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**PLANNING, ZONING AND BUILDING SAFETY**

**Public Health,  
Housing Inspections &  
Inspection Services**

**MEMORANDUM**

**To:** Mayor, City Council Members

**CC:** Gregg Mandsager, City Administrator  
Steve Boka, Director of Community Development

**From:** Jim Rudisill, Planning & CD Coordinator

**Date:** March 8, 2012

**Re:** **Historic Resources Development Program (HRDP) Application**

**INTRODUCTION:** The Muscatine Historic Preservation Commission is proposing to submit a HRDP application to the State Historical Society of Iowa for approximately \$17,900 to help finance four proposed neighborhood reconnaissance surveys. The intent (and hope) is to establish enough information from the reconnaissance surveys to eventually create a National Historic District nomination for each area. This application/request does not include any district nomination for any of the areas as a historic district on the National Register of Historic Places (NRHP). Previous surveys have been more intensive and focused on individual buildings in a potential district. The windshield survey will have less focus on the individual buildings.

**BACKGROUND:** Five previous surveys/studies conducted over the past 40 years have established a list of buildings, potential districts, historic contexts and other information that has been useful in efforts to preserve or enhance the community's cultural and architectural heritage.

Surveys that were completed in 2003, 2004 and 2006 have been especially helpful in identifying and prioritizing potential historic districts in the community. Through those studies, which included intensive surveys and evaluations, the Downtown Commercial and West Hill National Historic Districts were established. In addition to these two areas, five additional areas of the community have been identified as Priority 1 areas. Consultants placed a Priority 1 label on these neighborhoods to show they have the highest potential of any neighborhoods in the community to have the historic significance and integrity needed to be listed on the NRHP.

The Muscatine Historic Preservation Commission has raised approximately \$9100 in cash from the Roy J. Carver Charitable Trust (\$6000), Community Foundation of Greater Muscatine (\$2100) and the Friends of Muscatine Historic Preservation (\$1000) to meet the required match for a State of Iowa Historic Resources Development Program (HRDP) grant application. An additional \$100 is requested to be provided by the city through an in-kind contribution for copying, postage and other minor office expenses. Staff time to complete the grant application and administer any grant award is also requested.

**"I remember Muscatine for its sunsets. I have never seen any  
on either side of the ocean that equaled them" — Mark Twain**

If the grant is approved by the State Historical Society of Iowa (SHSI); and the SHSI eventually determines the information from those surveys are detailed enough to establish the areas are eligible for listing in the National Register, only one remaining Priority 1 area will remain in the community to be surveyed – Hershey Avenue Corridor.

#### **RECOMMENDATION/RATIONALE:**

The recommendation is to approve the commission's proposal to move forward with an HRDP grant application. If a grant is awarded, the city council will need to approve a subsequent contract with the SHSI confirming the amount of the grant and other guidelines.

Eventually, if the surveys are completed, it is hoped they will provide enough information to create a National Register nomination for each area, without completing a more intensive (and costly) survey and evaluation. Staff from the State Historical Society of Iowa will determine if the information is enough after it reviews each survey report. If the SHSI confirms enough information has been provided by the reconnaissance surveys, a district nomination can then be submitted to the SHSI and the National Park Service (NPS). The NPS makes the final decision on each nomination. NRHP nominations are not be part of this request.

#### **BACKGROUND:**

- 1. Attachment – Priority Table for Potential Historic Districts in Muscatine**
- 2. Attachment – Grant Request to Muscatine City Council**
- 3. Attachment – Council Resolution for HRDP Grant Application Submittal**

Resolution No. \_\_\_\_\_

**Resolution to Submit a FY 2013 Resource Enhancement & Protection (REAP) – Historic Resource Development Project (HRDP) Grant Application**

*WHEREAS*, the City of Muscatine is interested in recognizing the cultural and architectural significance shown by various historical buildings individually or as part of certain neighborhoods of the city; and:

*WHEREAS*, the city, through its Muscatine Historic Preservation Commission, has identified four neighborhoods that may have particularly significant historic value; and now wishes to examine these areas in greater detail to determine their actual significance and potential for being nominated to the National Register of Historic Places as National Historic Districts; and

*WHEREAS*, the State of Iowa shares in this interest; and to assist local governments with efforts to preserve these buildings has agreed to provide funding support through the Resource Enhancement and Protection (REAP) Program – Historic Resources Development Program (HRDP);

*NOW THEREFORE*, be it resolved by the City of Muscatine that an application seeking funding to conduct four reconnaissance surveys through the REAP-HRDP program be developed, and:

*BE IT FURTHER RESOLVED* by the City of Muscatine that appropriate city officials and organizations be authorized to sign the necessary documents and assist in the completion of the application as needed.

