

COUNCIL ACTION FORM

SUBJECT: RECOMMENDATION OF NATIONAL REGISTER ELIGIBILITY FOR ROOSEVELT SCHOOL

BACKGROUND:

This is a request from the State Historical Society of Iowa that the City of Ames review and comment on the proposed nomination of Roosevelt School, located at 921 9th Street, to the National Register of Historic Places (see attached nomination). The Ames Community School District is the property owner. Jennifer Price and Leah D. Rogers, consultants with Tallgrass Historians L.C., have prepared the nomination for the Ames Smart Growth Alliance, which is the applicant for this nomination.

The State Historical Society of Iowa is required to provide the City of Ames with a 60-day period for the review. The City of Ames received a copy of the nomination on August 7. This recommendation must be submitted to the State within 60 days of action by the Historic Preservation Commission. The State Nominations Review Committee (SNRC) plans to consider the nomination during their October 9, 2009 meeting at the Historical Building, 600 East Locust, in Des Moines, Iowa.

As a Certified Local Government (CLG), the City of Ames is required to conduct a review of any nomination that lies in the jurisdiction of the Historic Preservation Commission. After allowing for public comment, the Commission and the chief elected local officials must decide if the property meets the significance criteria of the National Register.

The applicant has selected two of the four (A, B, C, and D) National Register Criteria as being applicable to this application. The criteria selected by the applicant are described as follows:

National Register Significance Criteria "A":

The Property is associated with events that have made a significant contribution to the broad patterns of our history.

National Register Significance Criteria "C":

Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

Significance Summary. The completed nomination forms state the following:

"Roosevelt School in Ames, Iowa is locally significant under Criteria A and C of the National Register of Historic Places. Historically, from the time that it was first built in 1923 until its closure in 2005, Roosevelt School played a central role in the social, cultural, and educational life of northwest Ames and formed the anchor for the development of the surrounding 1920s – 1950s residential neighborhood, serving as an elementary school, community center, park and playground. The school also reflects important social ties between what was then Iowa State College and the wider community of Ames. Through Roosevelt School, Iowa State College faculty shared their professional expertise by serving on the school board's building committee and designing and overseeing the construction of the school. In addition, college faculty, staff, and students lived in the neighborhood surrounding the school, sending their children to the school the college helped build. Today, Roosevelt School retains its architectural and functional continuity with the neighborhood for which it was built. Architecturally, Roosevelt School embodies the distinctive features of influential Progressive-era schoolhouse architects, such as William B. Ittner. Unlike the stifling square boxes that characterized nineteenth-century schoolhouses, schoolhouses built during the 1910s and 1920s permitted ample sunlight, fresh air, and open space for the innovative subjects and learning conditions advocated by Progressive educators. Architectural style continued to be important to Progressive school architects, who believed schoolhouses "should represent the noblest architectural creations in the community. Roosevelt School, with its Beaux Arts symmetry, patterned brick work, and stone ornamentation, remains a well preserved example of the education and community ideals informing schoolhouse architecture in 1920s Iowa. The building is also considered architecturally significant for representing the work of the local architectural firm of Kimball, Bailie and Cowgill and specifically of architect, A.H. Kimball of that firm. The period of significance for the property is 1923-1959, representing the historic span of the school's operation from its construction in 1923 through 1959, which is the current closing date for National Register consideration for a historic property. During this period, Roosevelt School functioned as the elementary school for the city's Second Ward. The significant date is 1923 when Roosevelt School was constructed."

If the Historic Preservation Commission and the Mayor and City Council disagree with one another on the property's National Register eligibility, both views will be presented to the State Nominations Review Committee and the SNRC will conduct their review of the nomination. If both the Historic Preservation Commission and the Mayor/City Council do not consider the property eligible for the National Register, the State must halt the nomination. However, the nomination will still go forward to the National Park Service for an official "Determination of Eligibility." In the event that the Commission and the Mayor/City Council do not consider the property eligible for the National Register, the property owner, the individual nominating the property, or any interested party may appeal the decision.

