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Effects of Historic Preservation Commissions on Midwest Communities

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EFFECTS OF HISTORIC PRESERVATION COMMISSIONS
ON MIDWEST COMMUNITIES

A Thesis Project

Submitted in Partial Fulfillment

Of the Requirements for the Designation

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Jennifer Reep

University of Northern Iowa

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Abstract

The purpose of this study is to explore the preservation efforts and effects of Historic Preservation Commissions on Midwest communities. A secondary goal is to explore the awareness and relevance of Historic Preservation Commissions. Questionnaires were used to study the process in which communities both with and without Historic Preservation Commissions implement preservation efforts. The case study approach was used to research the preservation efforts of selected sites.

Of the eight communities that responded to the questionnaire, the four with a commission expressed that they have experienced numerous benefits including stabilized property values, increased tourism, recognition of historic districts and properties, and participation in educational programs. Four of the cities studied have experienced a loss of historic structures and have found that a commission helps to safeguard remaining historic properties. An increase in overall awareness of historic preservation and community support is necessary.

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I. Introduction

The purpose of this project is to study the preservation efforts and effects of Historic Preservation Commissions by researching select Midwest communities. Several cities have participated in a questionnaire that focused on the rewards and difficulties of passing Historic Preservation Commissions and what experiences each city has had with historic preservation. This report will focus on the methods and results of the previously mentioned questionnaire and the implications the results present. Following discussion of the questionnaire will be five case studies featuring three cities with commissions and two without. These case studies provide a brief history of the city, examples of historically significant landmarks within the city, and details of the city's preservation efforts.

OVERVIEW OF HISTORIC PRESERVATION COMMISSIONS

The National Historic Preservation Act established a nationwide program to promote historic preservation. This Act helped to establish the National Register of Historic Places as well as State Historic Preservation Officers and the Certified Local Government (CLG) program (The State of Iowa, 2006).

The purpose of a Certified Local Government is to encourage historic preservation at the city level through governmental sponsorship. They provide training, technical assistance, and funding for organizations. At a local level, programs encourage preservation of historic properties including buildings, structures, objects, sites, and districts. Preservation programs have a dual focus including identifying historic properties as well as protecting these properties by means of planning, providing education, and providing technical assistance on ways to rehabilitate historic properties. Historic preservation programs often offer incentives and funding for restoration initiatives (The State of Iowa, 2006).

ESTABLISHING A HISTORIC PRESERVATION COMMISSION

Local Historic Preservation Commissions (HPC) are created by first passing a preservation ordinance by the City Council. Once an ordinance has been presented, a City Council may make amendments to meet any unforeseen circumstances that may affect the duties and responsibilities of the commission. By passing an ordinance, mayors, city councils, or county boards of supervisors commit to a policy of supporting historic preservation and establishing a preservation program. Commissioners are then appointed by the mayor and city council or county board of supervisors. The commission is responsible for reporting regularly on their activities and projects to the mayor and city council. They also must report any applications or awards of grants or other such funding. In most cases, the mayor will appoint a council member that serves as liaison between the commission and city council. A commission can then become a Certified Local Government if it meets the following requirements:

- Operates under a historic preservation ordinance or resolution.
- There is a historic preservation commission to oversee the program.
- Preservation commissioners must meet certain criteria to be appointed to commission.
- There is a commitment to preserve the full range of properties from archaeological sites to districts.
- Preservation activities include identifying, evaluating, and registering historic properties.
- Local government will maintain a file/inventory of properties.
- Preservation program encourages nominations to the National Register of Historic Places.
- Will conduct public review and comment on National Register of Historic Places nominations of properties within jurisdiction.
- Public is encouraged to participate in all aspects of the preservation program.
- Local government will enforce all appropriate state and local ordinances for designating and protecting historic properties.

- There is no discrimination on the basis of sex, race, color, and/or national origin in any of the local government's activities in implementing its preservation program (The State of Iowa, 2006).

GUIDELINES

Most Historic Preservation Commissions abide by guidelines similar to those practiced by Waterloo, Iowa. The commission will initially consist of no fewer than seven members who are residents of the city. One member will represent each of the wards, if applicable, and the remaining members will be chosen at large. Members of the commission will be appointed by the Mayor with the help of the City Council. Members should show a positive interest in historic preservation and should possess an expertise in architecture, architectural history, historic preservation, city planning, building rehabilitation, conservation in general, or real estate. Two of the members should have advanced degrees and work experience in one of the aforementioned fields. Vacancies shall be filled for only the unexpired term of the member. Members will serve without compensation. The commission will elect from its membership a chair and vice-chair whose term of office shall be one year. Each of these members may serve more than one term but for no more than two consecutive years. The commission will also designate a person to serve as secretary/treasurer to keep a record of all applications for certificates of appropriateness, resolutions proceedings, and actions of the historic preservation commission. The commission shall meet at least three times a year.

BENEFITS

Historic Preservation Commissions help to ensure the perpetuation of buildings and communities of historic significance. If a commission is passed by a City Council, all construction to historic properties must first be presented to and approved by the Commission. The Commission would also promote the educational, cultural, economic and general welfare of

the public through the recognition, enhancement and perpetuation of sites and districts of historical and cultural significance. The installation of such a commission would promote downtown revitalization and set a foundation for heritage tourism, thus boosting a city's economy. Staff members of the Historic Preservation Commission would receive free historic preservation training and technical assistance. In Iowa, new commissions would receive a start-up preservation reference library for use in developing and administering the program (The State of Iowa, 2006).

A preservation commission would also bring forth benefits for the city and its property owners. Cities in the CLG program would qualify for REAP (Historic Resource Development Program) Grants for rehabilitating properties on the National Register of Historic Places. The city would also qualify for matching grant programs. The introduction of a historic preservation commission would stabilize and improve property values. Certain property owners could also apply for temporary property tax exemption while rehabilitating their properties (The State of Iowa, 2006).

The National Trust for Historic Preservation is one organization that a city can work closely with to receive aid in historic preservation. The National Trust has several grant and loan programs to provide funding for preservation efforts. The National Trust Loan Funds "provide loans and lines of credit to nonprofit organizations and local governments for rehabilitation or stabilization of properties that are eligible for listing in a certified local, state or national register of historic places" (The National Trust for Historic Preservation, 2006). The National Trust Community Investment Corporation (NTCIC) "manages the National Trust's historic real estate equity investments. It provides federal/state historic tax credit equity and New Markets Tax Credit equity where possible to qualifying historic rehabilitation projects". The Federal Rehabilitation Tax Credit (RTC) "encourages the preservation and reuse of the nation's built environment by offering federal tax credits to the owners of historic properties. The tax credit represents a dollar-for-dollar reduction of federal taxes owed. Since 1976, the credit has

encouraged the rehabilitation of more than 31,000 historic properties representing over \$31 billion in private investments”. Lastly, the National Trust Small Deal Funds invests in smaller scale historic tax credit projects (The National Trust for Historic Preservation, 2006).

