

Muscatine County Historical Preservation Commissio / Pruitt, Lynn

81203168552



State Historical Society of Iowa

Historical Resource Development Program (HRDP) and Country School Grant Program - FY2019

Muscatine County Historical Preservation Commissio / Lynn Pruitt

606 Broadway Street

Nichols, IA 52766, United States

5632600234

pruitt.lynn@gmail.com

Submitted: April 19, 2018

Forms

HRDP Applicant Information

(* = required)

Enter the contact information for the eligible entity submitting the proposal.

1. Applicant Name*

This is the name of the entity or individual that is requesting a grant. If a grant is awarded, it will be awarded to the entity named here.

Muscatine County Historic Preservation Commission

2. Applicant Type

Specify the type of applicant. This information is used to determine the required match ratio.

Unit of government

2.1. Certified Local Government Verification

If applying in the Historic Preservation category, attach verification that the city or county participates in the Certified Local Government program and is determined to be in good standing by the State Historic Preservation Office. CLG cities, counties and land use districts must be current in their submission of Iowa CLG Annual Report forms to be considered in good standing. Please contact Paula Mohr at 515-281-6826 or paula.mohr@iowa.gov for verification that your CLG is current with report submissions before applying to the Historic Resource Development Grant Program. You do not need to attach CLG Verification if you are applying in the Documentary Collections or Museums categories.

3. Federal Employer ID # (##-#####)

42-6005009

4. Applicant Mailing Address*

This is the address where the applicant receives mail and to where grant funds will be mailed. If the applicant is an organization, government unit, or business, this should be that entity's mailing address, not the project officer's or grant writer's mailing address.

414 E. Third Street, Muscatine, IA 52761

5. Applicant City*

Muscatine

6. Applicant State (XX)*

IA

7. Applicant Zip Code (#####)*

52761

8. Applicant Phone*

(563) 263-5317

9. Project County*

Select the county where the project will take place. If the project is not county-focused, select Statewide.

Muscatine

10. Project County 2 (if applicable)

If the project takes place in more than one county, select the second county here.

11. Iowa Congressional District*

Enter the numeric Iowa Congressional District of the project's primary location. To find the Iowa Congressional District, visit the [United States House of Representatives](#). Use the Find Your Representative form on the right side of the page to input your zip code information for an exact match.

2

12. Iowa Senate District*

Enter the numeric Iowa Senate District of the project's primary location. To find the Iowa Senate District, visit [Find Your Legislator](#). Use the full address form on the right side of the page to input your address information for an exact match.

46

13. Iowa House District*

Enter the numeric Iowa House District of the project's primary location. To find the Iowa House District, visit [Find Your Legislator](#). Use the full address form on the right side of the page to input your address information for an exact match.

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HRDP Applicant Profile

(* = required)

1. Mission Statement

If applying as a government or non-profit organization, please enter the current mission statement. If you are applying as an individual or as a for-profit organization. Please include a statement that speaks to your mission related to the historical resource that is the subject of this application.

Promote educational, cultural, economic and general welfare of the public through recognition, enhancement, and perpetuation of historical and cultural significance sites.

Safeguard the County's historic, aesthetic, and cultural heritage by preserving sites of historic and cultural significance, which will stabilize and improve property values, and will foster pride in the legacy of beauty and achievements of the past.

Maintain local historic structures which are key to regional development.

2. Applicant Profile

Describe how the applicant fulfills its mission and serves its target population through the programming or services it provides as well as the strategic priorities it has identified, including reference to relevant notable achievements.

