

Preserve Iowa Summit

2021 Session Notes

(Compiled by Members of the Historic Preservation Commission)

What's New in the Iowa SHPO

- Presenters: Heather Gibb & Sara Andre
- Just launched: E-SHPO, which is a “community” for accessing all things SHPO when submitting 106/tax credits/Nat’l Register nomination/etc. This will replace the temporary Google form.
- Request access here: <https://iowaculturecommunity.force.com/s/>
- New resource: Guidelines for Historic Architectural Survey In Iowa (not yet available online, hopefully by “end of Summer”)

Mapping the Path to a Successful Rehab

- Presenter: Steve Wilke-Shapiro
- A typical historic rehabilitation project, distilled down to four phases:
 - Development/Planning
 - Purchase/Financing
 - Design/Construction (80% of the “real work”)
 - Closeout/Sale
- Typical goals (in order of importance):
 - Save the Building
 - Historic Character
 - Rental Profit
 - Sustainable Renovation

Stop demo / Secure building (1)
Assemble team (2)
Budget and tax credit groundwork (3)
Seven month timeframe to sale (4)
Design and tax credit application (5)
Construction (6)
Project closeout, tax credit (7)
Lease/Occupancy (8)

- Tax Credits Rule - truly, every decision will be affected by Historic Tax Credits guidelines/restrictions
- You can have *two* of these three:
 - Good
 - Fast
 - Cheap

Public Education Opportunities in Your Community

- Kim Beger (Auburn, NE), Erv Portis (Plattsmouth, NE), Kelli Bacon (NE SHPO)
- Progress is slow - it's not a sprint, it's a marathon.
- Community "buy-in" and Stakeholder Engagement is KEY - but how?
 - Citizens need to be involved and committed
 - Display that commitment to elected officials and other citizens
- Auburn, NE became a CLG in 2012
 - Hired a consultant to help with the creation of the district and the Nat'l Register nomination(s). Their guidelines/ordinance are written very loosely because the council did not want building owners to have restrictions in place that would be difficult and costly to meet. Therefore, their CLG's function is focused on education.
 - Ideas for Involving and Educating the Community:
 - Involve students (local and nearby colleges) to perform surveys and present them to the community
 - Create a project that publically showcases a timeline for each building in the district - detailing known owners and uses since the building's construction. Maintain this list somewhere digitally and there's a plan in place for updates moving forward.
 - Brochures
 - "Owner's Manual for Historic District Building Owners"
 - Walking Tour
 - Workshops (invited structural engineer to spend the day in the district, then held a Q&A with building owners)
 - Used CLG funds for:
 - Hiring an intern
 - Attend conferences
 - Design and print educational and marketing collateral
 - Updating website
 - Hosted Historic Property Tour
 - Purchased video equipment to record elder residents sharing their memories and stories
 - Zoom
 - Magazine/Periodical subscriptions
 - Events (educational components)
 - Hiring Content Creator
 - Memberships
 - Create logo
 - Interactive Art
 - Collaborate with local schools
 - Don't be pushy; focus on education; prepare for longterm results, not immediate
- Other ideas:
 - Upstairs Downtown Tours
 - Brown Bag Lunch Educational Sessions
 - GIS development and digitization

- Promote historic tax incentives
- Develop and distribute Design Guidelines
- Audio Tours
- QR Code Tours
- Historic District Plan/Handbook
- Adaptive Reuse Studies

Saving the Historic Iowa Theater

Interesting and made me wonder how similar Winterset's Iowa Theater and our Iowa Theater were. Unfortunately I don't know if there is the documentation for our theater as there is for the Winterset Iowa Theater. If ours could have had the personal touches that theirs received and the concerned family that performed the restoration maybe our Iowa Theater, while awesome could have maybe been even more.

Council Bluffs Where the East Ended

Was interesting in the fact that at the end they were lamenting tearing down all their old buildings/structures and built a mall that has gone defunct. The mall building fortunately is being used but not to full capacity. The downtown mall went bankrupt when a new mall was built on the interstate, which now has been torn down and has left an unsightly demolition area. Interesting that they now wish they had their old historic structures back.

What's New at SHPO & State Preservation Roundtable

while maybe informational, were too slow and cumbersome for me to stay with them. Tried to watch but just couldn't stay with them.

Beyond the Glen

Architecture in Mason City - was enjoyable for the architectural styles and history.

Refreshing Manning

Was ok to watch and showed some interesting ways to get the community and youth involved to promote their community.

Broke for Barns

I enjoyed because I like barns but it really didn't move fast enough and not a lot of great information on restoration and architectural description or building techniques for restoration.

Greenfield My Hometown

Was pretty generic and while they love their community it didn't move me to go visit Greenfield.

Modern Art in Council Bluffs

Was interesting and some real cool art, but how do you afford that and it was unrealistic for a small rural town like Bloomfield. Not that we can't or shouldn't promote art, we just need to have a vision for what would be appropriate for Bloomfield. The "Angel Wings" we have are awesome and how do we expand to other art displays and forms of expression.

FortePan Iowa

The presentation I enjoyed the most. I love photography and the fact that an almost local, from Ottumwa, person was a part of this project made it even more interesting. Also the fact that you can develop an account and actually pull photos and or submit photos for inclusion in the project was fabulous. This presentation moved well, was well presented and enjoyable.