II. Methodology

After completing the University of Northern Iowa Institutional Review Board Human Participant training and application process, (see appendix B) eighteen communities were sent an informed consent form (see appendix C) that outlined this thesis project and the details of the questionnaire. Following receipt of the signed informed consents, (see appendix E) a brief questionnaire including questions relating to benefits, difficulties, and examples of preservation efforts in the city, were given to the communities. (See appendix D) A total of eight communities responded to the questionnaire including four communities with a commission and four without. Similarities in the responses were tabulated to obtain general statements of the preservation efforts of Historic Preservation Commissions. Newspaper archives and Internet web sites were researched to develop case studies of the first five respondents to the questionnaire. Information relevant to preservation activities within these communities was included in each case study. These communities were chosen to participate in this study based on willingness and proximity to my residence in Eau Claire, Wisconsin. Participants must also be involved with the city’s Historic Preservation or other similar organization such as Planning and Zoning department, or Community Development department.

A questionnaire of this type contains several limitations, therefore assumptions and adjustments were necessary. The initial goal was to receive ten completed questionnaires from five communities with a HPC and five without. This should be a substantial research set and should provide an adequate variety of responses. All communities that were asked to participate in this study agreed to be involved. The informed consents and questionnaires were mailed to a

larger pool than necessary to offset the predicted low return rate. It is also assumed that a number of questionnaires will return with minimal remarks, therefore a larger sample pool will harvest a better odd of in-depth responses. City Council members may feel reluctant to participate in this questionnaire because it may interfere with their work time. However, participants are urged to complete the survey at their most convenient time. This survey should not carry any other risk for the participant. They should however, make certain that the appropriate members of their organization are aware that they are completing this survey so that no inappropriate information is given. Participants will not receive any rewards or direct benefits from participation.

III. Case Studies

The following table provides a brief summary of the case studies conducted of the first five respondents to the questionnaire.

Case Studies at a Glance

Town/City	With/Without HPC	City Demographics	Preservation Efforts
Chippewa Falls, WI	Without	Established in 1848, Population 13,000, Near Chippewa River, Early Industry: logging; brewery; flour, wool and linen mills; shoe factories	Top Ten Small Towns in America 1997, 20 façade restorations, 130 building improvements, 8 buildings on National Register of Historic Places, 48 buildings in Bridge Street Commercial Historic District, Chippewa Falls Main Street Inc., Cook Rutledge Mansion. Leinenkugel Brewery, Great American Main Street Award 1996, One of a Dozen Distinctive Destinations 2000
Eldridge, IA	Without	Established in 1840, Population 4,995, Previously named Eldridge Junction, Originally a railroad depot,	“Hometown with a Vision”, 1 property on National Register, Walnut Grove Pioneer Village
LeClaire, IA	Without	Established in 1829, Founded by Antoine	Hometown of Buffalo Bill Cody, River Pilots’ Homes,

		LeClaire, Population 2,873, River town on Mississippi	Buffalo Bill Museum, Cody Road Historic District, Strategic 5 Yr. Plan with HP focus
Cedar Rapids, IA	With	Established in 1830's, Population 122,542, Located near Cedar River, Agribusiness	Ushers Ferry Historic Village, African American Historical Museum & Cultural Center, National Czech & Slovak Museum & Library, Bruce more Mansion, Cedar Rapids Historic Preservation Commission, 4 Historic Districts, Rebate Programs & Incentives
Eau Claire, WI	With	Established in mid 1800's, Population 62,496, Located between Eau Claire and Chippewa Rivers, lumber, manufacturing, and farming industry	Eau Claire Landmarks Commission, Historic & Architectural Resource Survey, Comprehensive Plan, 17 Historic Sites, Downtown Development Program

Demographic information courtesy of www.epodunk.com (Population figures as of 2003)

CASE STUDY #1: CHIPPEWA FALLS, WI

(Without a Historic Preservation Commission)

Selected as one of the top ten Small Towns in America by Time magazine in 1997, Chippewa Falls offers a rich history with modern charm. The City of Chippewa Falls places great emphasis on new business growth and industry, education, and tourism while preserving their historic culture (Chippewa Falls Area Chamber of Commerce, 2005).

Established in 1848 as one of Wisconsin's original 28 counties, Chippewa Falls started out as a thriving logging town taking advantage of the nearby Chippewa River. In the 1880's Chippewa Falls experienced tremendous growth as its population tripled. With the influx of new residents and wealth, many buildings adorned with elaborate ornamentation were established (Chippewa County Tourism, 2005). Along with logging, early Chippewa Falls industry included flour mills, a woolen and linen mill, Leinenkugel's brewery, and shoe factories (National Trust for Historic Preservation, 2006). In 1911 as the logging industry declined, Chippewa Falls became a lucrative farming center. They also developed the Chippewa River with hydro dams,

and created the Chippewa Spring House that produced bottled spring water. In the mid 1960's retail and small businesses moved out of the downtown area. Increased vacancies led to a lack of maintenance and modernizations of many historic buildings. Property values, in effect, decreased. Due to the efforts of passionate residents, few buildings were torn-down (Chippewa Falls Main Street Inc., 2004).

Chippewa Falls' population of 13,000 (as of 2000) is comprised of residents who seek to "diversify the town's businesses, maintain their sense of history and celebrate their early roots". The city's Main Street program has taken part in more than 20 façade restorations, 130 building improvements, and the placement of eight buildings on the National Register of Historic Places (National Trust for Historic Preservation, 2006). The program was also integral in the establishment of a historic district. Forty-eight buildings make up the Bridge Street Commercial Historic District that is also listed on the National Register (Chippewa Falls Main Street Inc., 2004).

Today, one can take part in several activities that celebrate Chippewa Falls' historic culture. Tours of the historic Leinenkugel's brewery and more modern Leinie Lodge can be taken year-round. The Chippewa Falls Museum of Industry and Technology provides a history of the city's industrial beginnings. The Victorian-Italianate Cook Rutledge Mansion offers a sample of Chippewa Falls' historic architecture. It is listed on the National Register of Historic Places. The Area History Center and Genealogical Society can help residents and visitors with researching their family history as well as the history of Chippewa Falls. They have ample resources including archival newspaper articles, photographs, artifacts, etc. In addition, Chippewa Falls, Wisconsin holds an annual festival, the Historic Preservation Celebration, which highlights the Downtown Historic District and the lumberjack and fur trading culture.

Although the city of Chippewa Falls, Wisconsin does not currently have a Historic Preservation Commission in place; their Main Street program offers similar benefits with a smaller scope of control. The purpose of The Chippewa Falls Main Street program is to, "educate

the public about our heritage and historic architecture” as well as to “improve the community’s quality of life by strengthening the Downtown as the center of the community through concentrated efforts in organization, promotion, design, and economic restructuring” (Chippewa Falls Main Street Inc., 2004). Founded in 1980 Chippewa Falls Main Street Inc. follows the four-point approach, borrowed from The National Trust for Historic Preservation, that focuses on several important aspects of preservation including: economic restructuring, design, organization, and promotion. This principle is explained in further detail below.

Organization: involves building a Main Street framework that is well represented by civic groups, merchants, bankers, citizens, public officials, and chambers of commerce. Everyone must work together to renew downtown. A strong organization provides the stability to build and maintain a long-term effort.

Design: enhances the attractiveness of the business district. Historic building rehabilitations, street and alley clean-ups, colorful banners, landscaping and lighting all improve the physical image of the downtown as a quality place to shop, work, walk, invest in and live. Design improvements result from reinvestment of private and public dollars into the downtown.

