



**Date** September 11, 2023

**HOLDING PUBLIC HEARING ON CITY-INITIATED REQUEST TO AMEND THE  
PLANDSM CREATING OUR TOMORROW PLAN TO ADOPT REFLECTDSM:  
HONORING ALL DES MOINES HISTORIES (HISTORIC PRESERVATION PLAN)  
AND INCORPORATE AS AN ELEMENT THERETO**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held August 3, 2023, the members recommended by a vote of 13-0 **APPROVAL** of the proposed adoption of the ReflectDSM: Honoring All Des Moines Histories (Historic Preservation Plan) as an amendment and element to the PlanDSM: Creating Our Tomorrow Comprehensive Plan; and

**WHEREAS**, the Historic Preservation Commission has advised that at a public hearing held July 19, 2023, the members recommended by a vote of 9-0 **APPROVAL** of the ReflectDSM: Honoring All Des Moines Histories (Historic Preservation Plan) as element to the PlanDSM: Creating Our Tomorrow Comprehensive Plan; and

**WHEREAS**, on August 21, 2023, by Roll Call No. 23-1171, it was duly resolved by the City Council to receive and file a communication from the Historic Preservation Commission recommending the adoption of ReflectDSM: Honoring All Des Moines Histories (Historic Preservation Plan) as an amendment and element to the PlanDSM: Creating Our Tomorrow Comprehensive Plan; and

**WHEREAS**, on August 21, 2023, by Roll Call No. 23-1170, it was duly resolved by the City Council that the adoption of ReflectDSM: Honoring All Des Moines Histories (Historic Preservation Plan) as an amendment and element to the PlanDSM: Creating Our Tomorrow Comprehensive Plan be set down for hearing on September 11, 2023 at 5:00 p.m. in the Council Chambers at City Hall;

**WHEREAS**, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed amendment to the City’s comprehensive land use plan; and

**WHEREAS**, in accordance with said notice, those interested in said proposed Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Moines, Iowa as follows:

1. The communication from the Plan and Zoning Commission is hereby received and filed.
2. Upon due consideration of any and all statements of interested persons and arguments of counsel, all comments regarding the proposed adoption of ReflectDSM: Honoring All Des Moines

**Date** September 11, 2023

Histories (Historic Preservation Plan) and associated amendments are hereby received, and the hearing is closed.

3. The ReflectDSM: Honoring All Des Moines Histories (Historic Preservation Plan), as amended, as on file in the office of the City Clerk, is hereby adopted as an amendment and element to the PlanDSM: Creating Our Tomorrow Comprehensive Plan for the City of Des Moines.

(Council Communication No. 23-403)

MOVED BY \_\_\_\_\_ to adopt.

Second by \_\_\_\_\_.

APPROVED AS TO FORM:

/s/ Chas M. Cahill  
Chas M. Cahill  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	<p style="text-align: center;"><b>CERTIFICATE</b></p> <p>I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.</p> <p>IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.</p> <p style="text-align: right;">_____ City Clerk</p>
COWNIE					
BOESEN					
GATTO					
SHEUMAKER					
MANDELBAUM					
VOSS					
WESTERGAARD					
TOTAL					
MOTION CARRIED				APPROVED	
_____ Mayor					

August 15, 2023

Communication from the City Plan and Zoning Commission advising that at their August 3, 2023 meeting, the following action was taken regarding a request from the City of Des Moines for review and recommendation to the City Council regarding adoption of the ReflectDSM: Honoring All Des Moines Histories (Historic Preservation Plan) as an element to PlanDSM: Creating Our Tomorrow Comprehensive Plan.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 13-0 as follows.

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus	X				
Leah Rudolphi	X				
Carol Maher	X				
Abby Chungath	X				
Kayla Berkson	X				
Chris Draper	X				
Todd Garner					X
Johnny Alcivar	X				
Justyn Lewis					X
Carolyn Jenison	X				
William Page	X				
Andrew Lorentzen	X				
Emily Webb	X				
Katie Gillette	X				
Rick Trower	X				

**APPROVAL** of the proposed adoption of the ReflectDSM: Honoring All Des Moines Histories (Historic Preservation Plan) as an amendment to PlanDSM: Creating Our Tomorrow Comprehensive Plan

**STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Staff recommends approval of the proposed adoption of the ReflectDSM: Honoring All Des Moines Histories (Historic Preservation Plan) as an amendment to PlanDSM: Creating Our Tomorrow Comprehensive Plan.

**STAFF REPORT TO THE PLANNING COMMISSION**



## **I. GENERAL INFORMATION**

The proposed amendment would incorporate elements of the *ReflectDSM: Honoring All Des Moines Histories* (Historic Preservation Plan) as an amendment to *PlanDSM: Creating Our Tomorrow* Comprehensive Plan. A copy of the proposed plan is included in the Commission's packet.

## **II. PLAN OVERVIEW**

*ReflectDSM: Honoring All Des Moines Histories honors community insights and establishes a set of ambitious goals, concrete actions, and a collaborative framework to realize the vision of a Des Moines historic preservation program that values and respects the intangible heritage and tangible places, and that reflects all its histories to create a vibrant and sustainable community where everyone belongs. It revisits, revises, and, in some cases, reimagines the regulatory and administrative functions of the City's historic preservation program administered by its Development Services Department staff. At its core, ReflectDSM: Honoring All Des Moines Histories encourages and accommodates public participation in the process to save and steward the buildings, places, uses, and intangible assets they care about most. The plan also responds to and advances PlanDSM: Creating Our Tomorrow, adopted by the City in 2016. PlanDSM: Creating Our Tomorrow established a series of goals and policies related to historic preservation, including to develop an updated historic preservation plan.*

## **III. PLAN SUMMARY**

*ReflectDSM: Honoring All Des Moines Histories* includes the following vision and mission statements:

*"Des Moines values and respects the intangible heritage and the tangible places that reflect all its histories to create a vibrant and sustainable community where everyone belongs."*

*"The Des Moines historic preservation program identifies and protects the cultural and historic resources that define and enliven the city, while deliberately advancing equity. It partners with community members, organizations, and other stakeholders. Through regular and effective engagement strategies, it makes its preservation approaches – regulations, tools, technical assistance, and funding – comprehensible, accessible, and beneficial to all."*

The primary recommendations of the Plan are represented in two methods – goals and an equity statement.

- Goal 1: Equitable and Inclusive
  - Create an equitable and inclusive preservation program that recognizes and protects all histories and cultures of Des Moines.
  - This will be achieved by addressing past inequities and exclusion in historic preservation tools; by recognizing both the intangible and tangible resources that reflect Des Moines history and culture; and by reducing or mitigating any barriers to full public participation in the program's process and its benefits.



- Goal 2: Community-Centered
  - Fully engage with, listen to, and implement the input of the residents of Des Moines in preservation planning and decision-making. Equip and empower them to save the tangible places and intangible heritage they value most.
  - This will be achieved through effective community engagement processes; fostering relationships; by making the process more efficient and accessible; by listening to the community and incorporating their feedback; involving community members in survey, documentation, and stewardship; and by providing tools, technical assistance, and funding.
  
- Goal 3: Strategically Integrated
  - Integrate historic preservation approaches and values, especially those that advance equity and inclusion, into corresponding community revitalization initiatives to drive better outcomes.

*ReflectDSM: Honoring All Des Moines Histories* intends to achieve its stated goals through collaboration with a broad range of stakeholders that results in strategic approaches to leverage efforts, investments, tools, and technical assistance for maximum impact.

The City of Des Moines defines equity as "A social condition which deliberately creates choices, access, and opportunities for all people to fulfill their basic needs, advance their well-being, and achieve their full potential." ReflectDSM's equity statement commits the historic preservation program to a set of consequential actions to advance equity and inclusion in the City. This statement is informed, in part, by an equity audit conducted as part of the planning process. The audit assessed a select set of preservation related activities to determine if they were inherently biased, inequitable, or exclusionary.

## DES MOINES HISTORIC PRESERVATION PROGRAM EQUITY STATEMENT

### ***acknowledge***

The Development Services Department acknowledges that the City of Des Moines' historic preservation program has not extended the benefits of historic preservation in a manner that values and protects the full range of tangible places and intangible heritage that reflect all the city's histories. It recognizes that, until recently, its protections, incentives, and investments have primarily served those residents and commercial and institutional interests that have the resources, time, and competency to know about and navigate its programs and processes.

### ***reform***

The Development Services Department commits to reforming its policies, programs, and practices to be fully understandable and accessible to all residents; to be more inclusively applied across diverse resource types and communities; and to proactively engage residents in research, planning, and decision-making. It will create a program that deliberately creates choices, access, and opportunities for all people.

### ***operationalize***

With the adoption of the ReflectDSM Historic Preservation Plan, the Department will institutionalize these reforms through a series of strategic actions that are equitable

and inclusive, community-centered, and are committed to collaborative approaches that bring the benefits of historic preservation to all residents.

#### **IV. CONSISTENCY WITH PLANDSM: CREATING OUR TOMORROW COMPREHENSIVE PLAN**

The City's Comprehensive Plan, *PlanDSM: Creating Our Tomorrow*, was adopted by the City Council on April 25, 2016, by Roll Call 16-0717.

The vision of *ReflectDSM: Honoring All Des Moines Histories* (Historic Preservation Plan) is to be consistent with many goals throughout the *PlanDSM: Creating Our Tomorrow* comprehensive plan, including the following:

##### Land Use:

- Goal 4: Continue to embrace the distinct character of Des Moines' neighborhoods while allowing for new development and redevelopment.
  - Objective 25: Require new development and redevelopment to be compatible with the existing neighborhood character.
- Goal 6: Recognize the value of Des Moines' historic building stock and landscapes and ensure their preservation for future residents.
  - Objective 33: Promote preservation, restoration, and reuse of historical structures and landmarks.
  - Objective 34: Continue to refine design guidelines and develop standards that protect the historical integrity and architectural character in identified Historic Districts.
  - Objective 35: Encourage expansion and establishment of national Historic Districts, local historic districts and local landmarks.

##### Housing:

- Goal 2: Preserve, maintain, and improve the existing inventory of single-family and multi-family housing.
  - Objective 9: Provide information, such as a pattern book, to demonstrate how homeowners can modernize their existing residence with additions or renovations.
  - Objective 11: Support programs and agencies that help with weatherization and sustainability measures to reduce home operating costs for water and energy usage.
  - Objective 12: Encourage organizations and non-profits to coordinate, develop, and maintain a housing resource guide to connect owners and renters with available programs and services.
  - Objective 16: Streamline permit and development processes to encourage development in accordance with applicable regulations.

##### Community Character and Neighborhoods:

- Goal 1: Embrace the distinct character offered in each of Des Moines' neighborhoods.



- Objective 5: Ensure infill development is sensitive to the existing character of the neighborhood.
- Goal 2: Further Des Moines' revitalization efforts to improve the strength, stability, and vitality of all neighborhoods.
  - Objective 9: Realize neighborhood potential through focused planning efforts that bring residents, community stakeholders, and partners together to make a greater impact.
  - Objective 11: Acknowledge and adequately plan resources to implement neighborhood, corridor, and other small area plans.
  - Objective 13: Develop a comprehensive set of strategies to eliminate blighted, vacant or abandoned properties, such as a vacant property registry, strengthened property maintenance, public nuisance, and rental codes, and land banking mechanism.
- Goal 4: Protect Des Moines' historic and cultural assets that contribute to neighborhood and community identity.
  - Objective 24: Develop an updated historic preservation plan.
  - Objective 25: Partner with the historic preservation community to promote Des Moines' rich history through education and outreach on historic structures, districts, and landscapes.
  - Objective 26: Partner with the historic preservation community to identify historic districts also ensuring context sensitive infill and redevelopment.
  - Objective 27: Develop policies that prioritize rehabilitation over demolition of historic structures and in historic districts.
  - Objective 28: Enforce local historic district and local landmark regulations.

