S. Governor Street       | Governor-Lucas CD                       | COA           |
| 1/23/03     | 656 S. Governor Street       | Governor-Lucas CD                       | COA           |
| 2/13/03     | 1016 E. College Street       | East College Street HD                  | COA           |
| 4/10/03     | 825 Gilbert Street           | Brown Street HD                         | COA           |
| 4/10/03     | 14 N. Dodge Street           | College Hill CD                         | COA           |
| 4/10/03     | 503 Melrose Ave.             | Historic Landmark                       | COA           |
| 4/10/03     | 1121 Seymour Ave.            | Longfellow HD                           | COA           |
| 4/24/03     | 826 Rundell Street           | Dearborn Street CD                      | COA           |
| 4/24/03     | 19 Evans Street              | Woodlawn HD                             | COA           |
| 5/5/03      | 1120 E. Burlington Street    | College Hill CD                         | COA           |
| 5/8/03      | 1030 E. Burlington Street    | College Hill CD                         | COA           |
| 5/22/03     | 732 Rundell Street           | Longfellow HD                           | COA           |
| 6/5/03      | 1030 E. Burlington Street    | College Hill CD                         | COA           |
| 6/5/03      | 748 Rundell Street           | Longfellow HD                           | COA           |
| 6/11/03     | 1107 E. Burlington Street    | College Hill CD                         | COA           |
| 6/26/03     | 801 Brown Street             | Brown Street HD                         | COA           |
| 6/26/03     | 528 College Street           | College Green HD                        | CNME          |
| 6/26/03     | 528 College Street           | College Green HD                        | COA           |
| 6/26/03     | 906 E. College Street        | College Green HD                        | COA           |
| 6/26/03     | 722 Oakland Street           | Longfellow HD                           | COA           |
| 6/26/03     | 718 Summit Street            | Summit Street HD                        | COA           |
| 6/27/03     | 903 E. College Street        | College Green HD                        | COA           |
| 7/10/03     | 443 S. Governor Street       | Governor-Lucas CD                       | COA           |
| 7/10/03     | 347 & 341 S. Governor Street | Governor-Lucas CD                       | COA           |

| <b>Date</b> | <b>Address</b>              | <b>District<br/>Designation/Program</b> | <b>Review</b>         |
|-------------|-----------------------------|---|-----------------------|
| 7/24/03     | 528 College Street          | College Green HD                        | COA                   |
| 7/24/03     | 1005 Muscatine Ave.         | College Hill CD                         | COA                   |
| 7/28/03     | 815 N. Linn Street          | Brown Street HD                         | CNME                  |
| 8/14/03     | 222 Brown Street            | Brown Street HD                         | COA                   |
| 8/14/03     | 511 Clark Street            | Clark Street CD                         | COA                   |
| 8/21/03     | 6 S. Johnson Street         | College Hill CD                         | COA                   |
| 8/28/03     | 721 Brown Street            | Brown Street HD                         | CNME                  |
| 8/28/03     | 528 E. College Street       | College Green HD                        | COA                   |
| 8/28/03     | 842 Rundell Street          | Dearborn Street CD                      | COA                   |
| 8/28/03     | 1229 E. Burlington Street   | Governor-Lucas CD                       | COA                   |
| 9/2/03      | 518 S. Lucas Street         | Governor-Lucas CD                       | COA                   |
| 9/23/03     | 1026 Washington Street      | College Hill CD                         | COA                   |
| 10/3/03     | 511 Clark Street            | Clark Street CD                         | COA                   |
| 10/3/03     | 1129-1129 1/2 E. College St | East College Street HD                  | CNME                  |
| 10/3/03     | 1316 Center Avenue          | Longfellow HD                           | COA                   |
| 12/3/03     | 410 S. Lucas                | Governor-Lucas CD                       | CNME                  |
| 12/3/03     | 1501 Center Avenue          | Longfellow HD                           | COA                   |
| 1/27/04     | 1220 Sheridan Avenue        | Longfellow HD                           | COA                   |
| 2/23/04     | 1037 Washington Street      | College Hill CD                         | COA                   |
| 3/5/04      | 223 S. Dodge Street         | College Green HD                        | COA                   |
| 3/8/04      | 431 Brown Street            | Brown Street HD                         | COA                   |
| 3/22/04     | 738 Dearborn Street         | Dearborn Street CD                      | COA                   |
| 3/26/04     | 633 S. Governor Street      | Governor-Lucas CD                       | CNME                  |
| 3/31/04     | 617 Brown Street            | Brown Street HD                         | COA                   |
| 3/04        | 614 Clark Street            | Clark Street CD                         | COA                   |
| 4/7/04      | 528 E. College Street       | College Green HD                        | CNME                  |
| 4/7/04      | 304 S. Summit Street        | Summit Street HD                        | CNME                  |
| 4/8/04      | 621 S. Summit Street        | Summit Street HD                        | COA                   |
| 4/13/04     | 1223 Seymour Avenue         | Longfellow HD                           | COA                   |
| 4/13/04     | 725 S. Summit Street        | Summit Street HD                        | COA                   |
| 4/19/04     | 1027 E. Court Street        | Longfellow HD                           | CNME                  |
| 5/4/04      | 717 Clark Street            | Clark Street CD                         | COA                   |
| 5/7/04      | 529 Brown Street            | Brown Street HD                         | CNME                  |
| 5/10/04     | 1102 East College Street    | East College Street HD                  | CNME                  |
| 5/13/04     | 1011 Sheridan Ave           | Longfellow HD                           | COA                   |
| 5/13/04     | 410 Iowa Ave                | Unknown                                 | Section 106           |
| 5/19/04     | 1152 Court Street           | Longfellow HD                           | COA                   |
| 6/9/04      | 1025 East Burlington Street | College Hill CD                         | COA                   |
| 6/9/04      | 728 Dearborn Street         | Dearborn Street CD                      | COA                   |
| 6/9/04      | 713 South 7th Street        | Dearborn Street CD                      | COA                   |
| 6/14/04     | 725 N. Linn Street          | Brown Street HD                         | COA                   |
| 6/16/04     | 325 S. Summit Street        | Summit Street HD                        | COA                   |
| 6/21/04     | 831 & 833 Maggard Street    | Clark Street CD                         | COA                   |
| 6/28/04     | 1130 Seymour Avenue         | Longfellow HD                           | COA                   |
| 6/28/04     | 512 S. Summit Street        | Summit Street HD                        | COA                   |
| 7/6/04      | 1002 E. Washington Street   | College Hill CD                         | Dangerous<br>Building |

| <b><u>Date</u></b> | <b><u>Address</u></b>  | <b><u>District<br/>Designation/Program</u></b> | <b><u>Review</u></b> |
|--------------------|------------------------|--|----------------------|
| 7/7/04             | 513 S. Summit Street   | Summit Street HD                               | CNME                 |
| 7/9/04             | 314 S. Governor        | Governor-Lucas CD                              | COA                  |
| 7/15/04            | 723 Oakland Avenue     | Longfellow HD                                  | COA                  |
| 7/15/04            | 428 S. Summit Street   | Summit Street HD                               | CNME                 |
| 7/16/04            | 1130 Seymour Avenue    | Longfellow HD                                  | COA                  |
| 7/21/04            | 1424 Center Avenue     | Longfellow HD                                  | CNME                 |
| 7/29/04            | 718 Dearborn Street    | Dearborn Street CD                             | CNME                 |
| 8/2/04             | 724 Clark Street       | Clark Street CD                                | COA                  |
| 8/3/04             | 431 Rundell Street     | Longfellow HD                                  | COA                  |
| 8/5/04             | 676 S. Governor Street | Governor-Lucas CD                              | CNME                 |
| 8/12/04            | 721 Rundell Street     | Longfellow HD                                  | COA                  |
| 8/17/04            | 404 Brown Street       | Brown Street HD                                | COA                  |
| 8/17/04            | 542 Clark Street       | Clark Street CD                                | COA                  |
| 8/17/04            | 106 S. Dodge Street    | College Green HD                               | CNME                 |
| 8/17/04            | 1632 Center Avenue     | Longfellow HD                                  | COA                  |
| 8/18/04            | 718 S. Summit Street   | Summit Street HD                               | COA                  |
| 9/19/04            | 525 Iowa Avenue        | College Hill CD                                | COA                  |
| 9/23/04            | 721 N Van Buren        | Brown Street HD                                | COA                  |
| 10/5/04            | 522 S Lucas            | Governor-Lucas CD                              | COA                  |
| 10/12/04           | 1503 Sheridan Avenue   | Longfellow HD                                  | COA                  |
| 11/1/04            | 1120 E Burlington      | College Hill CD                                | CNME                 |
| 11/8/04            | 721 N Van Buren        | Brown Street HD                                | COA                  |
| 11/11/04           | 8 Bella Vista          | Brown Street HD                                | COA                  |
| 11/17/04           | 741 Dearborn Street    | Dearborn Street CD                             | COA                  |
| 12/9/04            | 701 Oakland Ave        | Longfellow HD                                  | COA                  |
| 1/9/05             | 604 Grant Street       | Longfellow HD                                  | COA                  |
| 1/20/05            | 807 E. Washington      | East College Street HD                         | COA                  |
| 1/20/05            | 924 E. Washington      | East College Street HD                         | COA                  |
| 1/20/05            | 932 E. Washington      | East College Street HD                         | COA                  |
| 1/20/05            | 807 E. College Street  | East College Street HD                         | COA                  |
| 1/20/05            | 917 E. College Street  | East College Street HD                         | COA                  |
| 1/20/05            | 923 E. College Street  | East College Street HD                         | COA                  |
| 1/20/05            | 927 E. College Street  | East College Street HD                         | COA                  |
| 1/26/05            | 814 Ronalds Street     | Brown Street HD                                | COA                  |
| 1/27/05            | 13 S. Linn Street      | Historic Landmark                              | COA                  |
| 1/27/05            | 1227 Sheridan Ave      | Longfellow HD                                  | COA                  |
| 1/27/05            | 416 S. Summit St       | Summit Street HD                               | COA                  |
| 1/28/05            | 503 Melrose Avenue     | Historic Landmark                              | COA                  |
| 1/28/05            | 604 Grant Street       | Longfellow HD                                  | COA                  |
| 1/31/05            | 618-622 Iowa Avenue    | College Hill CD                                | COA                  |
| 2/2/05             | 815 Roosevelt St       | Longfellow HD                                  | COA                  |
| 2/3/05             | 741 Grant St           | Longfellow HD                                  | CNME                 |
| 2/7/05             | 629 Oakland Ave        | Longfellow HD                                  | COA                  |
| 2/10/05            | 409 S. Summit St       | Summit Street HD                               | COA                  |
| 2/14/05            | 611 Oakland Ave        | Longfellow HD                                  | COA                  |
| 2/15/05            | 308 S. Governor St     | Governor-Lucas CD                              | COA                  |
| 2/25/05            | 528 E. College St      | College Green HD                               | COA                  |

| <b>Date</b> | <b>Address</b>        | <b>District<br/>Designation/Program</b> | <b>Review</b> |
|-------------|-----------------------|---|---------------|
| 3/2/05      | 529 Brown Street      | Brown Street HD                         | COA           |
| 3/10/05     | 732 Dearborn St       | Dearborn Street CD                      | COA           |
| 3/14/05     | 1157 E. Court St      | Longfellow HD                           | CNME          |
| 3/15/05     | 416 S. Summit St      | Summit Street HD                        | CNME          |
| 3/17/05     | 706 Clark St          | Clark Street CD                         | COA           |
| 3/17/05     | 531 Clark St          | Clark Street CD                         | COA           |
| 3/18/05     | 1133 E. Court St      | Longfellow HD                           | COA           |
| 3/24/05     | 330 S. Lucas Street   | Governor-Lucas CD                       | COA           |
| 3/25/05     | 415 Brown Street      | Brown Street HD                         | COA           |
| 3/25/05     | 720 E Washington St   | College Hill CD                         | COA           |
| 3/25/05     | 1223 Seymour Ave      | Longfellow HD                           | COA           |
| 3/29/05     | 622 Dearborn Street   | Governor-Lucas CD                       | CNME          |
| 3/30/05     | 426 Grant Street      | Longfellow HD                           | COA           |
| 3/30/05     | 921 Bowery Street     | Summit Street HD                        | CNME          |
| 3/31/05     | 1121 Seymour Ave      | Longfellow HD                           | COA           |
| 4/4/05      | 730 Bowery Street     | Governor-Lucas CD                       | COA           |
| 4/5/05      | 730 S. Summit Street  | Summit Street HD                        | COA           |
| 4/6/05      | 818 S. Summit Street  | Summit Street HD                        | COA           |
| 4/13/05     | 505 Rundell Street    | Longfellow HD                           | COA           |
| 4/18/05     | 1501 Center Avenue    | Longfellow HD                           | COA           |
| 4/19/05     | 715 S. Summit Street  | Summit Street HD                        | COA           |
| 4/20/05     | 2460 Gilbert Street   | Historic Landmark                       | COA           |
| 4/20/05     | 1111 Sheridan Ave     | Longfellow HD                           | COA           |
| 5/2/05      | 930 Iowa Avenue       | College Hill CD                         | COA           |
| 5/3/05      | 520 Brown Street      | Brown Street HD                         | COA           |
| 5/4/05      | 4 Bella Vista         | Brown Street HD                         | COA           |
| 5/4/05      | 503 Melrose Avenue    | Historic Landmark                       | COA           |
| 5/9/05      | 503 Melrose Avenue    | Historic Landmark                       | COA           |
| 5/19/05     | 717 E Washington      | College Hill CD                         | CNME          |
| 5/19/05     | 732 Dearborn St       | Dearborn Street CD.                     | COA           |
| 5/19/05     | 416 S. Summit St      | Summit Street HD                        | COA           |
| 5/27/05     | 934 Iowa Avenue       | College Hill CD                         | COA           |
| 6/6/05      | 619 N. Johnson St     | Brown Street HD                         | COA           |
| 6/13/05     | 503 Melrose Avenue    | Historic Landmark                       | COA           |
| 6/14/05     | 946 Iowa Ave          | College Hill CD                         | COA           |
| 6/14/05     | 14 N Johnson St       | College Hill CD                         | COA           |
| 6/14/05     | 718 Dearborn St       | Dearborn Street CD                      | COA           |
| 6/16/05     | 422 Brown Street      | Brown Street HD                         | COA           |
| 6/16/05     | 328 Governor Street   | Governor-Lucas CD                       | COA           |
| 6/21/05     | 1527 Muscatine Ave    | Dearborn Street CD                      | CNME          |
| 6/24/05     | 906 E. College Street | East College Street HD                  | COA           |
| 6/24/05     | 1050 Woodlawn         | Woodlawn HD                             | COA           |
| 6/26/05     | 603 Rundell Street    | Longfellow HD                           | COA           |
| 7/1/05      | 1036 Woodlawn         | Woodlawn HD                             | CNME          |
| 7/5/05      | 426 Grant Street      | Longfellow HD                           | COA           |
| 7/11/05     | 420 S. Lucas Street   | Governor-Lucas CD                       | COA           |
| 7/13/05     | 922 E College Street  | College Hill CD                         | COA           |

| <b><u>Date</u></b> | <b><u>Address</u></b> | <b><u>District<br/>Designation/Program</u></b> | <b><u>Review</u></b> |
|--------------------|-----------------------|--|----------------------|
| 7/18/05            | 800 N. Van Buren      | Historic Landmark                              | CNME                 |
| 7/20/05            | 422 Brown Street      | Brown Street HD                                | COA                  |
| 7/20/05            | 533 S. Summit Street  | Summit Street HD                               | COA                  |
| 7/25/05            | 404 S. Summit Street  | Summit Street HD                               | COA                  |
| 8/1/05             | 435 Grant Street      | Longfellow HD                                  | COA                  |
| 8/8/05             | 801 Bowery Street     | Governor-Lucas CD                              | COA                  |
| 8/9/05             | 520 Clark Street      | Clark Street CD                                | COA                  |
| 8/11/05            | 415 Clark Street      | Clark Street CD                                | COA                  |
| 8/16/05            | 1016 E College St     | East College Street HD                         | COA                  |
| 8/17/05            | 1039 E. College St    | East College Street HD                         | COA                  |
| 8/24/05            | 1022 E College Street | East College Street HD                         | COA                  |
| 8/29/05            | 1143 Maple Street     | Longfellow HD                                  | COA                  |
| 8/30/05            | 1027 E. College St    | College Hill CD                                | COA                  |
| 8/31/05            | 14 N Johnson St       | College Hill CD                                | COA                  |
| 8/31/05            | 328 Governor Street   | Governor-Lucas CD                              | COA                  |
| 8/31/05            | 228 S. Summit St#A-2  | Historic Landmark                              | COA                  |
| 9/2/05             | 517 Grant Street      | Longfellow HD                                  | COA                  |
| 9/9/05             | 730 N. Linn Street    | Brown Street HD                                | COA                  |
| 9/14/05            | 415 Clark Street      | Clark Street CD                                | COA                  |
| 9/16/05            | 528 E. College Street | College Green HD                               | COA                  |
| 9/16/05            | 1015 1/2 Muscatine    | College Hill CD                                | CNME                 |
| 9/26/05            | 923 Dearborn          | Dearborn Street CD                             | COA                  |
| 9/26/05            | 732 Grant Street      | Longfellow HD                                  | COA                  |
| 10/4/05            | 827 Maggard Street    | Clark Street CD                                | CNME                 |
| 10/21/05           | 528 E College Street  | East College Street HD                         | COA                  |
| 10/31/05           | 229 S Johnson St      | College Green HD                               | COA                  |
| 11/2/05            | 821 S. 7th Ave        | Dearborn Street CD                             | COA                  |
| 11/3/05            | 315 Brown Street      | Brown Street HD                                | COA                  |
| 11/9/05            | 511 Ronalds Street    | Brown Street HD                                | N/A                  |
| 1/19/06            | 1201 Seymour          | Longfellow HD                                  | COA                  |
| 1/19/06            | 315 Brown             | Brown Street HD                                | COA                  |
| 2/9/06             | 1201 Seymour          | Longfellow HD                                  | COA                  |
| 3/16/06            | 520 Governor          | Governor-Lucas CD                              | COA                  |
| 3/16/06            | 517 Grant             | Longfellow HD                                  | COA                  |
| 4/3/06             | 502 Grant             | Longfellow HD                                  | CNME                 |
| 4/3/06             | 228 S. Summit         | College Hill CD                                | CNME                 |
| 4/13/06            | 430 S. Summit         | Summit Street HD                               | COA                  |
| 4/13/06            | 220 S. Dodge          | College Green HD                               | COA                  |
| 4/13/06            | 519 S. Summit         | Summit Street HD                               | COA                  |
| 4/13/06            | 712 Ronalds           | Brown Street HD                                | COA                  |
| 4/13/06            | 900 N. Johnson        | Brown Street HD                                | COA                  |
| 4/19/06            | 946 Iowa              | College Hill CD                                | CNME                 |
| 4/19/06            | 942 Iowa              | College Hill CD                                | CNME                 |
| 4/20/06            | 928-930 Iowa          | College Hill CD                                | CNME                 |
| 4/27/06            | 1112 E. Court         | Longfellow HD                                  | COA                  |
| 4/27/06            | 621 S. Summit         | Summit Street HD                               | COA                  |
| 4/27/06            | 520 Grant             | Longfellow HD                                  | COA                  |