If the property is owned by a public entity, such as the Ames Community School District, the property owner may submit a notarized objection to National Register listing of their property. The objection will then be forwarded to the National Park Service with the nomination. It should be noted, however, that such an objection will not prevent the property from being listed (see attached e-mail from the State

Historical Society of Iowa).

Since the Ames Community School District is the owner of the subject property, the Ames School Board is encouraged to review the nomination of Roosevelt School to the National Register of Historic Places and determine if the Board wishes to object to or support the nomination.

The National Register status in no way limits the right of the property owner to preserve, alter, or even demolish the property. Property owners are not required to do anything, or sign anything, or make commitments regarding the use of their property, provided that no federal license, permit, or funding is involved.

It may be of interest to state how National Register properties are protected. The power to protect a National Register property is limited to local design guidelines and to a review of those projects which are funded, wholly or in part, by the federal government and which impact, directly or indirectly, listed properties. National Register status does not mean that a property cannot be destroyed by a highway, by urban renewal, or by some other project. It does mean that before a federal agency can be involved in any way with such a project, (i.e., funding, licensing, or authorizing it), the federal agency must consider alternatives by which the National Register properties might be saved from destruction. After the review process has been completed, the agency may choose to avoid the property, or it may decide to go ahead with the project, even if a National Register property is destroyed in the process.

The question to be answered by the Mayor and City Council is whether the nominated property meets the National Register of Historic Places significance criteria. Staff believes that Roosevelt School meets Criterion "A" and "C" as described in the nomination prepared by the applicant. Roosevelt School served as an elementary school in the community from 1923 until its closure in 2005. Staff agrees that the school played a central role in the social, cultural, and educational life of that area of Ames and formed the anchor for the development of the surrounding 1920's-1950's residential neighborhood, serving as an elementary school, community center, park and playground.

Staff believes that Roosevelt School also meets National Register Criterion "C", with the evidence in the nomination which describes its Beaux Arts symmetry, patterned brick work, and stone ornamentation, and that it remains a well preserved example of the education and community ideals informing schoolhouse architecture in 1920's Iowa. The nomination goes on to state that the building is also considered architecturally significant for representing the work of the local architectural firm of Kimball, Bailie and Cowgill and specifically of architect A.H. Kimball of that firm.

At its meeting of September 14, 2009, with a vote of 4-0 and 1 abstention, the Historic Preservation Commission found that the nomination of Roosevelt School, located at 921 9th Street, to the National Register of Historic Places meets National Register Significance Criteria "A" and "C" and recommended National Register eligibility to the State Nominations Review Committee.

ALTERNATIVES:

1. The City Council can find that the nomination of Roosevelt School to the National Register of Historic Places meets National Register Significance Criteria "A" and "C" and recommend National Register eligibility to the State Nominations Review Committee.
2. The City Council can find that the nomination of Roosevelt School to the National Register of Historic Places does not meet the National Register Significance Criteria and recommend National Register ineligibility to the State Nominations Review Committee.
3. The City Council can postpone action on this item and request additional information from the applicant and/or City staff.

MANAGER'S RECOMMENDED ACTION:

It is the recommendation of the City Manager that the City Council adopt Alternative #1. This would find that the nomination of Roosevelt School, located at 921 9th Street, to the National Register of Historic Places meets National Register Significance Criteria "A" and "C," and would recommend National Register eligibility to the State Nominations Review Committee.



"Foster, Beth [DCA]"
<Beth.Foster@iowa.gov>
09/14/2009 02:36 PM

To Ray D Anderson <RAnderson@city.ames.ia.us>
cc "Mohr, Paula [DCA]" <Paula.Mohr@iowa.gov>
bcc
Subject RE: Roosevelt School Nomination

Hello Ray,

We are looking forward to having the Roosevelt School nomination go before the State Nominations Review Committee at their October 9, 2009 meeting. Listing of the school will open the opportunity for applications for the State Historical Society's, Historic Resource Development Program (HRDP) grant and the Historic Sites Program Grant (HSPG) for rehabilitation work. I've attached a handout of incentives for rehabilitation of historic buildings in Iowa.