Social Equity:

- Goal 3: Ensure all city services, projects, programs, and events represent and encourage participation of a cross section of the city's cultural diversity and geography.
  - Objective 19: Ensure city government staffing, board membership, and policies reflect the diversity of the city's demographics.
  - Objective 22: Effectively engage the public and city partners/organizations/entities when making decisions that create, remove, or change a city service, project, or policy.

**STAFF RECOMMENDATION**

Staff recommends approval of the proposed adoption of the ReflectDSM: Honoring All Des Moines Histories (Historic Preservation Plan) as an amendment to PlanDSM: Creating Our Tomorrow Comprehensive Plan.

**SUMMARY OF DISCUSSION**

Abby Chungath asked if any member of the public or commission desired to speak on the item. No one requested to speak.

**COMMISSION ACTION:**

Chris Draper made a motion for approval of the proposed adoption of the ReflectDSM: Honoring All Des Moines Histories (Historic Preservation Plan) as an amendment to PlanDSM: Creating Our Tomorrow Comprehensive Plan.

**THE VOTE: 13-0**

Respectfully submitted,

A handwritten signature in blue ink that reads "Bert Drost". The signature is written in a cursive, flowing style.

Bert Drost, AICP  
Deputy Planning Administrator

BAD:tjh







**REFLECT  
DSM**

HONORING ALL DES MOINES HISTORIES

# DES MOINES CITYWIDE HISTORIC PRESERVATION PLAN

PUBLIC HEARING DRAFT 07.14.2023



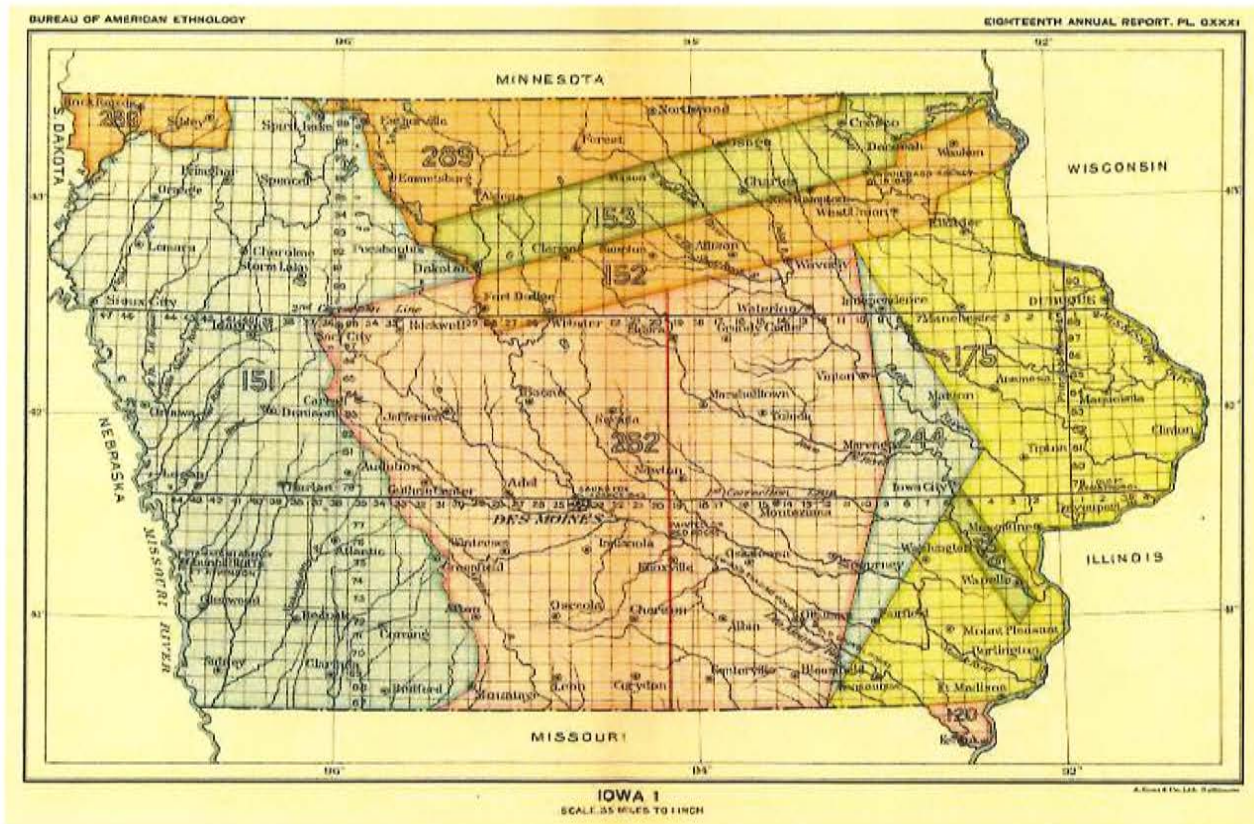
CITY OF DES MOINES



# LAND ACKNOWLEDGEMENT

## Statement

The City of Des Moines acknowledges that it is built on ground where indigenous peoples have settled for thousands of years and knows that it continues to be a home for Native people. Historically, central Iowa was the homeland for the loway or Baxoje nation. The City traces its own founding to Fort Des Moines, built in 1843 to serve as an agency for the Sauk and Meskwaki (or Sac and Fox) nations. Under the Treaty of 1842, they were required to move to this area from east-central Iowa, until 1845 when they were relocated to Kansas and Nebraska. This removal enabled the founding of the state of Iowa and Polk County, with the town of Fort Des Moines as its seat. Today, around 3,000 Native people live in Polk County. Understanding the historical and current experiences of Native people and their nations is important to the City's historic preservation program and advances our commitment to promoting equity.



**Figure 1.** A map of Native land cessions and treaties in Iowa. Number 262 represents the Treaty of 1842, the red line divides the eastern portion (vacated in 1842) from the western portion (vacated in 1845). (Source: *A Century of Lawmaking for a New Nation, The Library of Congress*)

**Cover Photo.** *Shattering Silence Sculpture*, designed by James Ellwanger to represent the tradition in Iowa's courts of ensuring the rights and liberties of all people of the State. The story of Ralph, a Missouri slave hoping to buy his freedom in Iowa, and eventually granted that freedom by Iowa's Territorial Supreme Court, is engraved at the base of the sculpture. (Source: Stacey Hanley)



## Historical Overview

The Des Moines River, and from its name Fort Des Moines and the current City of Des Moines, is named after a historic indigenous nation called Moingoana by the French explorers who met them along the river. The river's name, called the Riviere des Moingonas in French, eventually became known as the River des Moines by the Americans. Thus, the City is named after a Native nation.

One of the first permanent settlements in and around where Des Moines is today was (or is) located under the current water treatment plant along the Des Moines River. At the "Palace" site, indigenous peoples established housing structures around 7,000 years ago. From that time on, people settled along the river in increasing numbers. While it is difficult to identify specific cultural descendants of archaeological societies, these people and others who followed them made pottery, lived in sometimes fortified villages and towns, practiced agriculture, and had wide-spanning trade networks.

During a time period around 1500, people from the Oneota archaeological society formed several historic nations, including the Ioway. The Ioway were sovereign over all of central Iowa until about 1820. Starting in 1825, however, in treaties with the United States, they were first designated co-owners of the land with the Sac and Fox and then written out of their ownership. Instead, the Sauk and Meskwaki were designated sovereign over these lands. Those two nations had arrived from the east during the 18th century, initially seeking refuge from the French.

In 1842, the United States insisted that the Sauk and Meskwaki sell all their remaining lands – which amounted to central Iowa – to the federal government, in exchange for their debts to traders and an unspecified future land holding further west. Because they were dependent on American trade goods, the nations could no longer refuse or resist. According to the treaty, they had to immediately remove from the eastern half of their lands to the area around Des Moines, and then remove from Iowa in 1845. Fort Des Moines was built to administer and control this transition. After this removal, the State of Iowa could be founded in 1846, and the Town of Fort Des Moines developed into the modern City of Des Moines.

The nations who were forced to leave their homelands in central Iowa were then further relocated in the later 1800s. Today, the Ioway have sovereign lands on two reservations, one on the Kansas-Nebraska border and one in Oklahoma. This is also where the Sauk and Meskwaki (or Sac and Fox) have reservations, in addition to the Meskwaki Settlement in central Iowa. In that case, the state of Iowa actively supported some Meskwaki in re-settling here in the 1850s and 1860s. Despite the treaties leading to removal, some Native people always stayed behind and continued to live on their homelands. While the Ioway have no reservation lands in the state named after them, the Meskwaki, the Winnebago (Ho-Chunk), the Omaha, and the Ponca do.

*Statement written by Sebastian Braun, Director of American Studies, Director of Graduate Education (Anthropology), and Associate Professor of Anthropology, at Iowa State University*

## **REFLECTDSM PROJECT ACKNOWLEDGEMENTS**

The creation of this Plan would not be possible without the assistance of many groups and community members in the City of Des Moines and across the State.

### ***Advisory Committee***

Abbey Gilroy  
Ben Jung  
Breann Bye  
Connie Boesen, At Large Councilmember  
T.M. Franklin Cownie, Mayor  
Jack Daugherty  
Jacqueline Thompson  
Jennifer James  
Johnny Alcivar  
Madison DeShay-Duncan  
Manisha Paudel  
Martha Green  
Ryan Arnold  
Teree Caldwell-Johnson  
Tim Rypma  
Tim Waddell  
Will Page

### ***Outreach Coordinator Cohort***

Tomas Bueso  
Grace Gaye  
DeMarco Lowery  
Adna Modhamud  
Ti Mo  
Sekou Mtayari  
Tae'shaun Presswood  
Elijah Williams

### ***Des Moines Historic Preservation Commission***

Ann Schmid, At Large  
Breann Bye, River Bend  
Evan Herlocker, River Bend  
Evan Shaw, At Large  
Martha Green, Sherman Hill  
Mike Hildebrand, At Large  
Patricia Barry, Owl's Head  
Scotney Fenton, At Large  
Tiffany Allison, At Large  
York Taenzer, Sherman Hill

### ***Des Moines City Council***

T.M. Franklin Cownie, Mayor  
Carl Voss, At Large  
Connie Boesen, At Large  
Indra Sheumaker, Ward I  
Linda Westergaard, Ward II  
Josh Mandelbaum, Ward III  
Joe Gatto, Ward IV



## REFLECTDSM PROJECT ACKNOWLEDGEMENTS, CONT.

### *City of Des Moines Development Services Staff*

Jason Van Essen, Planning & Urban Design Administrator  
Stacey Hanley, Urban Designer  
Anuprit Minhas, Senior Planner  
Kyle Larson, Senior Planner  
Jacob Couppee, Planner

### *Consultant Team*

Marcia Boyle, AICP, Kendig Keast Collaborative  
Susan West Montgomery

### *Thanks Also To...*

Individual residents, property owners, and other community members who contributed their insights and ideas to this Plan effort.