Economic Restructuring: involves analyzing current market forces to develop long-term solutions. Recruiting new businesses, creatively converting unused space for new uses and sharpening the competitiveness of the Main Street’s traditional merchants are examples of economic restructuring activities.

Promotion: creates excitement downtown. Street festivals, parades, retail events and image development campaigns are some ways Main Street encourages consumer traffic in the downtown. Promotion involves marketing an enticing image to shoppers, investor, and visitors (Chippewa Falls Main Street Inc., 2004).

The program is advised by a thirteen member volunteer board of directors. Three Main Street staff members include a director, promotion coordinator, and advertising assistant. The

program receives a great amount of community support in the form of hundreds of volunteers. The efforts of this group have earned them numerous awards and honors including the Great American Main Street Award in 1996, being named “One of a Dozen Distinctive Destinations” by the National Trust for Historic Preservation in 2000, and being selected as one of the top ten Small Towns in America by Times Magazine in 1997. Aside from Chippewa Falls Main Street Inc.’s involvement with the development of the downtown area, they also provide books, brochures, special events, free business assistance, and guided walking tours. “Images of America- Chippewa Falls, Wisconsin” is one such book, created by several local authors, that includes over 200 vintage photographs (Chippewa Falls Main Street Inc., 2004).

Chippewa Falls Main Street Inc. has been involved with several building and restoration projects throughout the city. As of 2000, more than 20 store fronts have been remodeled. Some of their projects in 2004 included the Flower Beautification Project, Main Street Bicycle Trail Amenities Plan, a new courtyard, restoring the River Street mural, and various other exterior and interior modifications to local businesses (Chippewa Falls Main Street Inc., 2004). The program has been successful due to extensive planning. It also helps that several of the downtown business owners are on the board of directors (Waters, 2000).

Plans for developing the gateway to Chippewa Falls will also improve the aesthetic qualities of the city. The destruction of the Chieftain Oil building has opened up a view of the back end of the buildings on Spring Street with not so pleasant appearances. Concerned citizen, David Raihle, has purchased one of the abandoned buildings for the purpose of giving it a facelift that will restore it to its historic grandeur. Those involved hoped to restore the remainder of the buildings to provide a uniform stucco façade on the back-sides that face the gateway. This project has been significantly aided by the Chippewa Falls Main Street association as they helped to secure development loans (Hawkins, 2003).

Other state and national organizations lend assistance to the preservation of Chippewa Falls. A grant awarded by the State Historical Society will allow for the preservation of

historically significant barns, covered bridges, and other structures. The money was made available by the Wisconsin Heritage Trust Program, which during the next 50 years, is projected to safeguard about twenty historical structures per year. The state of Wisconsin has experienced a significant loss of historic structures. “Nearly 80 percent of such sites have been destroyed or damaged, and the state is losing historic sites at a rate of 400 per year” (State Briefs, 2004).

The City of Chippewa Falls, Wisconsin is at an advantage in that it is comprised of citizens, City Council, and a Main Street program that are concerned with the historical preservation of its architecture and landmarks. The Main Street Program has jurisdiction in the downtown district and overlay areas, but little control over the rest of the city. A Historic Preservation Commission would ensure survival and restoration of the remaining historic structures in the city as well as providing access to additional funding and assistance with National Register placement. As long as Chippewa Falls is equipped with caring volunteers it will lay in good hands.

CASE STUDY #2: ELDRIDGE, IA

(Without a Historic Preservation Commission)

Eldridge, Iowa a “Hometown with a Vision”, is experiencing rapid growth, but still wishes to maintain their hometown appeal. Eldridge, Iowa’s roots go back to 1840 when the Scotch and Irish Presbyterians settled the area. Eldridge Junction officially became a town in 1870 with the introduction of a railroad. Unfortunately, the railroad failed financially after a small pox epidemic ravaged the town. In the late 1800’s Eldridge experienced economic growth with the opening of a new train depot as well as a grain and livestock shipping center. Tragedy struck again in 1904 as the Great Fire destroyed an entire square block of town. Soon after, the Volunteer Fire Department was established to prevent this from happening in the future. However, this team was no match against tornadoes. In 1918 a tornado destroyed a large portion of the north end of town. In the 1920’s a K-8 school was built which began Eldridge’s strong

focus on education. The town continued to grow both spiritually and socially as more churches, schools, and businesses spotted the town. In 1956 the North Scott School District united 14 smaller districts (City of Eldridge, 1999).

Eldridge, Iowa currently has one property listed on the National Register of Historic Places. Other historic landmarks include the Walnut Grove Pioneer Village located just outside of town. The Pioneer Village features 18 historic buildings and was a stage coach stop in the 1860's. One can visit the town and take part in old-time craft activities and tours given by period re-enactors (Eldridge-North Scott Chamber of commerce, 2004).

Eldridge, Iowa does not currently have a Historic Preservation Commission in place. City Council members have not identified a significant number of historic landmarks or properties to be protected and maintained to justify the expenses of installing a Commission.

CASE STUDY #3: LECLAIRE, IA

(Without a Historic Preservation Commission)

LeClaire, Iowa is a small Midwestern historic town that is the birthplace of Buffalo Bill Cody. In the 1840's through 1910 LeClaire was widely known as a river town. Among its residents were several river pilots who aided ships in navigating the then hazardous Upper Rapids of the Mississippi River. The introduction of several locks and dams tamed the Mississippi and the pilots were no longer necessary, but their legacy lives on. Today LeClaire is experiencing a tremendous rebirth in development (City of LeClaire, Iowa, 2006).

The land on which LeClaire now sits was originally settled by the Sauk and Fox tribes under Chief Blackhawk. In 1829 the Indians gave the land to Antoine LeClaire through the Peace Treaty of 1832. The City then received its charter in 1855. Historic LeClaire industry included boatyards, sawmills, flour mills, a plow factory, a button factory, and brick factory. The sandstone quarry was used to build several of the landmarks throughout the Quad City area. In

1857 when Davenport bridged the Mississippi River, river employment declined in the LeClaire area. In exchange residents took to farming.

Several landmarks of LeClaire can be pointed out by both residents and visitors. The Green Tree was a famous elm tree that stood at the entrance of LeClaire coming in from Davenport and Bettendorf. In 1920 the tree was placed on the register of the American Forestry Association's famous trees. In 1964 the tree fell prey to Dutch Elm's disease and had to be cut down. A section of the tree as well as several photographs can be viewed in the city's Buffalo Bill Museum (City of LeClaire, Iowa, 2006). One can also participate in a self-guided tour of the fourteen historically preserved River Pilots' homes located mainly along the river. On May 7, 1979, their homes were recognized as part of the nine-block Cody Road Historic District that is listed on the National Register of Historic Places. All of the homes were constructed in the mid-19th century with various materials and styles. Two publications further explain LeClaire's rich history. "LeClaire, Iowa A Mississippi River Town" by Dorothy Lage 1976 and "Historic LeClaire...Where the River Pilots Lived" by LeClaire Lioness both contain historical information as well as photographs of the town (City of LeClaire, Iowa, 2006).

The Cody Road Historic District is comprised of 9 blocks running along US 67. Among these 60 structures are both residential and commercial buildings. Buildings in the commercial area are placed quite close to the highway and lack sidewalks and adequate parking. This problem has been addressed more recently. The buildings range from the 1850's to new construction and is literally a hodge-podge of styles and conditions. The Cody Road Historic District is significant both in terms of architecture and history (City of LeClaire, Iowa, 2006).