| <b>Date</b> | <b>Address</b>                | <b>District<br/>Designation/Program</b> | <b>Review</b> |
|-------------|-------------------------------|---|---------------|
| 5/2/06      | 103 S. Governor               | College Hill CD                         | CNME          |
| 5/2/06      | 1036 Woodlawn                 | Woodlawn HD                             | CNME          |
| 5/2/06      | 1005 Muscatine                | College Hill CD                         | CNME          |
| 5/3/06      | 115 S. Governor               | College Hill CD                         | CNME          |
| 5/4/06      | 946 Iowa                      | College Hill CD                         | COA           |
| 5/4/06      | 929 Iowa                      | College Hill CD                         | COA           |
| 5/4/06      | 113 S. Johnson                | College Green HD                        | COA           |
| 5/4/06      | 942 Iowa                      | College Hill CD                         | COA           |
| 5/4/06      | 923 Iowa                      | College Hill CD                         | COA           |
| 5/4/06      | 30 S. Governor                | College Hill CD                         | COA           |
| 5/4/06      | 617 E. College                | College Green HD                        | COA           |
| 5/4/06      | 715 E. College                | College Green HD                        | COA           |
| 5/4/06      | 815 Iowa                      | College Hill CD                         | COA           |
| 5/8/06      | 19 Evans                      | Woodlawn HD                             | CNME          |
| 5/10/06     | 805 Washington                | College Hill CD                         | CNME          |
| 5/11/06     | 1135 E. College               | East College HD                         | COA           |
| 5/11/06     | 811 <sup>1/2</sup> E. College | College Green HD                        | COA           |
| 5/11/06     | 929 Iowa                      | College Hill CD                         | COA           |
| 5/18/06     | 815 E. Washington             | College Hill CD                         | COA           |
| 5/25/06     | 111 S. Lucas                  | College Hill CD                         | COA           |
| 5/25/06     | 1118 E. College               | East College HD                         | COA           |
| 5/25/06     | 815 Iowa                      | College Hill CD                         | COA           |
| 5/26/06     | 928-930 Iowa                  | College Hill CD                         | COA           |
| 5/26/06     | 706 E. College                | College Green HD                        | CNME          |
| 5/26/06     | 115 S. Lucas                  | College Hill CD                         | CNME          |
| 5/26/06     | 815 E. Washington             | College Hill CD                         | CNME          |
| 6/6/06      | 125 S. Lucas                  | College Hill CD                         | COA           |
| 6/7/06      | 721 E. College                | College Green HD                        | CNME          |
| 6/8/06      | 404 S. Summit                 | Summit Street HD                        | COA           |
| 6/8/06      | 628 N. Johnson                | Brown Street HD                         | COA           |
| 6/8/06      | 5 Bella Vista                 | Brown Street HD                         | COA           |
| 6/8/06      | 409 Oakland                   | Longfellow HD                           | COA           |
| 6/8/06      | 942 Iowa                      | College Hill CD                         | COA           |
| 6/9/06      | 226 S. Johnson                | College Green HD                        | CNME          |
| 6/13/06     | 18 S. Governor                | College Hill CD                         | COA           |
| 6/13/06     | 828 E. Washington             | College Hill CD                         | COA           |
| 6/16/06     | 15 S. Johnson                 | College Hill CD                         | COA           |
| 6/22/06     | 730 N. Linn                   | Brown Street HD                         | COA           |
| 6/22/06     | 929 Iowa                      | College Hill CD                         | COA           |
| 6/22/06     | 1331 Muscatine                | Longfellow HD                           | COA           |
| 6/22/06     | 923 E. Washington             | College Hill CD                         | COA           |
| 6/22/06     | 727 Dearborn                  | Dearborn Street CD                      | COA           |
| 6/22/06     | 734 Oakland                   | Longfellow HD                           | COA           |
| 6/22/06     | 1 Bella Vista                 | Brown Street HD                         | COA           |
| 6/22/06     | 817 Iowa                      | College Hill CD                         | COA           |
| 6/23/06     | 924 Iowa                      | College Hill CD                         | CNME          |
| 6/23/06     | 906 College                   | College Green HD                        | CNME          |

| <b>Date</b> | <b>Address</b>                | <b>District<br/>Designation/Program</b> | <b>Review</b> |
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| 6/29/06     | 1015 <sup>1/2</sup> Muscatine | College Hill CD                         | CNME          |
| 6/29/06     | 1025 Burlington               | College Hill CD                         | CNME          |
| 7/3/06      | 527 N. Johnson                | Historic Landmark                       | CNME          |
| 7/7/06      | 725 E. College                | College Green HD                        | CNME          |
| 7/17/06     | 703 Iowa                      | College Hill CD                         | CNME          |
| 7/17/06     | 116 S. Dodge                  | College Green HD                        | CNME          |
| 7/19/06     | 906 E. College                | College Green HD                        | CNME          |
| 7/19/06     | 617 Brown                     | Brown Street HD                         | CNME          |
| 7/27/06     | 935 E. College                | College Hill CD                         | CNME          |
| 7/31/06     | 726 Iowa                      | College Hill CD                         | CNME          |
| 7/31/06     | 802 E. Washington             | College Hill CD                         | CNME          |
| 7/31/06     | 938 Iowa                      | College Hill CD                         | CNME          |
| 8/10/06     | 714 College                   | College Green HD                        | COA           |
| 8/10/06     | 728 Grant                     | Longfellow HD                           | COA           |
| 8/10/06     | 636 S. Governor               | Governor-Lucas CD                       | COA           |
| 8/10/06     | 1016 E. College               | East College Historic                   | COA           |
| 8/10/06     | 603 Grant                     | Longfellow HD                           | CNME          |
| 8/10/06     | 112 S. Summit                 | Summit Street HD                        | CNME          |
| 8/10/06     | 819 Iowa                      | College Hill CD                         | CNME          |
| 8/31/06     | 748 Dearborn                  | Dearborn CD                             | CNME          |
| 9/2/06      | 108 S. Dodge                  | College Green HD                        | CNME          |
| 9/2/06      | 106 S. Dodge                  | College Green HD                        | CNME          |
| 9/2/06      | 127 E. College                | Historic Landmark                       | CNME          |
| 9/14/06     | 904 Iowa                      | College Hill CD                         | COA           |
| 9/14/06     | 1030 E. College               | East College HD                         | CNME          |
| 9/15/06     | 821 Iowa                      | College Hill CD                         | COA           |
| 9/28/06     | 805 E. Washington             | College Hill CD                         | COA           |
| 9/28/06     | 14 N. Johnson                 | College Hill CD                         | COA           |
| 9/29/06     | 2 N. Governor                 | College Hill CD                         | CNME          |
| 10/5/06     | 824 E. College                | College Green HD                        | CNME          |
| 10/12/06    | 519 S. Summit                 | Summit Street HD                        | COA           |
| 10/12/06    | 721 E. College                | College Green HD                        | COA           |
| 10/12/06    | 934 Iowa                      | College Hill CD                         | COA           |
| 10/12/06    | 903 E. College                | College Green HD                        | COA           |
| 10/12/06    | 834 N. Johnson                | Brown Street HD                         | COA           |
| 10/12/06    | 1141 E. College               | East College HD                         | CNME          |
| 10/23/06    | 534 Clark                     | Clark Street CD                         | COA           |
| 11/21/06    | 830 E. College                | College Green HD                        | COA           |
| 11/21/06    | 428 Clark                     | Clark Street CD                         | COA           |
| 11/21/06    | 946 Iowa                      | College Hill CD                         | COA           |
| 11/21/06    | 112 S. Summit                 | Summit Street HD                        | COA           |
| 12/8/06     | 529 Iowa Ave.                 | College Green HD                        | CNME          |
| 12/8/06     | 601 Oakland Ave.              | Longfellow HD                           | CNME          |
| 12/14/06    | 411 S. Governor               | Governor-Lucas CD                       | COA           |
| 12/14/06    | 921 Burlington                | Summit Street HD                        | COA           |
| 12/14/06    | 701 E. College                | College Green HD                        | COA           |
| 12/14/06    | 922 E. Washington             | College Hill CD                         | COA           |

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|--------------------|-----------------------|--|----------------------|
| 12/14/06           | 946 Iowa              | College Hill CD                                | COA                  |
| 12/14/06           | 942 Iowa              | College Hill CD                                | COA                  |
| 12/14/06           | 911 E. Washington     | College Hill CD                                | COA                  |
| 12/14/06           | 414 Brown             | Brown Street HD                                | COA                  |
| 12/14/06           | 415 Brown             | Brown Street HD                                | COA                  |
| 12/14/06           | 422 Brown             | Brown Street HD                                | COA                  |
| 12/14/06           | 414 and 418 Brown     | Brown Street HD                                | COA                  |
| 12/14/06           | 17 S. Governor        | College Hill CD                                | COA                  |

## Design Review Cases Sorted by Landmark, District or Program

| <u>Date</u> | <u>Address</u>         | <u>District<br/>Designation/Program</u> | <u>Review</u> |
|-------------|------------------------|---|---------------|
| 6/11/96     | 503 Melrose Avenue     | Historic Landmark                       | COA           |
| 8/12/97     | 209 E Washington       | Historic Landmark                       | CNME          |
| 9/9/97      | 604 Iowa Avenue        | Historic Landmark                       | COA           |
| 10/14/97    | 115 Wright Street      | Historic Landmark                       | CNME          |
| 1/30/98     | 130 E Jefferson Street | Historic Landmark                       | COA           |
| 2/10/98     | 220 E Jefferson Street | Historic Landmark                       | COA           |
| 6/11/98     | 130 E Jefferson Street | Historic Landmark                       | COA           |
| 10/1/98     | 127 E. College Street  | Historic Landmark                       | COA           |
| 5/5/99      | 935 E. College Street  | Historic Landmark                       | CNME          |
| 6/8/99      | 524 N. Johnson Street  | Historic Landmark                       | CNME          |
| 12/9/99     | 117 N. Linn Street     | Historic Landmark                       | COA           |
| 4/13/00     | 9 S. Linn Street       | Historic Landmark                       | COA           |
| 6/23/00     | 219 N. Gilbert Street  | Historic Landmark                       | CNME          |
| 9/13/01     | 307 E. College Street  | Historic Landmark                       | COA           |
| 4/10/03     | 503 Melrose Ave.       | Historic Landmark                       | COA           |
| 1/27/05     | 13 S. Linn Street      | Historic Landmark                       | COA           |
| 1/28/05     | 503 Melrose Avenue     | Historic Landmark                       | COA           |
| 4/20/05     | 2460 Gilbert Street    | Historic Landmark                       | COA           |
| 5/4/05      | 503 Melrose Avenue     | Historic Landmark                       | COA           |
| 5/9/05      | 503 Melrose Avenue     | Historic Landmark                       | COA           |
| 6/13/05     | 503 Melrose Avenue     | Historic Landmark                       | COA           |
| 7/18/05     | 800 N. Van Buren       | Historic Landmark                       | CNME          |
| 8/31/05     | 228 S. Summit St#A-2   | Historic Landmark                       | COA           |
| 7/3/06      | 527 N. Johnson         | Historic Landmark                       | CNME          |
| 9/2/06      | 127 E. College         | Historic Landmark                       | CNME          |
| 6/14/94     | 725 N. Linn Street     | Brown Street HD                         | COA           |
| 7/29/94     | 315 Brown Street       | Brown Street HD                         | COA           |
| 3/14/95     | 325 Brown Street       | Brown Street HD                         | COA           |
| 6/13/95     | 314 Brown Street       | Brown Street HD                         | COA           |
| 7/11/95     | 314 Brown Street       | Brown Street HD                         | COA           |
| 8/8/95      | 715 N Gilbert Street   | Brown Street HD                         | COA           |
| 9/12/95     | 827 Brown Street       | Brown Street HD                         | COA           |
| 9/12/95     | 519 Brown Street       | Brown Street HD                         | COA           |
| 9/19/95     | 519 Brown Street       | Brown Street HD                         | COA           |
| 10/10/95    | 821 Gilbert Street     | Brown Street HD                         | COA           |
| 11/14/95    | 715 N Gilbert Street   | Brown Street HD                         | COA           |
| 11/14/95    | 8 Belle Vista Place    | Brown Street HD                         | COA           |
| 12/12/95    | 632 Brown Street       | Brown Street HD                         | COA           |
| 4/11/96     | 404 Brown Street       | Brown Street HD                         | COA           |
| 4/11/96     | 1 Bella Vista          | Brown Street HD                         | COA           |
| 4/22/96     | 632 Brown Street       | Brown Street HD                         | COA           |
| 7/9/96      | 404 Brown Street       | Brown Street HD                         | COA           |
| 8/20/96     | 824 N Gilbert Street   | Brown Street HD                         | COA           |
| 11/12/96    | 632 Brown Street       | Brown Street HD                         | COA           |

| <b><u>Date</u></b> | <b><u>Address</u></b>   | <b><u>District<br/>Designation/Program</u></b> | <b><u>Review</u></b> |
|--------------------|-------------------------|--|----------------------|
| 11/14/96           | 715 N Gilbert Street    | Brown Street HD                                | COA                  |
| 11/14/96           | 8 Belle Vista Place     | Brown Street HD                                | COA                  |
| 4/28/97            | 603 Brown Street        | Brown Street HD                                | COA                  |
| 5/13/97            | 430 Brown Street        | Brown Street HD                                | COA                  |
| 8/12/97            | 2 Bella Vista Place     | Brown Street HD                                | COA                  |
| 9/9/97             | 530 Brown Street        | Brown Street HD                                | COA                  |
| 10/14/97           | 725 N Linn Street       | Brown Street HD                                | COA                  |
| 10/14/97           | 520 Brown Street        | Brown Street HD                                | COA                  |
| 10/23/97           | 725 N Linn Street       | Brown Street HD                                | COA                  |
| 11/4/97            | 2 Bella Vista           | Brown Street HD                                | COA                  |
| 12/9/97            | 825 N Gilbert Street    | Brown Street HD                                | COA                  |
| 3/10/98            | 401 Brown Street        | Brown Street HD                                | COA                  |
| 7/9/98             | 509 Brown Street        | Brown Street HD                                | COA                  |
| 8/13/98            | 414 Brown Street        | Brown Street HD                                | COA                  |
| 9/13/98            | 414 Brown Street        | Brown Street HD                                | COA                  |
| 10/1/98            | 632 Brown Street        | Brown Street HD                                | COA                  |
| 3/23/99            | 509 Brown Street        | Brown Street HD                                | COA                  |
| 6/10/99            | 824 N. Gilbert Street   | Brown Street HD                                | COA                  |
| 7/1/99             | 821 N. Johnson Street   | Brown Street HD                                | CNME                 |
| 8/2/99             | 325 Brown Street        | Brown Street HD                                | COA                  |
| 8/12/99            | 810 N. Johnson Street   | Brown Street HD                                | COA                  |
| 8/31/99            | 730 N. Van Buren        | Brown Street HD                                | COA                  |
| 10/4/99            | 325 Brown Street        | Brown Street HD                                | COA                  |
| 12/9/99            | 328 Brown Street        | Brown Street HD                                | COA                  |
| 1/13/00            | 430 Brown Street        | Brown Street HD                                | COA                  |
| 5/11/00            | 720 N. Van Buren Street | Brown Street HD                                | COA                  |
| 8/10/00            | 8 Bella Vista           | Brown Street HD                                | COA                  |
| 9/14/00            | 6 Bella Vista           | Brown Street HD                                | COA                  |
| 11/15/00           | 827 Brown Street        | Brown Street HD                                | CNME                 |
| 12/14/00           | 520 Brown Street        | Brown Street HD                                | COA                  |
| 2/8/01             | 801 Brown Street        | Brown Street HD                                | COA                  |
| 3/6/01             | 10 Bella Vista          | Brown Street HD                                | CNME                 |
| 5/10/01            | 715 N. Gilbert Street   | Brown Street HD                                | COA                  |
| 5/24/01            | 6 Bella Vista           | Brown Street HD                                | COA                  |
| 6/18/01            | 8 Bella Vista           | Brown Street HD                                | COA                  |
| 11/27/01           | 8 Bella Vista           | Brown Street HD                                | COA                  |
| 5/23/02            | 815 Brown Street        | Brown Street HD                                | COA                  |
| 5/23/02            | 315 Brown Street        | Brown Street HD                                | COA                  |
| 7/31/02            | 530 Brown Street        | Brown Street HD                                | CNME                 |
| 9/26/02            | 900 N. Johnson Street   | Brown Street HD                                | COA                  |
| 4/10/03            | 825 Gilbert Street      | Brown Street HD                                | COA                  |
| 6/26/03            | 801 Brown Street        | Brown Street HD                                | COA                  |
| 7/28/03            | 815 N. Linn Street      | Brown Street HD                                | CNME                 |
| 8/14/03            | 222 Brown Street        | Brown Street HD                                | COA                  |
| 8/28/03            | 721 Brown Street        | Brown Street HD                                | CNME                 |
| 3/8/04             | 431 Brown Street        | Brown Street HD                                | COA                  |
| 3/31/04            | 617 Brown Street        | Brown Street HD                                | COA                  |

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| 5/7/04             | 529 Brown Street         | Brown Street HD                                | CNME                 |
| 8/17/04            | 404 Brown Street         | Brown Street HD                                | COA                  |
| 9/23/04            | 721 N Van Buren          | Brown Street HD                                | COA                  |
| 11/8/04            | 721 N Van Buren          | Brown Street HD                                | COA                  |
| 11/11/04           | 8 Bella Vista            | Brown Street HD                                | COA                  |
| 1/26/05            | 814 Ronalds Street       | Brown Street HD                                | COA                  |
| 3/2/05             | 529 Brown Street         | Brown Street HD                                | COA                  |
| 3/25/05            | 415 Brown Street         | Brown Street HD                                | COA                  |
| 5/3/05             | 520 Brown Street         | Brown Street HD                                | COA                  |
| 5/4/05             | 4 Bella Vista            | Brown Street HD                                | COA                  |
| 6/6/05             | 619 N. Johnson St        | Brown Street HD                                | COA                  |
| 6/16/05            | 422 Brown Street         | Brown Street HD                                | COA                  |
| 7/20/05            | 422 Brown Street         | Brown Street HD                                | COA                  |
| 9/9/05             | 730 N. Linn Street       | Brown Street HD                                | COA                  |
| 11/3/05            | 315 Brown Street         | Brown Street HD                                | COA                  |
| 11/9/05            | 511 Ronalds Street       | Brown Street HD                                |                      |
| 1/19/06            | 315 Brown                | Brown Street HD                                | COA                  |
| 4/13/06            | 712 Ronalds              | Brown Street HD                                | COA                  |
| 4/13/06            | 900 N. Johnson           | Brown Street HD                                | COA                  |
| 6/8/06             | 628 N. Johnson           | Brown Street HD                                | COA                  |
| 6/8/06             | 5 Bella Vista            | Brown Street HD                                | COA                  |
| 6/22/06            | 730 N. Linn              | Brown Street HD                                | COA                  |
| 6/22/06            | 1 Bella Vista            | Brown Street HD                                | COA                  |
| 7/19/06            | 617 Brown                | Brown Street HD                                | CNME                 |
| 10/12/06           | 834 N. Johnson           | Brown Street HD                                | COA                  |
| 12/14/06           | 414 Brown                | Brown Street HD                                | COA                  |
| 12/14/06           | 415 Brown                | Brown Street HD                                | COA                  |
| 12/14/06           | 422 Brown                | Brown Street HD                                | COA                  |
| 12/14/06           | 414 and 418 Brown        | Brown Street HD                                | COA                  |
| 3/28/02            | 531 Clark Street         | Clark Street CD                                | COA                  |
| 9/26/02            | 725 Clark Street         | Clark Street CD                                | COA                  |
| 8/14/03            | 511 Clark Street         | Clark Street CD                                | COA                  |
| 10/3/03            | 511 Clark Street         | Clark Street CD                                | COA                  |
| 5/4/04             | 717 Clark Street         | Clark Street CD                                | COA                  |
| 6/21/04            | 831 & 833 Maggard Street | Clark Street CD                                | COA                  |
| 8/2/04             | 724 Clark Street         | Clark Street CD                                | COA                  |
| 8/17/04            | 542 Clark Street         | Clark Street CD                                | COA                  |
| 3/17/05            | 706 Clark Street         | Clark Street CD                                | COA                  |
| 3/17/05            | 531 Clark Street         | Clark Street CD                                | COA                  |
| 8/9/05             | 520 Clark Street         | Clark Street CD                                | COA                  |
| 8/11/05            | 415 Clark Street         | Clark Street CD                                | COA                  |
| 9/14/05            | 415 Clark Street         | Clark Street CD                                | COA                  |
| 10/4/05            | 827 Maggard Street       | Clark Street CD                                | CNME                 |
| 3/04               | 614 Clark Street         | Clark Street CD                                | COA                  |
| 10/23/06           | 534 Clark Street         | Clark Street CD                                | COA                  |
| 11/21/06           | 428 Clark Street         | Clark Street CD                                | COA                  |
| 7/9/98             | 223 S. Dodge Street      | College Green HD                               | COA                  |