Public property owners may submit a notarized objection to National Register listing of their property and that objection will be forwarded to the National Park Service with the nomination. However, this will not prevent the property from being listed, in view of the fact that these properties are owned by the community and not a private individual.

Being on the National Register doesn't stop an owner from doing what they want to with their property as long as there is no Federal assistance involved, including funds from the Department of Education. I've attached a sheet of FAQ for National Register listing.

Please contact me if you have questions.

Sincerely,
Beth
Elizabeth Foster Hill
Tax Incentive Programs Manager/
National Register Coordinator
600 E. Locust Street
Des Moines, IA 50319
Beth.Foster@iowa.gov
515/281-4137
FAX 515/282-0502

You can find information about the National Register and Tax Incentive programs on our website at www.iowahistory.org, click on Historic Preservation at the top.

For information about IRS requirements for federal historic preservation incentives use in flood affected counties go to <http://www.irs.gov/pub/irs-pdf/p4492b.pdf>

For information regarding the Federal Tax Incentive program go to <http://www.nps.gov/history/hps/tps/tax/brochure1.htm>



Incentives for Rehab NTHP.pdf National Register Myths.doc

THE NATIONAL REGISTER OF HISTORIC PLACES

QUESTIONS AND ANSWERS

1. What is the National Register of Historic Places?

The National Register was established by Congress in 1966, and is part of the National Historic Preservation Act, and is supervised in each state by a State Historic Preservation Officer. The Register is the official list of the nation's cultural resources considered worthy of preservation. The National Register seeks to recognize properties of historical, architectural, and archaeological significance, through a program of registration, financial aid and incentives, and partial protection from destruction by federally funded projects. This program is administered in Iowa by the State Historical Society of Iowa which has as one of its main concerns the preservation of those buildings, structures, sites and objects which effectively illustrate the many facets of the state's history.

2. How does Iowa's National Register Program work?

The Historic Preservation Office gathers information about historic properties in Iowa through professional surveys and research, and from material submitted by interested individuals, historical groups, and a variety of federal, state, and local agencies. Those properties that have been nominated and for which sufficient information exists to determine their significance in terms of National Register criteria are submitted by the staff to a review body made up of representatives from the preservation professions as well as interested citizens from around the state. This review committee meets in public session three times per year to consider each property submitted, and to vote on the qualifications of each for the National Register of Historic Places. Nominations for properties so approved are then made to the National Park Service in Washington, D.C. If the National Park Service approves a nomination, that property is listed on the National Register. Nominations are generated both by this office, by local governments and other agencies, and by interested members of the public.

3. What about the rights of owners of properties listed on the National Register?

National Register status in no way limits the right of an owner to preserve, alter, or even demolish his/her property. Owners are not required to do anything, or sign anything, or make any commitments regarding the use of their property, unless they have received federal funds. In those few instances a covenant will be developed for a certain number of years, depending upon the amount of funds received. In some communities, properties, which are located within National Register historic districts may come under local design review ordinances. This is because those communities often use National Register designation as a test in creating local historic districts with the same boundaries.

4. Do owners of National Register properties have to allow public access to the property?

Definitely not. National Register status does not alter the right of an owner to maintain his/her accustomed privacy. The National Register is not a tourist program, and any encouragement of visitors is strictly the choice of the property owner. If, however, (and only if) an owner obtains federal preservation assistance involving exterior or interior improvements not appreciable from the public right-of-way, the property must be opened for exterior or interior public visitation (depending on whether it is the exterior or interior that is historically significant) a minimum of 12 days each year, as specified by the owner.