LeClaire's City Council members have developed a Strategic Five Year Plan for the future of LeClaire. Many of the objectives outlined in the plan focus on the importance of preserving the historic charm and properties in the area. In the overall goal of "image" LeClaire aims too preserve the historical character of the community. They hope to do this by promoting restoration of historical buildings within LeClaire. To achieve this they plan to first

restore the former City Hall in hopes that this will spark the interest of other residents. A volunteer group will be developed to help clean-up and fix-up the town. They plan to consult with the State Historical Society to develop incentive programs and research grant options. LeClaire also hopes to have annual historic reenactments of the days of Buffalo Bill and the River Pilots to keep their culture alive. A third objective of LeClaire council members is to create local historic preservation districts and to secure the passage of a historic preservation ordinance. The introduction of a Historic Preservation Commission would greatly aid the city of LeClaire in achieving their goals. This program would help procure grants and assistance as well as providing benefits for residents who restore their own homes (City of LeClaire, Iowa, 2006).

CASE STUDY #4: CEDAR RAPIDS, IA

(With a Historic Preservation Commission)

Cedar Rapids, Iowa is a cultural melting pot with its mix of ethnic communities. It is also a city filled with rich history and industrial landmarks. Some of the city's attractions include the African American Historical Museum and Cultural Center of Iowa, Ushers Ferry Historic Village, the National Czech and Slovak Museum and Library, the Iowa Masonic Library and Museum, and the Brucemore Mansion (City of Cedar Rapids, Iowa, 2003).

Ushers Ferry Historic Village offers a participatory tour, "Hard Work and Simple Pleasures," of the historic village by allowing participants to become one of the members of the original Usher family and experience life through their eyes. The Real Ushers Ferry wasn't actually a town, but a ferry boat crossing for the Cedar River in the early 1800's. After moving several times, Henry Usher's small saltbox house is now located in the Historic Village and can be viewed the way it was 100 years ago. One can participate in several events at Ushers Ferry Historic Village including: Civil War weekend, Wild West weekend, Folk Festival, Fairy Tale Festival, and day camps (City of Cedar Rapids, Iowa, 2003).

In 1974 a group of 2nd and 3rd generation descendants of Czech immigrants founded the Czech Fine Arts Foundation in Cedar Rapids with the purpose of preserving Czech heritage and culture. As the group outgrew their space, they built a new 16,000 square foot building. In 1995 this building received an honorable inception as it was dedicated by Presidents Bill Clinton, Václav Havel of the Czech Republic, and Michal Kovák of the Slovak Republic. In its new facility the organization continued to grow as its membership exceeded 1,900. Located in Cedar Rapids' Czech Village, the National Czech and Slovak Museum and Library is the nation's foremost institution interpreting Czech and Slovak history and culture (National Czech and Slovak Museum and Library, 2005).

The Bruce more mansion was built between 1884 and 1886 for Caroline Sinclair. The then-named "Fairhome" was called the "Finest residence this side of Chicago" by the Cedar Rapids Gazette. This Queen Anne style home features 21 rooms, a great hall, grand staircase, eight bathrooms, nine bedrooms, fourteen fireplaces, a wading pool, pond, formal garden, tennis court, playhouse, bookbindery, servants' village, barn/carriage house, and greenhouse on 33 acres of land. The initial building cost of \$55,000 was the most expensive city improvement of the time. The home was built by architect Maximillian Allardt from Indianapolis and finished by Cedar Rapids architects Henry Josselyn and Eugene Taylor. It is best known for the use of contrasting materials including a brick façade and slate shingles.

The second owners, the Douglas's, lived in the mansion from 1906-1937. The family contributed greatly to the agri-business industry. George Bruce Douglas's father founded the Quaker Oats company in which George later become a partner. He and his brother Walter also co-founded Douglas and Company that processed linseed oil. A grain dust explosion destroyed most of the buildings at Douglas and Company and was named the worst industrial accident in Cedar Rapids history.

In 1906 the Douglas's commissioned Chicago architect Howard van Doven Show to renovate the home. This \$30,000 renovation included relocating the entrance to the South side,

placing a terrace on the North side, and adding paneling and ceiling beams to the Great Hall. The Douglas's eldest daughter Margaret Hall and her family lived in the Garden House from 1924-1937 when Margaret inherited Brucemore. The house was then turned over as a National Trust Historic Site in 1981. The added Visitor Center provides a history of the residence and its families with videos, photographs, artifacts, and home movies (Brucemore, 2005).

Today's downtown Cedar Rapids has evolved from 1838 style store fronts to a modern city center with high-rise offices and a mix of retail facilities. Cedar Rapids began at the intersection of what is now 1st Avenue and 1st Street. At this junction, the city's first settler Osgood Shepherd built himself a crude log cabin. Commerce and industry of the time evolved around the Cedar River. In 1859, the first railroad reached Cedar Rapids and is now referred to as the 4th Street track. The railroad lies in the center of the downtown district.

The nearby island of Kinston was joined to Cedar Rapids by a bridge in 1859. This island later came to be known as West Cedar Rapids. In 1871 it was purchased by land developer John May and is now called May's Island. Starting in 1908 May's Island was converted to a "municipal island" and used only for government purposes. May's Island is the only island like this in North and South America. Veteran's Memorial Building, located on the island, houses City Hall and features a Roman style coliseum.

Cedar Rapids continued to experience rapid growth as several "business blocks" arose bearing the family names of local residents and investors. In the 1870's many hotels were built to accommodate the increasing travel population. A streetcar trolley system connected the business district to outlying residential communities in 1879. From 1910-1950 Cedar Rapids expanded to the south with a "wholesale district". This community is composed of warehouses, small factories, wholesale companies etc. In all over 40 new structures were developed. Lying just to the south of the "wholesale district" is the area known as the Czech and Slovak Village. In the 1900's the Iowa Theatre and Capitol Theatre (now the Theatre Cedar Rapids and Paramount Theatre) entertained the Cedar Rapids citizens (Cedar Rapids Downtown District, 2005).

Cedar Rapids' Historic Preservation Commission is responsible for the following duties:

- Makes recommendations on National Register of Historic Places nomination and local historic district designation.
- With City Council approval, initiates historic preservation studies designed to identify and preserve the City's historic building resources.
- Reviews and approves applications for Certificates of Appropriateness in the two local historic districts (City of Cedar Rapids, Iowa, 2003).

The Commission is composed of 11 volunteers appointed by the mayor and approved by the City council that will serve for three-year terms. Meetings are held on the 4th Thursday of each month at City Hall. Special meetings may be held on the second Thursday of the month for deliberation on Certificates of Appropriateness (City of Cedar Rapids, Iowa, 2003).

Overall, Cedar Rapids, Iowa has four historic districts including the 2nd and 3rd Avenue Historic District, the Redmond Park-Grand Avenue Historic District, the Bohemian Commercial Historic District, and the Mays Island District. In 2002 City Council adopted Historic District Guidelines that pertain to exterior work on buildings and homes within the city's two local historic districts. (The 2nd and 3rd Ave. and the Redmond Park-Grand Avenue) If any exterior work other than painting is to be done on a property within one of these historic districts, the builder must first obtain a certificate of appropriateness or a certificate of no material effect before obtaining a building permit. To receive one of the aforementioned certificates, an application must be filled out and submitted to the Cedar Rapids Department of Development (City of Cedar Rapids, Iowa, 2003).

