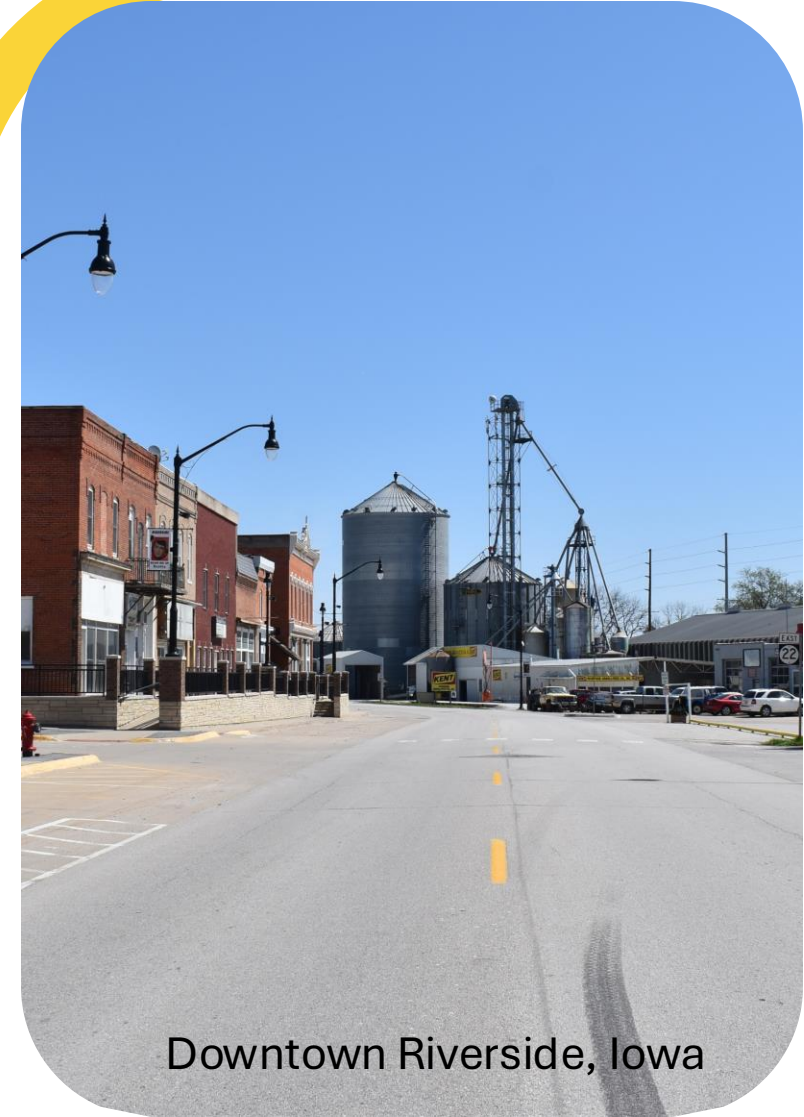




Mapping Memory: Historic Architectural Surveys in Iowa's Small Towns



September 23-25,
2026



Downtown Riverside, Iowa



Agenda

- ✓ Introduction
- ✓ National Register of Historic Places
- ✓ Historic Architectural Surveys
- ✓ Case Studies
- ✓ Helpful Resources and Discussion

About Eocene Environmental

Our environmental division's passionate team of environmental planners, biologists, archaeologists, architectural historians, geographic information system (GIS) technicians, and drone operators continue to grow, offering services to clients nationwide. We partner with stakeholders across various industries to collect data, build detailed reporting, and provide support and guidance for decision making and agency navigation.

**Cultural
Resources**

**Architectural
History**

Archaeology

Paleontology

NEPA & CEQA

**Siting, Planning
& Permitting**

**Wetland, Stream
& Stormwater**

**Visual & Scenic
Resources**

GIS & Drones

ENVIRONMENTAL



Presenters



Mary S. Alfson

Director of Cultural Resources
Environmental Division



Jon Reis

Project Manager
Environmental Division



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- ✓ **National Register of Historic Places**
- ✓ Historic Architectural Surveys
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National Register of Historic Places (NRHP)

- Authorized by the National Historic Preservation Act (NHPA) of 1966
- Official list of the nation's historic properties worthy of preservation (buildings, sites, objects, structures and districts)
- Part of national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources – most often accomplished through Architectural Survey
- Eligible properties must possess both significance and historic integrity



THIS PROPERTY
HAS BEEN PLACED ON THE
NATIONAL REGISTER
OF HISTORIC PLACES
BY THE UNITED STATES
DEPARTMENT OF THE INTERIOR



Klinsky Farmstead, Linn County

NRHP – Myths and Facts

NRHP Designation **DOES**:

- Identify historic properties that are of local, state or national importance
- Provide formal recognition of a property's significance
- Increase public awareness and appreciation for historic properties
- Provide archival and research documentation for historic properties
- Help qualify publicly- or nonprofit-owned properties for certain grant programs
- Effects to properties eligible for, or listed on the NRHP must be taken into consideration in the planning process of undertakings using federal funding (Section 106 of the NHPA of 1966)



Downtown Perry, Iowa

Additional Benefits

- Access to grants and funding (Federal Historic Preservation Fund, Save America's Treasures, Underrepresented Communities Grant, and other preservation-minded funding)
- Income-producing properties may benefit from a Federal Rehabilitation Tax Credit of 20% for qualifying rehabilitation costs
- Iowa Historic Preservation Tax Credit (25%) is a state incentive for eligible or listed properties (including contributing resources to a designated historic district) and does NOT have to be income-producing
- Technical guidance
- Often increases property value
- Enhances community pride and heritage
- Supports tourism, cultural identity, and economic growth

NRHP Designation is Honorary and Does NOT:

- Restrict the rights of property owners to change or dispose of their property in any way – up to and including demolition
- Automatically provide grants or low interest loans for a property
- Require the restoration of a historic property
- Require property owners to open their property for public visitation
- Guarantee the preservation of historic properties.



NRHP Versus Local Historic Districts

NRHP *identifies* and recognizes significant historic properties, whereas a locally-designated historic district *protects* them through design review and local controls. Establishment of local historic districts:

- Protects and manages historic character through local design guidelines and controls
- Based on local criteria and procedures
- Boundaries often tailored to meet community needs
- Often establish local review processes

Historic District Benefits

NRHP *identifies* and recognizes significant historic properties, whereas a locally-designated historic district *protects* them through design review and local controls. Establishment of local historic districts:

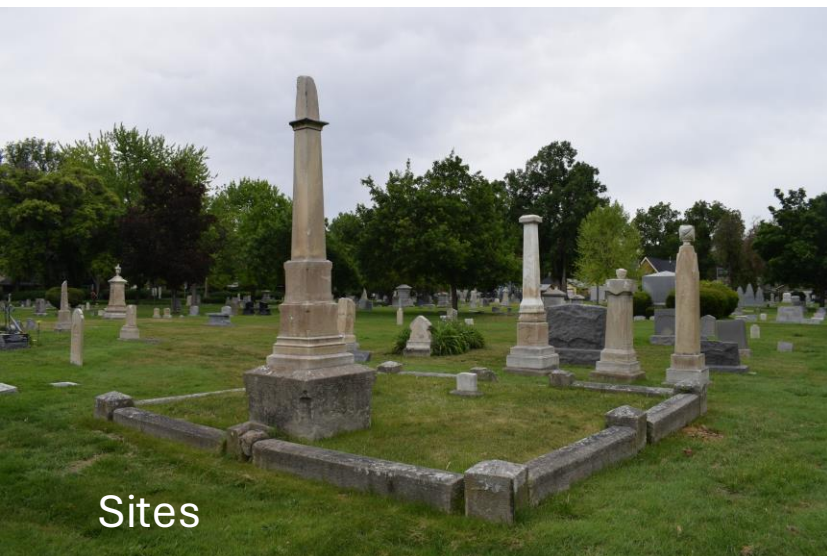
- Certified Local Government (CLG) status through the SHPO
- Grant funding
- Design Guidelines



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What is an Historic Architectural Survey?



Why Conduct Architectural Survey

- Preservation planning purposes, such as identification and evaluation of historic properties within a specific geographic area as a basis for further preservation activity.
- Integration of cultural and historic resources into comprehensive planning efforts, or for preparation of nominations to the National Register.
- Compliance with Section 106 of the National Historic Preservation Act and other applicable federal and state regulations that require an agency to determine if historic properties will be affected by a project.
- Surveys recommended by the SHPO for CLG requirements.
- Surveys conducted for private property owners interested in pursuing Federal Rehabilitation Tax Credits



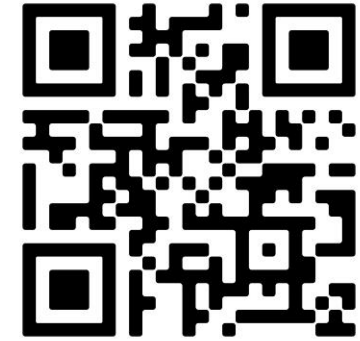
Burlington, Iowa (2024)



Mississippi State University (2026)