5. What about financial aid?

At the present time there are programs which offer financial incentives for the restoration/preservation of properties either listed on the National Register or considered eligible for the National Register. Property owners are encouraged to contact the State Historical Society of Iowa, for information about the programs available and assistance in applying for them. Information is available on their website www.iowahistory.org/historic-preservation/index.html, Financial Assistance.

6. How are National Register properties protected?

The powers of the staff are limited in this respect, to reviewing those projects which are funded, wholly or in part, by the federal government and which impact, directly or indirectly, listed or eligible properties. National Register status does not mean that a property cannot be destroyed by a highway, by Urban Renewal, or some other project. It does mean that before a federal agency can be involved in any way with such a project, i.e. by funding, licensing or authorizing it, the federal agency must consider alternatives by which National Register properties might be saved from destruction. After the review process has been completed, the agency may choose to avoid the property, or it may decide to go ahead with the project, even if a National Register property is destroyed in the process.

Get additional information concerning the National Register of Historic Places from our website www.iowahistory.org/historic-preservation/index.html or from the National Park Service website at <http://www.nps.gov/history/nr> or contact:

Elizabeth (Beth) Foster Hill
Tax Incentive Programs Manager/National Register Coordinator
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National Register: Myths, Misconceptions, and Realities

The National Register Does

1. Identify historically significant buildings, structures, sites, objects, and districts, according to the National Register Criteria for Evaluation.
2. Encourage the preservation of historic properties by documenting the significance of historic properties and by lending support to local preservation activities.
3. Enable federal, state, and local agencies to consider historic properties in the early stages of planning projects.
4. Provide for review of federally funded, licensed, or sponsored projects which may affect historic properties.
5. Make owners of historic properties eligible to apply for federal grants-in-aid for preservation activities. Presently, in Iowa, these funds are limited to survey, nomination, and planning projects with limited funding available for the development of architectural plans and specifications for buildings listed on the National Register. The State Historical Society of Iowa, however, administers the Historic Resource Development Program (HRDP) which makes available matching grants for the rehabilitation of properties listed on the National Register.
6. Encourage the rehabilitation of income-producing historic properties which meet preservation standards through tax incentives

The National Register Does Not

1. Restrict the rights of private property owners in the use, development, or sale of private historic property.
2. Lead automatically to historic district zoning.
3. Force federal, state, local or private projects to be stopped.
4. Provide for review of state, local, or privately funded projects which may affect historic properties.
5. Guarantee that grant funds will be available for all significant historic properties.

Economic Incentives for the Repair and Rehabilitation of Historic Buildings in Iowa