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| 9/2/98             | 715 E. College Street         | College Green HD                               | CNME                 |
| 9/10/98            | 127 E College Street          | College Green HD                               | COA                  |
| 12/9/99            | 112 S. Dodge Street           | College Green HD                               | COA                  |
| 10/8/02            | 220 S. Johnston Street        | College Green HD                               | COA                  |
| 6/26/03            | 528 College Street            | College Green HD                               | CNME                 |
| 6/26/03            | 528 College Street            | College Green HD                               | COA                  |
| 6/26/03            | 906 E. College Street         | College Green HD                               | COA                  |
| 6/27/03            | 903 E. College Street         | College Green HD                               | COA                  |
| 7/24/03            | 528 College Street            | College Green HD                               | COA                  |
| 8/28/03            | 528 E. College Street         | College Green HD                               | COA                  |
| 3/5/04             | 223 S. Dodge Street           | College Green HD                               | COA                  |
| 4/7/04             | 528 E. College Street         | College Green HD                               | CNME                 |
| 8/17/04            | 106 S. Dodge Street           | College Green HD                               | CNME                 |
| 2/25/05            | 528 E. College St             | College Green HD                               | COA                  |
| 9/16/05            | 528 E. College Street         | College Green HD                               | COA                  |
| 10/31/05           | 229 S Johnson St              | College Green HD                               | COA                  |
| 4/13/06            | 220 S. Dodge                  | College Green HD                               | COA                  |
| 5/4/06             | 113 S. Johnson                | College Green HD                               | COA                  |
| 5/4/06             | 617 E. College                | College Green HD                               | COA                  |
| 5/4/06             | 715 E. College                | College Green HD                               | COA                  |
| 5/11/06            | 811 <sup>1/2</sup> E. College | College Green HD                               | COA                  |
| 5/26/06            | 706 E. College                | College Green HD                               | CNME                 |
| 6/7/06             | 721 E. College                | College Green HD                               | CNME                 |
| 6/9/06             | 226 S. Johnson                | College Green HD                               | CNME                 |
| 6/23/06            | 906 College                   | College Green HD                               | CNME                 |
| 7/7/06             | 725 E. College                | College Green HD                               | CNME                 |
| 7/17/06            | 116 S. Dodge                  | College Green HD                               | CNME                 |
| 7/19/06            | 906 E. College                | College Green HD                               | CNME                 |
| 8/10/06            | 714 College                   | College Green HD                               | COA                  |
| 9/2/06             | 108 S. Dodge                  | College Green HD                               | CNME                 |
| 9/2/06             | 106 S. Dodge                  | College Green HD                               | CNME                 |
| 10/5/06            | 824 E. College                | College Green HD                               | CNME                 |
| 10/12/06           | 721 E. College                | College Green HD                               | COA                  |
| 10/12/06           | 903 E. College                | College Green HD                               | COA                  |
| 11/21/06           | 830 E. College                | College Green HD                               | COA                  |
| 12/8/06            | 529 Iowa Ave.                 | College Green HD                               | CNME                 |
| 12/14/06           | 701 E. College                | College Green HD                               | COA                  |
| 10/14/97           | 200 S Summit Street           | College Hill CD                                | COA                  |
| 10/11/01           | 935 E. College Street         | College Hill CD                                | COA                  |
| 4/10/03            | 14 N. Dodge Street            | College Hill CD                                | COA                  |
| 5/5/03             | 1120 E. Burlington Street     | College Hill CD                                | COA                  |
| 5/8/03             | 1030 E. Burlington Street     | College Hill CD                                | COA                  |
| 6/5/03             | 1030 E. Burlington Street     | College Hill CD                                | COA                  |
| 6/11/03            | 1107 E. Burlington Street     | College Hill CD                                | COA                  |
| 7/24/03            | 1005 Muscatine Ave.           | College Hill CD                                | COA                  |
| 8/21/03            | 6 S. Johnson Street           | College Hill CD                                | COA                  |
| 9/23/03            | 1026 Washington Street        | College Hill CD                                | COA                  |

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| 2/23/04     | 1037 Washington Street      | College Hill CD                         | COA               |
| 6/9/04      | 1025 East Burlington Street | College Hill CD                         | COA               |
| 7/6/04      | 1002 E. Washington Street   | College Hill CD                         | Dangerous<br>Bldg |
| 9/19/04     | 525 Iowa Avenue             | College Hill CD                         | COA               |
| 11/1/04     | 1120 E Burlington           | College Hill CD                         | CNME              |
| 1/31/05     | 618-622 Iowa Avenue         | College Hill CD                         | COA               |
| 3/25/05     | 720 E Washington St         | College Hill CD                         | COA               |
| 5/2/05      | 930 Iowa Avenue             | College Hill CD                         | COA               |
| 5/19/05     | 717 E Washington            | College Hill CD                         | CNME              |
| 5/27/05     | 934 Iowa Avenue             | College Hill CD                         | COA               |
| 6/14/05     | 946 Iowa Ave                | College Hill CD                         | COA               |
| 6/14/05     | 14 N Johnson St             | College Hill CD                         | COA               |
| 7/13/05     | 922 E College Street        | College Hill CD                         | COA               |
| 8/30/05     | 1027 E. College St          | College Hill CD                         | COA               |
| 8/31/05     | 14 N Johnson St             | College Hill CD                         | COA               |
| 9/16/05     | 1015 1/2 Muscatine          | College Hill CD                         | CNME              |
| 4/3/06      | 228 S. Summit               | College Hill CD                         | CNME              |
| 4/19/06     | 946 Iowa                    | College Hill CD                         | CNME              |
| 4/19/06     | 942 Iowa                    | College Hill CD                         | CNME              |
| 4/20/06     | 928-930 Iowa                | College Hill CD                         | CNME              |
| 5/2/06      | 103 S. Governor             | College Hill CD                         | CNME              |
| 5/2/06      | 1005 Muscatine              | College Hill CD                         | CNME              |
| 5/3/06      | 115 S. Governor             | College Hill CD                         | CNME              |
| 5/4/06      | 946 Iowa                    | College Hill CD                         | COA               |
| 5/4/06      | 929 Iowa                    | College Hill CD                         | COA               |
| 5/4/06      | 942 Iowa                    | College Hill CD                         | COA               |
| 5/4/06      | 923 Iowa                    | College Hill CD                         | COA               |
| 5/4/06      | 30 S. Governor              | College Hill CD                         | COA               |
| 5/4/06      | 815 Iowa                    | College Hill CD                         | COA               |
| 5/10/06     | 805 Washington              | College Hill CD                         | CNME              |
| 5/11/06     | 929 Iowa                    | College Hill CD                         | COA               |
| 5/18/06     | 815 E. Washington           | College Hill CD                         | COA               |
| 5/25/06     | 111 S. Lucas                | College Hill CD                         | COA               |
| 5/25/06     | 815 Iowa                    | College Hill CD                         | COA               |
| 5/26/06     | 115 S. Lucas                | College Hill CD                         | CNME              |
| 5/26/06     | 815 E. Washington           | College Hill CD                         | CNME              |
| 5/26/06     | 928-930 Iowa                | College Hill CD                         | COA               |
| 6/6/06      | 125 S. Lucas                | College Hill CD                         | COA               |
| 6/8/06      | 942 Iowa                    | College Hill CD                         | COA               |
| 6/13/06     | 18 S. Governor              | College Hill CD                         | COA               |
| 6/13/06     | 828 E. Washington           | College Hill CD                         | COA               |
| 6/16/06     | 15 S. Johnson               | College Hill CD                         | COA               |
| 6/22/06     | 929 Iowa                    | College Hill CD                         | COA               |
| 6/22/06     | 923 E. Washington           | College Hill CD                         | COA               |
| 6/22/06     | 817 Iowa                    | College Hill CD                         | COA               |
| 6/23/06     | 924 Iowa                    | College Hill CD                         | CNME              |



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| 6/29/06     | 1015 <sup>1/2</sup> Muscatine | College Hill CD                         | CNME          |
| 6/29/06     | 1025 Burlington               | College Hill CD                         | CNME          |
| 7/17/06     | 703 Iowa                      | College Hill CD                         | CNME          |
| 7/27/06     | 935 E. College                | College Hill CD                         | CNME          |
| 7/31/06     | 726 Iowa                      | College Hill CD                         | CNME          |
| 7/31/06     | 802 E. Washington             | College Hill CD                         | CNME          |
| 7/31/06     | 938 Iowa                      | College Hill CD                         | CNME          |
| 8/10/06     | 819 Iowa                      | College Hill CD                         | CNME          |
| 9/14/06     | 904 Iowa                      | College Hill CD                         | COA           |
| 9/15/06     | 821 Iowa                      | College Hill CD                         | COA           |
| 9/28/06     | 805 E. Washington             | College Hill CD                         | COA           |
| 9/28/06     | 14 N. Johnson                 | College Hill CD                         | COA           |
| 9/29/06     | 2 N. Governor                 | College Hill CD                         | CNME          |
| 10/12/06    | 934 Iowa                      | College Hill CD                         | COA           |
| 11/21/06    | 946 Iowa                      | College Hill CD                         | COA           |
| 12/14/06    | 922 E. Washington             | College Hill CD                         | COA           |
| 12/14/06    | 946 Iowa                      | College Hill CD                         | COA           |
| 12/14/06    | 942 Iowa                      | College Hill CD                         | COA           |
| 12/14/06    | 911 E. Washington             | College Hill CD                         | COA           |
| 12/14/06    | 17 S. Governor                | College Hill CD                         | COA           |
| 8/31/06     | 748 Dearborn                  | Dearborn Street CD                      | CNME          |
| 6/13/02     | 623 Dearborn Street           | Dearborn Street CD                      | COA           |
| 4/24/03     | 826 Rundell Street            | Dearborn Street CD                      | COA           |
| 8/28/03     | 842 Rundell Street            | Dearborn Street CD                      | COA           |
| 3/22/04     | 738 Dearborn Street           | Dearborn Street CD                      | COA           |
| 6/9/04      | 728 Dearborn Street           | Dearborn Street CD                      | COA           |
| 6/9/04      | 713 South 7th Street          | Dearborn Street CD                      | COA           |
| 7/29/04     | 718 Dearborn Street           | Dearborn Street CD                      | CNME          |
| 11/17/04    | 741 Dearborn Street           | Dearborn Street CD                      | COA           |
| 3/10/05     | 732 Dearborn St               | Dearborn Street CD                      | COA           |
| 6/14/05     | 718 Dearborn St               | Dearborn Street CD                      | COA           |
| 6/21/05     | 1527 Muscatine Ave            | Dearborn Street CD                      | CNME          |
| 9/26/05     | 923 Dearborn                  | Dearborn Street CD                      | COA           |
| 11/2/05     | 821 S. 7th Ave                | Dearborn Street CD                      | COA           |
| 5/19/05     | 732 Dearborn St               | Dearborn Street CD                      | COA           |
| 6/22/06     | 727 Dearborn                  | Dearborn Street CD                      | COA           |
| 5/11/06     | 1135 E. College               | East College Street HD                  | COA           |
| 5/25/06     | 1118 E. College               | East College Street HD                  | COA           |
| 8/10/06     | 1016 E. College               | East College Street HD                  | COA           |
| 9/14/06     | 1030 E. College               | East College Street HD                  | CNME          |
| 1/20/05     | 807 E. Washington             | East College Street HD                  | COA           |
| 1/20/05     | 924 E. Washington             | East College Street HD                  | COA           |
| 1/20/05     | 932 E. Washington             | East College Street HD                  | COA           |
| 1/20/05     | 807 E. College Street         | East College Street HD                  | COA           |
| 1/20/05     | 917 E. College Street         | East College Street HD                  | COA           |
| 1/20/05     | 923 E. College Street         | East College Street HD                  | COA           |
| 1/20/05     | 927 E. College Street         | East College Street HD                  | COA           |

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| 6/24/05     | 906 E. College Street        | East College Street HD                  | COA           |
| 5/13/97     | 1113 E College Street        | East College Street HD                  | COA           |
| 6/10/97     | 200 S. Summit Street         | East College Street HD                  | COA           |
| 10/14/97    | 1113 E College Street        | East College Street HD                  | CNME          |
| 10/14/97    | 1113 E College Street        | East College Street HD                  | CNME          |
| 10/14/97    | 200 S Summit Street          | East College Street HD                  | COA           |
| 4/15/99     | 1117 E. College Street       | East College Street HD                  | COA           |
| 10/14/99    | 1106 E. College Street       | East College Street HD                  | COA           |
| 5/11/00     | 1034 E. College Street       | East College Street HD                  | COA           |
| 6/1/00      | 1107 E. College Street       | East College Street HD                  | CNME          |
| 9/14/00     | 1122 E. College Street       | East College Street HD                  | COA           |
| 2/13/03     | 1016 E. College Street       | East College Street HD                  | COA           |
| 10/3/03     | 1129-1129 1/2 E. College St  | East College Street HD                  | CNME          |
| 5/10/04     | 1102 East College Street     | East College Street HD                  | CNME          |
| 8/16/05     | 1016 E College St            | East College Street HD                  | COA           |
| 8/17/05     | 1039 E. College St           | East College Street HD                  | COA           |
| 8/24/05     | 1022 E College Street        | East College Street HD                  | COA           |
| 10/21/05    | 528 E College Street         | East College Street HD                  | COA           |
| 10/12/06    | 1141 E. College              | East College Street HD                  | CNME          |
| 5/31/01     | 329 S. Lucas Street          | Governor-Lucas CD                       | CNME          |
| 9/13/01     | 426 S. Governor Street       | Governor-Lucas CD                       | COA           |
| 7/13/02     | 509 Lucas Street             | Governor-Lucas CD                       | COA           |
| 8/21/02     | 528 Lucas Street             | Governor-Lucas CD                       | COA           |
| 10/27/02    | 347 S. Governor Street       | Governor-Lucas CD                       | CNME          |
| 11/14/02    | 656 S. Governor Street       | Governor-Lucas CD                       | COA           |
| 1/23/03     | 656 S. Governor Street       | Governor-Lucas CD                       | COA           |
| 7/10/03     | 443 S. Governor Street       | Governor-Lucas CD                       | COA           |
| 7/10/03     | 347 & 341 S. Governor Street | Governor-Lucas CD                       | COA           |
| 8/28/03     | 1229 E. Burlington Street    | Governor-Lucas CD                       | COA           |
| 9/2/03      | 518 S. Lucas Street          | Governor-Lucas CD                       | COA           |
| 12/3/03     | 410 S. Lucas                 | Governor-Lucas CD                       | CNME          |
| 3/26/04     | 633 S. Governor Street       | Governor-Lucas CD                       | CNME          |
| 7/9/04      | 314 S. Governor              | Governor-Lucas CD                       | COA           |
| 8/5/04      | 676 S. Governor Street       | Governor-Lucas CD                       | CNME          |
| 10/5/04     | 522 S Lucas                  | Governor-Lucas CD                       | COA           |
| 2/15/05     | 308 S. Governor St           | Governor-Lucas CD                       | COA           |
| 3/24/05     | 330 S. Lucas Street          | Governor-Lucas CD                       | COA           |
| 3/29/05     | 622 Dearborn Street          | Governor-Lucas CD                       | CNME          |
| 4/4/05      | 730 Bowery Street            | Governor-Lucas CD                       | COA           |
| 6/16/05     | 328 Governor Street          | Governor-Lucas CD                       | COA           |
| 7/11/05     | 420 S. Lucas Street          | Governor-Lucas CD                       | COA           |
| 8/8/05      | 801 Bowery Street            | Governor-Lucas CD                       | COA           |
| 8/31/05     | 328 Governor Street          | Governor-Lucas CD                       | COA           |
| 3/16/06     | 520 Governor                 | Governor-Lucas CD                       | COA           |
| 8/10/06     | 636 S. Governor              | Governor-Lucas CD                       | COA           |
| 12/14/06    | 411 S. Governor              | Governor-Lucas CD                       | COA           |

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| 4/25/02     | 1178 Court Street    | Longfellow HD                           | COA           |
| 5/23/02     | 1133 Maple Street    | Longfellow HD                           | COA           |
| 6/13/02     | 614 Oakland Ave.     | Longfellow HD                           | COA           |
| 4/10/03     | 1121 Seymour Ave.    | Longfellow HD                           | COA           |
| 5/22/03     | 732 Rundell Street   | Longfellow HD                           | COA           |
| 6/5/03      | 748 Rundell Street   | Longfellow HD                           | COA           |
| 6/26/03     | 722 Oakland Street   | Longfellow HD                           | COA           |
| 10/3/03     | 1316 Center Avenue   | Longfellow HD                           | COA           |
| 12/3/03     | 1501 Center Avenue   | Longfellow HD                           | COA           |
| 1/27/04     | 1220 Sheridan Avenue | Longfellow HD                           | COA           |
| 4/13/04     | 1223 Seymour Avenue  | Longfellow HD                           | COA           |
| 4/19/04     | 1027 E. Court Street | Longfellow HD                           | CNME          |
| 5/13/04     | 1011 Sheridan Ave    | Longfellow HD                           | COA           |
| 5/19/04     | 1152 Court Street    | Longfellow HD                           | COA           |
| 6/28/04     | 1130 Seymour Avenue  | Longfellow HD                           | COA           |
| 7/15/04     | 723 Oakland Avenue   | Longfellow HD                           | COA           |
| 7/16/04     | 1130 Seymour Avenue  | Longfellow HD                           | COA           |
| 7/21/04     | 1424 Center Avenue   | Longfellow HD                           | CNME          |
| 8/3/04      | 431 Rundell Street   | Longfellow HD                           | COA           |
| 8/12/04     | 721 Rundell Street   | Longfellow HD                           | COA           |
| 8/17/04     | 1632 Center Avenue   | Longfellow HD                           | COA           |
| 10/12/04    | 1503 Sheridan Avenue | Longfellow HD                           | COA           |
| 12/9/04     | 701 Oakland Ave      | Longfellow HD                           | COA           |
| 1/9/05      | 604 Grant Street     | Longfellow HD                           | COA           |
| 1/27/05     | 1227 Sheridan Ave    | Longfellow HD                           | COA           |
| 1/28/05     | 604 Grant Street     | Longfellow HD                           | COA           |
| 2/2/05      | 815 Roosevelt St     | Longfellow HD                           | COA           |
| 2/3/05      | 741 Grant St         | Longfellow HD                           | CNME          |
| 2/7/05      | 629 Oakland Ave      | Longfellow HD                           | COA           |
| 2/14/05     | 611 Oakland Ave      | Longfellow HD                           | COA           |
| 3/14/05     | 1157 E. Court St     | Longfellow HD                           | CNME          |
| 3/18/05     | 1133 E. Court St     | Longfellow HD                           | COA           |
| 3/25/05     | 1223 Seymour Ave     | Longfellow HD                           | COA           |
| 3/30/05     | 426 Grant Street     | Longfellow HD                           | COA           |
| 3/31/05     | 1121 Seymour Ave     | Longfellow HD                           | COA           |
| 4/13/05     | 505 Rundell Street   | Longfellow HD                           | COA           |
| 4/18/05     | 1501 Center Avenue   | Longfellow HD                           | COA           |
| 4/20/05     | 1111 Sheridan Ave    | Longfellow HD                           | COA           |
| 6/26/05     | 603 Rundell Street   | Longfellow HD                           | COA           |
| 7/5/05      | 426 Grant Street     | Longfellow HD                           | COA           |
| 8/1/05      | 435 Grant Street     | Longfellow HD                           | COA           |
| 8/29/05     | 1143 Maple Street    | Longfellow HD                           | COA           |
| 9/2/05      | 517 Grant Street     | Longfellow HD                           | COA           |
| 9/26/05     | 732 Grant Street     | Longfellow HD                           | COA           |
| 1/19/06     | 1201 Seymour         | Longfellow HD                           | COA           |
| 2/9/06      | 1201 Seymour         | Longfellow HD                           | COA           |
| 3/16/06     | 517 Grant            | Longfellow HD                           | COA           |