Our Commission has been active for the past five years -- we attained CLG status in 2014; completed our Planning for Preservation Study through a CLG Grant and substantial

Commissioner input identifying some 812 potential historic sites; completed TAN Grant Studies including training in archiving procedures, National Historic Register eligibility investigations for the County's Old Barn, Nichols Commercial District and West Liberty Fair Grounds; successfully listed the Beers & St. John Stage Coach Inn on the Most Endangered Historic Sites and also on the National Register of Historic Places; established the West Liberty Fair Grounds as a National Historic District and then proceeded to support the Fair Board through technical resources and funding raising to accomplish the historic restoration of three Fair Grounds buildings; supported West Liberty Downtown Task Force in restoration of the Downtown Historic District; worked with Wilton Economic Development Corporation to establish their Downtown Historic District and then to assist with their Downtown Historic Facade Restoration; performed a Pre-Development Project for Adaptive Re-Use of the Historic County Jail through a CLG Grant; and contracted for design of Phase 1 of the Historic Jail development.

Our Commission expanded from five to nine active members; held regular monthly meetings 11 out of 12 months each year; rotated meeting sites throughout the county to maximize local involvement; toured historic sites, museums and galleries; prepared several successful grant applications; successfully executed grants and followup projects; maximized volunteer involvement in projects; organized and supported funding raising and financial management; participated each year in the Iowa Preservation Summit through attendance and presentations; and received full support from the County Board of Supervisors and administrative staff.

We are committed to historic preservation throughout the county including smaller towns.

HRDP Project Officer Information

(* = required)

Enter the contact information for the individual responsible for submitting and responding to questions regarding the application.

1. Project Officer First Name*

Lynn

2. Project Officer Last Name*

Pruitt

3. Project Officer Title*

Commissioner

4. Project Officer Organization

Muscatine County Historic Preservation Commission

5. Project Officer Address*

606 Broadway St.

6. Project Officer City*

Nichols

7. Project Officer State (XX)*

IA

8. Project Officer Zip Code (#####)*

52766

9. Project Officer Phone*

(563) 260-0234

10. Project Officer Email*

pruitt.lynn@gmail.com

HRDP Authorized Official Information

(* = required)

Enter the contact information for the individual with legal authority to sign the grant contract on behalf of the applicant. This may be the mayor, city manager, county supervisor, individual applicant, chair of the board, board president, business owner, to give some examples.

1. Authorized Official First Name*

Scott

2. Authorized Official Last Name*

Sauer

3. Authorized Official Title*

Chair of Board of Supervisors

4. Authorized Official Organization

Muscatine County Board of Supervisors

5. Authorized Official Address*

414 E. Third Street

6. Authorized Official City*

Muscatine

7. Authorized Official State (XX)*

IA

8. Authorized Official Zip Code (#####)*

52761

9. Authorized Official Phone*

(563) 263-5317

10. Authorized Official Email*

sseright@co.muscatine.ia.us

HRDP Grant Program Category

(* = required)

1. Select the Historic Resource Development Category for which you are applying.

Historic Preservation

1.1. Please select the type(s) of property or activity involved in the project.

a property or district that has an opinion of eligibility for listing on the National Register of Historic Places from the State Historic Preservation Office (emergency or nomination projects only)

1.2.

If you selected National Historic Landmark, a property individually listed on the National Register of Historic Places, or a contributing resource in a Historic District, or a property or district that has an opinion of eligibility, please attach verification of this status here.

[T00-807 70-01744 Nichols commercial potential historic district.pdf](#)

1.3. Property Name

Provide the current name of the property.

Nichols Commercial District

1.4. Historic Name of Property (if applicable)

Provide the historic name, if it is known and is different than the current name.

1.5. Name of Historic District (if applicable)

Enter the name of the historic district the property is located in.

1.6. Property Address

Provide the address where the property is located.

Ijem Avenue between Main Street and Railroad Street

1.7. Property City

Provide the city where the property is located.

Nichols

1.8. Property County

Provide the county where the property is located.

Muscatine

HRDP Project Information

(* = required)

1. Project Title*

Provide a brief project title. Titles should be concise and informative, rather than clever or creative.

Nichols Commercial Historic District National Register Nomination Project

2. Project Summary*

Summarize the project for which you are requesting funds, including the primary use of requested funds, primary goals of the project and the desired impact that the project will have on the community and the State of Iowa. If the project is awarded a grant, this will be used for reports and press releases.