Level of Architectural Survey

“Both reconnaissance- and intensive-level surveys help communities, government agencies and the public to establish preservation priorities and lay the groundwork for legal and financial tools regarding historic resources.” (Iowa SHPO Survey Guidelines)



Reconnaissance-Level

- Identification phase
- Involved general review of the history of a community, field data collection to identify resources, provides overall historic sense of the properties
- Informs further study (i.e. intensive-level survey)
- Often early stage of Section 106 review or local preservation planning initiatives
- Does NOT require the preparation of a Iowa Site Inventory Form (ISIF)

Intensive-Level

- Detailed study of a geographic area or individual resource.
- For multi-resource study areas, all properties 45 years of age or older are to be recorded on ISIFs with detailed architectural descriptions, integrity and significance statements, and NRHP recommendations
- More in-depth archival research and comprehensive historic context
- For individual resources receiving intensive survey – interior observations are necessary to formally evaluate its integrity and NRHP eligibility

Iowa State Historic Preservation Office (SHPO)
Architectural Survey Guidelines (2025)



Public Outreach: Tools and Strategy

Internet and Social Media

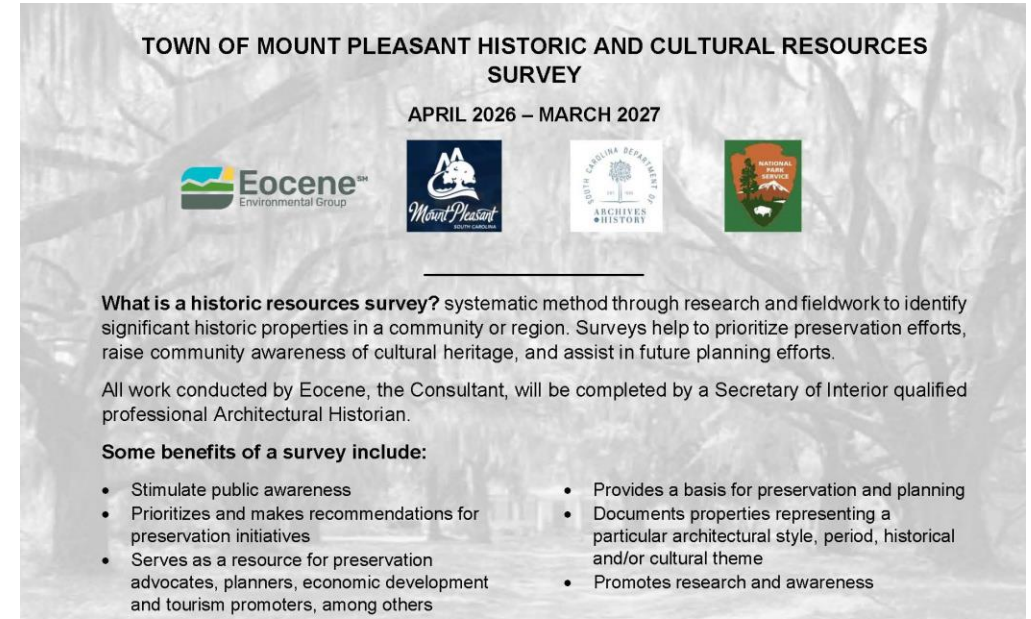
- Town Web Page
- Instagram®
- Facebook®

Flyer Distribution

- Public Meeting
- Government Offices
- Community Centers
- Community Churches
- Local Businesses

Postings and Flyer Information

- Introduce Survey and Particular Focus on African American Community History and Properties
- Contact Info. for Town and Eocene
- Encourage Participation and Information Sharing



What are the products that will result from the survey?

All products resulting from this survey will be the ownership of the Town of Mount Pleasant

- Complete **inventory** of all historic properties (45 years of age or older) within the corporate limits of Mount Pleasant – includes address, subdivision/neighborhood, date of construction, building type/form, architectural style, historic integrity assessment, recommendation for preservation priority, etc.
- South Carolina Department of Archives and History **Survey Cards** for ~150 individual significant properties or historic districts
- **GIS data**
- Comprehensive **historical context statement** focusing particularly on Jim Crow and Civil Rights, post-World War II growth and development and cultural significance and resources of underrepresented communities
- **Survey Report** documenting methodology, survey findings, and recommendations for future preservation initiatives including, but not limited to National Register of Historic Places designations, local historic designations, educational and public awareness opportunities, GIS StoryMaps, public awareness, and workshops, etc.