The Cedar Rapids Historic Preservation program offers incentives to encourage homeowners to restore their historic properties. One example is the Exterior Paint Rebate Program for Historic Districts. This rebate program offers up to a maximum of \$400 in paint supplies for homeowners who choose to paint their clapboard or stucco homes on their own. If

they hire a contractor a rebate of 50% of labor or \$1,200 whichever is less will be awarded (City of Cedar Rapids, Iowa, 2003).

The Carl and Mary Koehler History Center also helps to educate Cedar Rapids citizens about the town's history. Their vision is to "create excitement about the heritage and traditions of Linn County's land and people". One of the attractions at the History Center is the TimeQuest where one can travel back to the 1900's by watching videos of the sights and sounds of old-time Cedar Rapids. The Carl and Mary Koehler History Center began in 1969 as the Linn County Historical Museum Association. Collections include artifacts like hatpins and electric cars. Visitors can participate in history events, panel discussions, tours, and more. The History Center also offers research services to patrons (The Carl and Mary Koehler History Center, 2005).

CASE STUDY #5: EAU CLAIRE, WI

(With a Historic Preservation Commission)

The Midwest Mesopotamian town of Eau Claire developed in the area between the Chippewa and Eau Claire Rivers. Many of today's population of over 60,000 are descendants of the Norwegian, Irish, French, German, and Canadian immigrants that settled the area in the mid 1800's through early 1900's. Early pioneers gained their wealth in the lumber and manufacturing industries. Barstow Street was the center of the business district which included banks, hotels, and retail shops. The surrounding streets housed light manufacturing facilities. Just south of the Chippewa and Eau Claire River junction lay the Hay Market. At this facility, farmers sold hay and other farm produce. Residential areas soon spread out from the downtown district. The first public school was developed in 1856. In the early 1900's dance halls, concert halls, and theaters flourished (City of Eau Claire, 2006).

Unfortunately, many historically significant sites were demolished in the early and mid 1900's. To safeguard their city, citizens urged the creation of a historic preservation program in the early 1970's. The City responded by preparing the Historic Preservation Plan in 1982 which

was then amended in 1988. The city's historic landmarks and sites are now protected by the Eau Claire Landmarks Commission (City of Eau Claire, 2006).

The Eau Claire Landmarks Commission (ECLC) is composed of seven members including one registered architect, one historian who is qualified in historic preservation, one licensed real estate broker, one City Council member and three citizens of Eau Claire. All members are appointed by the City Council and serve three year terms. Meetings are held the first Monday of each month at City Hall. The ECLC is responsible for the following duties:

The Commission shall have the power, subject to provisions of section 2.65.050 of the City ordinances to designate landmarks, landmark sites, and historic districts within city limits. They shall also regulate construction, reconstruction, and exterior alteration to landmarks, landmark sites, and structures within historic districts. Decisions made by the Landmarks Commission may be appealed to the City Council.

The City of Eau Claire's focus on historic preservation has brought forth numerous benefits. Providing visible symbols of heritage has given citizens a sense of place. They are able to enjoy a physical connection to the past. Historic preservation has also helped to provide a sense of community pride and accomplishment. Residents can participate in the restoration of older homes or become involved with organizations that contribute to preservation. Historic preservation also brings economic benefits for the city. Due to current market trends in restoration, people are beginning to place a higher value on unique properties thus increasing property values. The high cost of land and construction materials has also made restoration and reuse more appealing. Preservation is a very cost-effective means of conserving our resources. Highlighting historic sites contributes to an increase in tourism.

The City of Eau Claire has called for the ECLC to increase support in older residential and commercial areas with design issues relating to redevelopment. With increasing

responsibility and support, the City has dedicated a large portion of its Comprehensive Plan to issues regarding historic preservation. Key issues addressed include protection, coordination, preservation, incentive programs, citizen interest, education, and promotion. The main goal of their historic preservation plan is to “identify, protect, and preserve Eau Claire’s resources, which reflect distinctive elements of the City’s cultural, social, economic, political, historical, and architectural heritage in order to enhance the quality of life and foster pride and knowledge about Eau Claire’s past”. The City has outlined the five major objectives of: evaluation and designation, the role of ECLC, community support, education, and tourism.

Eau Claire hopes to continue to survey and evaluate historic resources for designation, recognition, and protection. This will be achieved, in part, through an intensive Historic and Architectural Resource Survey. Eau Claire’s Certified Local Government Program provides resources at the state and local level to assist in identifying historic properties and making National Register nominations. The ECLC will also work towards designating local Historic Districts and sites on an ongoing basis. The Comprehensive Plan also encourages reviewing and updating of preservation guidelines as well as the Section 106 Agreement with Wisconsin Historical Society (City of Eau Claire, 2006).

The City plans to expand the role of the ECLC to utilize its expertise in assisting in the implementation of other elements of the Comprehensive Plan. The ECLC will be involved in neighborhood and area planning as well as helping to determine the applicability of zoning regulation in older neighborhoods. The City is contemplating changing the ECLC’s title to reflect its expanded role. They are now involved not just in landmark properties, but also neighborhood and comprehensive planning, education, and promotion. Suggested names include Eau Claire Historic Preservation Commission or Eau Claire Heritage Preservation Commission (City of Eau Claire, 2006).

The third objective is to increase community support for historic preservation and the work of the Eau Claire Landmarks Commission. Council members hope to involve a wider base

of community members in the Commission by providing educational training opportunities. The Commission will also develop economic incentives to encourage residents to take part in restoration. The Eau Claire Landmarks Commission hopes to further develop their resources by nurturing relationships with other organizations. Membership in the Wisconsin Association of Historic Preservation Commissions will also increase support at the local level. The Commission plans to promote county and statewide involvement in historic preservation by upholding Chapter 62 of the Wisconsin Statutes that mandates any city with buildings on the National Register of Historic Places to have a Historic Preservation Commission. This statute states that any Wisconsin city with a property on the National Register of Historic Places must have a Historic Preservation Commission in place to provide protective measures (City of Eau Claire, 2006).

In an effort to instill pride in Eau Claire's past the City plans to expand on programs that encourage historic appreciation. They hope to work with the local school districts to develop educational workshops and programs. Informational materials, and design assistance will help answer home-owners restoration questions. The Commission plans to develop its marketing efforts by providing an informational web-site. They are also considering involvement with community television programming by providing educational tutorials and resource information on the city's all access program (City of Eau Claire, 2006).

Lastly, the Comprehensive Plan looks at exploring alternatives to enhance heritage tourism within the city and metropolitan area. By coordination with the Downtown development program, markers will be placed on historically significant buildings as well as sites of previously demolished historic structures. The Commission will also develop a recognition program that will place plaques and restored buildings (City of Eau Claire, 2006).

The Downtown development program has worked tediously in protecting the downtown district. They currently have recognized seventeen historic sites in the business district. These include the Eau Claire City Hall, Public Library, High School, Union National Bank, Kline's

Department Store, several churches, and many homes of historically prominent citizens.(City of Eau Claire, 2006).

IV. Results

The following table provides a brief summary of each city's responses to the questionnaire.