The project will enable the Muscatine County Historic Preservation Commission to hire a historic preservation professional to research and prepare a National Register nomination of the Nichols Commercial Historic District. The nomination will help ensure downtown Nichols' long-term preservation as a historic district and community asset.

HRDP Public Access

(* = required)

1. Does the public have access to the historical resource?*

Yes

1.1. What are the hours of operation?

24 hours per day, 7 days per week

1.2.

Is the historical resource available to view by appointment when there are not regular hours for public access?

Not Applicable

1.3. Is the historical resource visible from a public street?

Yes

HRDP Ownership

(* = required)

1. Does the applicant own the historical resource?

The applicant is not required to be the owner of the historical resource. However, the owner of the resource must provide their consent to the grant application.

Not Applicable

HRDP Project Description

(* = required)

1. Specifically identify the historical resource and state its significance.*

Prepare a detailed description of the historical resource. What is it? Explain why the resource is important to Iowa history and Iowans. Does it have international, national, statewide, or local significance? Does it relate to international, national, statewide, or local issues? What makes this resource unique?

The town of Nichols is located in the west central portion of Muscatine County, approximately 16 miles northwest of the city of Muscatine. The historic Nichols commercial district is located at the center of the community, straddling nearly one block of the east-west running Ijem Avenue, which is also the route of Iowa Highway 22 through town. The potential commercial historic district contains 12 one and two-story commercial buildings dating from the late nineteenth to the mid-twentieth century, and one modern infill building.

The potential Nichols Commercial Historic District is locally significant and eligible for the National Register of Historic Places under Criteria A for Commerce and C for Architecture. Under Criterion A, the potential district is associated with the development of Nichols as an important railroad shipping point and market town in western Muscatine County from c.1885 to c.1920, during which time the brick commercial buildings in the district were constructed. The golden age of growth and development for the town was stimulated by Nichols' location along two railroads – the Burlington, Cedar Rapids and Northern Railroad (1871) and the Muscatine & Western Railroad (1873) – that intersected immediately west of the Nichols commercial district. Both of these lines became branches of the Chicago, Rock Island & Pacific Railroad system in the 1880s. From the 1910s to the mid-twentieth century, downtown Nichols continued its farm-service function while slowly adapting to the age of automobiles,

trucks, and highways, a process that culminated in the widening and paving of Ijem Avenue in 1960 to carry State Highway 22 through town. Today, the buildings in the potential Nichols Commercial Historic District and the district as a whole reflect these layers of commercial development and historical significance.

Under Criterion C, the potential Nichols Commercial Historic District displays the building types and architectural details of a cohesive historic district that developed quickly, over a relatively short period of time (c.1885-1920), and exhibits the characteristics, building types, and architectural styles of a late-nineteenth-century to early-twentieth-century commercial district. The potential Nichols Commercial Historic District developed rather quickly, from c.1885, when the first extant brick commercial buildings were built on south side of Ijem Avenue to c.1920, when the last extant brick commercial buildings were built on the south side of Ijem Avenue. Thus most of the buildings exhibit the distinctive characteristics of that time and type of construction, namely attached one and two-story brick commercial buildings, the earliest of these exhibiting Italianate style details (i.e. arched windows) and the later ones featuring Classical Revival and Commercial styles of architecture.

The preliminary period of significance for the potential Nichols Commercial Historic District is c.1885 to 1967, from the decade when the first extant brick commercial buildings were constructed to 1967, the year that conforms to the 50-year limit on National Register eligibility. These dates most likely will be refined when more research is conducted for a National Register nomination of the potential historic district.

2.

Provide an overview of the activities you will complete. How are these activities relevant to your mission? Identify project partners and their responsibilities.

*

This is intended to be an overview. You will have the opportunity to include specifics of your work plan in the scope of work section.