| <b><u>Date</u></b> | <b><u>Address</u></b>   | <b><u>District<br/>Designation/Program</u></b> | <b><u>Review</u></b> |
|--------------------|-------------------------|--|----------------------|
| 4/3/06             | 502 Grant               | Longfellow HD                                  | CNME                 |
| 4/27/06            | 1112 E. Court           | Longfellow HD                                  | COA                  |
| 4/27/06            | 520 Grant               | Longfellow HD                                  | COA                  |
| 6/8/06             | 409 Oakland             | Longfellow HD                                  | COA                  |
| 6/22/06            | 1331 Muscatine          | Longfellow HD                                  | COA                  |
| 6/22/06            | 734 Oakland             | Longfellow HD                                  | COA                  |
| 8/10/06            | 603 Grant               | Longfellow HD                                  | CNME                 |
| 8/10/06            | 728 Grant               | Longfellow HD                                  | COA                  |
| 12/14/06           | 601 Oakland Ave.        | Longfellow HD                                  | CNME                 |
| 5/30/95            | 1328 Muscatine Ave      | Longfellow HD (Moffit Cottage HD)              | COA                  |
| 06/16/87           | 533 S. Summit Street    | Summit Street HD                               | COA                  |
| 09/26/88           | 430 S. Summit Street    | Summit Street HD                               | COA                  |
| 12/22/88           | 602 S. Summit Street    | Summit Street HD                               | COA                  |
| 06/12/90           | 512 S. Summit Street    | Summit Street HD                               | COA                  |
| 03/20/91           | 229 S. Summit Street    | Summit Street HD                               | COA                  |
| 05/04/92           | 406 S. Summit Street    | Summit Street HD                               | COA                  |
| 05/04/92           | 412 S. Summit Street    | Summit Street HD                               | COA                  |
| 7/26/93            | 331 S Summit Street     | Summit Street HD                               | COA                  |
| 11/1/93            | 725 S Summit Street     | Summit Street HD                               | COA                  |
| 7/29/94            | 430 S Summit Street     | Summit Street HD                               | COA                  |
| 9/13/94            | 412 S Summit Street     | Summit Street HD                               | COA                  |
| 3/12/96            | 512 S Summit Street     | Summit Street HD                               | COA                  |
| 4/11/96            | 602 S Summit Street     | Summit Street HD                               | COA                  |
| 4/11/96            | 802 S Summit Street     | Summit Street HD                               | COA                  |
| 4/22/96            | 602 S Summit Street     | Summit Street HD                               | COA                  |
| 6/11/96            | 809-811 S Summit Street | Summit Street HD                               | COA                  |
| 3/11/97            | 705 S. Summit Street    | Summit Street HD                               | COA                  |
| 10/14/97           | 416 S Summit Street     | Summit Street HD                               | COA                  |
| 4/9/98             | 406 S Summit Street     | Summit Street HD                               | COA                  |
| 6/22/98            | 621 S. Summit Street    | Summit Street HD                               | COA                  |
| 7/9/98             | 730 S. Summit Street    | Summit Street HD                               | COA                  |
| 8/13/98            | 803 S. Summit Street    | Summit Street HD                               | COA                  |
| 10/1/98            | 536 S. Summit Street    | Summit Street HD                               | COA                  |
| 12/12/98           | 803 S. Summit Street    | Summit Street HD                               | COA                  |
| 9/9/99             | 715 S. Summit Street    | Summit Street HD                               | COA                  |
| 5/11/00            | 715 S. Summit Street    | Summit Street HD                               | COA                  |
| 5/11/00            | 228 S. Summit Street    | Summit Street HD                               | COA                  |
| 2/8/01             | 526 Summit Street       | Summit Street HD                               | COA                  |
| 6/18/01            | 416 S. Summit Street    | Summit Street HD                               | COA                  |
| 8/9/01             | 710 S. Summit Street    | Summit Street HD                               | COA                  |
| 11/27/01           | 709 S. Summit Street    | Summit Street HD                               | COA                  |
| 6/13/02            | 430 S. Summit Street    | Summit Street HD                               | CNME                 |
| 6/13/02            | 709 S. Summit Street    | Summit Street HD                               | COA                  |
| 10/27/02           | 718 S. Summit Street    | Summit Street HD                               | COA                  |
| 6/26/03            | 718 Summit Street       | Summit Street HD                               | COA                  |
| 4/7/04             | 304 S. Summit Street    | Summit Street HD                               | CNME                 |

| <b>Date</b> | <b>Address</b>            | <b>District<br/>Designation/Program</b> | <b>Review</b> |
|-------------|---------------------------|---|---------------|
| 4/8/04      | 621 S. Summit Street      | Summit Street HD                        | COA           |
| 4/13/04     | 725 S. Summit Street      | Summit Street HD                        | COA           |
| 6/16/04     | 325 S. Summit Street      | Summit Street HD                        | COA           |
| 6/28/04     | 512 S. Summit Street      | Summit Street HD                        | COA           |
| 7/7/04      | 513 S. Summit Street      | Summit Street HD                        | CNME          |
| 7/15/04     | 428 S. Summit Street      | Summit Street HD                        | CNME          |
| 8/18/04     | 718 S. Summit Street      | Summit Street HD                        | COA           |
| 1/27/05     | 416 S. Summit St          | Summit Street HD                        | COA           |
| 2/10/05     | 409 S. Summit St          | Summit Street HD                        | COA           |
| 3/15/05     | 416 S. Summit St          | Summit Street HD                        | CNME          |
| 3/30/05     | 921 Bowery Street         | Summit Street HD                        | CNME          |
| 4/5/05      | 730 S. Summit Street      | Summit Street HD                        | COA           |
| 4/6/05      | 818 S. Summit Street      | Summit Street HD                        | COA           |
| 4/19/05     | 715 S. Summit Street      | Summit Street HD                        | COA           |
| 5/19/05     | 416 S. Summit St          | Summit Street HD                        | COA           |
| 7/20/05     | 533 S. Summit Street      | Summit Street HD                        | COA           |
| 7/25/05     | 404 S. Summit Street      | Summit Street HD                        | COA           |
| 4/13/06     | 430 S. Summit             | Summit Street HD                        | COA           |
| 4/13/06     | 519 S. Summit             | Summit Street HD                        | COA           |
| 4/27/06     | 621 S. Summit             | Summit Street HD                        | COA           |
| 6/8/06      | 404 S. Summit             | Summit Street HD                        | COA           |
| 8/10/06     | 112 S. Summit             | Summit Street HD                        | CNME          |
| 10/12/06    | 519 S. Summit             | Summit Street HD                        | COA           |
| 11/21/06    | 112 S. Summit             | Summit Street HD                        | COA           |
| 12/14/06    | 921 Burlington            | Summit Street HD                        | COA           |
|             |                           |   |               |
| 10/31/89    | 1011 Woodlawn             | Woodlawn HD                             | COA           |
| 04/3/92     | 1010 Woodlawn Ave         | Woodlawn HD                             | COA           |
| 5/10/94     | 1041 Woodlawn Ave         | Woodlawn HD                             | COA           |
| 6/14/94     | 1041 Woodlawn Ave         | Woodlawn HD                             | COA           |
| 5/9/95      | 1025 Woodlawn Ave         | Woodlawn HD                             | COA           |
| 6/13/95     | 1041 Woodlawn Ave         | Woodlawn HD                             | COA           |
| 10/19/95    | 1033 Woodlawn Ave         | Woodlawn HD                             | COA           |
| 5/14/96     | 1025 Woodlawn             | Woodlawn HD                             | COA           |
| 10/23/96    | 1050 Woodlawn             | Woodlawn HD                             | COA           |
| 4/15/99     | 1041 Woodlawn Ave.        | Woodlawn HD                             | COA           |
| 4/24/03     | 19 Evans Street           | Woodlawn HD                             | COA           |
| 6/24/05     | 1050 Woodlawn             | Woodlawn HD                             | COA           |
| 7/1/05      | 1036 Woodlawn             | Woodlawn HD                             | CNME          |
| 5/2/06      | 1036 Woodlawn             | Woodlawn HD                             | CNME          |
| 5/8/06      | 19 Evans                  | Woodlawn HD                             | CNME          |
| 12/19/85    | 602 Clark Street          | CDBG                                    | Section 106   |
| 12/19/85    | 718 Rundell Street        | CDBG                                    | Section 106   |
| 12/15/86    | 924 E. Bloomington Street | CDBG                                    | Section 106   |
| 06/09/87    | 19 Evans Street           | CDBG                                    | Section 106   |
| 06/09/87    | 524 E. Ronalds Street     | CDBG                                    | Section 106   |
| 09/28/88    | 728 E. Bowery Street      | CDBG                                    | Section 106   |

| <b>Date</b> | <b>Address</b>            | <b>District<br/>Designation/Program</b> | <b>Review</b> |
|-------------|---------------------------|---|---------------|
| 03/08/89    | 730 E. Burlington Street  | CDBG                                    | Section 106   |
| 04/12/89    | 717 E. Bloomington Street | CDBG                                    | Section 106   |
| 06/03/90    | 821 E. Church Street      | CDBG                                    | Section 106   |
| 06/03/90    | 821 E. Church Street      | CDBG                                    | Section 106   |
| 07/06/90    | 711 E. Bloomington Street | CDBG                                    | Section 106   |
| 12/26/90    | 824 E. College Street     | CDBG                                    | Section 106   |
| 05/13/91    | 416 S. Dodge Street       | CDBG                                    | Section 106   |
| 05/28/92    | 1011 Sheridan Avenue      | CDBG                                    | Section 106   |
| 02/24/86    | 930 E. College Street     | Comprehensive Rehab                     | Section 106   |
| 12/22/86    | 314 S. Governor Street    | Comprehensive Rehab                     | Section 106   |
| 08/13/87    | 117 N. Lucas Street       | Comprehensive Rehab                     | Section 106   |
| 07/06/88    | 723 Oakland Ave.          | Comprehensive Rehab                     | Section 106   |
| 08/19/88    | 813 3rd Ave.              | Comprehensive Rehab                     | Section 106   |
| 08/19/88    | 1900-02 Muscatine         | Comprehensive Rehab                     | Section 106   |
| 09/15/88    | 739 Kirkwood              | Comprehensive Rehab                     | Section 106   |
| 09/15/88    | 724 E. Ronalds Street     | Comprehensive Rehab                     | Section 106   |
| 09/15/88    | 847 Rundell Street        | Comprehensive Rehab                     | Section 106   |
| 04/18/89    | 815 Iowa Ave.             | Comprehensive Rehab                     | Section 106   |
| 04/18/89    | 817 Iowa Ave.             | Comprehensive Rehab                     | Section 106   |
| 04/18/89    | 431 N. Lucas Street       | Comprehensive Rehab                     | Section 106   |
| 04/18/89    | 2118 F Street             | Comprehensive Rehab                     | Section 106   |
| 06/06/90    | 1303 1st Ave.             | Comprehensive Rehab                     | Section 106   |
| 07/27/90    | 944 Miller                | Comprehensive Rehab                     | Section 106   |
| 08/31/90    | 631 N. Dodge Street       | Comprehensive Rehab                     | Section 106   |
| 09/19/90    | 619 N. Johnson Street     | Comprehensive Rehab                     | Section 106   |
| 09/24/90    | 919 N. Gilbert Street     | Comprehensive Rehab                     | Section 106   |
| 09/24/90    | 916 N. Governor Street    | Comprehensive Rehab                     | Section 106   |
| 05/06/91    | 626 Oakland Ave.          | Comprehensive Rehab                     | Section 106   |
| 05/13/91    | 1900 Rochester Ct.        | Comprehensive Rehab                     | Section 106   |
| 06/14/91    | 524 N. Governor Street    | Emergency Repair                        | Section 106   |
| 07/11/85    | 511 3rd Ave.              | Housing Rehab                           | Section 106   |
| 11/07/85    | 515 Oakland Ave.          | Housing Rehab                           | Section 106   |
| 12/19/85    | 725 E. Davenport Street   | Housing Rehab                           | Section 106   |
| 04/15/86    | 808 6th Ave.              | Housing Rehab                           | Section 106   |
| 06/16/86    | 609 1st Ave.              | Housing Rehab                           | Section 106   |
| 10/10/86    | 226 Orchard Ct.           | Housing Rehab                           | Section 106   |
| 10/10/86    | 1502 Yewell Street        | Housing Rehab                           | Section 106   |
| 10/15/86    | 712 Iowa Ave.             | Housing Rehab                           | Section 106   |
| 02/02/87    | 1813 G Street             | Housing Rehab                           | Section 106   |
| 04/27/87    | 619 Dearborn              | Housing Rehab                           | Section 106   |
| 04/27/87    | 1908 F Street             | Housing Rehab                           | Section 106   |
| 06/11/87    | 712 Dearborn              | Housing Rehab                           | Section 106   |
| 07/10/87    | 1326 Muscatine            | Housing Rehab                           | Section 106   |
| 08/26/87    | 708 Iowa Ave.             | Housing Rehab                           | Section 106   |
| 07/06/88    | 617 Keokuk Ct.            | Housing Rehab                           | Section 106   |
| 07/06/88    | 431 Oakland Ave.          | Housing Rehab                           | Section 106   |
| 08/25/88    | 501 Oakland Ave.          | Housing Rehab                           | Section 106   |

| <b>Date</b> | <b>Address</b>                 | <b>District<br/>Designation/Program</b> | <b>Review</b> |
|-------------|--------------------------------|---|---------------|
| 03/08/89    | 841 7th Ave.                   | Housing Rehab                           | Section 106   |
| 05/13/91    | 2128 Friendship                | Paint/Siding Program                    | Section 106   |
| 07/11/85    | 420 N. Gilbert Street          | Rental Rehab                            | Section 106   |
| 07/11/85    | 226 S. Johnson Street          | Rental Rehab                            | Section 106   |
| 07/25/85    | 714-16 Iowa Ave.               | Rental Rehab                            | Section 106   |
| 11/25/85    | 722 Iowa Ave.                  | Rental Rehab                            | Section 106   |
| 12/19/85    | 1015 Muscatine                 | Rental Rehab                            | Section 106   |
| 01/07/86    | 918 E. Bloomington Street      | Rental Rehab                            | Section 106   |
| 01/08/86    | 942 Iowa Ave.                  | Rental Rehab                            | Section 106   |
| 02/26/86    | 1011 E. Washington Street      | Rental Rehab                            | Section 106   |
| 04/15/86    | 424 E. Jefferson Street        | Rental Rehab                            | Section 106   |
| 04/16/86    | 1168 E. Court Street           | Rental Rehab                            | Section 106   |
| 04/28/86    | 1010-1010½ E. Fairchild Street | Rental Rehab                            | Section 106   |
| 06/16/86    | 602 S. Dubuque Street          | Rental Rehab                            | Section 106   |
| 06/16/86    | 712 E. Fairchild Street        | Rental Rehab                            | Section 106   |
| 06/16/86    | 403 S. Lucas Street            | Rental Rehab                            | Section 106   |
| 06/19/86    | 119-121 N. Lucas Street        | Rental Rehab                            | Section 106   |
| 07/15/86    | 640 S. Lucas Street            | Rental Rehab                            | Section 106   |
| 09/08/86    | 721-31 E. Washington Street    | Rental Rehab                            | Section 106   |
| 03/20/87    | 614 N. Johnson Street          | Rental Rehab                            | Section 106   |
| 06/29/87    | 412 N. Dubuque Street          | Rental Rehab                            | Section 106   |
| 06/29/87    | 715 Iowa Ave.                  | Rental Rehab                            | Section 106   |
| 08/26/87    | 1117 E. College Street         | Rental Rehab                            | Section 106   |
| 10/20/87    | 914 Iowa Ave.                  | Rental Rehab                            | Section 106   |
| 12/14/87    | 631 E. Davenport Street        | Rental Rehab                            | Section 106   |
| 03/17/88    | 120 N. Governor Street         | Rental Rehab                            | Section 106   |
| 04/12/88    | 212.5 S. Clinton Street        | Rental Rehab                            | Section 106   |
| 05/23/88    | 210.5 S. Clinton Street        | Rental Rehab                            | Section 106   |
| 07/06/88    | 819 Iowa Ave.                  | Rental Rehab                            | Section 106   |
| 08/02/88    | 830 E. College Street          | Rental Rehab                            | Section 106   |
| 09/28/88    | 714 N. Linn Street             | Rental Rehab                            | Section 106   |
| 12/13/88    | 718 N. Gilbert Street          | Rental Rehab                            | Section 106   |
| 02/14/89    | 809 Iowa Ave.                  | Rental Rehab                            | Section 106   |
| 03/08/89    | 915 2nd Ave.                   | Rental Rehab                            | Section 106   |
| 03/08/89    | 820 Iowa Ave.                  | Rental Rehab                            | Section 106   |
| 03/09/89    | 509 S. Linn Street             | Rental Rehab                            | Section 106   |
| 09/05/89    | 28-28.5 N. Gilbert Street      | Rental Rehab                            | Section 106   |
| 10/22/90    | 435-437 S. Summit Street       | Rental Rehab                            | Section 106   |
| 11/08/90    | 529 E. Brown Street            | Rental Rehab                            | Section 106   |
| 12/21/90    | 400 N. Clinton Street          | Rental Rehab                            | Section 106   |
| 05/06/91    | 229 S. Summit Street           | Rental Rehab                            | Section 106   |
| 11/07/85    | 409 7th Ave.                   | Weatherization loan                     | Section 106   |
| 5/13/04     | 410 Iowa Ave                   | Unknown                                 | Section 106   |

### Chronological List of Design Review Case Denials

| Date     | Address                  | Designation                       | Action |
|----------|--------------------------|-----------------------------------|--------|
| 4/30/03  | 520 Grant Street         | Longfellow HD                     | Denial |
| 5/13/03  | 815-17 S. Summit Street  | Summit Street HD                  | Denial |
| 7/11/03  | 520 Grant Street         | Longfellow HD                     | Denial |
| 10/13/03 | 702 E. Washington Street | College Hill CD                   | Denial |
| 10/27/03 | 1129 E. College Street   | East College HD                   | Denial |
| 10/27/03 | 702 E. Washington Street | College Hill CD                   | Denial |
| 1/25/05  | 604 Grant Street         | Longfellow HD                     | Denial |
| 2/11/05  | 503 Melrose Avenue       | Historic Landmark                 | Denial |
| 2/11/05  | 13 S. Linn Street        | Historic Landmark                 | Denial |
| 4/18/05  | 426 Grant Street         | Longfellow HD                     | Denial |
| 4/18/05  | 1121 Seymour Street      | Longfellow HD                     | Denial |
| 7/8/05   | 946 Iowa Avenue          | College Hill CD                   | Denial |
| 9/14/05  | 517 Grant Street         | Longfellow HD                     | Denial |
| 4/25/06  | 830 Bowery Street        | Governor-Lucas CD                 | Denial |
| 6/22/06  | 228 S. Summit Street     | Historic Landmark/College Hill CD | Denial |
| 9/29/06  | 822 Rundell Street       | Dearborn Street CD                | Denial |
| 10/11/06 | 923 Iowa Avenue          | College Hill CD                   | Denial |
| 10/26/06 | 830 E. College Street    | College Green HD                  | Denial |



## **Appendix I: Historic Preservation Award Winners, 1983–2006**



## **Appendix I: Historic Preservation Award Winners 1983–2006**

### **I. Preservation Person of the Year/Margaret Nowysz Award Recipients: 1984–2006**

- 1984 – Fred Kent—Former University of Iowa photographer
- 1985 – Irving Weber—Iowa City historian and newspaper columnist
- 1986 – Individuals who fought to save Old Brick: Emil and Margaret Trott; Jim Harris; Joseph and Tillie Baker; and Charles and Dorothy Whipple
- 1987 – Margaret Keyes—Director of the restoration of Old Capitol and author
- 1988 – Margaret Nowysz—First chairperson of Iowa City Historic Preservation Commission
- 1989 – No award made
- 1990 – Sandra Eskin—Historic preservation advocate
- 1991 – Robert J. Burns—Johnson County Supervisor
- 1992 – Steve van der Woude—President of Friends of Historic Preservation and former Historic Preservation Commissioner
- 1993 – Marlys Svendsen, Historic Preservation Consultant
- 1994 – Jan Nash, Historic Preservation Consultant
- 1995 – No award made
- 1996 – Ginny Blair—Preservation Volunteer & Activist
- 1997 – Douglas Russell and Susan Licht—Historic Preservation Commission Members
- 1998 – No award made
- 1999 – Betty Kelly—Historic Preservation Commission Member
- 2000 – Marybeth Slonneger—Goosetown Historian, Author
- 2001 – Englert Theater Civic Group
- 2002 – No award made
- 2003 – No award made
- 2004 – No award made
- 2005 – No award made
- 2006 – No award made

## **II. Historic Preservation Award Recipients: 1983–2006**

### December 14, 1983

Shimek School, 928 N. Dodge St.—Rosalie & James Seeks  
Close House, 538 S. Gilbert St.—Charles Skaugstad Family  
Old U.S. Post Office, 28 S. Linn St.—Iowa City Senior Center

### January 9, 1985

Chicago, Rock Island & Pacific Railroad Depot, 119 Wright St.—Ralph Neuzil and Dale Sanderson  
Rocky Rococo Pizza, 118 S. Dubuque St.—Richard Kruse, AIA  
Verna Goodner House, 230 S. Dodge St.—Steve Schneberger  
West Terrace of Old Capitol, University of Iowa Campus—Dr. Margaret Keyes

### January 23, 1986

403 Melrose Avenue—Mace Braverman  
1047 Woodlawn—Gerald and Sandra Eskin  
417 Brown St.—Stephen Foster and Estera Milman  
505 E. College St.—Mid-Eastern Iowa Community Mental Health Center

### January 28, 1987

Brewery Square, 117 N. Linn St.—Arthur Koffron, KNV Architects  
Commerce Center, 325 E. Washington St.—Southgate Development Co.  
Marvin Dawson House, 922 E. Bowery St.—John Loomis  
Ewers Men's Store, 28 S. Clinton—Richard H. Kruse, Rust & Kruse, Architects  
Arthur Hillyer Ford House, 228 Brown St.—Jacqueline Peterson  
1011 E. Washington St.—Beverly Whiting