Passed, Approved and Adopted by the City of Muscatine this 15<sup>th</sup> day of March 2012.

By the City Council of Muscatine, Iowa

\_\_\_\_\_  
DeWayne M. Hopkins, Mayor

Attest:

\_\_\_\_\_  
Randy Hill, Acting City Clerk

DATE: March 8, 2012  
TO: Muscatine City Council

<b>ACTION REQUESTED:</b>	Approve submission of HRDP grant application. Application deadline: May 15, 2012 (submitted on-line)
<b>CITY'S ROLE &amp; OBLIGATION:</b>	The City of Muscatine (Muscatine Historic Preservation Commission) is the applicant. Local match is \$0.50 for each \$1 of grant. A maximum of \$0.25 of the local match can be in-kind. All of the local match will be cash, except for approximately \$100 in anticipated city in-kind contributions (copying, postage, etc). The following funds have already been raised for the project: Carver Charitable Trust - \$6,000; Community Foundation of Greater Muscatine - \$2,100; Friends of Muscatine Historic Preservation - \$1,000. It is anticipated the HRDP grant will fund the remaining cost.
<b>PROJECT TITLE:</b>	Reconnaissance Surveys of Mulberry Avenue and Neighboring Areas
<b>PROJECT DESCRIPTION:</b>	Grant funds will be used to contract with a qualified consultant who will conduct reconnaissance surveys of Mulberry Avenue, Colver Street, Fair Oaks area and Country Club Hills area. In previous studies, these areas were all listed as high priorities for future survey work because of their potential for meeting National Historic District (NHD) status. A reconnaissance survey will not study each building, but will provide a general view of the area. It is hoped this general view will provide enough information that a future National Historic District nomination can be prepared for each area. No NHD nominations will be initiated under this request.
<b>BACKGROUND /RATIONALE:</b>	<p>Over the past nearly 40 years, the City of Muscatine has completed at least five historic surveys/studies of the community's cultural and architectural history. The first two surveys (Appel, 1974; and Environmental Planning &amp; Research, 1977) were basically windshield surveys that looked at building styles and condition. Neither of these surveys established any historic contexts ("setting" in which a historic event occurred), although the 1977 survey did identify several potential historic districts.</p> <p>Following Muscatine's establishment as a Certified Local Government (CLG), studies or surveys were conducted in 2003, 2004 &amp; 2006. Each of those projects established historic contexts for Muscatine. They also expanded the list of potential historic districts first established by the 1977 survey; and began to prioritize the list for future historic district potential.</p> <p>Through the Muscatine Historic Preservation Commission (MHPC), the</p>

	<p>city was able to nominate the Downtown Commercial and West Hill areas as the city's first two National Historic Districts, using information provided through those surveys. Both of these districts had been identified as Priority 1 areas in the surveys.</p> <p>The MHPC now wishes to pursue reconnaissance surveys of four other Priority 1 areas. Each of these areas offers a unique insight into the development of Muscatine under different historic contexts. Mulberry Avenue provides a view of residential development running from the 19<sup>th</sup> to the 20<sup>th</sup> century; Colver Street and the Fair Oaks area were two of the city's first restricted development subdivisions; and the Country Club Hills area was the city's first post-World War II subdivision. Each of these areas qualifies as Priority 1 because of these unique characteristics and their historic integrity (close resemblance to their original appearance).</p> <p>The completion of surveys at these four locations would reduce the number of remaining Priority 1 sites in Muscatine to just the Hershey Avenue Corridor.</p> <p>No city funds are requested, but approximately \$100 of in-kind postage, copying and similar city expenses is anticipated. The required local match will be met by private funding that has already been acquired.</p>
<b>PROJECT DURATION:</b>	12-15 months. Notification of funding is anticipated for July 2012.
<b>BUDGET:</b>	\$27,100.00 (total projected): Grant request anticipated to be \$17,900.00.
<b>FUNDING SOURCE:</b>	Historic Research & Development Program (HRDP). The HRDP is part of the Iowa Resource Enhancement & Protection (REAP) Program. Additional funding will be covered through private donations/grants provided by the Carver Charitable Trust, Community Foundation of Greater Muscatine and Friends of Muscatine Historic Preservation.