The project will follow the typical methodology for preparing a nomination of a historic district to the National Register of Historic Places. Muscatine County Historic Preservation Commission will hire a Historic Preservation Consultant who meets the Secretary's Professional Qualification Standards for Architectural History or History to complete the nomination for listing on the National Register of Historic Places. The consultant will serve as the Principal Investigator for this project and will be responsible for conducting necessary research and completing the required paperwork for the nomination. The consultant will develop the narrative description and conduct research for individual building histories and

historic contexts as needed for preparing the significance section of the nomination. The consultant will prepare the nomination including all supporting materials in accordance with the requirements of the National Park Service and the State Historic Preservation Office. The consultant will develop and submit the draft nominations per the National Register review timeline established by the State Historic Preservation Office.

The Project Director will support and work closely with the consultant by providing important information about the history of Nichols and its commercial district and with the volunteers researching the individual buildings in the district. Additionally, the Project Director will provide timely progress reports to the State of Iowa Project Manager, along with the Muscatine County HPC and the Muscatine County Board of Supervisors.

Volunteers from the Muscatine County HPC and others interested in the project will have the opportunity to assist with historical research, either by conducting building research or by sharing memories or personal collections of documents, photographs, and other items pertaining to the Nichols commercial district. Members of the Muscatine County HPC will also review the draft nominations and provide comments to the consultant.

3. How will the proposed activities assist the historical resource?*

Explain why this project is needed. Is the resource threatened? How will this project help preserve, conserve, interpret, enhance or educate the public about this resource? How will you measure if this project is successful?

The Nichols Commercial Historic District National Register Nomination project will assist the community in documenting the history of its downtown historic district. The project will provide information throughout the project in public meetings and to volunteers working on the project about the benefits of listing properties on the National Register and the resources for rehabilitation and restoration of historic buildings available to National Register-listed properties. Twelve buildings have been included within the preliminary boundary of the Nichols Commercial Historic District, with three considered non-contributing. One of these non-contributing buildings could have its historic exterior restored by removing its current aluminum slip-cover, while a few of the contributing buildings are in need of structural attention to preserve their integrity. Building owners in the Nichols commercial district take pride in the town's history and have indicated a willingness to participate in a program to maintain the historic buildings into the future. Listing the district on the National Register will make these individual preservation goals possible and encourage the preservation of even more of the town's historic resources.

4.

How will the project impact the local community? Describe the public value of the proposed project to Iowans.

*

Explain why this project has public value. What will be the impact on the local community and to the state of Iowa? How will you disseminate the completed project or provide public access to the resulting project activity? Explain why the proposed project merits investment from the State.

By documenting the history and significance of the Nichols Commercial Historic District and making planned restoration projects and future building maintenance possible through financial incentives available to properties listed on the National Register of Historic Places, the project will allow the Nichols commercial district to retain its historic identity as the town's center of commerce and community. Located on State Highway 22, the commercial district presents locals and visitors with their first impression of this historic Iowa community. The nomination project will not only allow the preservation and rehabilitation of many of the buildings, it will add to the sense of community pride and, by example, encourage the preservation of Nichols' other historic resources.

The City of Nichols has a strong community spirit, and many of the residents have relatives who remember the history and even construction of some of these historic buildings. In recent years Nichols Day has been celebrated in the historic Nichols Community Park, located just west of the proposed Nichols Commercial Historic District, which forms the backdrop of this annual event. The celebration includes games for fun and competition along with food and reminiscing of past events. Prior residents come back to get caught up and to contribute their remembrance of days gone by.

Establishment of a historic commercial district in Nichols will be commensurate with other cities in the Muscatine County including the cities of Muscatine, West Liberty and Wilton. Appropriate signage would identify the Nichols Commercial Historic District along State Highways 22 and 70 which intersect at the east end of the proposed district boundaries. The Muscatine County website hosts the Historic Preservation Commission site which displays historic places in the county. The Muscatine County Historic Preservation Commission intends to provide markers at each historic building providing relevant historic information.