### May 11, 1988

Barnes-Crowley House, 614 N. Johnson—Mr. & Mrs. Roger Anderson  
405 S. Summit—Mr. & Mrs. David Jepsen  
Fairall House, 412 S. Summit—Mr. & Mrs. Douglas Pieper  
Paul-Helen Building, 209 E. Washington  
Old Davis Hotel, 332 E. Washington St.—Bruce Glasgow  
Breneman Seed Building, 401 S. Gilbert—Benjamin Chait  
340 E. Burlington St.—Jim Glasgow  
Iowa Avenue Bridge—Shive-Hattery Engineers & Architects

### May 17, 1989

Old Kirkwood School, 650 Kirkwood Ave.—Keith Achepohl  
Unitarian Universalist Church, 10 S. Gilbert—Unitarian Universalist Society of Iowa City  
Johnson County Courthouse, 417 S. Clinton St.—Johnson County Board of Supervisors  
Hutchinson-Kuhl House, 119 Park Road—University of Iowa Press  
410 Iowa Ave.—United Action for Youth, Inc.  
1024 E. Jefferson St. and 225 N. Governor St.—Ron Johnson  
1123 E. College St.—Frank Gersh and Martha Gordon

### May 16, 1990

322 E. Bloomington St.—Howard Carrol  
Courtroom, Johnson County Courthouse, 417 S. Dubuque—Johnson County Board of Supervisors  
830 E. College St.—Mary Griswald (Honorable Mention)  
430 S. Lucas St.—Carolyn Steward Dyer (Labor of Love)

1016 Bloomington St.—Mark & Debra Kummer (Honorable Mention)  
Czecho Slovakian Association Hall, 524 N. Johnson—Preucil School of Music (Honorable Mention)  
First United Methodist Church, 214 E. Jefferson (Honorable Mention)

May 15, 1991

1011 Woodlawn Ave.—Sandra Eskin  
Johnson County Asylum, West Melrose Ave.—Johnson County Board of Supervisors  
Alpha Phi Sorority House, 906 E. College St.—Alpha Phi House Corporation Board (Honorable Mention)  
529 Brown St.—Steve van der Woude (Honorable Mention)  
906 S. Lucas St.—Jerome Full (Honorable Mention)

May 13, 1992

437 S. Summit St.—Catherine and John Shaw  
Larew Law Office—504 E. Bloomington St.—James Larew, Esq.  
330 S. Summit St.—John and Kerstin Van Gilder (Honorable Mention)  
225 E. Fairchild St.—George and Wilma Blair (Honorable Mention)  
431 Brown St.—Wendy Deutelbaum and Adelaide Morris (Honorable Mention)

May 12, 1993

*Painting & Exterior Finishes*

406 S. Summit—Fredrick Goodman & Kathleen O'Hara  
447 S. Summit—James & Mary McCue  
705 S. Summit—Rudolf & Cecile Kuenzli  
709 S. Summit—John & Mary Blegen  
208 Fairchild—Sarah Smith

*Residential Rehabilitation/Construction*

1041 Woodlawn—Paul Weller & Sara Rynes-Weller  
410 N. Lucas—Kenneth & Mary Beth Slonneger  
704 Clark—Ginnie Blair, Heidi Lauritzen  
1010 Woodlawn—Peter & Grace Jochimsen (Special Merit)  
437 Garden—Chris Wasta & Julie Noel (Special Merit)

*Commercial Rehabilitation/Construction*

538 S. Gilbert—The Mansion—Charles Skaugstad  
203 N. Linn—Ordinary Bike Shop—Mike Hodge (Special Merit)

*Public*

Evans St. Bridge—City of Iowa City Public Works Dept.

May 11, 1994

*Painting & Exterior Finishes*

1131 Davenport Street—Gregory & Jennifer Jones  
430 N. Dodge Street—Paul Cunliffe & Robert Thompson  
943 Iowa Avenue—Marjorie Jones  
1036 Woodlawn Avenue—Lee & Linda Shope  
923 Washington Street—Margery Stell  
14 S. Governor Street—Mary & Osha Gray Davidson  
806 Kirkwood Avenue—J. Thomas & Debra Lee

*Residential Rehabilitation/Construction*

1202 Friendly Avenue—Patricia Lohmann & Jim Herd  
417 Brown Street—Arlene & Make Lewis-Beck (Special Merit)  
800 N. Van Buren Street—Gay Rodgers (Special Merit)

814 Dewey Street—Mary & Peter Taft (Special Merit)  
915 Blooming Street—Joy Smith & David Rust (Special Merit)

May 17, 1995

*Painting & Exterior Finishes*

728 Fairchild—Charles A. & Nancy F. Hindes  
747 W. Benton—William G. & Barbara M. Buss  
1128 Seymour Ave.—Margaret G. Lawrenson  
530 Ronalds—Matthew A. Lage & Robert Miklo  
603 Grant—Philip R. Gabe & Patricia A. Edwards  
1307 Rochester—Robert J. Deschenes  
828 N. Dodge—J. Nicholas Russo & Patricia Gonzalez  
20 Evans—Monica, Marc & Michael Moen  
319 E. Bloomington—A.W. Insurance Group

*Residential Rehabilitation/Construction*

420 E. Jefferson—Ronald F. Johnson & Kay Radke-Johnson  
725 N. Linn—Barbara A. Schwartz (Special Merit)  
826 Roosevelt—Stephen B. Dunbar & Sally A. Hartman (Special Merit)  
602 Clark—Mary Coldren Home Corp. (Special Merit)  
1041 Woodlawn—Paul Weller & Sara L. Rynes-Weller (Special Merit)  
629 N. Linn—Steven J. & Barbara J. van der Woude (Special Merit)  
109 E. Market—Gloria Dei Lutheran Church of Iowa City (Special Merit)

May 15, 1996

*Painting & Exterior Finishes*

428 S. Summit—Hank & Mary Anne Madden  
521 N. Van Buren Street—Gary & Terri Neuzil  
416 Grant Street—Barbara Ney & Dan Brock  
628 N. Lucas Street—J. W. & E.E. Palik  
430 Brown Street—Mark McCallum  
1900 N. Dubuque Street—John & Debra Brandt  
114 N. Governor Street—Frank & Barbara Wagner

*Residential Rehabilitation/Construction*

1011 Sheridan Avenue—Jody & Michael Gunn  
314 Brown Street—Dean & Margaret Corbae (Special Merit)  
519 Brown Street—Steve van der Woude (Special Merit)  
412 S. Summit Street—Steven Bloom & Iris Frost (Special Merit)

*Institutional or Commercial Rehabilitation/Construction*

320 E. College Street—Trinity Church  
102 Church Street—University of Iowa (Special Merit)  
319 E. Washington Street—Press Citizen Building Limited Partnership (Special Merit)  
624 S. Clinton Street—John Roffman (Special Merit)

*Special Recognition Award*

412 Church Street—Friends of Historic Preservation

May 14, 1997

*Painting & Exterior Finishes*

115 N. Gilbert Street—Steve & Barbara van der Woude  
421 S. Lucas Street—Margaret Frueholz  
2131 D Street—Mark Wagner  
1017 Bowery Street—Joseph Blair & Robin Ballard Simeonsson

430 N. Gilbert Street—Victoria Walton  
460 Wales Street—Susan Brigham  
824 N. Gilbert Street—Paula & Lowell Brandt  
510 S. Governor Street—Robert & Lorraine Bowans

*Commercial/Institutional*

619 N. Linn Street—Clarence & Dorothy Haverkamp—Haverkamp Bed & Breakfast  
219 N. Clinton Street—University of Iowa—Shambaugh House(Special Merit)  
220 E. Jefferson Street—St. Mary’s Church (Special Merit)  
24 N. Van Buren Street—Danette & John Raley—Office/Apartment Complex (Special Merit)

*Residential Rehabilitation/Construction*

801 S. Summit Street—Roffman Construction & Veronica Vieland  
222 N. Governor Street—Steve & Barbara van der Woude  
1033 Woodlawn Street—Iver H. & Ann M. Cairns(Special Merit)  
1009 E. College Street—Julia Hagstrom & Thomas Wendt (Special Merit)  
722 N. Lucas Street—Douglas R. Russell (Special Merit)  
1813 C Street—Geoffrey & Amy Lauer (Special Merit)  
722 Kirkwood Avenue—Mark & Karen Mannes & Joe Duffy (Special Merit)

May 13, 1998

*Painting & Exterior Finishes*

1520 Dubuque Road—Todd & Sue Gordon  
229 Melrose Court—Mark McKinstry  
119 Evans Street—Aminta Perez & Susan Paul  
120 Fairchild Street—Elizabeth A. & Duane E. Means  
116 S. Dodge Street—Heidi & Eric Brodersen  
402 S. Linn Street—Dan Bray and Lori Klockau  
1030 Bowery Street—James Majusiak and Marta Heffner

*Rehabilitation*

1022 E. College Street—Doug & Bev Weismann  
603 S. Summit Street—Dennis J. Hutton  
901 E. Bloomington Street—Charles Larson and Patrick Deming; Steve & Barbara van der Woude  
809 E. Bloomington Street—Karen Leigh & Kevin Callahan  
1105 Kirkwood Avenue—Joe & Barbara Ziegler  
413-15 Ronalds Street—Ron & Kay Johnson  
507 N. Clinton Street—University of Iowa

*Additions/New Construction*

705 S. Summit Street—Cecile & Ruedi Kuenzli  
603 Brown Street—Catherine Cole & Michael Feiss  
503 Melrose Avenue—Iowa City Institution of Religion  
1142 E. Court Street—James P. Hayes

May 12, 1999

*Painting & Exterior Finishes*

1110 E. College Street—Steve & Melissa Long  
922 Bowery Street—Klaus Bielefeldt & Susan Zikmund  
1132 E. Burlington Street—Joe & Meg Corbin  
632 Brown Street—Kevin & Kim Glenn  
819 E. Market Street—Doris Stormoen & Leslie Schwalm  
622 N. Van Buren Street—Joyce A. Daniels  
730 Kirkwood Avenue—Brian & Laura Wolf  
715 N. Johnson Street—Beth & John Rapson

*Rehabilitation*

932 E. College Street—Leighton House L.C. (John W. Phipps & Diana K. Phipps)  
130 E. Jefferson Street—Michael & David Hodge  
526 N. Linn Street—Tim & Ruth Toomey  
1016 E. College Street—Hillary Sale & Ned Wood  
109 S. Johnson Street—Pamela Michaud

*Stewardship*

715 E. College Street—James Dixon

*Additions/New Construction*

1231 E. College Street—Kent & Loretta Angerer  
2 Bella Vista—Daissy P. Owen  
1217 Rochester Avenue—Larry Baker & Ginger Russell  
530 Ronalds Street—Robert Miklo & Matthew Lage  
419 Beldon Avenue—Kevin Kopelson  
216 Magowan Avenue—Ed & Holly Teagle

May 17, 2000

*Painting & Exterior Finishes*

1113 E. College St.—Brian Mildenstein & Michelle Galvin  
419 S. Summit St.—Garrett Stewart & Natasha Durovicova  
922 S. Summit St.—Michael & Deborah Benewich  
1210 Keokuk St.—Joan VandenBerg & Timothy Kelly  
1402 Court St.—Lisabeth Kestel & Mary Morrison  
714 N. Johnson St.—Jaqueline Briggs & Eric Gidal  
730 Iowa Ave.—Ronald Johnson & Kay Radke-Johnson  
1184 Hotz Ave.—Jenean Arnold & Jan Wielert  
225 Richards St.—James B. & Sara Jane B. Lindberg  
117 Richards St.—Vicky Grube

*Rehabilitation*

509 Brown St.—Steve & Barbara van der Woude  
325 Brown St.—Joni Kinsey  
505 E. Washington St.—Lindsley Building Partnership  
616 Bloomington St.—Margaret Passeri & C. Anna Most  
7 S. Dubuque St.—Rinella Building Partnership  
630 N. Van Buren—Ruth & Wayne Osborne

*Additions/New Construction*

511 Clark St.—Audrey Qualls  
Summit Street Bridge—City of Iowa City  
650 S. Governor St.—Ginny Blair and Heidi Lauritzen  
604 Iowa Ave.—Kim Merker

May 16, 2001

*Painting & Exterior Finishes*

305 Center St.—Marianne Jones; Goosetown Painting  
508 E. Bloomington St.—Darlene Clausen & Alfred J. Marron III; Goosetown Painting  
629 Melrose Ave.—Jack & Michaelanne Widness; Jay Montgomery  
718 N. Johnson St.—Susan Shullaw; Steve van der Woude  
935 E. College St.—George & Phyllis Lance; Michael Miller, A.M. Painting  
833 N Johnson—Charles Williams; Charles Williams  
808 S. 7th Ave.—Warren Sprouse & Lauri Jennisch; Lammers Construction



*Additions/New Construction in a Historic Setting*

112 S. Dodge St.—Jeffrey Lee & Lois Kinchloe Cox; John Loomis  
358 Lexington Ave.—John & Virginia Stamler; Thompson Cabinets & Construction  
742 S. 7th Ave.—Emily Martin & Nils Varney; Garrett Construction Co.; Cornerstone Restoration

*Rehabilitation*

523 Grant St.—Timothy Weitzel & Wendy Robertson; Cornerstone Restoration  
1109 E. Davenport St.—Kenneth and Marybeth Slonneger; Roger Gwinnup & Son

*Porch Rehabilitation*

416 Reno St.—Carl & Kate Klaus; Sewell Construction; Hinck/White Construction; Charles Ping & Ivan Detweiler

*Porch Restoration*

1029 N. Dodge—Gerald & Mary Ellen Stamp; Cornerstone Restoration

*Stewardship*

312 E. College St.—Iowa Masonic Temple Association  
906 E. College St.—Alpha Phi House Corporation of Iowa City; Steve van der Woude; Knebel Windows

*Commercial/Industrial*

111 E. College St.—The Field House; Jamie Seydel

May 15, 2002

*Johnson County Historic Preservation Award*

Fountain Family Cemetery, Pleasant Valley Township—Joyce Snyder, owner

*Paint & Exterior Finishes*

328 Jefferson—Steve & Barbara Van der Woude; Steve Van der Woude, Paul Kinney  
351 Beldon St.—Marc Abott & Loreen Herwaldt-Abbott; Bokhoven Construction & Patrick Gilpin  
413 N. Gilbert—Claire Sponsler & Jeff Porter; Ed Ullrich & Mike Marsh  
825 N. Gilbert—Melissa Molleston & Jim Thibodeau; Paul Ruppert & Jay Nelson

*Porch Rehabilitation*

328 Brown St.—Brian & Dawn Neppel; Chris Tones & Brian & Dawn Neppel  
715 N. Gilbert—John Allen & Cinda Tallent; Paul Kinney

*Remodel*

729 Ronalds—Johanna Schoen & Lisa Heineman; Garrett Construction, Tom Lundsén

*Rehabilitation*

630 Fairchild, Rittenmeyer/Burger House—Steve & Barbara/Van der Woude; Steve Van der Woude & Paul Kinney  
405 Reno, Old Goosetown School—Ken & Marybeth Slonneger; Roger Gwinnup

*Addition/New Construction*

6 Bella Vista—Herb & Beverly Hovenkamp; Garrett Construction  
225 River St.—Sheral & Chris Jensen; Loomis Construction

*Commercial: Façade Improvement*

126 Washington, One-Twenty-Six Restaurant—Lisa & Ken Perez, Dean & Evelyn Oakes; John McHugh, William Nowyz

*Commercial: Rehabilitation*

339 N. Riverside, APE House—Cindy Parsons, Jim Peterson; Parsons Properties, John Shaw  
Hydraulics Lab—University of Iowa—Larry Wilson, Merit Construction, KJWW Engineering,  
Gary Nagle, V.C. Patel

Old Biology Building—University of Iowa—Larry Wilson, McComas Lacina, Steve Buskman, Jack Lilien, Brooks Borg Skiles

*Commercial: Stewardship*

30 N. Clinton St., Congregational Church, United Church of Christ—Rev. Bruce Fisher; Aanestad Construction, James Barrett

524 N. Johnson St., Pruecil School of Music—Sonja Zeithamel; Cornerstone Restoration, Tomlinson-Cannon

May 6, 2003

*Stewardship*

1110 Kirkwood Street, Gotch-Price House—Richard Wayne

*Rehabilitation*

512 Church Street—Friends of Historic Preservation; Roger Gwinnup

*Porch Rehabilitation*

506 Brookland Park Dr.—Paul & Cristina Leonard; Cornerstone Restoration

*Paint & Exterior Finishes*

10 Bella Vista Place—Vincent Magnotta & Nicole Grosland; Cornerstone Restoration & CPB

Painting and Renovation

1120 Burlington Street—Ronald Bohlken

1136 Burlington Street—Kirk Brincks; Classical Painting

1122 E College Street—Todd & Carol McCafferty; Warren Hanlin

1178 Court Street—Ellen Heywood

1040 Court Street—Philip & Karen Reisetter

819 Dewey Street—Christopher & Monika Martin; Modern Day Roofing

204 McLean Street—Kristen Rummelhart; John Rummelhart, Roy McCoy

510 Ronalds Street—Todd Dvorak & Meg Klawiter; Paul Kinney, Straightco Roofing

519 Summit Street—David Barker & Sarah Richardson; Classical Painting

*Addition/New Construction*

419 N. Gilbert—Amelia Baum & Michael Singer; TD Builders

709 Summit Street—Tom Berg; Emerson Andrishok

2155 Prairie du Chien, Sylvanus Johnson House—Natatie Pearson & Mike Fenneman; D.W. Robinson Construction

*Commercial: Stewardship*

2 West Jefferson St., Calvin Hall—University of Iowa; Dryspace, Inc.

*Commercial: Rehabilitation*

307 E. College, Carnegie Library—James Clark

May 5, 2004

*Rehabilitation*

1122 E. College Street—Todd & Carol McCafferty

602 Fifth Avenue—Susan Licht; D.W. Robinson Builder

619 Ronalds Street—Claude Pujol & Sophie Joly; Steve van der Woude & Paul Kinney

630 N. Van Buren St.—Wayne & Ruth Osborne; Duane Eash, Steve van der Woude

707 Walnut Street—Wendiw Schneider & John Monroe; Teagle Construction

*Paint & Exterior Finishes*

811 Brown Street—David & Cecile Goding; CBP Remodeling, Christopher Berg

413 Church Street—Joshua Kaine & Rya Dunnington; Top Shelf Construction, Danforth Johnson

508 Church Street—Bob & Pamela Bulhman; Bob & Alex Bulhman

613 E. College Street—Pamela Smith Michaud; Darryl Bokhoven

1118 Court Street—Bonnie & Steve McIntosh; Cornerstone Restoration, Aaron Gwinnup

1025 Keokuk—Noriko & Russell Ciochon; Busch Construction, Lynch Bros. Painting  
818 N. Linn Street—Carrie & Timothy Schroeder; Cullen Painting, D& N Fencing  
812 S. Summit—Jamie & Jason Powers  
424 N. Van Buren St.—LeAnne & Jim Drier; Classical Painting, Wayne Neuzil  
1047 Woodlawn—Sandra & Gerald Eskin; Classical Painting

*Additions & New Construction*

1016 E. College Street—Hilary Sale & Ned Wood; Thompson Cabinets & Construction, Brian Arnold, John Shaw  
623 Dearborn Street—Beverly Pennell; Lange Construction  
656 S. Governor—Gary Hughes; Matt Tentinger Construction, John Lundh, John Shaw

*Commercial: Stewardship*

32 S. Clinton Street—Bill & Helen Byington; Cornerstone Restoration, Arron Gwinnup  
325 E. Washington, B.P.O.E. Hall—Southgate Development; McComas-Lacina Construction, Rohrbach Carlson PC

*Commercial: Rehabilitation*

Old Capitol—University of Iowa, Gary Nagle—Project Manager, Brian Keating—Construction Manager, Wiliam Wilford—Quality Technician, Jeff Harney—Quality Technician, Ann Smothers—Director, Old Capitol, Shalla Wilson—Assistant Director, Old Capitol; Knutson Construction, Matt Bulkeley & Amy Boelk, co-project managers, Jim Mott, Superintendent; OPN Architects, Inc, Bradd Brown, Principle-in-charge, Craig Novak, project architect, Einhorn-Yaffee-Prescot, David Fixler, Historic Preservation Architect, David Coe, Historic Preservation Architect

August 3, 2005 (Weber Days)