Sample Reports Completed by Eocene's Project Team



Jackson State University
and Washington Addition Survey
Jackson, Mississippi



African American Resources
in Topeka, Kansas
Survey and Multiple Property

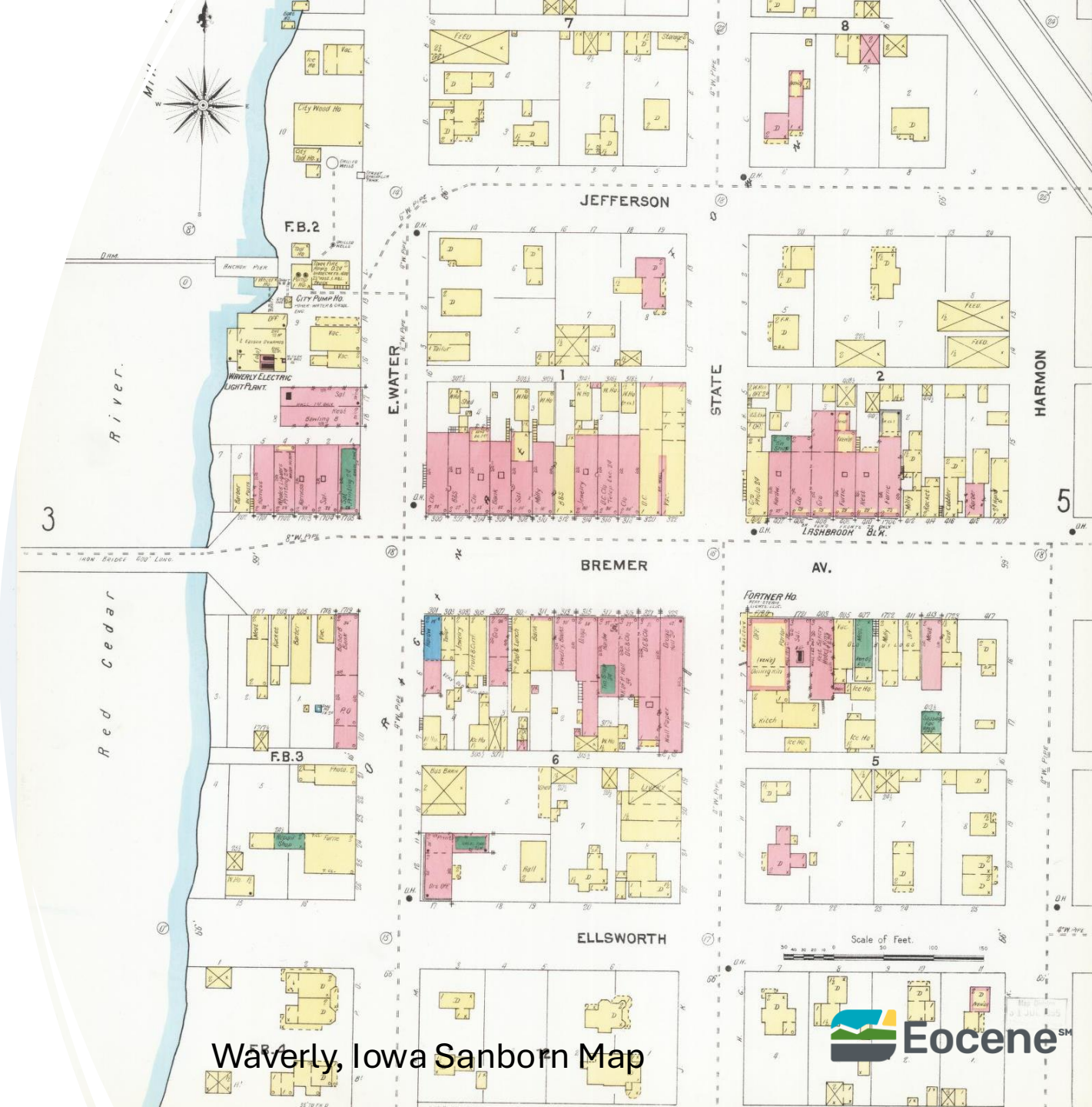
Archival Research and Historic Context Development

- **Online Research**

- Iowa SHPO Isites Database
- County Parcel GIS Data
- Sanborn Fire Insurance Maps
- City Directories (if available)
- Historic American Building Survey (HABS)
- Historic American Landscape Survey (HALS)
- Historic American Engineering Survey (HAER)
- Historicaerials.com
- Newspapers.com
- Ancestry.com and Federal Census
- Online Histories and Published Articles

- **Local Repositories**

- Public libraries, museums, collections
- Local historical societies
- Government-provided records, previous studies, citywide/regional plans, etc
- State archives



Waverly, Iowa Sanborn Map

Fieldwork

- Data collection using GIS-based Survey123 application
- Public right-of-way
- Photographing all resources and representative streetscapes
- Confirm build dates
- Record building type, architectural style and distinguishing design features
- Record notable exterior alterations and historic integrity
- Determine contributing status to potential district



Survey Products



Cartersville Residential Historic Districts Architectural Survey (2024-2025)

in the United States during the Victorian era. Among those, Queen Anne, and its various sub-styles, are represented within the survey area and range from modest, restrained applications to larger residences exhibiting elaborate decorative embellishments.