HRDP Project Scope of Work

(* = required)

This section will allow you to provide a step-by-step description of how the project will be carried out. The scope of work must clearly relate to the major work elements provided in the budget as line items. Please provide an estimate of how much time will be allocated to each part of the project, and describe how the work will be monitored to ensure that the appropriate professional standards are being followed, and that the steps are completed in a timely fashion.

1. Scope of Work

Provide a step-by-step description of how this project will be carried out, including the project element, a brief description of actions steps for the project element and the timeline for the action step.

You may add multiple project elements and multiple lines per project element.

Project Element	Action Steps	Timeline
1. Project Launch and Volunteer Training	The project will begin in August 2018 with a public meeting scheduled for members of the Muscatine County Historic Preservation Commission, property owners, and others interested in the project, during which the consultant will introduce the project and the nomination process, and provide an overview of the historical research needed to complete the nomination.	July - August 2018
2. Historical Research and Photography	Volunteers will conduct research at the Muscatine County Courthouse, interview local residents, and scan any historic photos and other ephemera residents may want to share. All research will be submitted to the consultant by October 1, 2018. The consultant will take photographs of the commercial district, following NRHP guidelines. Throughout the project, the consultant will ensure that all work conforms to the Secretary of the Interior's Standards for Registration.	August-October 2018

3. Development of Draft National Register Nomination	With research underway, the consultant will begin preparing the nomination, developing the narrative description and statement of significance, and incorporating the research gathered by volunteers. The consultant will complete the first draft, including all supporting material as required by the National Park Service (NPS) and State Historic Preservation Office (SHPO), and submit it to the SHPO for review in December 2018.	October- December 2018
4. Revision of Draft Nomination	The SHPO will review the draft nomination in January and return comments to the consultant, who will make any necessary changes, then submit a PDF of the revised nomination to the SHPO before the second review date of March 18, 2019, to meet the April 1, 2019, final draft deadline. The consultant will present the completed nomination at a public meeting in Nichols at a date to be determined.	January- March 2019
5. SNRC Review of Nomination	The consultant will present nomination to the State Nominations Review Committee (SNRC) at their meeting scheduled for June 14, 2019, usually held in Des Moines. The committee will issue comments at the meeting and in writing following the meeting.	June 14, 2019
6. Final Revisions and Final Submission of Nomination to NPS	Once the consultant has received all comments from SNRC, the nomination will be revised (if needed) and submitted to the SHPO for final review. After SHPO approval, a final nomination and photographs will be submitted digitally to the SHPO to forward onto the NPS. A PDF will be sent and a bound copy will be mailed to the MCHPC. The NPS review typically takes 30-45 days before the district is formally listed.	July- August 2019

HRDP Budget

(* = required)

Provide a detailed budget by categories of expenditures. Your expenses should be divided by category: Consultants, Contractors, Personnel, Materials/Supplies, Equipment, and Other. In the HRDP Grant Request section, list the amount of grant dollars you are requesting for each budget item. In the Cash Match section, list how much cash the applicant will provide for each budget item. In the In-Kind Match section, list the value of any donated services for each budget item.

1. Consultants

Expense Description	HRDP Grant Request	Cash Match	In-Kind Match	Total
Consultant Hours	\$5,500	\$1,700		\$7,200.00
Consultant Mileage		\$133		\$133

2. Contractors

3. Personnel

Expense Description	HRDP Grant Request	Cash Match	In-Kind Match	Total
Project Director			\$217	217
Muscatine County				

HPC	\$261	\$261
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Research Volunteers	\$238	\$238
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4. Materials/Supplies

Expense Description	HRDP Grant Request	Cash Match	In-Kind Match	Total
Printing/CD-R/Postage		\$100		\$100

5. Equipment

6. Other Expenses

7. Totals*

Grant Request Total	Cash Match Total	In-Kind Match Total	Total Project Cost
\$5,500	\$1,933	\$716	\$8,149

8. Budget Explanation*

Summarize the project budget, including: An explanation for how each budget line item was calculated; intended use of requested funds; sources of applicant cash match and/or in-kind match; and any additional sources of project revenue leveraged by requested funds.