A special thanks goes to the following:

- Des Moines Public Schools, Hoover High School, and the iJag class for their commitment to the project and participation in the Outreach Coordinator Cohort;
- Elaine Estes for her extensive input and willingness to share about her lived experiences in Des Moines over the past 90 years;
- Sebastian Braun, Director of American Studies, Director of Graduate Education (Anthropology), and Associate Professor of Anthropology, at Iowa State University, for his assistance in writing the Land Acknowledgement Statement;
- DeMarco Lowery and Johnny Alcivar for their assistance in the video narration of the spring online community survey; and
- State Historical Society of Iowa staff and librarians for their assistance locating resources to inform the Land Acknowledgement statement.

Finally, a thanks to the State Historical Society of Iowa for supporting this effort through the Certified Local Government (CLG) Grant program.

# TABLE OF CONTENTS

## Chapter 1

Introduction .....	1
Plan Development Process.....	4
Vision for Preservation in Des Moines .....	10
Equity in Preservation .....	12
Action Plan .....	13
How the Plan is Used.....	16
Plan Structure.....	16

## Chapter 2

Putting Preservation to Work in Des Moines .....	17
Defining Preservation, Democratizing Preservation .....	18
Benefits of Historic Preservation .....	20
Partners in Preservation .....	24

## Chapter 3

The Status of Preservation in Des Moines.....	29
Program Administration.....	32
Information and Accessibility .....	44
Tools, Incentives, and Supporting Programs .....	47
Education, Awareness, and Partners.....	58
Challenges and Opportunities .....	62

## Chapter 4

The Future of Preservation in Des Moines .....	67
Vision for Des Moines' Historic Preservation Program .....	69
Near-Term Actions .....	71
Mid-Term Actions.....	82
Long-Term Actions .....	90

## Chapter 5

Appendices .....	93
Appendix A: Stakeholder Summary Report .....	96
Appendix B: National Register Designations.....	102
Appendix C: Project Information Distribution Method .....	104
Appendix D: Action Implementation Matrix.....	107





# **CHAPTER 1**

## **INTRODUCTION**

**ReflectDSM: Honoring All Des Moines Histories** offers a new way of thinking about and advancing the City's historic preservation program.

This Plan takes an expansive view of what the community values and an inclusive approach to decision making. It asserts that historic preservation is not just about buildings, but is truly about people and the places where they live, work, and play. It is about the tangible and intangible historic and cultural resources that make the lives of community members easier, healthier, more fun, and more vibrant. Residents interviewed as part of the planning process expressed what they love about their city – its diverse population, distinctive

neighborhoods, expansive parks system, iconic riverfront, and the cultural vibrancy that spawns numerous festivals, community gatherings, and public artworks. One resident of the McKinley School/Columbus Park neighborhood noted, historic preservation:

*"Makes me think about what was meaningful to me growing up, the places you knew were unique to your town were always the places you appreciated ... The things you love to tell people about in a community the locally owned things ... I think it's a lot cooler to go to a restaurant that's been there for 50 years than one I can go to in any city."*



**Figure 1.** Ashby Manor National Historic District (Source: Stacey Hanley)

**Chapter Cover Photo.** Polk County Historic Courthouse (Source: Kendig Keast Collaborative)



*ReflectDSM* honors these community insights and many more. It establishes a set of ambitious goals, concrete actions, and a collaborative framework to realize the vision of a Des Moines historic preservation program that values and respects the intangible heritage and tangible places, and that reflects all its histories to create a vibrant and sustainable community where everyone belongs. It revisits, revises, and, in some cases, reimagines the regulatory and administrative functions of the City's historic preservation program administered by its Development Services Department staff. At its core, *ReflectDSM* encourages and accommodates public participation in the process to save and steward the buildings, places, uses, and intangible assets they care about most. It recognizes that to be successful it must use approaches that are specific, incremental, and consistent.

The Plan also responds to and advances *PlanDSM*, adopted by the City in 2016. *PlanDSM* envisions a vibrant, healthy, walkable community. It envisions a place that offers a diversity of housing choices, a resilient economy, protects natural resources, and provides vibrant and creative culture and recreational environments that support residents from all ages and all global heritages. It established a series of goals and policies related to historic preservation, as described in Chapter 3, including to develop an updated historic preservation plan.



**Figure 2.** Flower planting joint event with Sherman Hill and Oakridge neighborhoods. (Source: Rob McCammon)



**Figure 3.** Tree canopy in the River Bend Neighborhood (Source: KKC)



**Figure 4.** (Source: City of Des Moines, Communications Office)



## Project Timeline



## PLAN DEVELOPMENT PROCESS

*ReflectDSM* began in spring of 2022 and kicked off with an information-gathering period. The consultant team worked with City staff to identify key stakeholders and devise an engagement plan that involved as many community members as possible. As part of this strategy, two key groups emerged – the Advisory Committee and the Outreach Coordinator Cohort.

### Advisory Committee (AC)

Advisory Committee members included:

- The Mayor
- Council members
- Historic Preservation Commissioners
- Drake University Representatives
- Design Professionals
- Historians
- Neighborhood Representatives

The Advisory Committee met at each key stage of the project to hear updates from the consultant team and staff, review key deliverables, and provide feedback on these deliverables.

### Outreach Coordinator Cohort (OCC)

Recognizing that traditional forms of outreach often do not reach a representative sampling of a community and do not further the equity and inclusion goals of the City, the Outreach Coordinator Cohort (OCC) was developed as a second key group in this process. In the fall of 2022, an informational meeting was held with a series of community members to explain the purpose of this group and to gauge interest. Ultimately, eight individuals – a mix of high school students and community members – committed to being OCC participants.

With the group established, a training meeting was held with the OCC, consultant team, and staff members in late fall 2022.



While framed as a "training", this meeting was an opportunity to discuss the project and the objectives of the OCC as a key part of the community engagement strategy.

From late fall 2022 to early 2023, each OCC member conducted a series of interviews, averaging at approximately 10 per member. During these interviews, OCC members sat down with individuals or small groups in their community to discuss the City's historic preservation program. A series of questions helped guide the OCC's conversations with community members, and they reported results (anonymously) through a survey tool. Questions were similar to those asked during the fall community-wide public survey and asked people to reflect on what is important in Des Moines; impressions of the existing historic preservation program; tangible and intangible resources that have been lost or almost lost; ideas and ways to celebrate tangible and intangible resources in the community; and a vision for historic preservation in Des Moines.

Upon completion of the interviews, a debrief meeting was held with the project team and OCC to hear more about the interviews, both regarding the information collected and the success of the interview method.

Following interview completion, OCC members continued to participate in the project by reviewing draft Plan documents to ensure feedback from the interviews was adequately represented and addressed.

Joint meetings with the AC and OCC were held in April 2023 and June 2023 for the two groups to meet and share feedback received over the course of the Plan process and to review draft recommendations and the final Plan document.



**Figure 5.** Plan Advisory Committee members attend the first meeting held in June 2022. (Source: KKC)



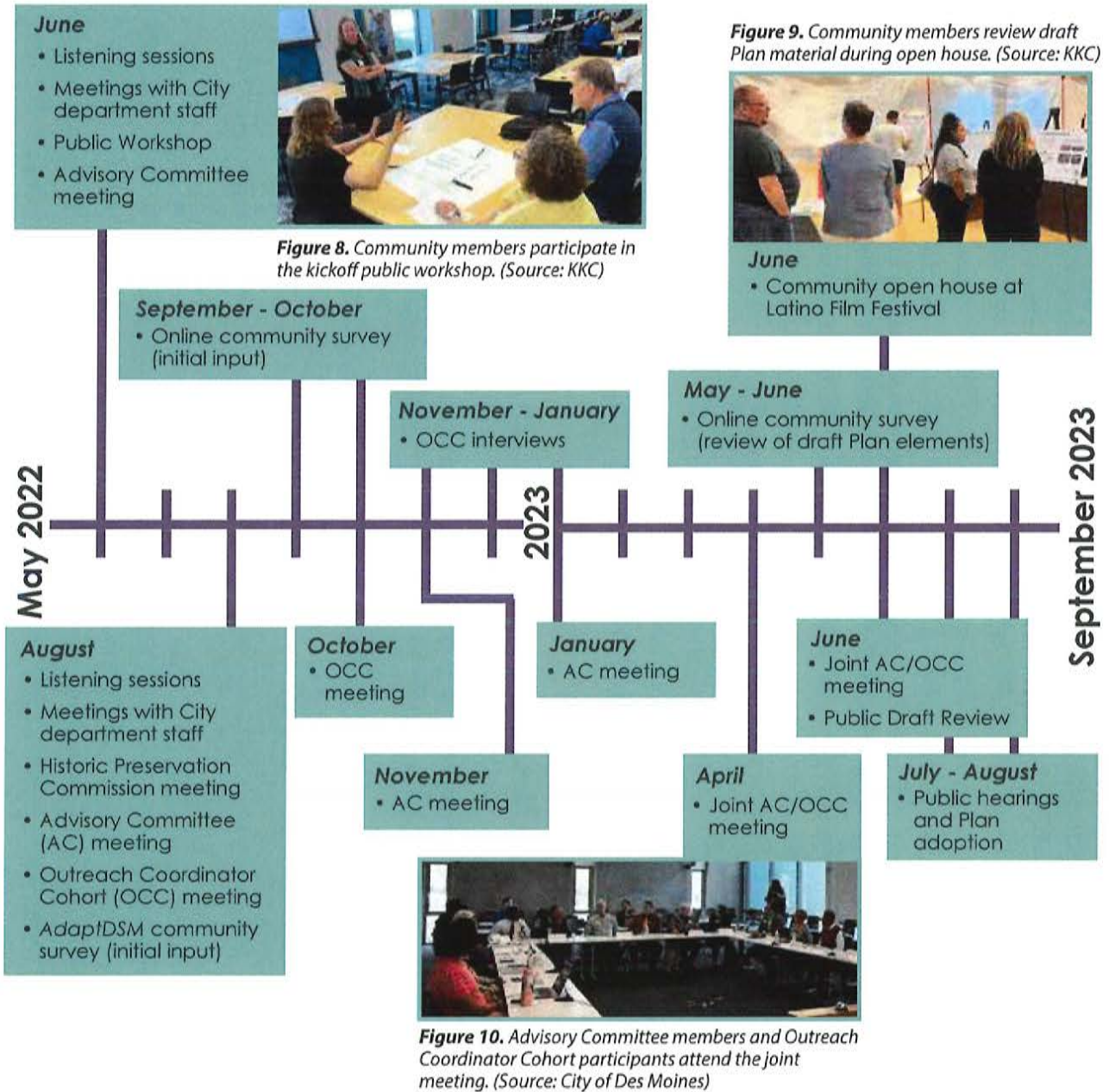
**Figure 6.** Plan Advisory Committee members and Outreach Coordinator Cohort members attend the first joint meeting held in April 2023. (Source: Stacey Hanley)