Questionnaire Quick Summary

City	W/or W/O Commission	Questionnaire Summary
Cedar Rapids, IA	With	Smooth inception of commission, receives funding through community develop. program, established historic districts, stabilized property values, loss of historically significant structures in the 60's & 70's
Moline, IL	With	Involvement with departments within City Council, loss of historic structures, 11 structures landmarked, funded by City Council budget
Eau Claire, WI	With	Smooth inception, loss of historic structures, education, grant funds, funded by City Council budget
Madison, WI	With	Smooth inception, loss of historic structures, historic districts established, increased property values, funded by City Council budget and CDBG funds
Chippewa Falls, WI	Without	Has not attempted to create a commission, Main Street program, uses voluntary means of preservation using incentives
Eldridge, IA	Without	Have not identified a significant number of historic landmarks, no known community organizations to promote preservation
LeClaire, IA	Without	Historic preservation not a priority, Downtown Historic District Redevelopment Project scheduled for '06-'07
Bettendorf, IA	Without	Few building of historic significance, historic mansion converted to nursing home, no known community organizations to promote preservation

CITIES WITH A COMMISSION

Four communities with a Historic Preservation Commission responded to the questionnaire. Following are general statements that were made based on similarities in responses.

Historic Preservation Commissions often work closely with other departments within the City Council. For example, the Planning and Zoning Department or the Community Development Department may contact the Commission for advice and expertise regarding historic properties. All four of the studied Historic Preservation Commissions receive a portion of the City Council's budget. Therefore, it is important that the Commission have a close working relationship with the Council. Unfortunately, many City Councils are facing budget restraints. Historic Preservation Commissions are often an area where budget expenses are cut. While the Commission can still operate, they are not able to partake in educational opportunities, employee training, and other such endeavors that require funding.

Four of the eight communities had experienced a loss of significant structures. In order to safeguard remaining historic buildings, community members felt it would be beneficial to establish a Historic Preservation Commission. Along with the preservation of their historic landmarks, cities would qualify for grant and loan programs to aid property owners in their preservation efforts. One community also experienced pressure from the state level to establish a Historic Preservation Commission.

All four of the studied Preservation Commissions have indeed experienced several of the benefits mentioned previously. Areas of historic significance have been designated as historic districts. The HPC's have assisted property owners with placement on the National Register of Historic Places. They have helped to increase or stabilize property values in many neighborhoods by encouraging preservation and maintenance. Community members seek the advice and expertise of commissioners to consult with preservation of their homes and businesses. Also,

Historic Preservation Commissions participate in educational opportunities such as speaking at local schools or community events.

Two of the studied communities expressed a need for increased education and awareness of historic preservation. With a wider community support base, the Historic Preservation Commission will be able to assist in the preservation of more properties as well as encouraging businesses and the contractor community to be sensitive to historic preservation. Many community members are unaware of the benefits of Commissions and what they can do to assist the homeowner in their restoration plans.

CITIES WITHOUT A COMMISSION

Four communities without a Historic Preservation Commission answered the questionnaire with some of the following responses. Most communities were familiar with the definition of a Historic Preservation Commission, but not necessarily how to go about passing one or what it could do for their city. Many questionnaire respondents felt that historic preservation was not a high priority despite city strategic plans that encourage preservation and restoration. Smaller communities did not identify a significant number of historic properties in order to justify the establishment of a preservation commission.

All of the studied communities have experienced a loss of historic buildings because there is no safeguard in place. Because of this and the opportunity for grants and funding, most local governments were interested in learning more about historic preservation commissions and how to pass them.

One community described other preservation organizations in place such as Main Street programs and Downtown Development programs. These organizations help to bring businesses into the downtown area into otherwise vacant facilities. They also encourage revitalization and maintenance of the area. Some advice and aid can be given to local property owners to help in

restoration efforts. However, these programs often have a smaller scope of control and less access to grants and other aid.

V. Conclusions

This project has identified how preservation commissions have benefited communities in the Midwest, what difficulties they have faced in passing a commission, reasons why certain communities have not attempted to pass a commission, and how the lack of a commission has affected the studied communities.

In general Historic Preservation Commissions offer numerous benefits to cities that are concerned with preservation and have the resources to set up and operate a Commission. Those who do not have HPC's often have developed other organizations that compensate by providing similar preservation initiatives. Two communities do not have any protective organizations in place as they feel there are not enough significant buildings to warrant the expense. As long as a city has some sort of program in place they are on the right track.

Information from those that have successfully passed commissions may help other communities in passing one as well. The presentation of this thesis project will also help to educate members of our society about the importance of establishing Historic Preservation Commissions or other such organizations in order to preserve our historically significant properties and landmarks.

More research is needed to explore the process of establishing Historic Preservation Commissions, especially in small towns that may not have enough resources to set one up. Further focused research should also stress the importance of a Historic Preservation Commission so that we can better educate the public through a more refined, creative approach.

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Appendices

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Appendix A
Signature Page

This Study by: Jennifer Reep

Entitled: Effects of Historic Preservation Commissions

has been approved as meeting the thesis or project requirement for the Designation University
Honors with Distinction.

5/4/06

Date

Dr. Melba B. Widmer

Melba Widmer, Honors Thesis Co-Advisor

5/4/06

Date

Gowri Betrabet Gulwadi

Gowri Betrabet-Gulwadi, Honors Thesis Co-Advisor

5/8/06

Date

Jessica Moon

Jessica Moon, Director, University Honors Program

Appendix B

University of Northern Iowa Human Participants Review Informed Consent

Project Title: Effects of Historic Preservation Commissions on Midwest Communities

Name of investigator: Jennifer Reep

Invitation to Participate: You are invited to participate in a research project conducted through the University of Northern Iowa. The University requires that you give your signed agreement to participate in this project. The following information is provided to help you make an informed decision about whether or not to participate.

Nature and Purpose: This study is designed to discover the following objectives. To discover how Preservation Commissions have benefited communities in the Midwest. To find out what difficulties communities have faced in passing a Commission. To find reasons why a certain community has not attempted to pass a Commission. To discover how the lack of a Commission has affected communities.

Explanation of Procedures: Upon completion of this informed consent please return to the principal investigator Jennifer Reep at 5622 Gables Dr. APT 3 Eau Claire, WI 54701. You will soon after receive a short questionnaire in the mail. This questionnaire will take approximately fifteen minutes to complete. Questions will pertain to the objectives listed above. For example, "How has your community benefited from its Historic Preservation Commission economically, aesthetically, etc.?" Participants may refuse to answer any question which they are not comfortable with answering. Please complete this questionnaire to the best of your ability and return once again to the aforementioned address. Your participation after this point will be on an as-needed basis. If you have any further questions feel free to contact the investigator at 563-508-6847. Information from this study will be used to form general statements of the effects of Historic Preservation Commissions which will be used in a written thesis project. This project will be presented to a small group of peers and professors at a conference in April of 2006. No identifying information will be used in the paper. All data will be destroyed upon completion of this project.

Discomfort and Risks: Risks to participation are similar to those experienced in day-to-day life. There are no foreseeable risks to participation. Please be certain that all appropriate personal in you organization are aware of your participation with this survey.