**Table 16. Strongest potential survey areas in Muscatine.**

<i>Survey area</i>	<i>Section of Town</i>	<i>Rough boundaries</i>	<i>Number of properties</i>	<i>Priority ranking</i>
<b>Downtown (completed)</b>	<b>Original</b>	<b>Pine to Orange, Mississippi Drive to parts of 4<sup>th</sup> St</b>	<b>130</b>	<b>1</b>
<b>West Hill (completed)</b>	<b>Original</b>	<b>2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Streets, west of Pine/Chestnut/Iowa</b>	<b>204</b>	<b>1</b>
<b>Mulberry Ave corridor</b>	<b>Original</b>	<b>Mulberry Ave from near 4<sup>th</sup> Street to Tipton Road</b>	<b>160</b>	<b>1</b>
<b>7<sup>th</sup> and 8<sup>th</sup> Street (west)</b>	<b>Original</b>	<b>Either side of 7<sup>th</sup> and 8<sup>th</sup> streets west of Mulberry</b>	<b>180</b>	<b>2</b>
<b>Original Town - East</b>	<b>Original</b>	<b>Either side of 5<sup>th</sup>, 6<sup>th</sup>, and 7<sup>th</sup> east of Mulberry and 8<sup>th</sup> from Spring to east</b>	<b>180</b>	<b>2</b>
<b>Hershey Ave corridor</b>	<b>South</b>	<b>Hershey Ave from Broadway to Taylor, inc. properties south to the river and old slough – commercial/industrial/residential</b>	<b>100</b>	<b>1</b>
<b>South Muscatine</b>	<b>South</b>	<b>Original plat of South Muscatine – south of slough to Day Street, Division Street to Mississippi River</b>	<b>105</b>	<b>2</b>
<b>St. Mary's neighborhood</b>	<b>West</b>	<b>3<sup>rd</sup> west of Ash Street, areas to the north and south</b>	<b>60</b>	<b>2</b>
<b>St. Matthias – west</b>	<b>North-west</b>	<b>9<sup>th</sup>, 10<sup>th</sup>, and 11<sup>th</sup> Street, generally north and west of St. Matthias including east end of Maiden Lane</b>	<b>80</b>	<b>2</b>
<b>St. Matthias – east</b>	<b>North-west</b>	<b>Iowa/Sycamore, 9<sup>th</sup>, 10<sup>th</sup>, and 11<sup>th</sup> Street north to Fulliam</b>	<b>90</b>	<b>2</b>
<b>Ogilvie Addition</b>	<b>North</b>	<b>East 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, and 11<sup>th</sup> streets, from rear of Mulberry Street properties to Spring Street</b>	<b>120</b>	<b>2</b>
<b>Colver Street</b>	<b>North</b>	<b>Colver Street from Oak to Isett - restricted residential area from 1926</b>	<b>35</b>	<b>1</b>
<b>Orange and Oak Street corridors</b>	<b>North</b>	<b>Orange St from 11<sup>th</sup> to Leroy, Oak St from near 11<sup>th</sup> to Woodlawn, Woodlawn and Maple in area</b>	<b>120</b>	<b>2</b>
<b>Country Club Hills</b>	<b>North</b>	<b>first post WWII subdivision – north of Wier and west of Bidwell, including Geneva, Middle, Wier</b>	<b>65</b>	<b>1</b>
<b>East Hill – South</b>	<b>East</b>	<b>Roughly east of Cypress to Park Ave, from river to north side of E. 5<sup>th</sup> Street</b>	<b>210</b>	<b>1</b>
<b>“East Muscatine”</b>	<b>East</b>	<b>Halstead on the west side of Park Ave, and Sherman &amp; Sheridan on east side of Park Ave to River Rd</b>	<b>120</b>	<b>2</b>
<b>Fair Oaks area</b>	<b>East</b>	<b>East of Park Ave to and including Weed Park, Washington Street north to Weed Park</b>	<b>130</b>	<b>1</b>
<b>Park Place – South</b>	<b>East</b>	<b>West of Park Ave to railroad area, south side of Washington Ave to Monroe (including north side of Monroe west of First Ave)</b>	<b>150</b>	<b>2</b>
<i>Approximate number of total properties:</i>			<b>2240</b>	