*Rehabilitation*

1152 E. Court Street—David Bullwinkle & Rebecca Kowal  
1037 E. Washington—Kembrew McLeod & Lynne Nugent  
419 N. Van Buren—Aaron & Alesha Packer  
925 E. Washington—Friends of Historic Preservation

*Paint & Exterior Finishes*

714 Brown Street—Matt Hayek  
725 Summit Street—Rixa & Eric Freeze  
1106 E. Washington—Jeremy Jackson  
109 N. Van Buren St.—Mike & Lisa Haverkamp  
1177 E. Court Street—Maracus & Joan Nashelsky  
730 S. Summit Street—David & Helene Arkush

*Additions & New Construction*

227 Ferson—Rudy Colloredo & Franchesca Colloredo-Mansfeld  
713 S. 7<sup>th</sup> Avenue—Carol Eldeen  
514 N. Linn Street—W.E. & Patricia Eckhardt  
102 Church Street—University of Iowa (President's House)  
14 N. Dodge Street—Brad & Becky Houser  
1303 Ginter—Tim Barrett & Jodie Plumert

*Stewardship*

806 Kirkwood—Debra Lee  
1021 Sheridan—Nick Hotek & Leigh Bradford

*Commercial: Rehabilitation*

221 E. Washington, Englert Civic Theatre—Beth Bewley-Executive Director

December 6, 2006

*Rehabilitation*

416 South Summit St.—Steven G. Bloom & Iris Frost  
2 Knollwood Lane—Amy Margolis

*Paint & Exterior Finishes*

320 Ronalds Street—Robert & Rosalie Moninger  
1025 Keokuk—Russell and Noriko Ciochon

*Additions*

210 Richards—Ethan & Barbara Canin  
11 Rowland Court—Susan Lawrence & David Manderscheid  
815 Roosevelt—Michael Wright & Michael Knock  
415 Clark St. —Owners: Jan and Bill Dostal  
1207 Marcy—Susan & Samuel Mullins  
614 Clark Street—Owners: Mark & Dianna Russo  
1006 Friendly—Mark Pitzer & Jodi McBride

*Stewardship*

Old Capitol Museum, Pentacrest—University of Iowa  
800 North Van Buren—Gay Rogers

**III. Statistical Summary of Historic Preservation Awards—1983–2006\***

| <u>Year</u> | <u>Paint/Exterior<br/>Finishes</u> | <u>Rehabilitation</u> | <u>Additions/New<br/>Construction</u> | <u>Residential<br/>Stewardship</u> | <u>Total<br/>Residential</u> | <u>Commercial<br/>Rehabilitation</u> | <u>Commercial<br/>Stewardship</u> | <u>Total<br/>Commercial</u> |
|-------------|------------------------------------|-----------------------|---------------------------------------|------------------------------------|------------------------------|--------------------------------------|-----------------------------------|-----------------------------|
| 1983        | 0                                  | 0                     | 0                                     | 0                                  | 0                            | 3                                    | 0                                 | 3                           |
| 1984        | -                                  | -                     | -                                     | -                                  | -                            | -                                    | -                                 | -                           |
| 1985        | 0                                  | 1                     | 0                                     | 0                                  | 1                            | 3                                    | 0                                 | 3                           |
| 1986        | 0                                  | 3                     | 0                                     | 0                                  | 3                            | 1                                    | 0                                 | 1                           |
| 1987        | 0                                  | 3                     | 0                                     | 0                                  | 3                            | 3                                    | 0                                 | 3                           |
| 1988        | 0                                  | 3                     | 0                                     | 0                                  | 3                            | 5                                    | 0                                 | 5                           |
| 1989        | 0                                  | 3                     | 0                                     | 0                                  | 3                            | 5                                    | 0                                 | 5                           |
| 1990        | 0                                  | 4                     | 0                                     | 0                                  | 4                            | 3                                    | 0                                 | 3                           |
| 1991        | 0                                  | 3                     | 0                                     | 0                                  | 3                            | 2                                    | 0                                 | 2                           |
| 1992        | 0                                  | 4                     | 0                                     | 0                                  | 4                            | 1                                    | 0                                 | 1                           |
| 1993        | 5                                  | 5                     | 0                                     | 0                                  | 10                           | 3                                    | 0                                 | 3                           |
| 1994        | 7                                  | 5                     | 0                                     | 0                                  | 12                           | 0                                    | 0                                 | 0                           |
| 1995        | 9                                  | 7                     | 0                                     | 0                                  | 16                           | 0                                    | 0                                 | 0                           |
| 1996        | 7                                  | 4                     | 0                                     | 0                                  | 11                           | 4                                    | 0                                 | 4                           |
| 1997        | 8                                  | 7                     | 0                                     | 0                                  | 15                           | 4                                    | 0                                 | 4                           |
| 1998        | 7                                  | 7                     | 4                                     | 0                                  | 18                           | 0                                    | 0                                 | 0                           |
| 1999        | 8                                  | 5                     | 6                                     | 1                                  | 20                           | 0                                    | 0                                 | 0                           |
| 2000        | 10                                 | 6                     | 4                                     | 0                                  | 20                           | 0                                    | 0                                 | 0                           |
| 2001        | 7                                  | 4                     | 3                                     | 2                                  | 16                           | 1                                    | 0                                 | 1                           |
| 2002        | 4                                  | 5                     | 2                                     | 0                                  | 11                           | 4                                    | 2                                 | 6                           |
| 2003        | 10                                 | 2                     | 3                                     | 1                                  | 16                           | 1                                    | 1                                 | 2                           |
| 2004        | 10                                 | 5                     | 3                                     | 0                                  | 18                           | 1                                    | 2                                 | 3                           |
| 2005        | 6                                  | 4                     | 6                                     | 2                                  | 18                           | 1                                    | 0                                 | 1                           |
| 2006        | 2                                  | 2                     | 7                                     | 1                                  | 12                           | 0                                    | 1                                 | 1                           |
| Totals      | 100                                | 92                    | 38                                    | 7                                  | <b>237</b>                   | 42                                   | 6                                 | <b>48</b>                   |

\*No awards presented in 1984.

## **Appendix J: Related Websites**



## Appendix J: Related Websites

- **Historic and Conservation District Maps** –  
<http://www.icgov.org/pcd/urban/historicpreservation/maps.asp>  
Prepared and maintained by Urban Planning Division, Planning and Community Development Department, City of Iowa City
- **Historic Preservation Handbook** –  
<http://www.icgov.org/pcd/urban/historicpreservation/handbook.asp>  
Prepared and maintained by the Iowa City Historic Preservation Commission and the Urban Planning Division, Planning and Community Development Department, City of Iowa City
- **Iowa City Historic Preservation Commission Web Page** –  
Prepared and maintained by Urban Planning Division, Planning and Community Development Department, City of Iowa City  
[http://www.iowa-city.org/board\\_members.asp?id=16](http://www.iowa-city.org/board_members.asp?id=16)
- **Title 14: Iowa City Zoning Code** –  
Including provisions relating to Historic and Conservation District Overlay Zones, Historic Preservation Commission Approval Procedures, Sensitive Lands and Features, and Historic Preservation Commission Administration.  
Prepared and maintained by Urban Planning Division, Planning and Community Development Department, City of Iowa City  
<http://www.icgov.org/pcd/urban/developmentcode.asp>
- **District Planning for Comprehensive Plan** –  
Prepared and maintained by Urban Planning Division, Planning and Community Development Department, City of Iowa City  
<http://www.icgov.org/pcd/urban/district.asp>
- **National Register of Historic Places Website** –  
Maintained by the National Park Service, U.S. Department of the Interior  
<http://www.cr.nps.gov/nr/index.htm>
- **State Historical Society of Iowa Website** –  
Statewide Historic Preservation Programs including tax incentive programs, grant programs, and application forms  
<http://www.state.ia.us/government/dca/shsi/preservation/index.html>





## **Appendix K: Tax Incentives for Historic Buildings**



## **Appendix K: Tax Incentives for Historic Buildings**

### **Background:**

Over the past several decades, the historic preservation community has experimented and implemented tax incentives at all levels of government designed to encourage rehabilitation of historic buildings. There are lessons to be learned in many of these programs. Designs for the best programs begin with determining what the local impediments are to historic rehabilitation work and reuse. Tax incentives are aimed at resolving a range of impediments—both public and private—to development. Although some issues were identified during the current planning process, others need to be more fully evaluated. For example, can Iowa City’s generally healthy local real estate values absorb the cost of historic rehabilitation? Can historic rehabilitation projects economically compete with new construction elsewhere in Iowa City or in adjacent communities? Are there costs associated with design review that can be off-set by incentives? Is adequate local capital available for historic rehabilitations or should statewide or national syndication sources be pursued? Can public tax incentives be developed to give historic rehabilitation projects a competitive advantage? Once answers to these questions are identified, the City should consider developing a package of tax incentives that benefit from the experience of other communities and states.<sup>1</sup>

### **A. Local Property Tax Abatement**

Iowa City currently provides an incentive for rehabilitation of historic buildings through the City’s Urban Revitalization Plan. This program has the potential to abate property tax increases for rehabilitated buildings in targeted neighborhoods such as the Central Business District

The programs provide design review protection for historic and architecturally significant structures by requiring that the Historic Preservation Commission review plans prior to issuance of a building permit in order for improvements to qualify for tax increment financing benefits. In addition, new construction that requires the demolition of structures identified as historic and/or architecturally significant is not eligible for tax abatement or tax increment financing.

The current City programs provide no greater incentive for historic properties than non-historic properties. In fact, the measures in place that require design review for historic resources, though protective, have the potential effect of directing rehabilitation toward properties without historic buildings that may be less complicated to develop. It is recommended that this approach to tax abatement within the Urban Renewal Area be reexamined and an alternative approach be established that couples a) an obligation for design review with b) a greater financial incentive for rehabilitating historic properties

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<sup>1</sup>Even though some of these measures require action at the state level, they are offered here as guidance for all of the government agencies involved in their enactment.

versus non-historic properties in an Urban Renewal Area. Such a measure might include an extended period of tax abatement for historic buildings or an abatement schedule similar to that provided under the State's program for "Temporary Property Tax Exemption for Historic Buildings" (see below).

## **B. State-wide Tax Abatement**

Outside of the Urban Renewal Area, the Code of Iowa provides a state program for abatement of property taxes for National Register properties that are undergoing rehabilitation work. Through the "Temporary Historic Property Tax Exemption" program, the State currently authorizes counties to allow for a temporary property tax exemption for a period of four years (with a 25% increase in valuation over the next four years until the new assessed value is reached) for qualifying rehabilitations. Properties must be listed on or eligible for listing on the National Register of Historic Places, contributing to National Register Historic Districts or local historic districts, or designated by a county or municipal landmark ordinance. The property must also be eligible based on the specific county's priority list for that tax year. While all counties are required to offer this exemption, not all counties have set priorities for the program. The County Board of Supervisors will establish priorities for which an exemption may be granted and will annually designate real property in the county for a historic property tax exemption. A public meeting must be held, with notice given, at which the proposed priority list will be presented.<sup>2</sup>

Through the Temporary Historic Property Tax Exemption program, a local property tax incentive is limited to the sensitive, "substantial rehabilitation" of historic buildings. The difficulty of using this program in Iowa City and other urban areas of the state relates to the high value of real estate. Since a rehabilitation project must be "substantial"—an amount determined by taking the total assessed value of the property less the value of the land or any depreciation. The relatively high value of all Iowa City real estate makes it rare that rehabilitations meet the substantial test for non-income generating property such as private residences. (Don't see how rollback affects value.) Discussion with State Historical Society staff indicates that the program is used rarely in the state with only a few applications received annually. It is recommended that Iowa City work with the State staff to identify a new definition or definitions for "substantial rehabilitation" to make this program more useful for residential properties. Though such an effort would affect the entire state, it would be especially important in cities such as Iowa City where real estate values are higher than in other areas of the state.

## **C. Tax Abatement Programs in Other States**

Alternative approaches for tax abatement seen in other states linked to designation and other protective measures should be examined in cooperation with the State Historical Society staff. In these cases tax abatements are not necessarily linked to specific rehabilitation efforts but instead focus on reducing the amount of property tax owed for

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<sup>2</sup>More information on the Iowa "Temporary Historic Property Tax Exemption for Historic Buildings" program is available from the State Historical Society of Iowa's website at: [www.iowahistory.org/preservation/financial\\_assistance/state\\_property\\_tax\\_exemption/property\\_tax\\_exemption.html](http://www.iowahistory.org/preservation/financial_assistance/state_property_tax_exemption/property_tax_exemption.html); accessed 11/21/06.

historic properties for a set period of time. Programs in Arizona and California are worth examining. In these states property tax abatements reduce the amount of property tax owed for a set period of time. For example, Arizona's State Historic Property Tax program reduces the property taxes between 35-45%. As a condition of the reduced tax rate, the owner enters into a 15-year agreement with the state, consenting to maintain their property according to federal and Arizona State Parks Board standards and limited to property used for non-income producing activities. No rehabilitation is required to receive the abatement, but all rehabilitation must meet set standards. California offers a similar program, known as the Mills Act. Participants may realize property tax savings of 40% to 60% each year, in exchange for a pledge to rehabilitate and maintain the historical and architectural character of their properties for at least a ten-year period.

Other states have taken an even more aggressive approach by establishing property tax freezes for all properties in a designated area rather than tax abatement for individual properties. For example, both South Dakota and Illinois allow for an eight year freeze on the assessed valuation of the historic property. The valuation then is brought back to market level over a period of four years. In Denver, Colorado, property taxes for buildings included in the Downtown Denver Historic District were capped at the 1999 level for 20 years as a way to directly lower the costs of owning a historic building and removing some of the development pressure on these resources. The tax freeze was linked to local designation of the Downtown Denver Historic District and was a key element in gaining support.

#### **D. Federal Tax Credits<sup>3</sup>**

Jointly managed by the National Park Service and the Internal Revenue Service in partnership with the State Historical Society of Iowa, the federal Historic Preservation Tax Incentives program rewards private investment in rehabilitating historic buildings. The program includes two levels of tax credits—20% and 10%. The credits lower the amount of tax owed (as opposed to a tax deduction that lowers the amount of taxable income). In general, a dollar of tax credit reduces the amount of income tax owed by one dollar.

The 20% rehabilitation tax credit is available for certified rehabilitations (i.e., consistent with the Secretary of the Interior's standards) of a certified historic structure (e.g., those listed individually on the National Register, as contributing buildings in National Register Historic Districts, and many structures listed on the State Register or locally designated). The 20% credit is available for income-producing properties (including rental housing), but it is not available for properties used exclusively as the owner's private residence. The rehabilitation must exceed the greater of \$5,000 or the adjusted basis of the building and its structural components. The adjusted basis is generally the purchase price, minus the cost of land, plus improvements already made, minus depreciation already taken. Once the substantial rehabilitation test is met, all qualified expenditures, including those incurred outside of the measuring period, qualify for the credit.

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<sup>3</sup>Information in this section is based on the National Park Service's webpage at: <http://www.cr.nps.gov/hps/TPS/tax/>.

The 10% rehabilitation tax credit is available for the rehabilitation of non-historic buildings placed in service before 1936. The rehabilitation must be substantial, exceeding either \$5,000 or the adjusted basis of the property, whichever is greater. The 10% credit applies only to buildings rehabilitated for non-residential uses. Rental housing and owner-occupied housing does not qualify.

Ongoing promotion of both the 20% and 10% rehabilitation tax credits should be undertaken by the HPC as well as the staff for the City's Economic Development Division, Friends of Historic Preservation, the Downtown Association, and the Cultural and Entertainment District.

#### **E. State Tax Credits:<sup>4</sup>**

The Iowa State Historic Preservation Tax Incentive Program for Statewide Projects provides for a 25% credit for certain rehabilitation projects against the owner(s) state income taxes. There are limited credits available each year and the SHPO cannot reserve credits for more than five years into the future. For a residential property or barn constructed before 1937 before rehabilitation, the cost of a qualified rehabilitation project must exceed either \$25,000 or 25% of the fair market value (less the land value)—whichever is less. For commercial properties, the rehabilitation project must exceed 50% of the fair market value of the property (less the land value) before rehabilitation. Rehabilitation work must meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Unfortunately, resources for this program are entirely committed through at least 2010, leaving little opportunity for property owners to take advantage of the program.

A similar, but separately funded program provides tax credits for projects located within a Cultural and Entertainment District. This program uses the same description, eligibility requirements, and regulations as the statewide program above although the funding is from a separate allocation. As of July 1, 2005, new state legislation provided an additional \$4 million of tax credits for each of the next ten state fiscal years beginning July 1, 2005 (SFY2006) and ending June 30, 2016 for projects located within Cultural and Entertainment Districts (CED) certified pursuant to section 303.3B. SHPO cannot reserve credits for more than five years into the future. Iowa City's downtown is located in a CED, making properties in that area eligible for these credits.

At the time that the 2007 *Historic Preservation Plan* was being finalized in early 2007, new provisions were being considered for the Iowa State Historic Preservation Tax Incentive Program. Both houses of the Iowa General Assembly had passed Senate File 566 that amended the historic preservation and cultural and entertainment district tax credit. Action on the bill by Governor Culver was pending. On May 21, 2007 Senate File 566 was signed into law as Section 404A.1-9 of the Iowa Code.

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<sup>4</sup>Information in this section is based on materials from the State Historical Society of Iowa's webpage at [http://www.iowahistory.org/preservation/financial\\_assistance/overview.html](http://www.iowahistory.org/preservation/financial_assistance/overview.html); accessed 7/09/07.

A summary of the State tax credits now in place in Iowa appears below with text taken from the State Historical Society webpage.<sup>5</sup> Note that eligible properties must be listed on or eligible for listing on the National Register of Historic Places:

- **Statewide Historic Projects** [including those in Iowa City outside of the Downtown]

**Description:** 25% of qualified rehabilitation costs are available as a credit against the owner(s) state income taxes. Properties do not need to be income-producing. The SHPO cannot reserve credits for more than three years into the future. For a residential property or barn constructed before 1937 before rehabilitation, the cost of a qualified rehabilitation project must exceed either \$25,000 or 25% of the fair market value (less the land value)—whichever is less. For commercial properties, the rehabilitation project must exceed 50% of the fair market value of the property (less the land value) before rehabilitation. Rehabilitation work must meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

**Eligibility Requirements:** Properties must be listed on or eligible for listing on the National Register of Historic Places or be barns constructed before 1937.

- **Cultural and Entertainment District Projects** [including those in the Old Capitol Cultural and Entertainment District]

**Description:** This program uses the same description, eligibility requirements and regulations as the statewide program described above although the funding is from a separate allocation for projects located within Cultural and Entertainment Districts (CED) certified pursuant to section 303.3B or Great Places agreements pursuant to section 303.3C.

**Eligibility Requirements:** In addition to the eligibility requirements for the state wide program above, properties must be located in a CED or specified in a Great Places agreement.

- **Small Projects under \$500,000**

**Description:** This program uses the same description, eligibility requirements and regulations as the statewide program described above although the funding is from a separate allocation reserved for small projects which have qualified rehabilitation costs less than \$500,000.

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<sup>5</sup>Email from Gordon Hendrickson, State Archivist & Administrator, State Historical Society of Iowa Public Trust Division to Department of Cultural Affairs staff, April 24, 2007.

**Eligibility Requirements:** In addition to the eligibility requirements for the state wide program above, properties must have qualified rehabilitation costs that do not exceed \$500,000. The entire rehabilitation project must meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Additional information regarding these programs can be found at:  
[http://www.iowahistory.org/preservation/financial\\_assistance/financial\\_assistance.html](http://www.iowahistory.org/preservation/financial_assistance/financial_assistance.html).