Photograph 24. 229 West Church Street (GNAHRGIS 2302)

The Queen Anne style is generally characterized by a steeply-pitched roof, irregular shape, patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance. The Queen Anne style most often has an asymmetrical façade with a partial or full-width porch. Extensive one-story porches are common and accentuate the asymmetry of the façade. Towers are also common features of high-style, Queen Anne houses. Door and window surrounds tend to be simple. Window sashes usually have only a single pane of glass, a frequent elaboration has a single large clear pane surrounded by additional small rectangular panes on one or more sides. These small panes are often of colored glass. Some later examples have curved glass in tower windows. Doors commonly have delicate incised decorative detailing and a single large pane of glass set into the upper portion. Gables are commonly decorated with patterned shingles or more elaborate motifs.⁴³

The survey areas contain 24 houses which employ elements of the Queen Anne style. All are frame construction, with both one- and two-story illustrations. An exemplary Queen Anne-styled residence is the David Gregory-Vaughn House (GNAHRGIS 2319) in the Cherokee-Cassville Historic District (Photograph #14). A more simplified iteration is the c.1880 house located at 229 West Church Street (GNAHRGIS 2302; Photograph #24).

The majority of the residences adopting Queen Anne stylistic influences fall within two sub-styles – Folk Victorian and Free Classical. The Folk Victorian style was a popular residential style throughout the country. The style is considered a restrained variation, or sub-style, of Queen Anne. It is defined by the presence of Queen Anne decorative detailing applied to simple folk (vernacular) house forms.



Photograph 25. 224 West Avenue (GNAHRGIS 2567)

⁴³ McAlester 2017; p. 344-350.

STATE HISTORIC PRESERVATION OFFICE OF IOWA

OFFICE OF CULTURAL AFFAIRS

STATE HISTORIC PRESERVATION OFFICE OF IOWA

IOWA SITE INVENTORY

600 East Locust Street | Des Moines, IA 50319

(515) 281-4362 | Fax: (515) 281-6550

www.iowa.gov/history/preservation

State Inventory Number:

☐ New ☐ Supplemental

9-Digit SHPO Review and Compliance (MC) Number:

☐ Non-Existent Year:

IOWA SITE INVENTORY FORM

Read the Iowa Site Inventory Form Instructions carefully to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/history/preservation/subdivisions-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name:

Other Names:

Street Address:

City: County: State: ZIP:

LEGAL DESCRIPTION

Rural

Township Name:

Township No.:

Range No.:

Section:

Quarter: of

Urban

Subdivision:

Block:

Lot:

Classification

A. PROPERTY CATEGORY:

☐ Building

☐ District

☐ Site

☐ Structure

☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing

Noncontributing

If non-eligible property, enter number of:

Buildings

Shells

Structures

Objects

Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

☐ Listed ☐ De-listed ☐ N/A ☐ NPS SITE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

☐ Property contributes to a National Register or State Certified historic district.

☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.

☐ Property does not contribute to the historic district in which it is located.

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

NPS Title:

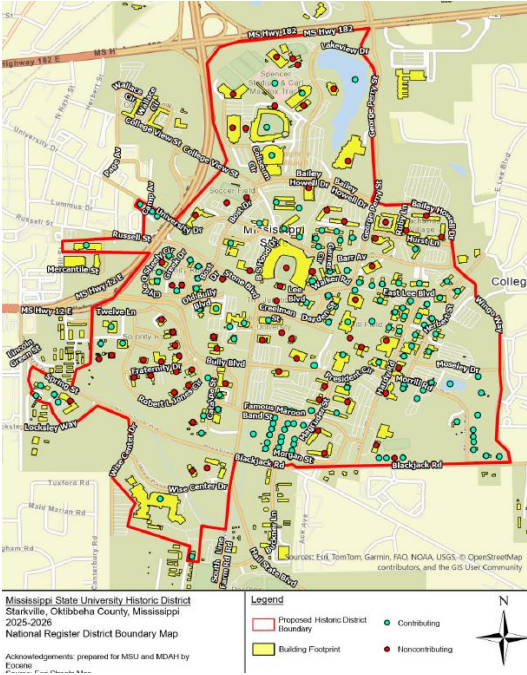
Historical Architectural Database No.:

STATE HISTORIC PRESERVATION OFFICE OF IOWA

IOWA SITE INVENTORY FORM

1 OF 3

SHPO ID (if applicable)	Address	Direction	Street	Parcel ID	Date of Construction	Historic Name	Current Name	Building Type	Architectural Style	Exterior Integrity	Recommended Contributing Status	Photograph
92-0018622	11	W	3rd Street	418230012	c.1900	Motter Building	vacant	Two-Part Commercial Block	Commercial Style	Good	Contributing	
92-0018623	25	W	3rd Street	418230011	c.1900	Van Stroud Grocery (1900)	vacant	Two-Part Commercial Block	Commercial Style	Low	Noncontributing	
92-0018624	31	W	3rd Street	418230010	c.1900	Riverdale Laundry		Two-Part Commercial Block	Commercial Style	Low	Noncontributing	
92-0018625	41	W	3rd Street	418230009	c.1880	Maxima Scott Millinery (1900)		Two-Part Commercial Block	Commercial Style	High	Potentially Eligible	





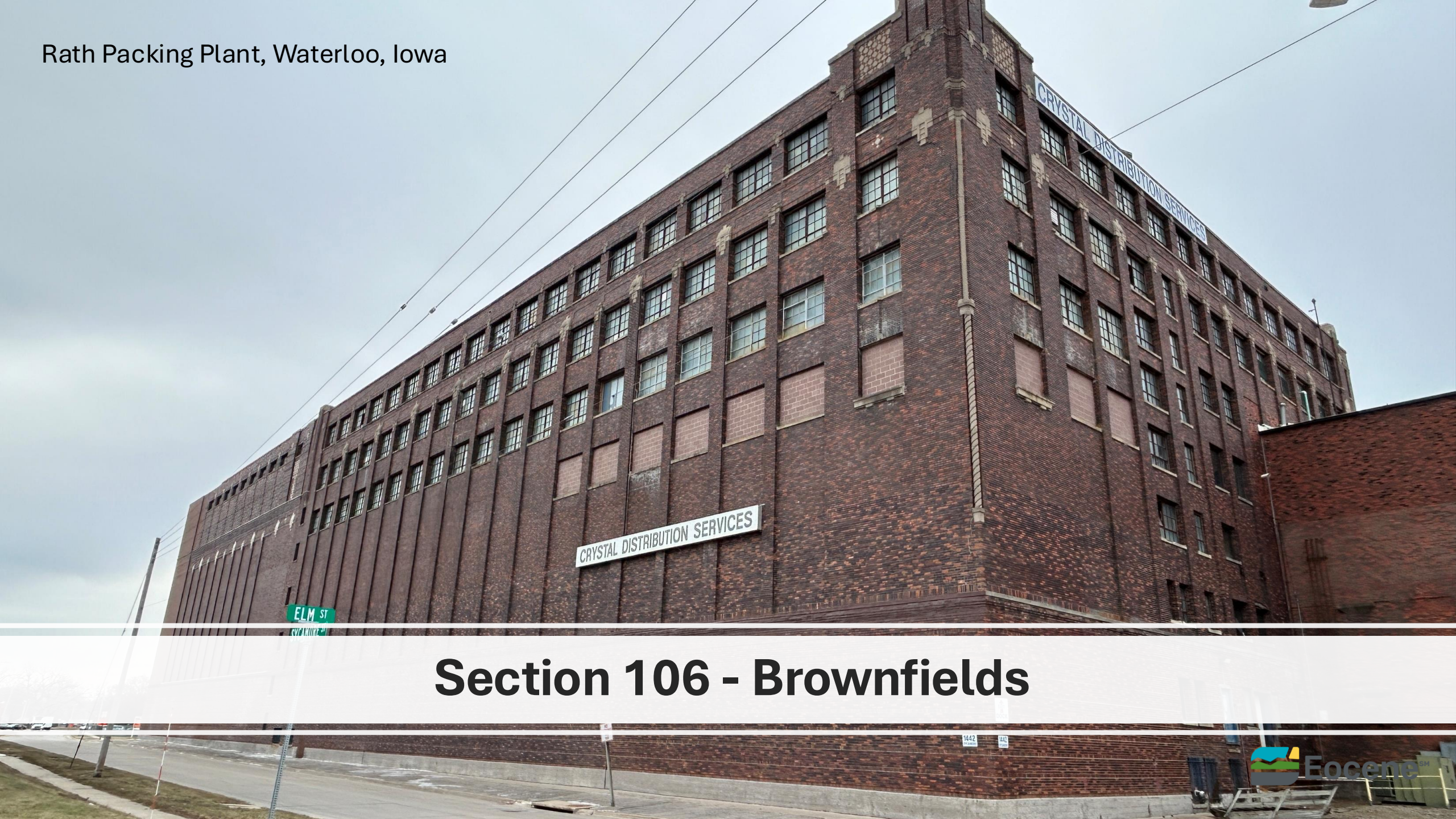
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Case Studies