*[totals rounded to nearest dollar]

Consultant Hours (120 hrs @ \$50/hr) - These hours cover the responsibilities of the consultant on the project, including but not limited to: research on the history of the Nichols commercial district and its historic contexts; presentation and meetings with project director and volunteers for historical research; review of research completed; development of the draft nomination and accompanying materials; submitting draft and submitting revisions according to SHPO timeline for SNRC review and final submission for NPS.

Consultant Mileage: (340 miles @ \$.39/mile) - Expenses are for mileage reimbursement for the consultant to make 2 round trips to Nichols for meetings, research, and photography and one round trip to Des Moines for the June 2019 SNRC review of the nomination.

Personnel Expenses: Project Director (30 hrs @ \$7.25/hr); Muscatine County HPC (4 hrs @ \$7.25/hr x 9 members); Volunteers (33 hrs @ \$7.25/hr) - These in-kind hours cover the responsibilities of the Project Director and members of the Muscatine County HPC on the project, including but not limited to coordinating and communicating with volunteers, grant management, meeting logistics, review of draft nominations, and other project assistance and oversight as needed, and historical research conducted by volunteers.

Materials/Supplies: This item helps cover material and supply costs associated with research and preparation of the nomination, including but not limited to research copies, CD-R for NRHP photos, bound copies of the final nomination for the Muscatine County HPC, and postage.

HRDP Professional Involvement

(* = required)

Every project in the Historic Preservation or Country School-Historic Preservation category must involve a trained professional in a discipline appropriate to the project scope. If applying in this category, enter the contact information, a letter of commitment and credentials for the professional involved in the project.

1. Is this an application in the Historic Preservation category?

This applies to both regular HRDP and Country School grant programs.

Yes

1.1. Professional First Name

Jennifer

1.2. Professional Last Name

Price

1.3. Professional Title

Historic Preservation Consultant

1.4. Professional Organization or Business Name

Price Preservation Research

1.5. Professional Address

P.O. Box 5201

1.6. Professional City

Coralville

1.7. Professional State (XX)

IA

1.8. Professional Zip Code

52241

1.9. Professional Phone

(319) 594-9513

1.10. Professional Email

jenniferprice1311@icloud.com

1.11. Professional Involvement Letter of Commitment

Attach a letter verifying the involvement of the identified professional in the project

Letter of Commitment.pdf

1.12. Professional Involvement Credentials

Attach a document demonstrating the credentials of the identified professional for the project.

Price Resume-CV 2018.pdf

Minority Impact Statement

(* = required)

Pursuant to 2008 Iowa Acts, HF 2393, Iowa Code Section 8.11, grant applications submitted to the State of Iowa shall include a Minority Impact Statement. This is the state's mechanism to require grant applicants to consider the potential impact of the grant project's proposed programs or policies on minority groups.

1.

Please choose the statement that pertains to this grant application. Complete all the information requested for the chosen statement.

*

The proposed grant project programs or policies are not expected to have a disproportionate or unique impact on minority persons.

1.1. Present the rationale for determining no impact .

Nomination of the Nichols Commercial Historic District to the National Register of Historic Places will neither more directly favor nor not favor minorities or other persons in Nichols, Iowa.

2. Certification

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge.

Muscatine County Historical Preservation Commissio / Pruitt, Lynn

81203168552

PORTFOLIO



 **Potential Nichols Commercial Historic District Map**



 **Photo 1. View west-southwest on Ijem Avenue**



 **Photo 2. View southwest of south side of Ijem Avenue**



 **Photo 3. View southeast of south side of Ijem Avenue**



 **Photo 4. View northeast of north side of Ijem Avenue**



 **Photo 5. View northwest of north side of Ijem Avenue**



 **Photo 6. View northeast of north side of Ijem Avenue**



 **Photo 7. View northwest of north side of Ijem Avenue**