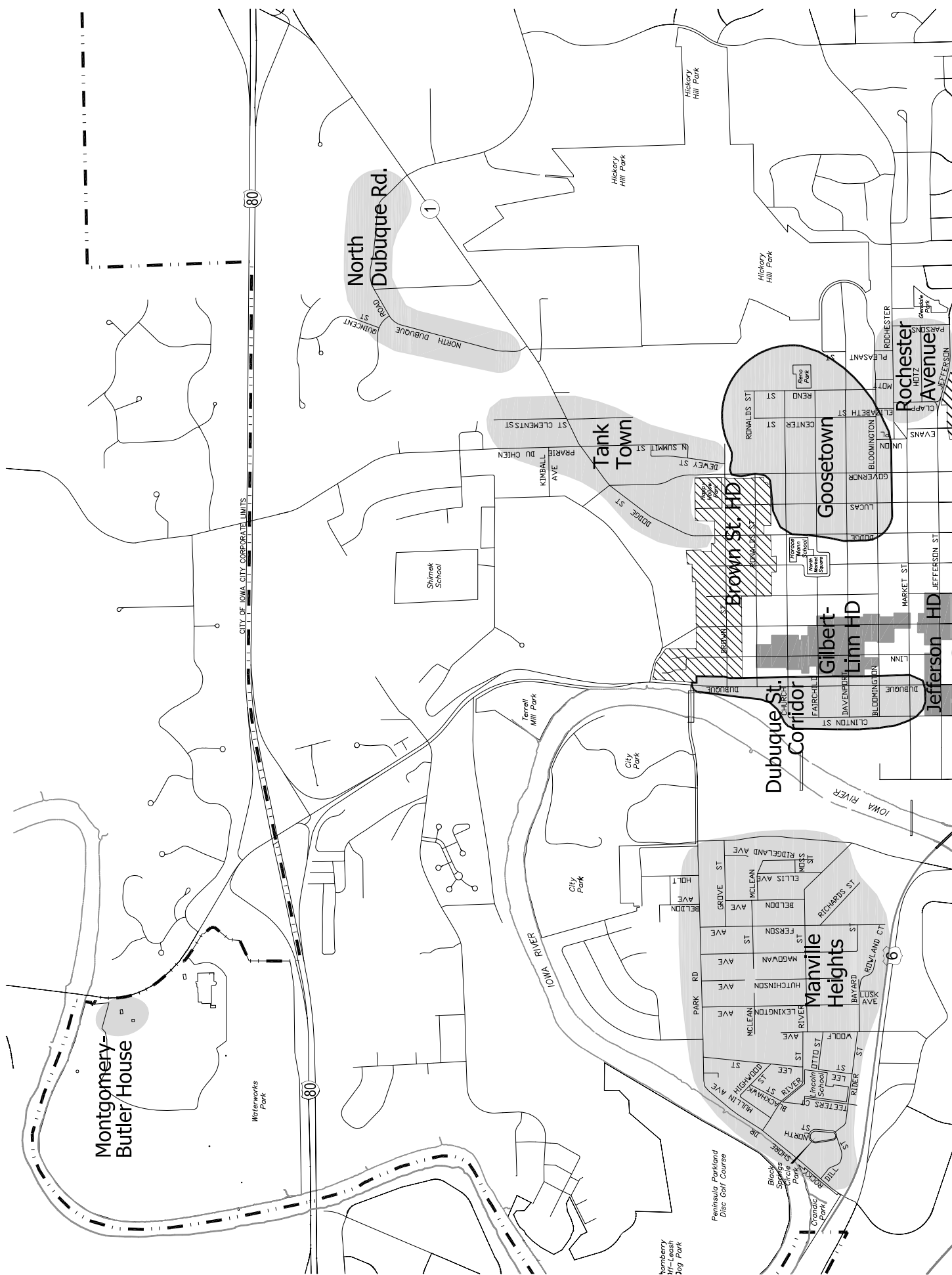
Ongoing promotion of both state rehabilitation tax credits should be undertaken by the HPC as well as the staff for the City's Economic Development Division, Friends of Historic Preservation, the Downtown Association, and the Old Capitol Cultural and Entertainment District.

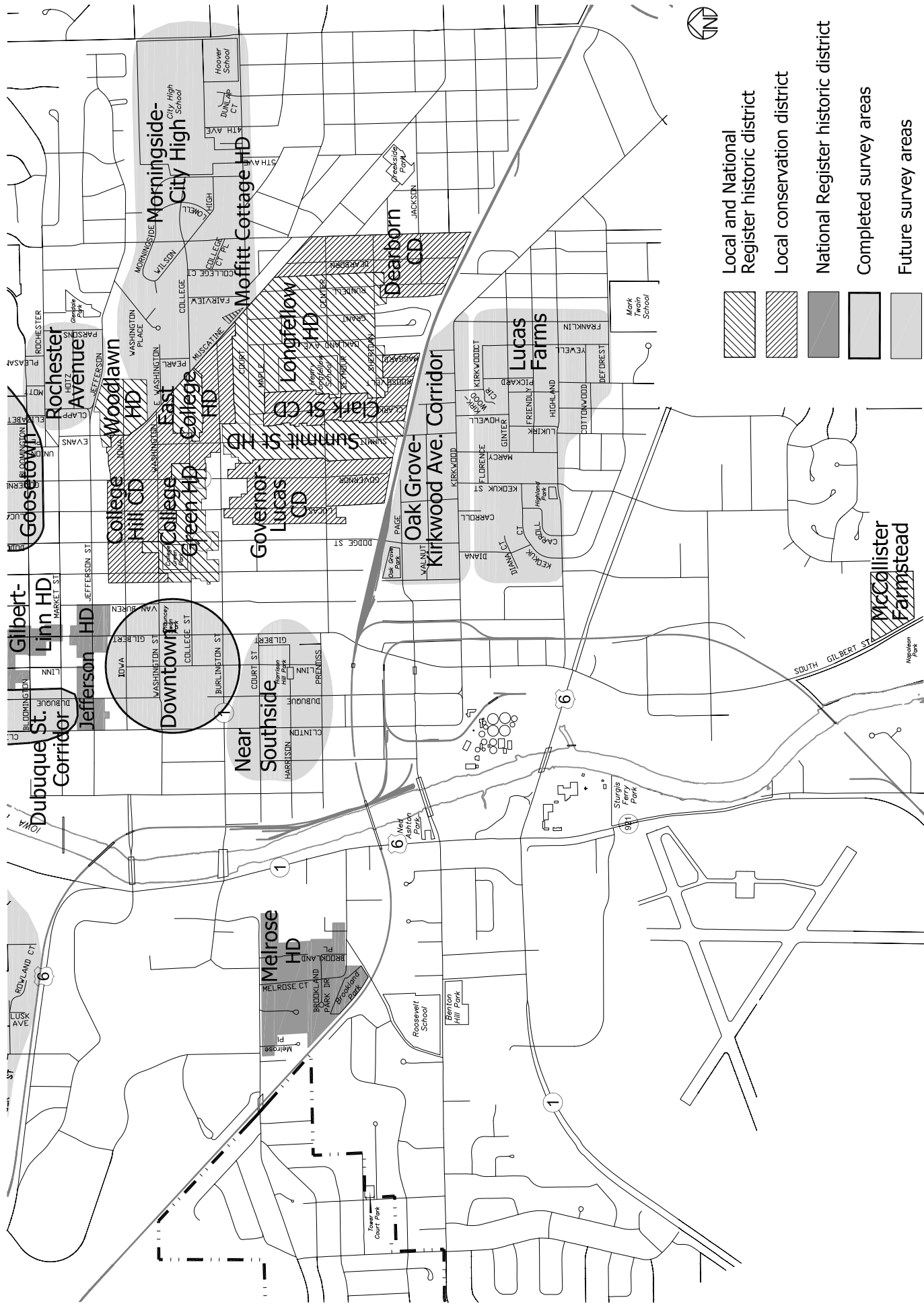
#### **F. Local Sales Tax Credits**

A number of cities across the country have established local tax credits to encourage historic preservation projects. This is typically done by creating waivers of sales tax for rehabilitation projects. Property owners are able to submit receipts accumulated for authorized rehabilitation projects and receive a rebate of some or all of the sales tax collected for those materials. Though such a program provides modest savings for historic property owners, it can go a long way toward establishing a positive image for historic preservation in design review cases in historic and conservation districts. It is recommended that the City investigate establishment of such a program as part of a package of incentives established for districts.



**Appendix L: Map of Completed and Proposed Historical &  
Architectural Survey Areas**





# Iowa City Historic Neighborhoods



## **Appendix M: Iowa City Subdivisions Recorded, 1924–1965**



## Chronological List of Iowa City Subdivisions: 1924–1965

One method for identification of areas of development in Iowa City involves locating newly platted subdivisions within a certain time frame. For purposes of evaluating more recent Iowa City residential neighborhoods, subdivision files between ca. 1924 and 1965 were reviewed.<sup>1</sup> A numbered list of those additions, the years that they were platted, and their names appear below followed by individual maps depicting the numbered subdivisions.

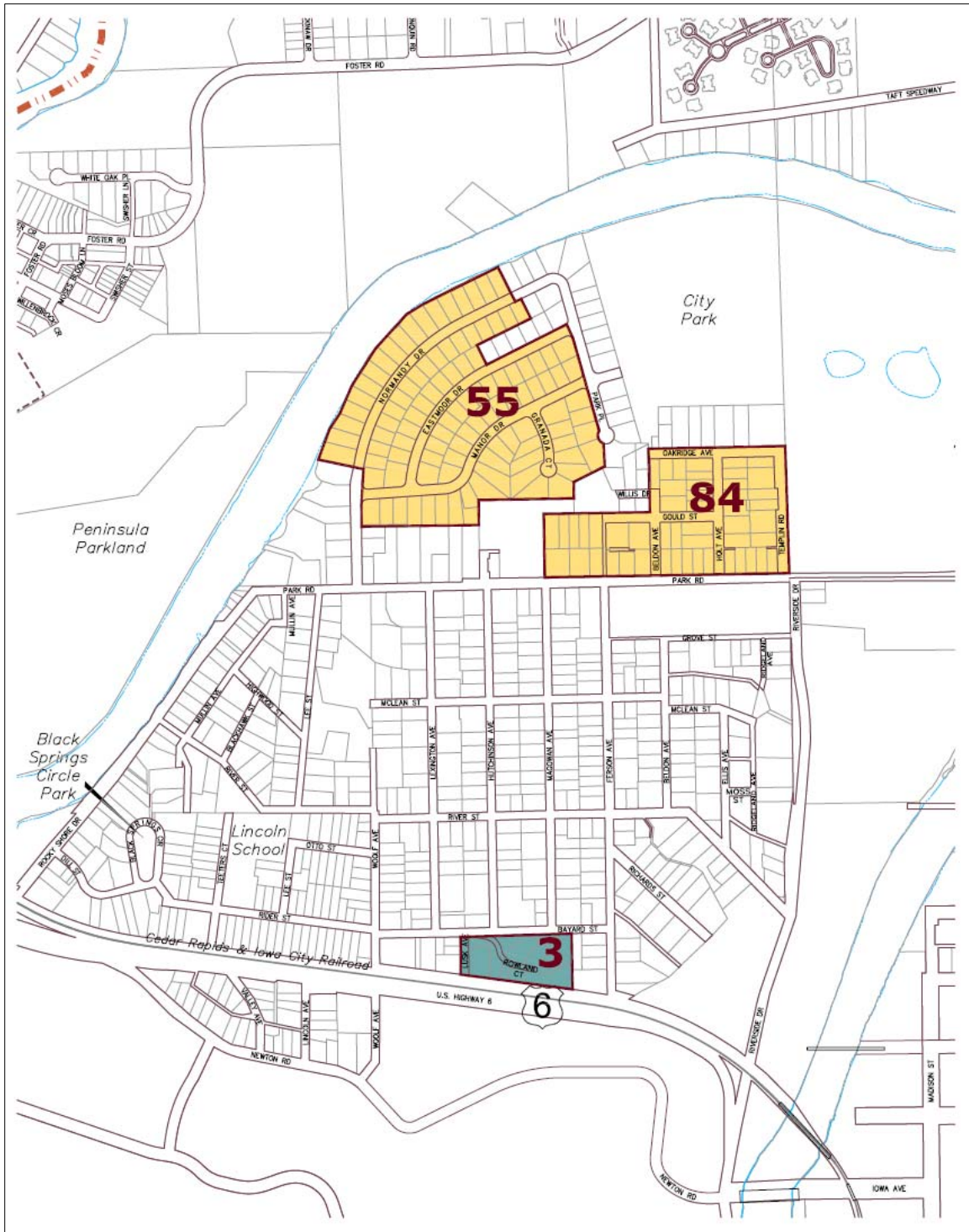
| Number | Year | Subdivision                    |
|--------|------|--------------------------------|
| 1      | 1924 | Morningside Addition #1        |
| 2      | 1927 | Baily and Beck                 |
| 3      | 1938 | Capital View Addition          |
| 4      | 1939 | Kirkwood Circle                |
| 5      | 1948 | College Court Place            |
| 6      | 1948 | Ball's 1st Addition            |
| 7      | 1949 | Wildman's 1st                  |
| 8      | 1950 | Adrian's                       |
| 9      | 1950 | Wildman's                      |
| 10     | 1950 | C.R. Regan                     |
| 11     | 1950 | Giblin's Subdivison #2         |
| 12     | 1951 | Memler's Addition              |
| 13     | 1952 | Oak Park Court                 |
| 14     | 1953 | Giblin's Subdivison #1         |
| 15     | 1953 | Highland Addition Pt. 1        |
| 16     | 1954 | I.O.O.F. Subdivision           |
| 17     | 1954 | Highland Addition Pt. 2        |
| 18     | 1954 | Plum Grove Pt. 1               |
| 19     | 1955 | Highland Addition Pt. 3        |
| 20     | 1955 | Plum Grove Pt. 2               |
| 21     | 1955 | Plum Grove Pt. 3               |
| 22     | 1955 | Whiting Addition Pt. 1         |
| 23     | 1955 | Wise Addition                  |
| 24     | 1956 | Towncrest Pt. 1                |
| 25     | 1956 | Bel Air Pt. 1                  |
| 26     | 1956 | West Bel Air Pt. 1             |
| 27     | 1956 | Whiting Addition Pt. 2         |
| 28     | 1956 | Wildwood Addition              |
| 29     | 1956 | Tower Addition                 |
| 30     | 1957 | Court Hill Pt. 1               |
| 31     | 1957 | Larson Subdivision             |
| 32     | 1957 | West Bel Air Pt. 2             |
| 33     | 1957 | Plum Grove Pt. 4               |
| 34     | 1957 | Whiting Addition Pt. 3         |
| 35     | 1957 | Terrace Hill Pt. 2             |
| 36     | 1958 | Court Hill Pt. 2               |
| 37     | 1958 | West Bel Air Pt. 3             |
| 38     | 1958 | Streb's 1st Addition           |
| 39     | 1958 | Streb's 2nd Addition           |
| 40     | 1958 | School Commissioner's Sub.     |
| 41     | 1958 | Sperry's Resub. Of Reid's Add. |
| 42     | 1959 | Court Hill Pt. 3               |
| 43     | 1959 | Dunlap's 1st Addition          |
| 44     | 1959 | North Bel Air Addition         |
| 45     | 1959 | Mark Twain Addition            |
| 46     | 1959 | Plum Grove Pt. 5               |
| Number | Year | Subdivision                    |

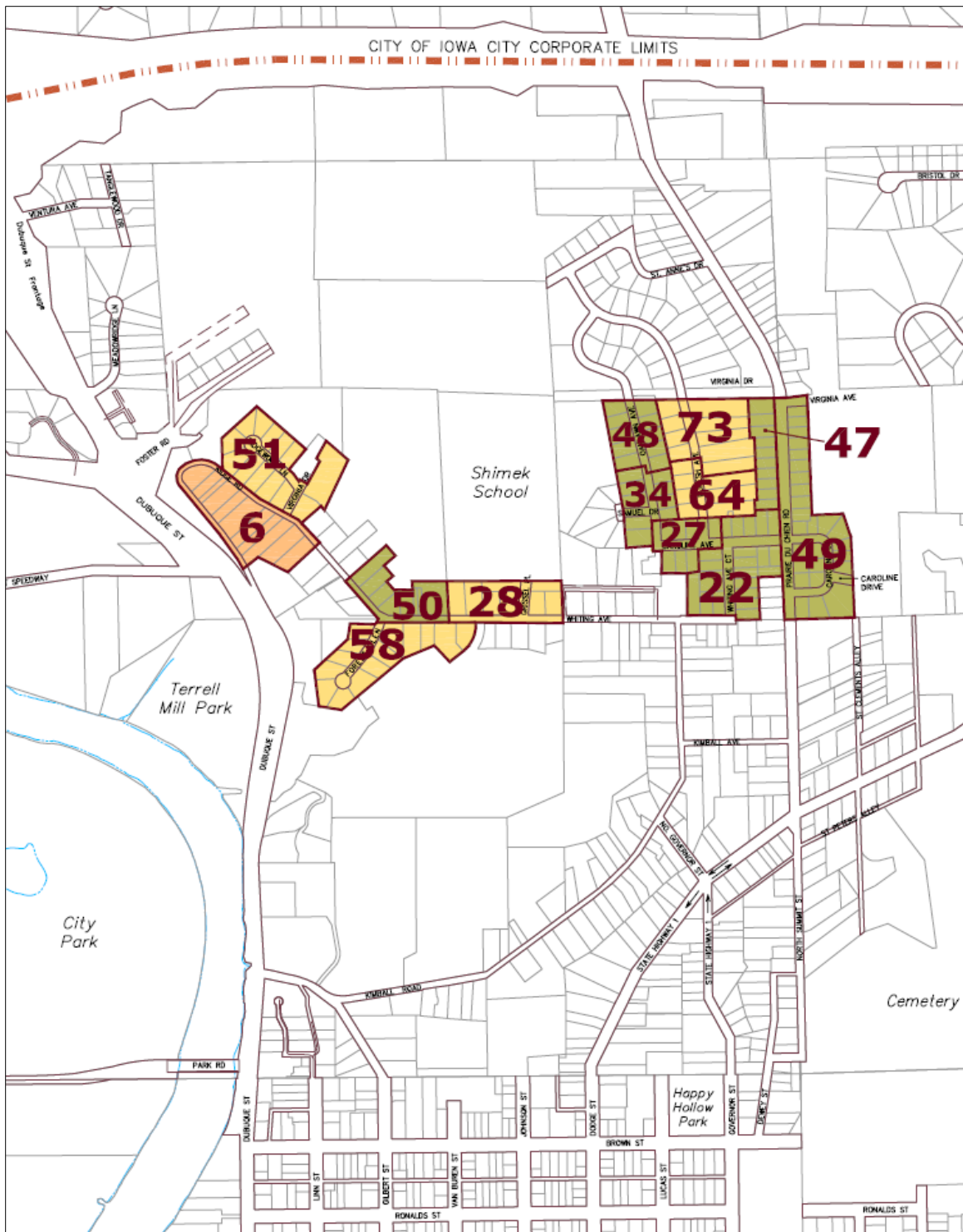
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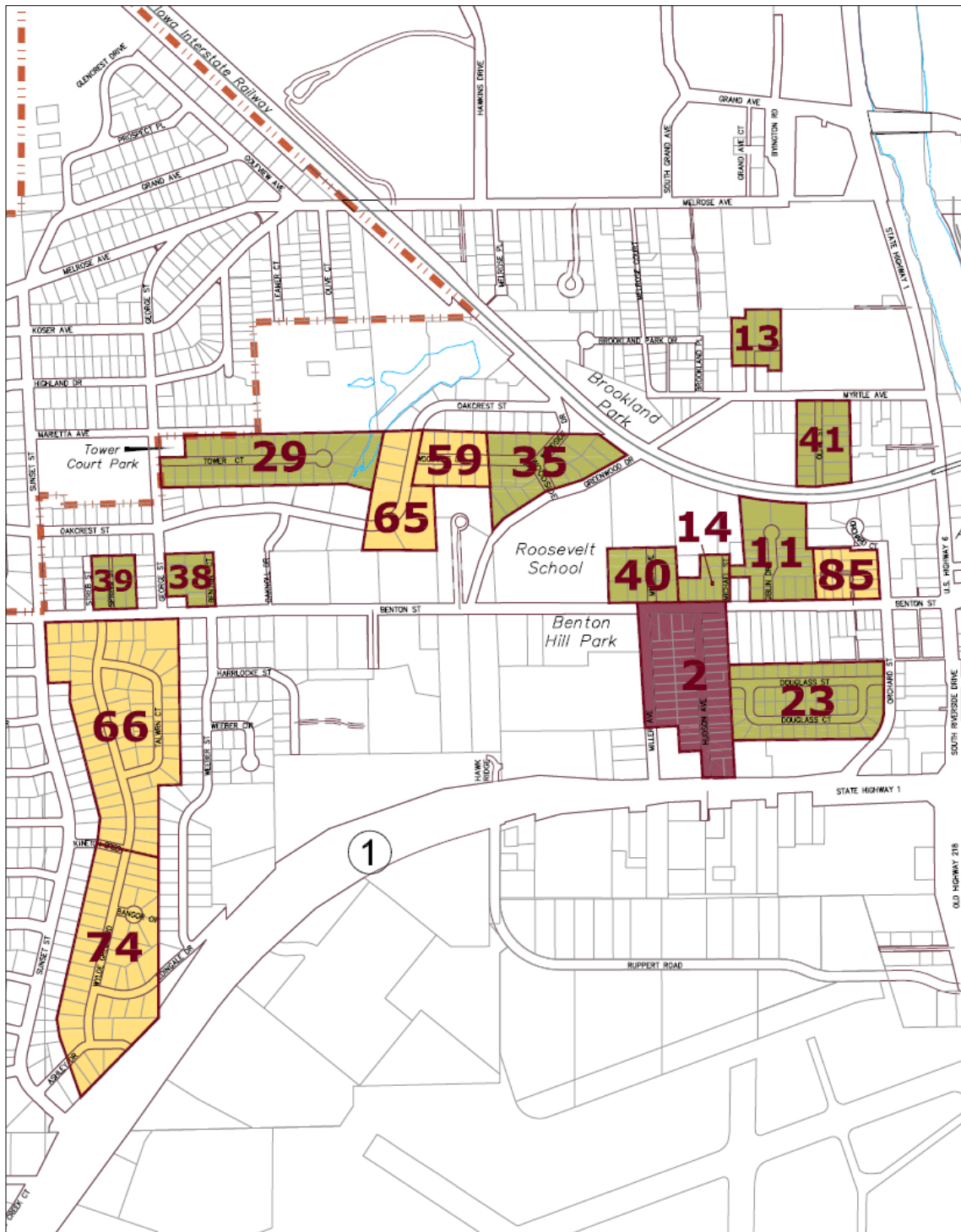
<sup>1</sup>Subdivision research was completed by staff of the Community Development and Planning Department and Engineering Department, City of Iowa City. Maps were prepared by Kay Irelan, Engineering Department, City of Iowa City.