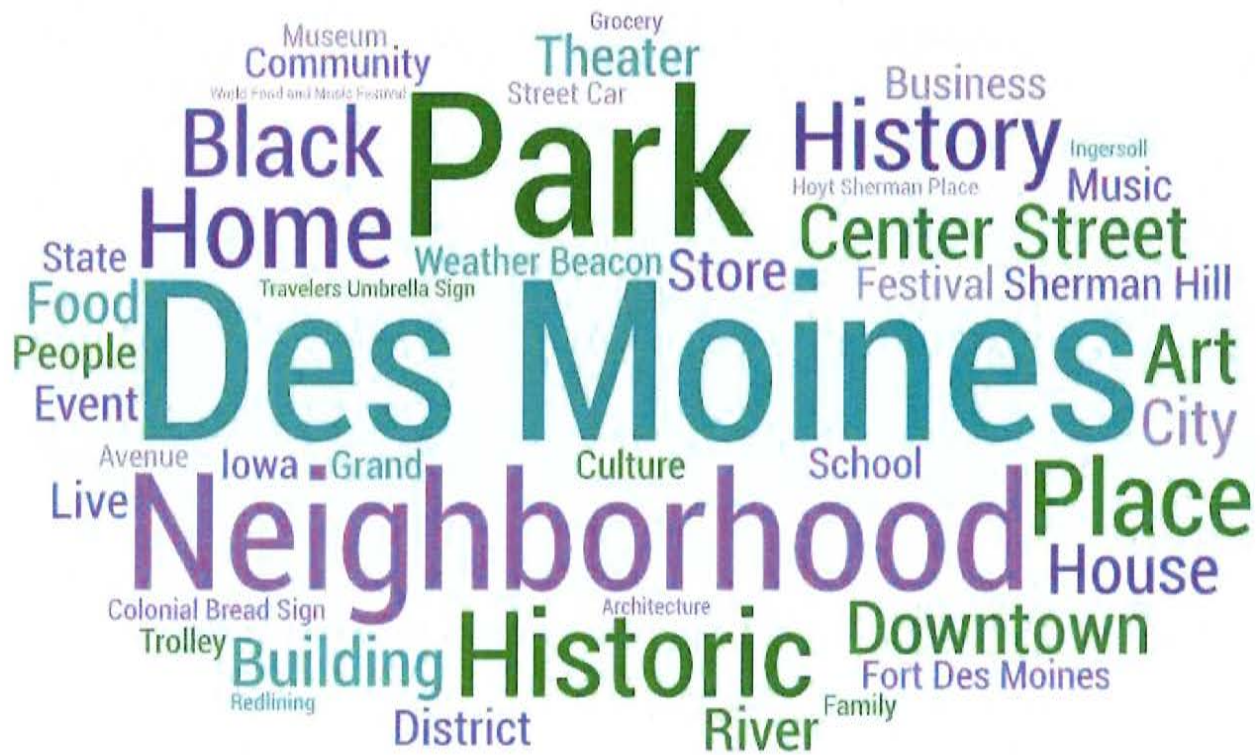
**Figure 7.** Plan Advisory Committee members and Outreach Coordinator Cohort members attend the final joint meeting held in June 2023. (Source: Stacey Hanley)

## Public Engagement

A number of community meetings, engagement opportunities, and meetings with City leadership were held throughout the project process, as seen in the timeline below.







**Figure 11.** In all public outreach events and opportunities throughout the project, community members were asked, "What historic resources – tangible or intangible – should the City of Des Moines be working to preserve, re-use, or take care of?" The WordCloud above represents the most common answers provided.

"We should do more to make sure these resources are widely publicized and available."

"Ensure that building design for new construction fits in with the historic character."

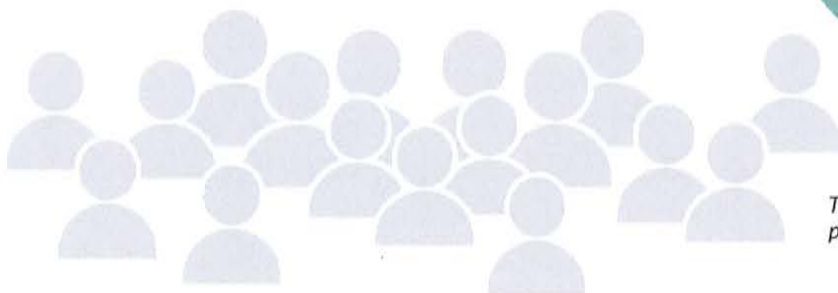
"Preserving peoples lives should be the most important aspect in any preservation program, not property."

"It's a start, but needs to be greatly expanded. Once history is lost, it is almost impossible to be found again."

"Please pay homage to the past, where the city has come from and the vision for the future by educating current and future residents."

"Invest rather than tear down."

"We are the most diverse City in Iowa and I think we should preserve that diversity and encourage it."

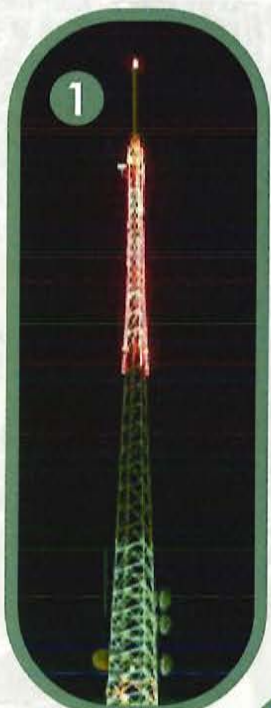
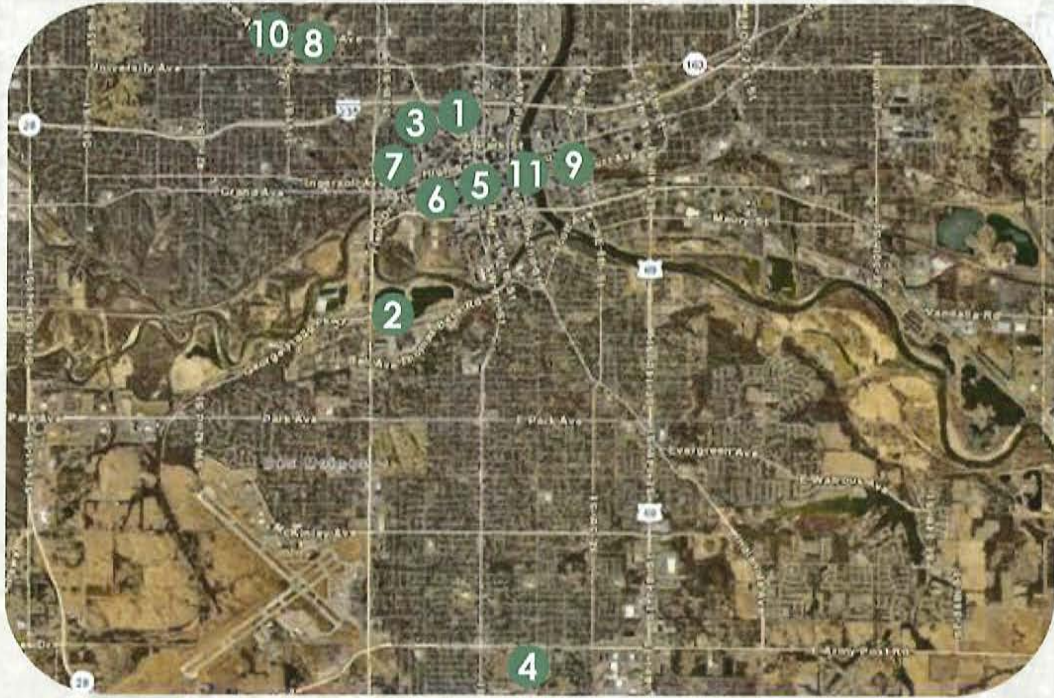


The quotes above are taken directly from the public input conducted throughout the project.



*What places, stories, events, etc. have been lost, almost lost, or not appreciated?*

As noted in the Word Cloud on the previous page, a range of answers were provided for this question. This map illustrates some of the commonly provided answers and their location in the City, but is by no means a comprehensive list.



**Figure 12.** Weather Beacon (Source: Des Moines Register)



**Figure 13.** Gray's Lake Park (Source: KKC)



**Figure 15.** Fort Des Moines (Source: Architect Magazine)

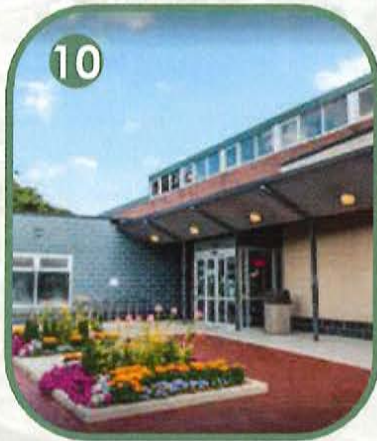


**Figure 14.** Crescent School of Beauty Culture on Center Street, 1940s (Source: African American Museum of IA)



**Figure 16.** The active riverfront. (Source: Ann Schmid)





**Figure 21.** Forest Avenue Library (Source: Des Moines Forest Avenue Library)



**Figure 22.** Downtown bridges, including the Women of Achievement Bridge (Source: Stacey Hanley)



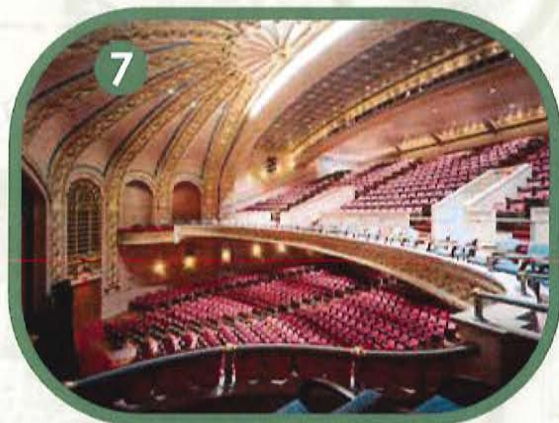
**Figure 20.** Capitol East (Source: Stacey Hanley)



**Figure 19.** Evelyn K. Davis Park (Source: Des Moines Register)



**Figure 17.** World Food and Music Festival (Source: Greater Des Moines Partnership)



**Figure 18.** Hoyt Sherman Place (Source: Travel Iowa)



## VISION FOR PRESERVATION IN DES MOINES

In Des Moines, historic preservation has the potential of playing a crucial and leading role in addressing contemporary social, economic, and material challenges. This includes systemic inequities and exclusion, lack of affordable housing, homogenized development, the decommissioning of historic schools, churches, fire stations and other community assets, and the loss of cultural and intangible heritage.

It envisions that:

***Des Moines values and respects the intangible heritage and the tangible places that reflect all its histories to create a vibrant and sustainable community where everyone belongs.***

In addition to the vision statement describing the future of the City's historic preservation program, the mission statement describes how to achieve this vision:

***The Des Moines historic preservation program identifies and protects the cultural and historic resources that define and enliven the city, while deliberately advancing equity. It partners with community members, organizations, and other stakeholders. Through regular and effective engagement strategies, it makes its preservation approaches – regulations, tools, technical assistance, and funding – comprehensible, accessible, and beneficial to all.***

The Plan also establishes three goals for the City's historic preservation program. These goals advance the programs and define its work plan for the next 10-20 years.

### **Goal 1**

***Equitable and Inclusive***

### **Goal 2**

***Community-Centered***

### **Goal 3**

***Strategically Integrated***



### **GOAL 1: EQUITABLE AND INCLUSIVE**

**Create an equitable and inclusive preservation program that recognizes and protects all histories and cultures of Des Moines.**

This will be achieved by addressing past inequities and exclusion in historic preservation tools; by recognizing both the intangible and tangible resources that reflect Des Moines history and culture; and by reducing or mitigating any barriers to full public participation in the program's process and its benefits.