Rath Packing Plant, Waterloo, Iowa



Section 106 - Brownfields

Wahkonsa Annex, Fort Dodge, Iowa



Section 106 - Brownfields





**Section 106 – Community Development Block
Grant/Downtown Revitalization**



Aluminum Homes in Bettendorf Nearly Ready

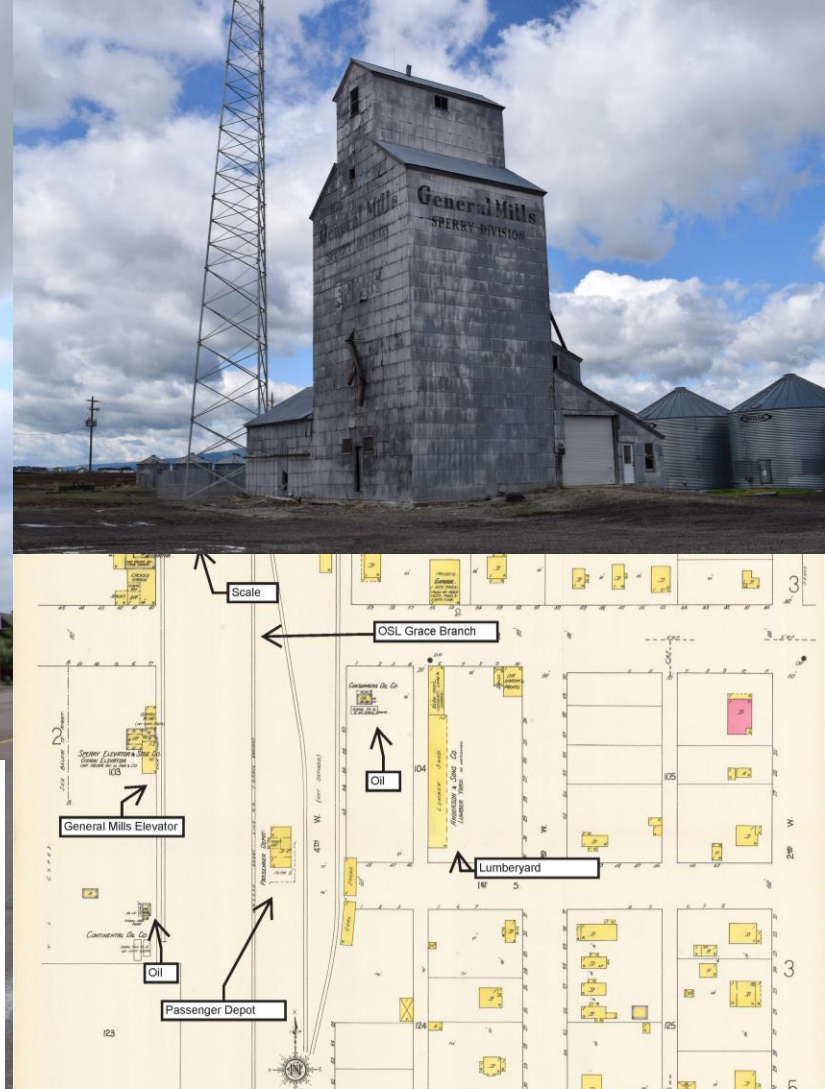


Section 106 – Road Improvement Projects

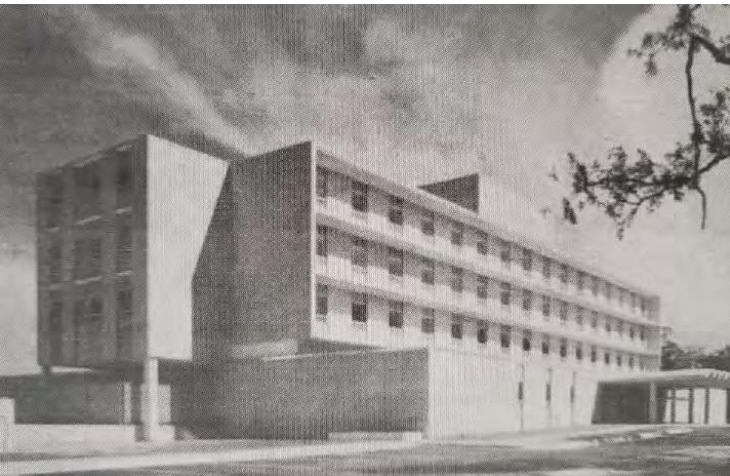
Broadview Heights Subdivision, Bettendorf, Iowa