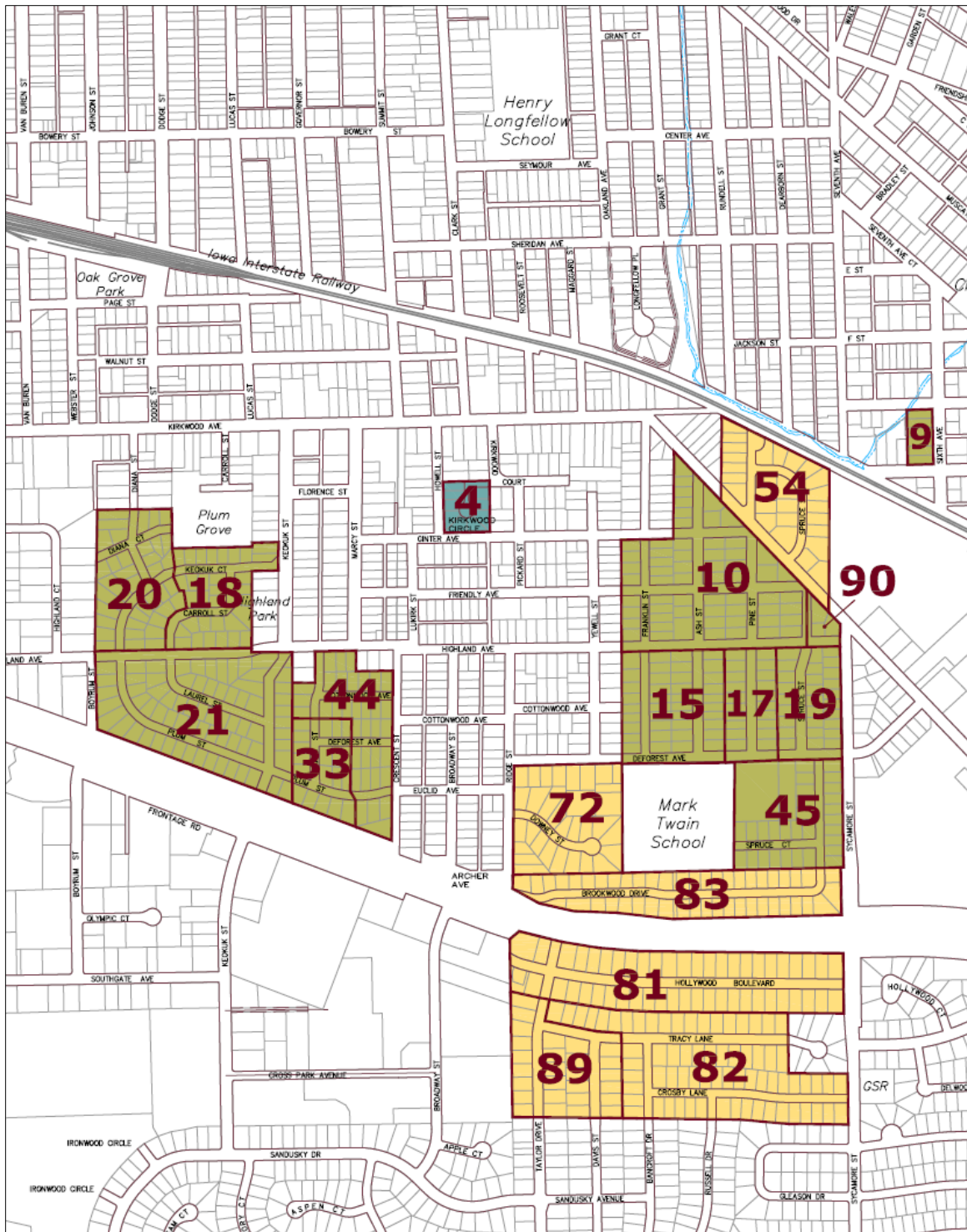
|    |      |                                     |
|----|------|-------------------------------------|
| 47 | 1959 | Whiting Addition Pt. 4              |
| 48 | 1959 | Whiting Addition Pt. 5              |
| 49 | 1959 | Giblin's Addition                   |
| 50 | 1959 | Ball's 2nd Addition                 |
| 51 | 1959 | North Hills Subdivision             |
| 52 | 1960 | Court Hill Pt. 4                    |
| 53 | 1960 | Bel Air Pt. 2                       |
| 54 | 1960 | Lafferty Subdivision                |
| 55 | 1960 | Parkview Terrace Addition           |
| 56 | 1961 | Rochester Addition                  |
| 57 | 1961 | Rochester First Addition            |
| 58 | 1961 | Sherwood Forest                     |
| 59 | 1961 | Terrace Hill Pt. 3                  |
| 60 | 1962 | Court Hill Pt. 5                    |
| 61 | 1962 | Towncrest Pt. 2                     |
| 62 | 1962 | Mt. Shrader                         |
| 63 | 1962 | Mt. Shrader Pt. 1                   |
| 64 | 1962 | Whiting Addition Pt. 6              |
| 65 | 1962 | Terrace Hill Pt. 1                  |
| 66 | 1962 | Bryn Mawr Pt. 1                     |
| 67 | 1963 | Court Hill Pt. 6                    |
| 68 | 1963 | Court Hill Pt. 7                    |
| 69 | 1963 | Towncrest Pt. 3                     |
| 70 | 1963 | Mt. Shrader Pt. 2                   |
| 71 | 1963 | Tudor Park                          |
| 72 | 1963 | Miller Addition                     |
| 73 | 1963 | Whiting Addition Pt. 7              |
| 74 | 1963 | Bryn Mawr Pt. 2                     |
| 75 | 1964 | Court Hill Pt. 8                    |
| 76 | 1964 | Court Hill Pt. 9                    |
| 77 | 1964 | Court Hill Pt. 10                   |
| 78 | 1964 | Irish Tract                         |
| 79 | 1964 | Linden Park                         |
| 80 | 1964 | Mt. Shrader Pt. 3                   |
| 81 | 1964 | Hollywood Manor Pt. 1               |
| 82 | 1964 | Hollywood Manor Pt. 2               |
| 83 | 1964 | Mark Twain Addition South           |
| 84 | 1964 | Black's Park Addition               |
| 85 | 1964 | Cartwright's Addition               |
| 86 | 1965 | Mt. Shrader Pt. 4                   |
| 87 | 1965 | Washington Park                     |
| 88 | 1965 | Windsor Heights Pt. 1-4             |
| 89 | 1965 | Hollywood Manor Pt. 3               |
| 90 | 1965 | Yakish Estates                      |
| 91 | 1965 | Court Hill Pt. 12                   |
| 92 | 1967 | Walden's Subdivision of Irish Tract |



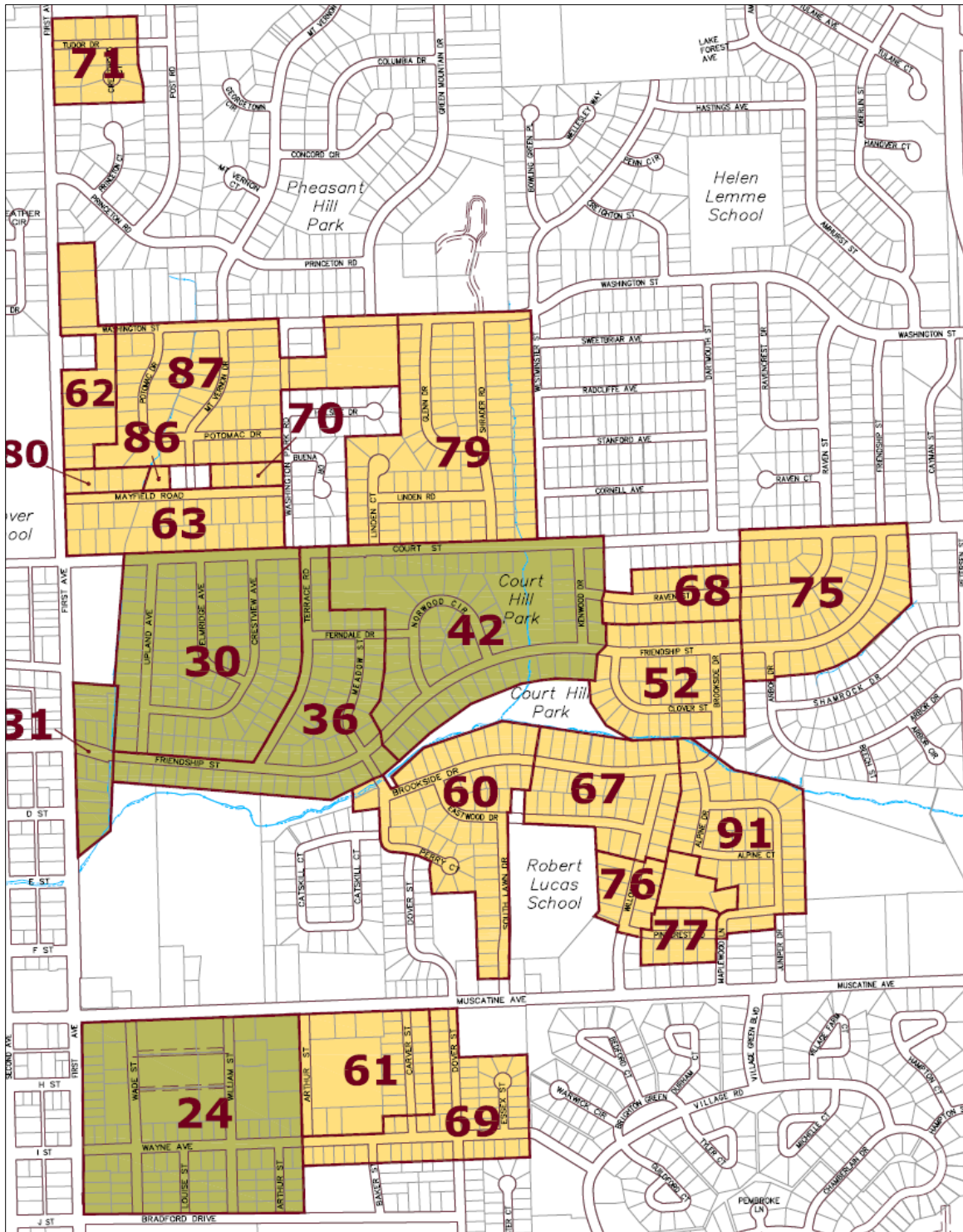


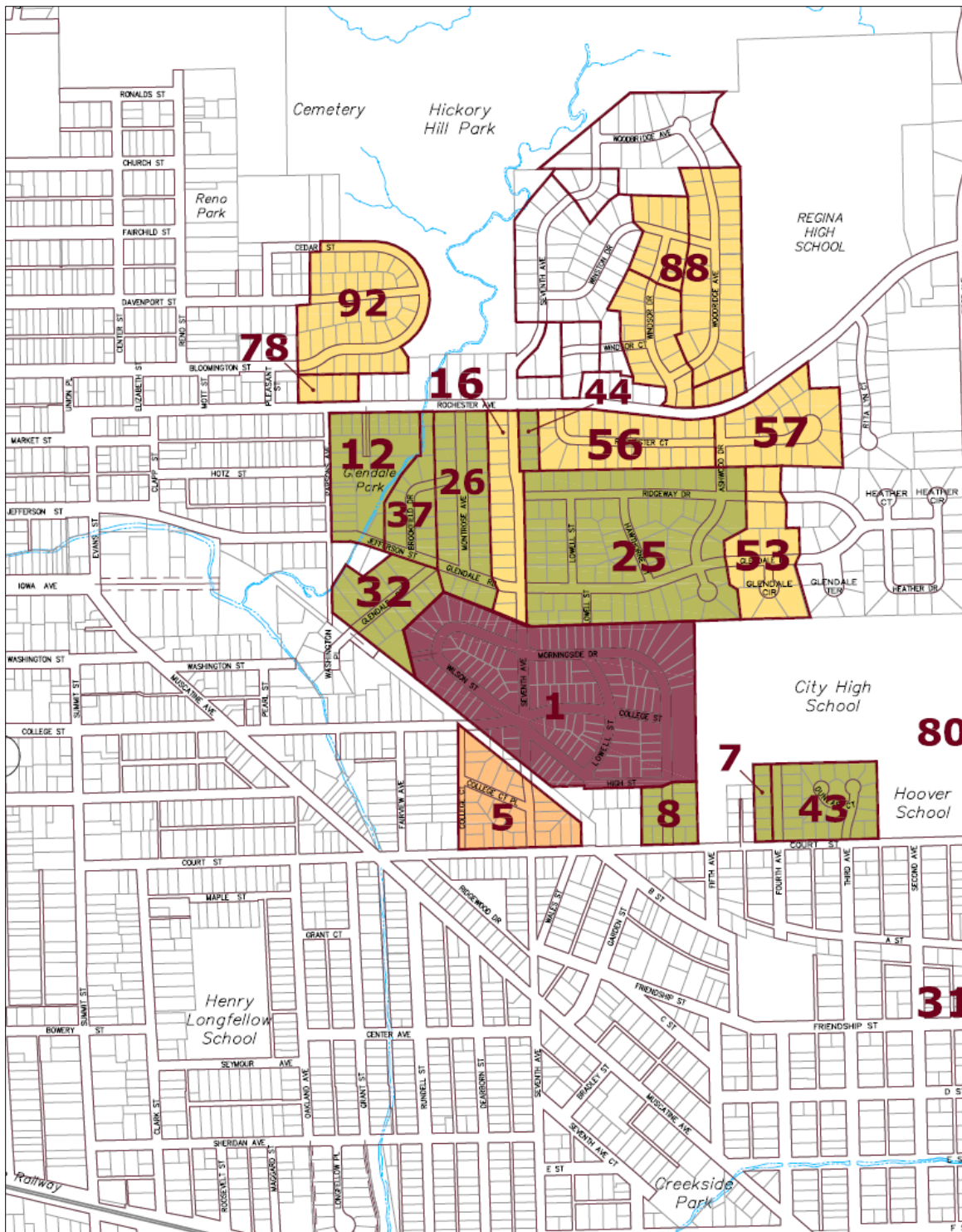












## **Appendix N: History of Friends of Historic Preservation**





## Appendix N: History of Friends of Historic Preservation<sup>1</sup>

Iowa City's citizen group and non-profit, Friends of Historic Preservation, Inc. (FHP) was organized in 1975 as Friends of Old Brick. The origins of this group center on saving Iowa City's oldest church, Old Brick, from demolition. This event became the catalyst for community-based preservation action. Today, FHP plays an active role in the community encouraging citizens, Iowa City Council, the University of Iowa and other government bodies to enact policies and guidelines that protect older properties and neighborhoods. FHP supports the efforts of the Iowa City Historic Preservation Commission and collaborates with the Commission, Johnson County Historical Society, the Johnson County Historic Preservation Commission and other preservation organizations to produce events and educational activities that support historic preservation.

Throughout the years, as noted in Appendix A: Chronological Overview of the Historic Preservation Movement in Iowa City—1957 to 2006, FHP has participated in historic preservation activities. In the 1990s the organization increased its involvement with the community. It was during this decade that the organization assisted the Iowa City Historic Preservation Commission to develop and produce the 1992 Iowa City Historic Preservation Plan. FHP was the co-sponsor of the first Iowa City Historic Preservation Handbook, *Iowa City Neighborhood Design Book*. The organization then turned its efforts to saving older homes.

FHP has invested in the community by purchasing threatened historic homes. The first project moved a 1880s house which was slated for demolition to 451 Rundell Street in the Longfellow neighborhood. FHP provided a zero interest loan to the City of Iowa City to purchase the property and move it. Volunteers from FHP restored the home, creating affordable housing for a low income family. Following the success of this project, FHP then purchased a threatened property at 412 Church Street in the historic Northside. Through volunteer efforts of the members and preservation-minded contractors, the house was restored, demonstrating once again to the community that saving a historic home could be done for a reasonable price. This project was followed by the restoration of 512 Church Street, 619 Ronalds Street both Northside locations and 925 East Washington in the College Hill Conservation District. On each of these homes, FHP placed covenants to ensure that these homes would remain single-family residences, helping to stabilize older residential neighborhoods that are under pressure to convert to rental units.

Advocacy efforts have included the support of national register nominations and local historic districts. FHP played an active role in saving the Carnegie Library from demolition and provided significant financial and technical support for rebuilding the Englert Civic Theater. In 2006, FHP collaborated with the City of Iowa City and the Historic Preservation Commission to provide a comprehensive community response to the April 13<sup>th</sup> Tornado. This effort, which included securing \$250,000 in State funding and an emergency grant from the National Trust for Historic Preservation which FHP matched (\$5,000) was recognized by the Iowa Chapter of the American Planning Association and the National Trust for Historic Preservation for encouraging and supporting restoration and rebuilding of the tornado damaged historic structures.

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<sup>1</sup>Prepared by Helen Burford, Executive Director, Friends of Historic Preservation, July 2007.

In 1993, FHP opened the Salvage Barn in cooperation with the City of Iowa City to recycle older building parts from homes slated for demolition. Volunteers from FHP participate in salvages to create a stock of materials for the Barn. The Barn not only diverts tons of materials from the landfill but also provides home owners and builders with a resource for hard-to-find architectural materials. The success of the Salvage Barn spawned a grant program to encourage people to restore and maintain older structures. Over 50 grants, totaling over \$20,000 were awarded. Over the years, the Salvage Barn has become a community event where people come out to discuss their projects, browse through the inventory or donate material. Community members are able to receive preservation, restoration and technical advice from the FHP staff. In 2005, FHP received a grant from the Johnson County Community Foundation which enabled FHP to open the Salvage Barn on a weekly basis. This ongoing activity attracts student volunteers as well as member volunteers.

Word of the Salvage Barn and the salvage activities has spread and FHP now receives requests to save materials from areas outside of Iowa City at least twice a year. This increase in activity has created the need for a larger space and in 2010; the City of Iowa City will open the Eastside Recycling Center and provide a new, larger home for the Salvage Barn.

Annual events produced by FHP in cooperation with the Iowa City Historic Preservation Commission include the Historic Preservation Awards, Irving B. Weber Days, National Historic Preservation Month activities, and the FHP website.

Who are FHP members? As a local organization, the membership of FHP resides primarily in the Iowa City area within zip codes, 52240, 52245 and 52246. Within these areas are some of Iowa City's oldest neighborhoods: Northside, College Green, Woodlawn, Goosetown, Melrose Avenue, Creekside and Longfellow. Here you will find approximately 11,600 single-family owner-occupied homes or 39% of the total housing units. The population in these older neighborhoods is predominately white with a median household income (1999 dollars) ranging from 34,661 to 45,376. Members of Friends represent 1% of this group of single-family owner-occupied homes.

Members of FHP range from professionals such as doctors, lawyers, and educators to trades craftsmen. They are a highly educated group (approximately 56% hold bachelor's degrees or higher based on 1999 census figures.) The audience is passionate about traditions and preserving the history of the community and through their membership finds a voice to express their concerns. As traditionalists, this audience sees their "home as their castle, enjoying leisure activities centered around the home.

In January 2006, FHP established the "Friends of Historic Preservation Endowment" with the Johnson County Community Foundation to fund historic preservation activity.