### **GOAL 2: COMMUNITY-CENTERED**

**Fully engage with, listen to, and implement the input of the residents of Des Moines in preservation planning and decision-making. Equip and empower them to save the tangible places and intangible heritage they value most.**

This will be achieved through effective community engagement processes; fostering relationships; by making the process more efficient and accessible; by listening to the community and incorporating their feedback; involving community members in survey, documentation, and stewardship; and by providing tools, technical assistance, and funding.

### **GOAL 3: STRATEGICALLY INTEGRATED**

**Integrate historic preservation approaches and values, especially those that advance equity and inclusion, into corresponding community revitalization initiatives to drive better outcomes.**

This will be achieved through collaboration with a broad range of stakeholders that results in strategic approaches to leverage efforts, investments, tools, and technical assistance for maximum impact.



**Figure 23.** Jazz in July 2022 (Source: Robert Warren)



**Figure 24.** Flower planting joint event with Sherman Hill and Oakridge neighborhoods. (Source: Rob McCammon)



**Figure 25.** Des Moines City Hall (Source: KKC)



## EQUITY IN PRESERVATION

The City of Des Moines defines equity as "A social condition which deliberately creates choices, access, and opportunities for all people to fulfill their basic needs, advance their well-being, and achieve their full potential." *ReflectDSM's* equity statement commits the historic preservation program to a set of consequential actions to advance equity and inclusion in the City. This statement is informed, in part, by an equity audit conducted as part of the planning process. The audit assessed a select set of preservation related activities to determine if they were inherently biased, inequitable, or exclusionary.

The audit found:

1. Currently, the City is not recognizing and protecting resources that fully represent the City's history and culture. The City has not been effective in preserving intangible heritage.
2. The City has not applied historic preservation protections and related incentives evenly across the city. This creates a perception that the City is biased towards certain areas and types of resources.
3. For many residents, the preservation program's regulations and processes are difficult to understand and navigate.
4. Newer programs, developed with intentionality, are proving to be more accessible and equitable.

### Des Moines Historic Preservation Program Equity Statement

#### *acknowledge*

The Development Services Department acknowledges that the City of Des Moines' historic preservation program has not extended the benefits of historic preservation in a manner that values and protects the full range of tangible places and intangible heritage that reflect all the city's histories. It recognizes that, until recently, its protections, incentives, and investments have primarily served those residents and commercial and institutional interests that have the resources, time, and competency to know about and navigate its programs and processes.

#### *reform*

The Development Services Department commits to reforming its policies, programs, and practices to be fully understandable and accessible to all residents; to be more inclusively applied across diverse resource types and communities; and to proactively engage residents in research, planning, and decision-making. It will create a program that deliberately creates choices, access, and opportunities for all people.

#### *operationalize*

With the adoption of the *ReflectDSM* Historic Preservation Plan, the Department will institutionalize these reforms through a series of strategic actions that are equitable and inclusive, community-centered, and are committed to collaborative approaches that bring the benefits of historic preservation to all residents.



## ACTION PLAN

With ongoing community input and the goals of the Plan established, a series of recommended actions was developed to illustrate ways in which those goals can be achieved. Some actions work towards accomplishing all three of the goals, while others are specific to one goal. Nothing will be accomplished overnight; therefore, all actions are designed to be specific, incremental, and consistent.

The following pages include each of the three goals and the action statements that work toward accomplishing those goals. Since some actions contribute to more than one goal, there will be repetition of actions in the following lists. For the full set of recommended actions and subactions to enhance the City's existing historic preservation program, including details on timing and groups involved in implementation, refer to Chapter 4.

## GOAL 1: EQUITABLE AND INCLUSIVE

**Create an equitable and inclusive preservation program that recognizes and protects all histories and cultures of Des Moines.**

- |   |  |
|---|--|
| <i>N1. Operationalize the equity and inclusion statement.</i>   | <i>M1. Partner with community stakeholders to create a web-based tool for community members to provide historical or cultural information about places, events, and other community features that are important to their experience of and relationship with the city.</i> |
| <i>N2. Recommit to the survey and research of potential resources throughout Des Moines with the goal of creating a community-led process that highlights stories of underrepresented community groups and less-traditional historic resources.</i> | <i>M3. Explore the use of new and expanded tools to protect resources of community interest.</i>   |
| <i>N3. Improve the functionality of the City's preservation program tools and processes.</i>  | <i>M4. Identify and expand the funding opportunities for historic preservation programs and designations, as well as intangible resources.</i>   |
| <i>N4. Enhance the existing Historic Preservation Commission to better reflect and learn from the community.</i>  | <i>M5. Highlight the role of historic preservation in promoting missing middle housing in the city's established neighborhoods.</i>  |
| <i>N6. Update existing components of the City's website and consider creating new components to more accurately reflect historic preservation-related information.</i>  | <i>M6. Enhance connections with community partners and organizations to support the historic preservation program.</i>   |
| <i>N7. Develop an educational strategy and public information campaign accessible to all that informs the community about the historic preservation program.</i>  | <i>L1. Develop and host a range of outreach programs to increase community awareness of the historic preservation program, provide technical assistance, and enhance partnerships.</i>   |
| <i>N8. Increase collaboration with other City departments and programs to ensure work supports the historic preservation program.</i>   |  |

Key: N = Near-Term Actions (0-5 years); M = Mid-Term Actions (5-10 years); L = Long-Term Actions (10+ years)



## GOAL 2: COMMUNITY-CENTERED

**Fully engage with, listen to, and implement the input of the residents of Des Moines in preservation planning and decision-making. Equip and empower them to save the tangible places and intangible heritage they value most.**

- N2. Recommit to the survey and research of potential resources throughout Des Moines with the goal of creating a community-led process that highlights stories of underrepresented community groups and less-traditional historic resources.*
- N4. Enhance the existing Historic Preservation Commission to better reflect and learn from the community.*
- N6. Update existing components of the City's website and consider creating new components to more accurately reflect historic preservation-related information.*
- N7. Develop an educational strategy and public information campaign accessible to all that informs the community about the historic preservation program.*
- M1. Partner with community stakeholders to create a web-based tool for community members to provide historical or cultural information about places, events, and other community features that are important to their experience of and relationship with the city.*
- M2. Maintain a set of Certificate of Appropriateness informational tools to ensure consistent application review and inform potential applicants of the expectations for approval.*
- M3. Explore the use of new and expanded tools to protect resources of community interest.*
- M4. Identify and expand the funding opportunities for historic preservation programs and designations, as well as intangible resources.*
- M5. Highlight the role of historic preservation in promoting missing middle housing in the city's established neighborhoods.*
- M6. Enhance connections with community partners and organizations to support the historic preservation program.*
- M7. Develop and utilize a robust social media campaign to highlight the work of the historic preservation program.*
- L1. Develop and host a range of outreach programs to increase community awareness of the historic preservation program, provide technical assistance, and enhance partnerships.*
- L2. Explore partnerships with area educational institutions to identify opportunities to support and advance the City's historic preservation program.*

Key: N = Near-Term Actions (0-5 years); M = Mid-Term Actions (5-10 years); L = Long-Term Actions (10+ years)



### GOAL 3: STRATEGICALLY INTEGRATED

Integrate historic preservation approaches and values, especially those that advance equity and inclusion, into corresponding community revitalization initiatives to drive better outcomes.

- N3. *Improve the functionality of the City's preservation tools and processes.*
- N4. *Enhance the existing Historic Preservation Commission to better reflect and learn from the community.*
- N5. *Enhance the training process for Historic Preservation Commission members.*
- N7. *Develop an educational strategy and public information campaign accessible to all that informs the community about the historic preservation program.*
- N8. *Increase collaboration with other City departments and programs to ensure work supports the historic preservation program.*
- M1. *Partner with community stakeholders to create a web-based tool for community members to provide historical or cultural information about places, events, and other community features that are important to their experience of and relationship with the city.*
- M2. *Maintain a set of Certificate of Appropriateness informational tools to ensure consistent application review and inform potential applicants of the expectations for approval.*
- M3. *Explore the use of new and expanded tools to protect resources of community interest.*
- M4. *Identify and expand the funding opportunities for historic preservation programs and designations, as well as intangible resources.*
- M7. *Develop and utilize a robust social media campaign to highlight the work of the historic preservation program.*

Key: N = Near-Term Actions (0-5 years); M = Mid-Term Actions (5-10 years); L = Long-Term Actions (10+ years)

## HOW THE PLAN IS USED

Through a series of recommended actions, *ReflectDSM* alters and amends several current programs, policies, and practices. Specifically, it calls for reducing and/or mitigating barriers – financial and otherwise – to public access to preservation programs. It commits time and resources to public information that can make more understandable the role and purposes of historic preservation and to letting all citizens know how they might benefit. It proposes directly engaging citizens in survey work to identify and protect resources, tangible and intangible, that represent the complete history of Des Moines, and involving them in decision-making. Ultimately, it intends to be more strategic in putting City, State, and Federal programs to work saving and rehabilitating historic resources in communities that have not traditionally benefited from historic preservation interventions and incentives. These aspirations can be seen in all three of the Plan's goals and in the action items to achieve them.

## PLAN STRUCTURE

The Plan chapters that follow offer the following:

### *Chapter 2: Putting Preservation to Work in Des Moines*

Chapter 2 describes the range of benefits historic preservation programs bring to a community, as well as the partners involved in the implementation of a historic preservation plan.

### *Chapter 3: The Status of Preservation in Des Moines*

This chapter presents a brief history of Des Moines' historic preservation program before diving into the details of the program as it exists today. The information is divided into a series of topics – Program Administration; Information and Accessibility; Tools, Incentives, and Supporting Programs; and Education, Awareness, and Partners. Each section includes a description of the elements that are currently in operation, links to relevant program details, and identifies areas for improvement.