Benefits and Compensation: There is no direct benefit from participation in this survey. Information from those communities that have successfully passed a commission may help other communities in passing one as well. This thesis project will help to educate other members of society about the importance of establishing commissions or other such organizations in order to preserve our historically significant properties. You will receive no compensation for participation in this survey.

Confidentiality: Information obtained during this study which could identify you will be kept confidential by the principal investigator. The summarized findings with no identifying information may be presented at a scholarly conference.

Right to Refuse or Withdraw: Your participation is completely voluntary. You are free to withdraw from participation at any time or choose not to participate at all, and by doing so, you will not be penalized or lose benefits to which you are otherwise entitled.

Questions: If you have any further questions or desire information in the future regarding your participation or the study in general, you may contact Jennifer Reep at 563-508-6847 or jreep@uni.edu. You can also contact the office of the Human Participants Coordinator, University of Northern Iowa, at 319-273-2748, for answers to questions about rights of research participants and the participant review process.

Agreement:

I am fully aware of the nature and extent of my participation in this project as stated above and the possible risks arising from it. I hereby agree to participate in this project. I acknowledge that I have received a copy of this consent statement. I am 18 years or older.

(Signature of participant)

(Date)

(Printed name of participant)

(Signature of investigator)

(Date)

(Signature of advisor)

(Date)

Appendix C

Historic Preservation Thesis Questionnaire

(City & State)

(Name of Organization)

All information provided in this questionnaire will be kept confidential and will be destroyed upon the completion of this project. Communities will be identified by city, state, or organization name; no personal participant identifying information will be used in the thesis report. Please answer questions to the best of your ability. If you are uncomfortable with answering any of the following questions please leave them blank and proceed to the next question. Feel free to use the back of this questionnaire or any additional pieces of paper if necessary. Please return in enclosed envelope to Jennifer Reep 5622 Gables Dr #3 Eau Claire, WI 54701. For any questions please call 563-508-6847. Thank you for your participation

1.) Does your community currently have a Historic Preservation Commission (HPC) or Certified Local Government (CLG) or otherwise named organization that protects properties, landmarks, and/or districts of historic significance?

2.) If No:

2a) Are you aware of what a HPC or CLG entails? If yes, briefly describe your understanding. If no, would you like further information?

2b) Has your City Council attempted to pass one before? If yes, please list reasons why it was not approved. If no, are there reasons for why it has not been attempted?

2c) Has your community faced any hardships with preserving historic structures? Please give examples.

2d) Do members of your community show interest or involvement in the city's historic culture? Please give examples of organizations or programs that demonstrate this.

2e) Would your local government be open to establishing a HPC or CLG?

3) If Yes:

3a) Did you face any difficulties with passing your HPC? Please give examples.

3b) What initiated the desire to establish a HPC?

3c) How has your community benefited from the HPC economically, aesthetically or otherwise? Please give examples.

3d) Does your city government openly support the HPC?

3e) Was there any difficulty gaining funding for your HPC? What sources were used for funding?

Is there any additional information you would like to provide concerning historic preservation in your community?

Appendix D
Tabulated Questionnaire Results

City/Org	Cedar Rapids, IA City of Cedar Rapids (With a Commission)
3a) Did you face any difficulties with passing your HPC?	The HPC was appointed due to “pressure” from SHSI because Cedar Rapids is a CDBG entitlement community. There was no public opposition to the appointment of a commission.
What initiated the desire to establish a HPC?	The state historical society encouraged the establishment of a commission to assist in Section 106 activities. The city receives large funding for housing rehab. Through the community development program. This affects older, historically significant properties
How has your community benefited from the HPC economically, aesthetically etc.?	After property owners petitioned there were two local historic districts established after a recommendation from the commission. One can argue that property values in those two districts have stabilized as a result
Does your city government openly support the HPC?	Yes, they have generally supported the HPC. The City Council recently approved a paint rebate program for the two local historic districts
Was there any difficulty gaining funding for you HPC?	Funding for staff report is provided through the department of Development. Not difficult once commitment was made
Additional Information	In 1994, CR agreed with the SHS to become a CLG. Also in 1994 a HPC was appointed by City Council. Their duties are listed in Municipal Code Section 18. There have been quite a few demolitions of historic buildings over the years as there is not a strong preservation ethic. There were 3 or 4 rail stations in extant at one time, but the last was demolished in the 60’s. I-380 construction in 60’s destroyed many residential and institutional structures. Urban renewal in 60’s and 70’s destroyed or altered many downtown structures. There appears to be very little community-wide interest in preservation. I am not aware of any private historic preservation advocacy groups in the city or county

City/Org	Moline, IL City of Moline (With a Commission)
3a) Did you face any difficulties with passing your HPC?	Moline is a CLG & created the Moline HPC. Our current Council relies on the MHPC for their advice and expertise
What initiated the desire to establish a HPC?	Moline is over 150 years old. As our economy was transitioning from manufacturing to service our downtown was experiencing major changes. Factories and storefronts were vacant. Potentially historic structures were demolished to make room for new development. Local groups wanted to create some level of protection
How has your community benefited from the HPC economically, aesthetically etc.?	11 structures have been land marked in Moline. The Prospect Park Pavilion has been restored to turn of the 20th C. appearance with the support of the MHPC After comments from the Commission, the design for the police dept. was revised so that it better complemented its downtown neighbors.
Does your city government openly support the HPC?	Yes. I am the staff liaison to the Commission. I attend all of the meetings, write the annual report, present items to City Council, and field questions from the general public. The City Planner Administrator s have attended meetings when necessary.
Was there any difficulty gaining funding for you HPC?	Funding always has been an issue. Funding for the Commission has been provided by the City. Due to severe budget restraints, funding this year was cut completely. The Commission continues to meet and advises Council, but it has no funding for educational or training activities
Additional Information	N/A

City/Org	Eau Claire, WI EC Landmarks Commission (With a Commission)
3a) Did you face any difficulties with passing your HPC?	The Landmarks Commission was created in 1976. We had no problems with its creation
What initiated the desire to establish a HPC?	The availability of grant funds from the state to assist in doing an Intensive Historic Survey. Also the loss of some significant buildings
How has your community benefited from the HPC economically, aesthetically etc.?	Yes, the commission has been involved in education which has helped the support of historic preservation. The Commission has also helped in encouraging the appropriate restoration of many buildings
Does your city government openly support the HPC?	Generally, Yes
Was there any difficulty gaining funding for you HPC?	No, the City Council budgets \$4500 annually to the Commission and they have been successful in getting a number of CLG grants over the years. We also use Community Development Block Grants for a rehab loan program.
Additional Information	We use the city's web site also to help in education