NATIONAL TRUST FOR HISTORIC PRESERVATION®

Commercial Buildings and Income-Producing Properties

Program	Contact	National Register listed	National Register eligible	Locally designated landmark
Federal Historic Tax Credits provide 20% of qualified rehabilitation costs as a credit against federal income taxes on income-producing historic properties. Rehabilitation work must be "substantial" (an IRS test) and meet the Secretary of the Interior's Standards. Properties must be National Register listed within 30 months after claiming the credit. (A 10% tax credit is also available for non-historic, non-residential, income-producing properties built before 1936. These properties can neither be listed on the National Register nor be a contributing resource in a National Register-listed historic district.)	State Historical Society of Iowa, Beth Foster Hill; beth.foster@iowa.gov or (515) 281-4137	✓		
State Historic Tax Credits provide 25% of qualified rehabilitation costs as a credit against the owner(s) state income taxes. 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. There are dedicated credits for buildings in <i>Cultural and Entertainment Districts</i> & for <i>Small Projects</i> (under \$500,000).	State Historical Society of Iowa, Beth Foster Hill; beth.foster@iowa.gov or (515) 281-4137	✓	✓	✓
Historical Resource Development Program (HRDP) provides grants of up to \$100,000 to businesses, nonprofits, and individuals for acquisition, development, preservation, and conservation of historic resources. Grants require a match, a portion of which can be in-kind. A limited amount of emergency funds are available now (for listed or eligible properties); the next regular grant deadline is May 15, 2009 (for listed properties only).	State Historical Society of Iowa, Kristen Vander Molen; kristen.vandermolen@iowa.gov or (515) 281-4228	✓	✓	
Historic Site Preservation Grants (HSPG) provide between \$40,000 and \$100,000 to nonprofits, tribes, and public agencies; to acquire, repair, rehabilitate, and develop historic sites. Projects require a dollar for dollar cash match and can include acquisition and major rehabilitation. Emergency funds may be available soon; the next regular deadline is September 15th.	State Historical Society of Iowa, Kristen Vander Molen; kristen.vandermolen@iowa.gov or (515) 281-4228	✓	✓	
The Temporary Historic Property Tax Exemption is a local property tax incentive for the sensitive, "substantial rehabilitation" of historic buildings. Property taxes remain the same for four years followed by increases of 25% per year for the following four years.	State Historical Society of Iowa, Beth Foster Hill; beth.foster@iowa.gov or (515) 281-4137	✓	✓	✓
National Trust Preservation Fund grants are available to nonprofits and public agencies for preservation planning projects, such as hiring an architect to prepare a preservation plan, but NOT for the actual cost of rehabilitation. Grants range from \$500 to \$10,000 and require a one-to-one cash match. The next deadline is October 1st.	National Trust for Historic Preservation Midwest Office, Jennifer Sandy; jennifer.sandy@nthp.org or (312) 939-5547	✓	✓	✓
The National Trust Loan Fund specializes in predevelopment, acquisition, mini-permanent, bridge and rehabilitation loans for residential, commercial & public use projects. Eligible borrowers include nonprofits, certified Main Street communities, public agencies, and for-profit developers.	National Trust for Historic Preservation, nationaltrust_loanfunds@nthp.org or 202-588-6360.	✓	✓	✓

Economic Incentives for the Repair and Rehabilitation of Historic Buildings in Iowa

NATIONAL TRUST FOR HISTORIC PRESERVATION

Owner-Occupied Residential Properties

Program	Contact	National Register listed	National Register eligible	Locally designated landmark
State Historic Tax Credits provide 25% of qualified rehabilitation costs are available as a credit against the owner(s) state income taxes. 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. Rehabilitation work must meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.	State Historical Society of Iowa, Beth Foster Hill; beth.foster@iowa.gov or (515) 281-4137	✓	✓	✓
Historical Resource Development Program (HRDP) provides grants of up to \$100,000 to businesses, nonprofits, and individuals for acquisition, development, preservation, and conservation of historic resources. Grants require a match, a portion of which can be in-kind. A limited amount of emergency funds are available now (for listed or eligible properties); the next regular grant deadline is May 15, 2009 (for listed properties only).	State Historical Society of Iowa, Kristen Vander Molen; kristen.vandermolen@iowa.gov or (515) 281-4228	✓	✓	
The Temporary Historic Property Tax Exemption is a local property tax incentive for the sensitive, "substantial rehabilitation" of historic buildings. Property taxes remain the same for four years followed by increases of 25% per year for the following four years.	State Historical Society of Iowa, Beth Foster Hill; beth.foster@iowa.gov Or (515) 281-4137	✓	✓	✓

Flood Recovery Appropriations

Many organizations and individuals are currently lobbying both Congress and the Iowa General Assembly in support of appropriations and additional tax credits to assist flood-damaged historic properties. **Contact your representatives** and tell them how important these financial incentives would be to you and to their district. Find contact information for your state and federal representatives at www.congress.org.

For More Information

Contact:

State Historical Society of Iowa
State Historic Preservation Office
515-281-8743
www.iowahistory.org/preservation

Iowa Historic Preservation Alliance
17718 120th Street
Anamosa, Iowa 52205
www.iowapreservation.org
info@iowapreservation.org

National Trust for Historic Preservation
Midwest Office
53 W. Jackson Blvd., Suite 350
Chicago, IL 60604
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