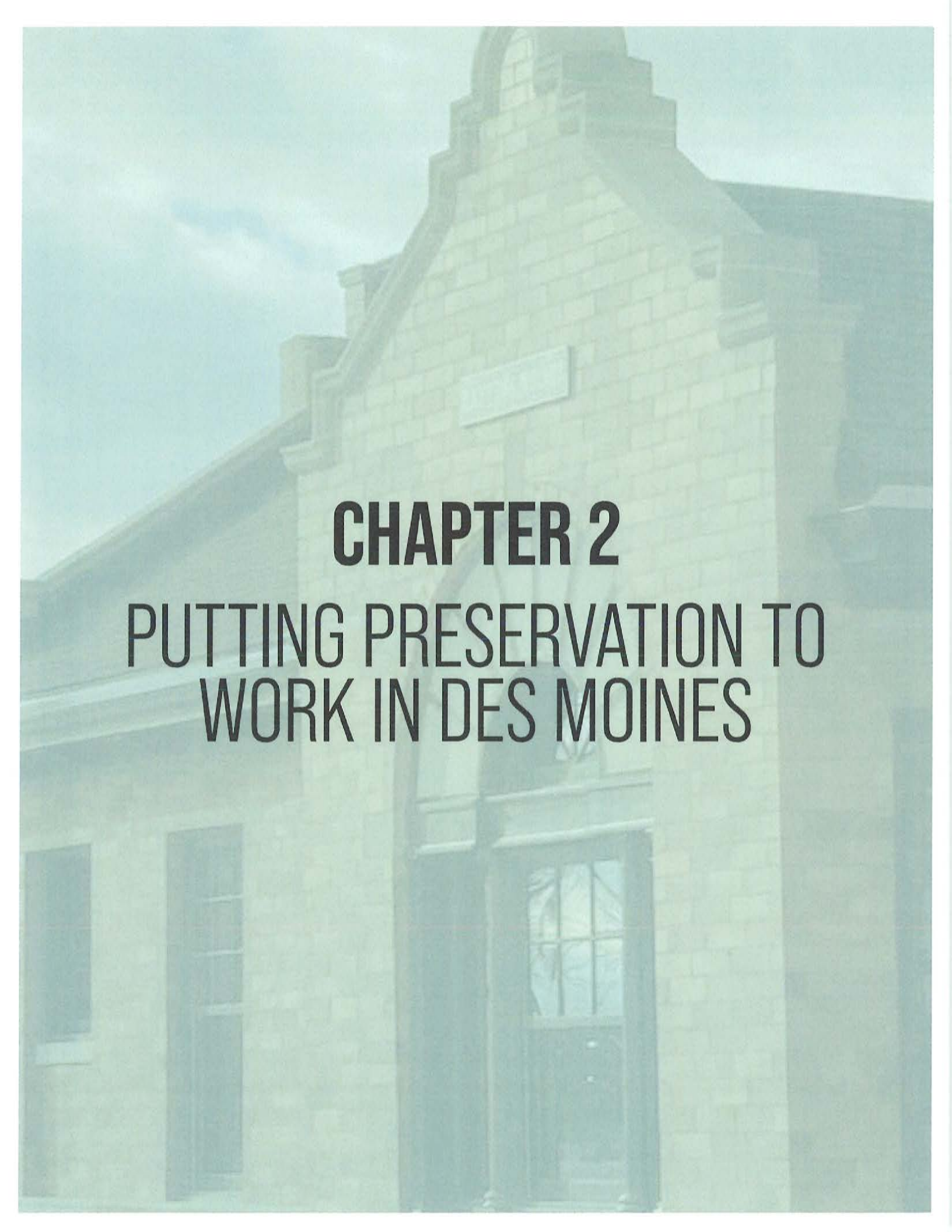
### *Chapter 4: The Future of Preservation in Des Moines*

Chapter 4 presents the key recommendations to guide the historic preservation program over the next 10-20 years. Following the Vision, Mission, and three Goals, the actions are presented by priority timing, organized into near-term, mid-term, and long-term. Each action includes one or more subactions, notes on which goal(s) the action works towards, the lead agency and partner agencies crucial to implementing the action, and any related actions.

### *Chapter 5: Appendices*

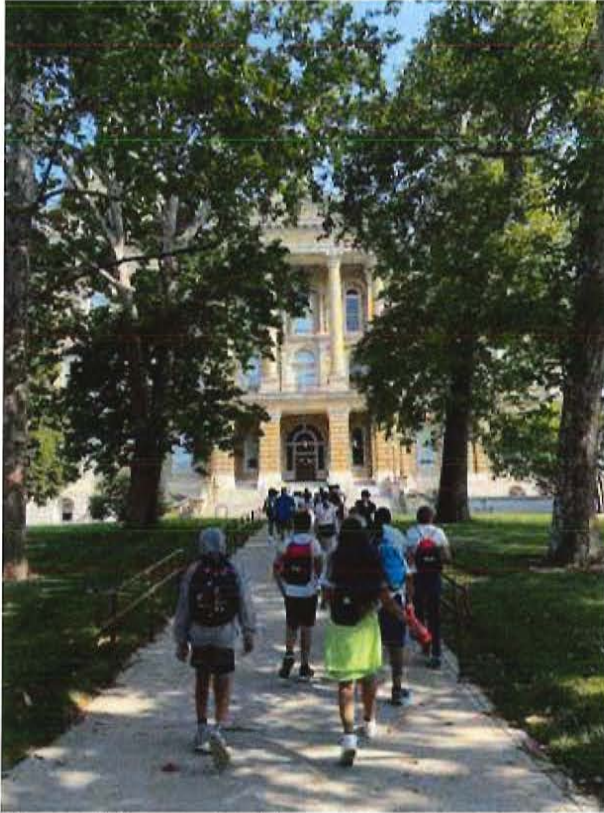
The Appendices include documents used throughout the Plan process, reference materials, and an Excel version of the recommended actions for staff to use during implementation.





**CHAPTER 2**  
**PUTTING PRESERVATION TO  
WORK IN DES MOINES**





**Figure 1.** "Adventures in Architecture" Summer Camp tour of the Capitol, Iowa Architectural Foundation (Source: Stacey Hanley)



**Figure 2.** World Food Prize Gardens (Source: Stacey Hanley)

## DEFINING PRESERVATION, DEMOCRATIZING PRESERVATION

The term "historic preservation" is variously applied to a range of actions that save a building, landscape, artifact, cultural practice, or event from being erased. It can mean the physical act of repairing or restoring a house by fixing its masonry foundation or putting on a new roof. It can mean researching the historic development of a neighborhood, cataloging the attributes that make it special, and enacting laws that prevent substantial changes to its physical character. And, it can also mean documenting through oral histories, writings, and photographs the history of a particular place or event. In almost all these cases, historic preservation is motivated by the desire to ensure that a beloved tangible thing or intangible story, event, or practice continues to be part of the community – used, enjoyed, remembered, learned from.

Historic preservation as a function of government began in the early part of the twentieth century as a way to regulate, incentivize, and encourage the maintenance, restoration, and reuse of historic resources. Government policies and programs took many forms, but nearly all served to address the preservation of tangible resources that could be assessed for their architectural integrity, historic associations, and significant cultural and/or economic value. Those resources found to possess integrity and value – usually by professionals working on behalf of government or large property owners or developers – were then listed on national

**Chapter Cover Photo.** Des Moines Heritage Trust Building (Source: Tim Waddell, Des Moines Heritage Trust)



and local registers and afforded various levels of protection and investment. Unfortunately, until recently, only a narrow subset of tangible resources, almost exclusively associated with majority male history were protected in this manner. Many others were never recognized as having value and were lost to large scale development, demolition, or neglect.

Now, cities like Des Moines are taking a more expansive and inclusive view of what gets preserved as part of its historic preservation program. They are beginning to amend and expand the regulatory programs and their standards and criteria, to include both tangible and intangible

resources, those that have high levels of integrity and those that do not, as well as sites, practices, and events representative of all histories, all cultures, and all experiences.

In this way, *ReflectDSM* represents an intentional shift toward a more democratic, inclusive, and equitable historic preservation program. It aspires to engage all residents in identifying, protecting, and stewarding what they value most. *ReflectDSM* defines historic preservation as a means to value and respect the intangible heritage and tangible places that reflect all its histories, in order to create a vibrant and sustainable community where everyone belongs.



**Figure 3.** Iowa Architectural Foundation Downtown Walking Tour (Source: Kenzie Johnson)

## BENEFITS OF HISTORIC PRESERVATION

The benefits of historic preservation advance *ReflectDSM*'s three main goals: to be equitable and inclusive, community-centered, and strategically integrated into corresponding community revitalization initiatives to drive better outcomes.



**Connecting with the Past and Telling All Our Stories**



**Beautiful, Healthy, and Distinctive Civic Places**



**Quality of Construction, Adaptability, and Sustainability**



**Economic Benefits and Affordability**

*Moving Clockwise, Figure 4. The Billikin Ballroom, Center Street, 1940s. (Source: Robert E. Patten Collection, State Historical Society of Iowa); Figure 5. On the John Pat Dorrian Trail looking west towards downtown. (Source: KKC) Figure 6. The northwest corner of E Grand Avenue and E 6th Street. (Source: KKC) Figure 7. The Lexington Apartments, a historic apartment building located at the intersection of Pleasant Street and 18th Street. Completed in 1908, this building was the city's first high rise apartment building. (Source: KKC)*



**CONNECTING WITH THE PAST AND TELLING ALL OUR STORIES**

Des Moines' tangible and intangible resources connect residents to the city's past and make them feel part of its future. When residents see themselves and their experiences in the places and stories the City celebrates and protects, they are imbued with a sense of pride and belonging. Even newer residents recognize that a city that values and respects the full diversity of its history will be a more welcoming place. Importantly, historic preservation efforts can remedy past omissions and exclusions.

**BEAUTIFUL, HEALTHY, AND DISTINCTIVE CIVIC PLACES**

Throughout this planning process, Des Moines residents have expressed that they most value the city's diverse population, distinctive neighborhoods, expansive parks system, iconic riverfront, and the cultural vibrancy that spawns numerous festivals, community gatherings, and public artworks. Historic preservation protects the very community assets, accessible to all, that make it unique and distinctive. It serves as a bullwork against homogenized development. The preservation of Des Moines historic neighborhoods and parks ensures verdant, walkable, and healthy spaces where residents can come together for common activities and enjoyment.



**Figure 8.** Post Office Laying of Cornerstone, 1868 (Source: Des Moines Public Library Special Collections)



**Figure 9.** Sixth Avenue looking south from Locust Street, Des Moines Beautiful (Source: Des Moines Public Library Special Collections)



**Figure 10.** Old Main, Drake University Campus (Source: Drake University)





**Figure 11.** Located at the intersection of Mulberry Street and 9th Street, this building was once a historic fire station at risk for demolition. The City of Des Moines decommissioned this former fire department headquarters with the requirement that the new owner use historic tax credits to rehabilitate the property. After purchase in 2013, the building was renovated and has since housed classes, performances, and a restaurant.<sup>1</sup> The building was listed to the National Register of Historic Places in 2014 as the Des Moines Fire Department Headquarters: Fire Station No. 1 and Shop Building. (Source: KKC)

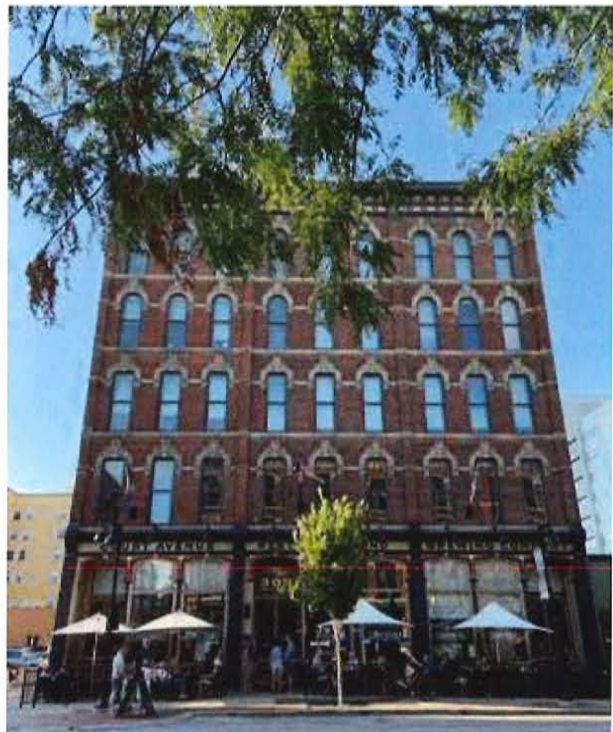
<sup>1</sup> This Restaurant in Iowa Used to Be a Firehouse and You'll Want to Visit. (April 2, 2018). <https://www.onlyinyourstate.com/iowa/des-moines-social-club-ia/>



**Figure 12.** Raccoon and 7th Street (Source: KKC)

## QUALITY OF CONSTRUCTION, ADAPTABILITY, AND SUSTAINABILITY

In general, the quality of older building construction and craftsmanship was higher than it is today. Buildings could carry greater structural loads, are adaptable for a variety of purposes, and almost all contain well-designed finishes and highly durable materials. In addition, older buildings often possess energy efficiencies and passive heating and cooling systems that have been designed out of more modern climate-controlled buildings. Restoring historic buildings, a high form of recycling, reuses existing materials, requires less energy for manufacture and construction, and does not produce waste for already burdened landfills. Together, all these features make them more easily renovated for new uses, lessen their carbon footprint, and increase the likelihood of their sustained value.