City/Org	Madison, Wisconsin Madison Landmarks Commission (With a Commission)
3a) Did you face any difficulties with passing your HPC?	The Madison Landmarks Commission was established in 1971 to oversee the protection of Landmark properties and historic district. The City of Madison is a CLG.
What initiated the desire to establish a HPC?	The establishment of the Landmarks Commission went fairly smoothly
How has your community benefited from the HPC economically, aesthetically etc.?	The impetus for the establishment of a Landmarks Commission was the 1970 demolition of an old sandstone farmhouse and its replacement by a Burger King. Have you heard of the compendium of New York Times columns by architectural critic Ada Louise Hustable? The title of her book, "Goodbye History, Hello Hamburger," was taken from the title of a piece she wrote about the loss of the farmhouse
Does your city government openly support the HPC?	It is always difficult to separate out the benefits that historic district status has had on neighborhoods because of all of the economic and social factors involved. Property values have increased greatly in our five historic districts, but that is also due to changes in taste, ease of transportation of inner city neighborhoods, etc. However, I can say that one of our neighborhoods, which was in very bad shape in 1979 when it was made a district is now a much sought after neighborhood. In comparison, two other downtown neighborhoods that were in a similar state in 1979 are still struggling, one with tear-downs and construction of large apartment and condominium buildings and one with many rental properties in poor condition and a fair share of crime. That neighborhood has also had a lot of cheap alterations to its houses, making it much less attractive than the historic district nearby.
Was there any difficulty gaining funding for you HPC?	Since the Landmarks Commission is part of the City government and is authorized to carry out its works by ordinance, of course the government supports it.
Additional Information	In the early 1970's, after the Landmarks Commission was established, the City received a grant from the National Endowment for the Humanities to staff the Commission and prepare a preservation plan. After that work was completed, the City paid half of the staff persons from the general fund and the other half was provided by Community Development Block Grants. Starting in the early 1980s the amount of the CDBG funds were reduced each year until it reached the level it is now, with about \$2000 from CDBG and the rest funded by the City's general fund.

City/Org	Chippewa Falls, WI City of Chippewa Falls (Without a Commission)
2a) Are you aware of what a HPC or CLG entails?	Somewhat familiar with HPC but not the CLG
2b) Has your City Council attempted to pass one before?	The city has not tried to create either. In regards to the HPC the city prefers a voluntary approach versus mandatory compliance with historic preservation.
2c) Has your community faced any hardships preserving historic structures	No
2d) Do members show interest & support?	Yes, the city's Main Street Program is significantly involved with Historic Preservation. They have written and published two historic books.
2e) Would your local government be open to establishing an HPC?	HPC no at this time, not familiar with CLG
Additional Information	We use a voluntary means for HP by providing incentives. If incentives are used the project must be sympathetic towards HP

City/Org	Eldridge, IA City of Eldridge (Without a Commission)
2a) Are you aware of what a HPC or CLG entails?	Yes, to promote the use and conservation of historic properties/landmarks etc. ...for the education, inspiration, and enrichment of the citizens of the community
2b) Has your City Council attempted to pass one before?	No, we are a small community that has not identified a significant number of historic landmarks or properties to be protected and maintained
2c) Has your community faced any hardships preserving historic structures	No– but again very few structures have been identified as such
2d) Do members show interest & support?	Not to my knowledge—I do not know of any
2e) Would your local government be open to establishing an HPC?	Possibly– however as answered previously– structures would have to first be identified to be protected to make establishment of a commission logical
Additional Information	N/A

City/Org	LeClaire, IA City of LeClaire (Without a Commission)
2a) Are you aware of what a HPC or CLG entails?	No
2b) Has your City Council attempted to pass one before?	Not a priority
2c) Has your community faced any hardships preserving historic structures	No
2d) Do members show interest & support?	Currently yes, Downtown Historic District Redevelopment Project (\$2.5 M) scheduled for '06-'07
2e) Would your local government be open to establishing an HPC?	Yes
Additional Information	N/A

City/Org	Bettendorf, IA City of Bettendorf (Without a Commission)
2a) Are you aware of what a HPC or CLG entails?	Yes, to identify, protect and preserve historically and architecturally significant buildings, sites, and districts
2b) Has your City Council attempted to pass one before?	No, the city is a relatively new community with very few buildings or sites that would be of interest
2c) Has your community faced any hardships preserving historic structures	A mansion built by one of the original city founders, whom the city was named after, was converted into a nursing home
2d) Do members show interest & support?	I know of no groups or organizations at this time
2e) Would your local government be open to establishing an HPC?	It would certainly be open to the idea
Additional Information	N/A

Appendix E Case Studies at a Glance

Town/City	With/Without HPC	City Demographics	Preservation Efforts
Chippewa Falls, WI	Without	Established in 1848, Population 13,000, Near Chippewa River, Early Industry: logging; brewery; flour, wool and linen mills; shoe factories	Top Ten Small Towns in America 1997, 20 façade restorations, 130 building improvements, 8 buildings on National Register of Historic Places, 48 buildings in Bridge Street Commercial Historic District, Chippewa Falls Main Street Inc., Cook Rutledge Mansion. Leinenkugel Brewery, Great American Main Street Award 1996, One of a Dozen Distinctive Destinations 2000
Eldridge, IA	Without	Established in 1840, Population 4,995, Previously named Eldridge Junction, Originally a railroad depot,	“Hometown with a Vision”, 1 property on National Register, Walnut Grove Pioneer Village
LeClaire, IA	Without	Established in 1829, Founded by Antoine LeClaire, Population 2,873, River town on Mississippi	Hometown of Buffalo Bill Cody, River Pilots’ Homes, Buffalo Bill Museum, Cody Road Historic District, Strategic 5 Yr. Plan with HP focus
Cedar Rapids, IA	With	Established in 1830’s, Population 122,542, Located near Cedar River, Agribusiness	Ushers Ferry Historic Village, African American Historical Museum & Cultural Center, National Czech & Slovak Museum & Library, Brucemore Mansion, Cedar Rapids Historic Preservation Commission, 4 Historic Districts, Rebate Programs & Incentives
Eau Claire, WI	With	Established in mid 1800’s, Population 62,496, Located between Eau Claire and Chippewa Rivers, lumber, manufacturing, and farming industry	Eau Claire Landmarks Commission, Historic & Architectural Resource Survey, Comprehensive Plan, 17 Historic Sites, Downtown Development Program

Demographic information courtesy of www.epodunk.com (Population figures as of 2003)

**Human Participants Review Committee
UNI Institutional Review Board (IRB)**
Office of Sponsored Programs
213 East Bartlett Hall

Date: March 30, 2006

To: Jennifer Reep, Interior Design
5622 Gables Dr. Apt. 3
Eau Claire, WI 54701

From: Mary Losch
UNI Human Participants Review Committee (IRB)

Title: Effects of Historic Preservation Commissions on Midwest Communities

Re: ID# 05-0141

Your project "Effects of Historic Preservation Commissions on Midwest Communities" has been reviewed and determined to be exempt from further review in accordance with federal guidelines 45 CFR46:110. For your project the applicable exempt category referenced in the federal regulations is:

Research involving the use of educational tests (cognitive, diagnostic, aptitude, achievement), survey procedures, interview procedures, or observation of public behavior, unless: (i) information obtained is recorded in such a manner that human subjects can be identified, directly or through identifiers linked to the subjects; and (ii) any disclosure of the human subjects' responses outside the research could reasonably place the subjects at risk of criminal or civil liability or be damaging to the subjects' financial standing, employability, or reputation.

You may begin enrolling human research participants in your project. If you modify your project in a way that increases the physical, emotional, social, or legal risk to the participants or you change the targeted participants, you should notify the Human Participants Review Committee in the Office of Sponsored Programs before continuing with the research.

If you have any further questions about the Human Participants Review policies or procedures, please contact me at Mary.Losch@uni.edu, or Anita Kleppe, the IRB Administrator, at 319.273.6148 or anita.kleppe@uni.edu. Best wishes for your project success.

cc: Institutional Review Board
Gowri Betrabet-Gulwadi