

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

99-375

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

AGENDA:

AUGUST 23, 1999

SYNOPSIS -

On the August 23, 1999, Council Agenda is a Roll Call to receive and file the River Bend Neighborhood Design Guidelines for Affordable Housing. This Roll Call also directs staff to amend the City's Memorandum of Agreement with the State Historical Society to include these guidelines. This would allow staff to use the guidelines when conducting architectural and historic reviews in the River Bend Neighborhood. Architectural and historical reviews are required for proposed rehabilitation and demolition projects receiving federal funds from the U.S. Department of Housing and Urban Development. These projects are either listed or recommended for listing in the National Register of Historic Places individually or as part of a district.

SUBJECT:

RIVER BEND
NEIGHBORHOOD
DESIGN
GUIDELINES FOR
AFFORDABLE
HOUSING

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

FISCAL IMPACT -

The National Trust for Historic Preservation funded this project.

SUBMITTED BY:

JIM GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

RECOMMENDATION -

Receive and File.

BACKGROUND -

In July 1997 the National Trust Fund chose the River Bend Neighborhood as one of six national demonstration areas for the first year of the National Trust for Historic Preservation's Community Partners Program. The National Trust Fund assigned this program to demonstrate how the City can effectively use historic preservation as a community development strategy for low or mixed-income neighborhoods.

After the National Trust Fund awarded the City the project, the Fund created a 20 member task force to oversee the development of the guidelines. Following are the task force groups and their representatives:

1. Architect Steven Stimmel
1. Architect Ben Allers
1. City of Des Moines Kathy Kahoun
1. City of Des Moines Jackie Nickolaus
1. City of Des Moines Nancy Welch
1. For-profit developer Voneelya Simmons Miller
1. IA Dept. of Public Health Rita Gergely
1. Mid-city Vision Coalition Dorothy Campbell
1. Nat. Trust for Hist. Preserv. David Cordes
1. Nat. Trust for Hist. Preserv. Curt Heidt
1. Nat. Trust for Hist. Preserv. John Leith-Tetrault
1. NFC Gary Dodge
1. Non-profit developer Stella Neill
1. NRB Joann Muldoon
1. Preservation Alliance Peggy Jester
1. River Bend Neighborhood Teri Toye
1. River Bend Neighborhood Ed Fallon
1. River Bend Neighborhood Marlene Doby
1. State Historical Society of IA Judy McClure
1. State Historical Society of IA Kerry McGrath

The Fund developed these guidelines for architectural and historic reviews. The Federal government mandates the National Trust Fund uses architectural and historical reviews when funds from the U.S. Department of Housing and Urban Development to rehabilitate or demolish structures that meet the following criteria:

- Structures individually listed in the National Register.
- Structures located in one of the six National Register Historic Districts.
- Structures determined potentially eligible for listing on the Register in one of the historic or architectural surveys conducted by the City of Des Moines.

Currently, the Secretary's Standards provide the guidelines for historic property renovations. The River Bend guidelines would be less stringent. If the City accepts these guidelines as an amendment to the Memorandum of Agreement with the State Historical Society of Iowa, the guidelines would encourage

more people to take advantage of federal programs to rehabilitate historic homes.

For the City to use these guidelines in place of the Secretary's Standards, the guidelines must be included in the City's Memorandum of Agreement with the State. The Historical Society is ultimately responsible for all H.U.D. mandated architectural and historical reviews done in Iowa. In order for them to streamline the process they can develop a memorandum of agreement, which outlines procedures other entities must follow, such as cities, to do the majority of the review process. The City of Des Moines has worked under memorandums of agreement with the State since 1989.

In order for these River Bend guidelines to be used during the review process they will have to be included in an amended memorandum of agreement with the State. After the City receives and files the guidelines, staff will work with the State to update the memorandum.