Grace, Idaho

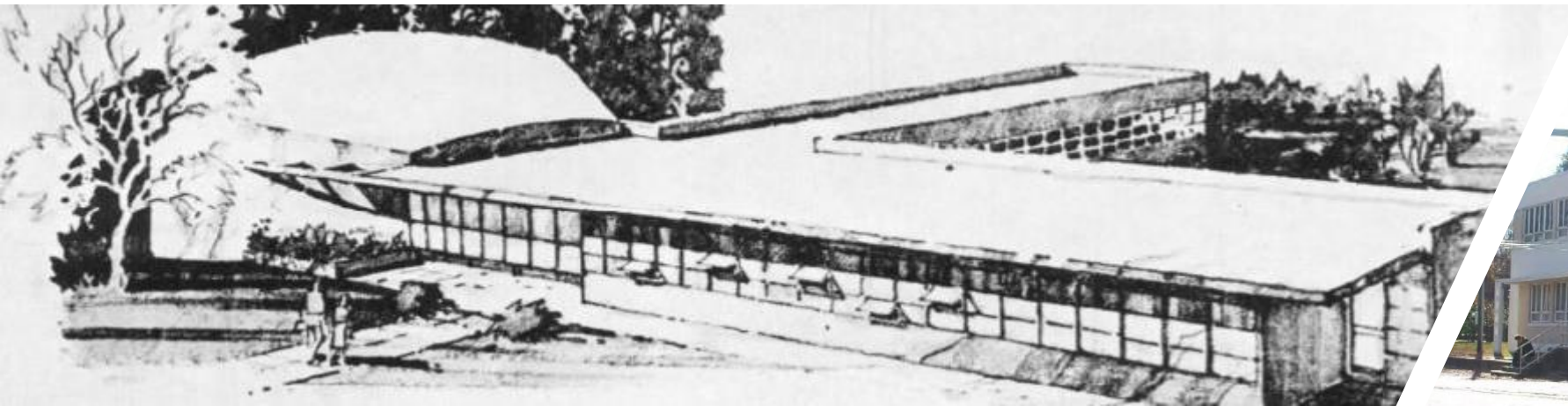


Section 106 – Cell Towers



Section 106 – FEMA

Hill-Burton Healthcare Facilities in Mississippi



Planning Surveys



Great Bend, Kansas (2024)



Stafford, Kansas (2025)



Historic Neighborhoods of Truman Plaza: A Historic Context and Architectural Review Kansas City, Missouri



FOR SALE

**LOTS IN LAMAR ADDITION
FOR COLORED**

Adjacent to Proposed New
Colored School and Play Ground.
Gas, Water, Sewerage, avail-
able. Gravel streets.

These are the last lots avail-
able adjacent to the present
colored section of town.

Phone 9112 — G. C. Montjoy



Black Power Speech, Greenwood, Mississippi
Source: Bob Fitch Photography Archive, Stanford University Libraries



Broad Street (Negro) Elementary School, Greenwood, Mississippi

Gritney Neighborhood, Greenwood,
Mississippi





**GOWDY
WASHINGTON
ADDITION
EXHIBITION**

FRIDAY, JULY 28
5:30PM | JSU 101 BUILDING
DOWNTOWN JACKSON, MS

Come learn about one of the first African American communities to develop in the city of Jackson. The exhibition features artifacts, oral histories, vintage photos, refreshments and a 1950's theme.

JSU JACKSON STATE UNIVERSITY
COMMUNITY ENGAGEMENT

This project is being supported by a Historically Black Colleges & University



Jackson State University, Gowdy Community, and the Lynch Street Civil Rights Corridor

Jackson State University, Gowdy Community, and the Lynch Street Civil Rights Corridor (Multi-Phase Effort)



JSU/Gowdy Survey



Stamps Super Burger
NRHP Nomination



Dr. Jacob Reddix
House NRHP
Nomination



J.R. Lynch Street Civil
Rights Historic District
NRHP Nomination



This modest store-front building served as headquarters for the COUNCIL OF FEDERATED ORGANIZATIONS (COFO), which coordinated freedom actions throughout Mississippi in 1964. Notice the green chalkboard beside the front door. News of occurrences in various parts of the state was written on the chalkboard each day – indicating what had happened on the previous as well as the current date. Notice also that, for safety reasons, there is no sign to identify the building (located, ironically, on Lynch Street in Jackson).





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Helpful Resources

- Iowa State Historic Preservation Office
- National Park Service – National Register of Historic Places
- National Trust for Historic Preservation and its Main Street Program
- Preservation Iowa