**Figure 13.** Saddlery Building, 309 Court Avenue (Source: Stacey Hanley)



## ECONOMIC BENEFITS AND AFFORDABILITY

The economic benefit of investing in historic properties is well-documented. Their restoration and reuse provide a return on investment in the form of direct costs, new job creation, and increased tax base, and their catalytic impacts are unmatched by most new construction. And, because preservation projects are generally more labor intensive and use locally-sourced building materials, more of the investment stays in the local economy. The restoration and reuse of historic buildings almost always creates flexible, distinctive, and more affordable spaces for new and existing owner-occupied businesses. They create a variety and vibrancy of uses that serve residents and attract others to the community. By their very nature, most of Des Moines' older and historic neighborhoods offer more affordable housing options. They are densely developed, have more modest scaled single-family housing, and a greater variety of multi-unit dwellings. Most have small commercial nodes and are accessible by public transportation. With proper protections and planning, these neighborhoods and variety of building types could be appropriately restored and still provide affordable housing options.

## Economic Benefits of Historic Preservation

Numerous studies and reports have detailed the economic benefits of historic preservation and historic preservation programs in communities across the country. The links below offer a sampling of these resources.

Measuring Economic Impacts of Historic Preservation, A Report to the Advisory Council on Historic Preservation (2013)

<https://www.achp.gov/sites/default/files/guidance/2018-06/Economic%20Impacts%20v5-FINAL.pdf>

Getting Results: The Economic Impact of Main Street Iowa, 1986-2012

<https://www.iowaeda.com/userdocs/documents/ieda/MainStreetReportMay2013.pdf>

State, Local, and Regional Economic Benefit Studies, as provided by the Advisory Council on Historic Preservation

<https://www.achp.gov/initiatives/community-revitalization-economic-benefits/area-studies>

Economics and Historic Preservation: A Guide and Review of the Literature

[https://www.brookings.edu/wp-content/uploads/2016/06/20050926\\_preservation.pdf](https://www.brookings.edu/wp-content/uploads/2016/06/20050926_preservation.pdf)

Preservation & Economics, National Trust for Historic Preservation - Preservation Leadership Forum

<https://forum.savingplaces.org/learn/fundamentals/economics>

## PARTNERS IN PRESERVATION

Identifying, saving, and stewarding the places the community cares about is everyone's job and everyone in the city has a unique role to play. The homeowner who puts a new roof on their house. The maintenance staff that makes sure building systems are in good repair. The student who researches the civil rights legacy of a historic church. The craftsman who replicates decorative finishes. The business person who invests money in a project to return a vacant building to productive use. Each community member must determine their role(s) in the historic preservation program to work towards the development of a program that is equitable, inclusive, and works for the entirety of the community.







### Residents

*"I share my experiences and celebrate the places, events, and stories that are important to me."*



### Architects, designers, planners

*"I use my expertise to preserve historic character and fabric. I make sure new construction honors and compliments the old."*



### Scholars, students, historians

*"I study and document the history of the city and the cultural practices and events that make it unique. I make sure all our stories are being told."*



### Banks and developers

*"I invest in historic buildings by putting them back in service to our community."*



### Business owners

*"I locate my business in unique and historic places that bring vibrancy to the neighborhood."*



### Property owners

*"I consider myself a steward of the buildings I own. I take care of them to honor their past and to be sure they are useful to the next generation."*



### Community advocates

*"I use my voice and power to encourage planning and development that benefits my community and honors its history."*



### Organizations and institutions

*"Whenever possible we locate our services in historic buildings to sustain and revitalize neighborhoods. We are good stewards of the places we own and operate. We undertake projects and programs that protect and honor our community's tangible and intangible heritage, and we often lead the implementation of Plans such as this."*

## City of Des Moines

While a community-wide effort is needed to implement this Plan, individual actions will be largely implemented by City staff, and specifically, the Development Services Department. The chart below identifies the City officials – elected and appointed – and departments involved in the historic preservation program. Short descriptions are provided for the City departments involved in historic preservation, but more detailed descriptions of the elected and appointed officials involved are included in Chapter 3.

### City Council

Elected City Council members have the authority to adopt this Plan and play an important role in administering the historic preservation ordinance, which includes the designation of historic properties.

### City Manager's Office

The City Manager's Office supports City Council and oversees the day-to-day business of the City. The Equity Office and Sustainability Office are located within the City Manager's Office and are tied to the work of making the preservation program more holistic in its approach.

#### Historic Preservation Commission (HPC)

- Reviews Certificate of Appropriateness applications
- Advocates for preservation
- Considers potential historic district designations

#### Landmark Review Board (LRB)

- Reviews nominations for local landmarks
- Reviews proposed alterations to existing local landmarks
- Composed of HPC members and members of the Urban Design Review Board

#### Plan and Zoning Commission (P&Z)

- Review nominations for local landmarks and districts

#### Development Services

- Oversees the historic preservation program and ordinance
- Works with HPC, LRB and P&Z
- Works with property owners of historic buildings and guides the Certificate of Appropriateness process

#### Engineering

- Maintains and rehabilitates infrastructure, some of which may be historically significant

#### Neighborhood Services

- Works with neighborhood associations
- Maintains funding sources that overlap with preservation and addresses property improvements and housing

#### Communications

- Distributes information to the community about the program
- Designs and implements website updates about historic preservation program

#### Parks and Recreation

- Maintains and rehabilitates historic park structures, which also include other historic resources and may be locations for events and festivals

#### Civil and Human Rights

- Advocates for an inclusive preservation program that recognizes all histories

#### Information Technology

- Designs and implements website with historic preservation program details

#### Library

- Offers community programming and resources for the historic preservation program

#### Legal

- Interprets the historic preservation ordinance when questions arise
- Provides legal opinions to the HPC as needed



## Polk County

Polk County supports preservation in a variety of ways including the operation of the County Recorder and Assessor's Offices, which offer resources for historical research.

## State of Iowa

Iowa's State Historic Preservation Office (SHPO) is part of the Iowa Department of Cultural Affairs. The SHPO operates a variety of programs including the Certified Local Government Program, a program that Des Moines participates in. The SHPO also offers resources for property owners and historic preservation programs, ranging from educational workshops and technical assistance to grants and other funding sources.

## National

At a national level, numerous organizations and programs support historic preservation throughout the country. Historic preservation is operated by the National Park Service (NPS). As established by the National Historic Preservation Act of 1966, the National Register of Historic Places is the official list of the nation's places of national historic significance. Listing provides protection from harm caused by federal or state activity, but does not place restrictions on property owners at a local level. Designation also makes properties eligible for federal and state tax credits.

In addition to the National Park Service, the National Trust for Historic Preservation (NTHP) and the National Alliance of Preservation Commissions (NAPC) are important organizations that support preservation activity across the country.

## Preservation Partners at the Local, State, and Federal Levels

To learn more about Polk County, visit:

<https://www.polkcountyiowa.gov/>

To learn more about the programs and resources offered by the SHPO, visit:

<https://iowaculture.gov/history/preservation>

To learn more about the National Register of Historic Places, as operated through the National Park Service, visit:

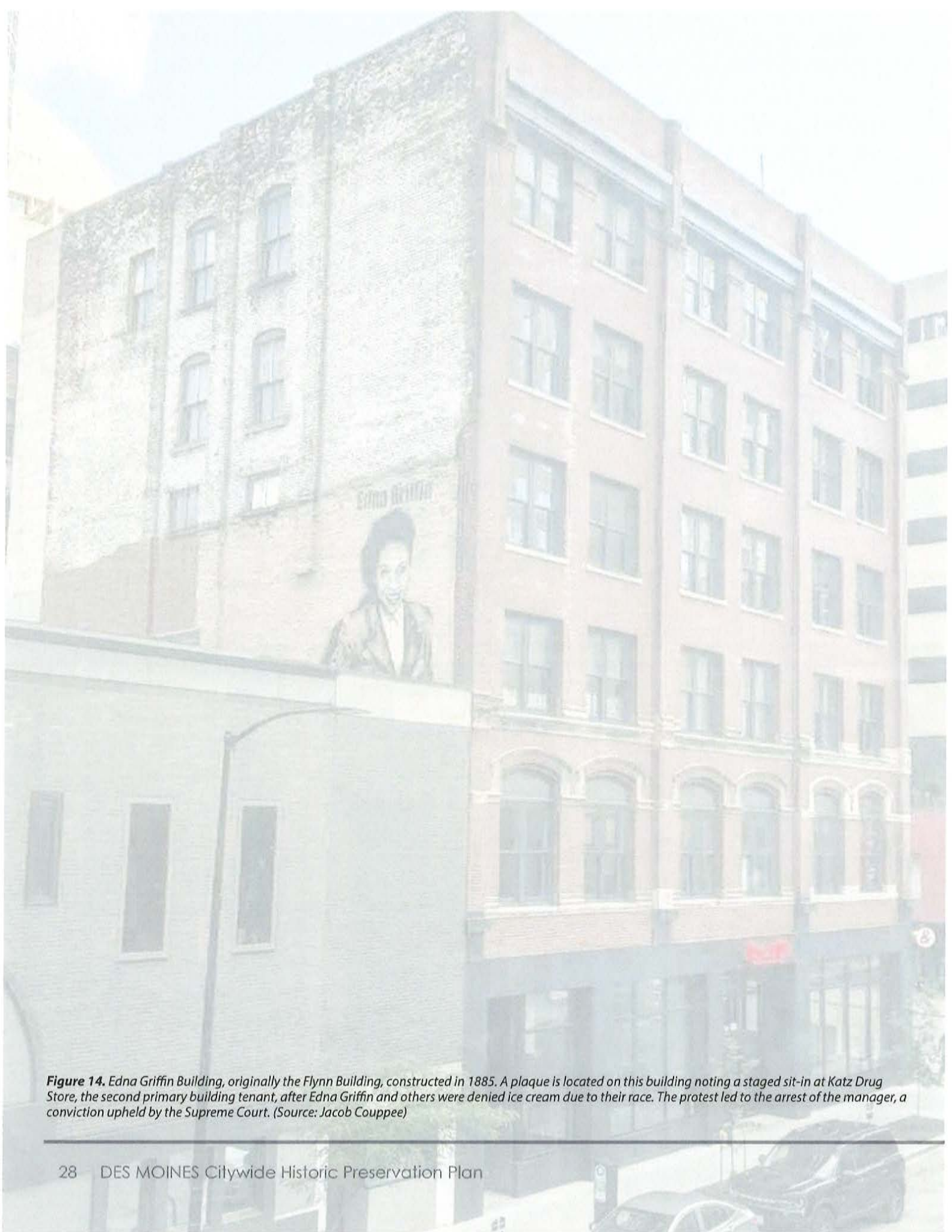
<https://www.nps.gov/subjects/nationalregister/index.htm>

To learn more about the National Trust for Historic Preservation's work, visit:

<https://savingplaces.org/>

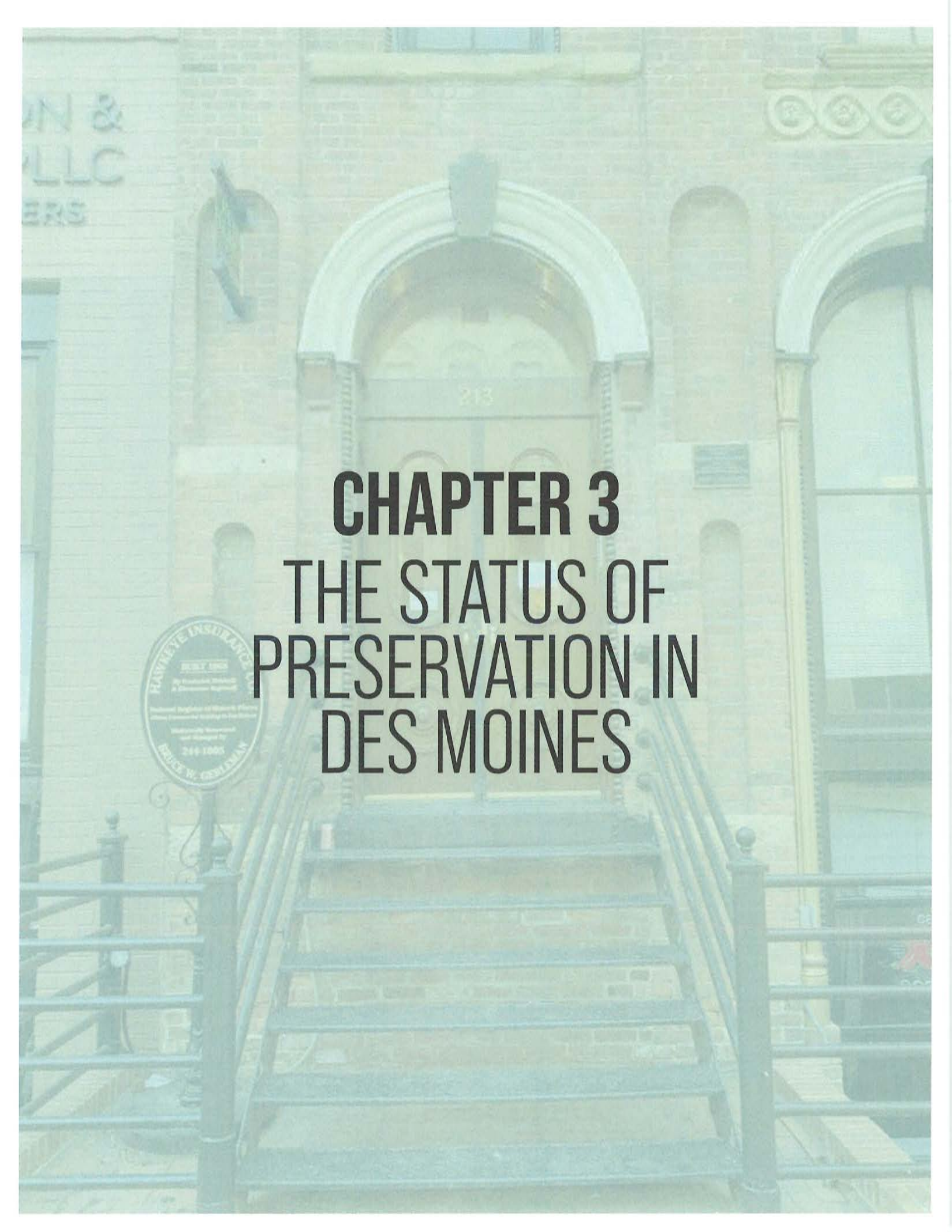
To learn more about the National Alliance of Preservation Commissions, visit:

<https://www.napcommissions.org/>



**Figure 14.** Edna Griffin Building, originally the Flynn Building, constructed in 1885. A plaque is located on this building noting a staged sit-in at Katz Drug Store, the second primary building tenant, after Edna Griffin and others were denied ice cream due to their race. The protest led to the arrest of the manager, a conviction upheld by the Supreme Court. (Source: Jacob Couppee)





**CHAPTER 3**  
**THE STATUS OF**  
**PRESERVATION IN**  
**DES MOINES**

HAWKEYE INSURANCE CO.  
JULY 1892  
By Executive Order of  
the State of Iowa  
National Register of Historic Places  
Historically Significant  
and designed by  
BRUCE W. GEBLIAN  
244 1090

AN &  
LLC  
ERS

213





**Figure 1.** Fourth Street between Walnut Street and Court Ave., Downtown Des Moines. (Source: KKC)



**Figure 2.** River Bend Local Historic District (Source: Stacey Hanley)

The City of Des Moines has saved and stewarded a significant number of historic resources since the adoption of its preservation ordinance in 1981. Guided by the 1995 Community Preservation Plan, the City has made progress toward carrying out many of the purposes of the historic preservation ordinance. This chapter details the status of preservation in Des Moines, and shares preliminary findings on ways to improve the City's preservation programs.

In general, Des Moines has developed an effective regulatory framework that guides the designation of historic districts and landmarks. Its review processes, guidelines, and technical assistance support City staff and residents seeking to protect and restore historic buildings. The program has made strides to integrate preservation values and approaches into larger City planning processes. Regular consultation and communication have resulted in positive preservation outcomes for many City-owned, managed, and funded projects. While they do not necessarily target or prioritize historic buildings, programs like Improving Our Neighborhoods, Blitz on Blight, Neighborhood Commercial Revitalization, Blighted Properties Rehabilitation, and others recognize the revitalization potential of older and historic places.

Despite this, the scope and impact of the historic preservation program is still largely pre-occupied with relatively high-style, professionally designed buildings and

**Chapter Cover Photo.** 213 4th Street, the former Hawkeye Insurance Company. (Source: KKC)



landscapes that represent a rather narrow slice of Des Moines' historical development and cultural experience. It relies on traditional preservation surveys, criteria, and treatments that are unable to capture or serve intangible resources or buildings that might lack architectural integrity.

The City has been unable to develop effective and sustained education and outreach programs that could assist it to fully realize the ambitions of the ordinance. Most residents of Des Moines are simply unaware of the program and its purposes. They do not see themselves as having any role to play in naming what is to be preserved nor participating in protection and revitalization efforts. Residents who do interact with the program are often unprepared and ill-equipped to fully understand and benefit from it. Progress is also hampered by the lack of private and institutional partners who could be expected to take on some of the roles and responsibilities of the program including research, advocacy, education, and fundraising.

Capitalizing on the current strengths of the existing program, addressing its shortcomings, and planning for its role in a revitalized and thriving Des Moines is the central goal of this Plan.

### **Purposes of Des Moines' Historic Preservation Ordinance**

1. Promote the educational, cultural, economic and general welfare of the public through the protection, enhancement and perpetuation of districts of historical and cultural significance;
2. Safeguard the heritage of the city by preserving districts in the city which reflect the elements of its cultural, social, economic, political, historical, aesthetic and architectural significance;
3. Stabilize and improve property values and the equity held by the citizens in their property;
4. Foster civic beauty and pride and enhance civic design;
5. Protect and enhance the city's attraction to tourists and visitors;
6. Strengthen the economy of the city;
7. Facilitate the rehabilitation and revitalization of certain older neighborhoods; and
8. Provide for a variety of living experiences within the city for both old and new residents.

## PROGRAM ADMINISTRATION



Successful citywide historic preservation programs generally require an ongoing commitment from the City, dedicated staff time, and many volunteer hours. While the day-to-day functions of the Des Moines Historic Preservation Program are primarily administered by the Development Services Department staff, and more specifically the Planning and Urban Design Division, coordination between City offices and departments is necessary to ensure historic preservation is incorporated into citywide objectives and policies. In addition to staff and volunteer time, the administration of the program relies on the adoption and active use of a series of documents that establish and operate the historic preservation program. These are detailed below.

### Chapter 58: Historical Preservation

Chapter 58 of Des Moines' Code of Ordinances establishes the historic preservation program. This ordinance does the following:

- Serves as the enabling authority for the historic preservation program;
- States the purposes of establishing and maintaining a historic preservation program;
- Provides the designation criteria of a historic district as well as the process to designate a historic district;
- Establishes the Historic Preservation Commission (HPC) including required composition, appointment procedures, and powers and duties of the HPC;
- Explains when a Certificate of Appropriateness (COA) is required and what groups have the authority to review applications and issue COAs;
- Authorizes the creation of a special Landmark Review Board (LRB) to consider the nomination and alteration of landmarks outside designated historic districts;



- Outlines how unnecessary hardship may be determined when applying for a COA; and
- Identifies requirements for review of proposed demolition of a historic building.

### Local Historic Districts and Landmarks

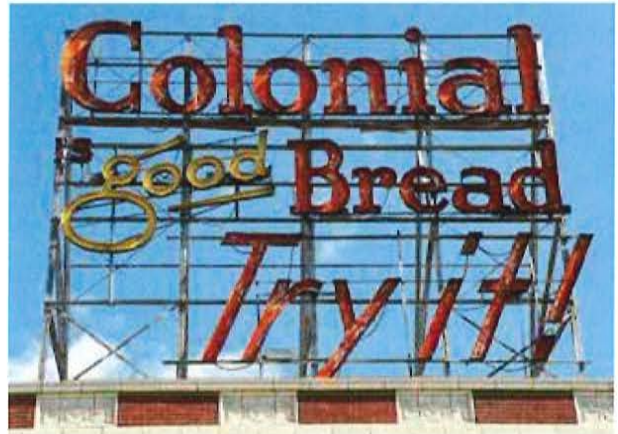
Des Moines' historic preservation ordinance provides the authority and procedures to designate resources at the local level that are recognized as important to the history of Des Moines. Nominations for local designation are most often led by community members or neighborhoods, rather than by City staff or elected or appointed officials.

Historic resources can be individually designated as local landmarks or in a group as a local historic district (an area of historic significance) in order to provide protections from inappropriate alterations that would threaten the integrity of the resource(s). Once designated, local landmarks and historic districts qualify for state tax credits, but are also subject to local design review and demolition restrictions.

The City of Des Moines currently has the following designated local historic places:



**Figure 3.** Butler Mansion, a local landmark. (Source: IowaArchitecture.org)



**Figure 4.** Colonial Bread Sign, a local landmark. (Source: TopTen Des Moines)



#### Three Local Historic Districts

1. Owl's Head Local Historic District
2. River Bend Local Historic District
3. Sherman Hill Local Historic District



#### 30 Local Landmarks

1. The Lexington Apartments (1721 Pleasant)
2. The Gold Star Monument (700 E. University Avenue)
3. Woodland Cemetery (Corner of Woodland and Harding Road)
4. Drake University Municipal Observatory (University Avenue at 49th Street)
5. Southeast Watertrough (S. E. 11th and Scott Streets)
6. Colonial Bread Sign (Second and University Avenues)
7. Butler Mansion (2633 Fleur Drive)
8. Glendale Mausoleum (1550 48th Street)
9. Rose Garden at Greenwood Park (Grand Avenue at 47th Street)





**Figure 5.** Drake Park Playground Shelter, a local landmark. (Source: Stacey Hanley)



**Figure 6.** Sylvan Theater, a local landmark and National Register Historic District. (Source: DesMoinesOutdoors.com)



**Figure 7.** Woodland Cemetery, a local landmark. (Source: Susan West Montgomery)

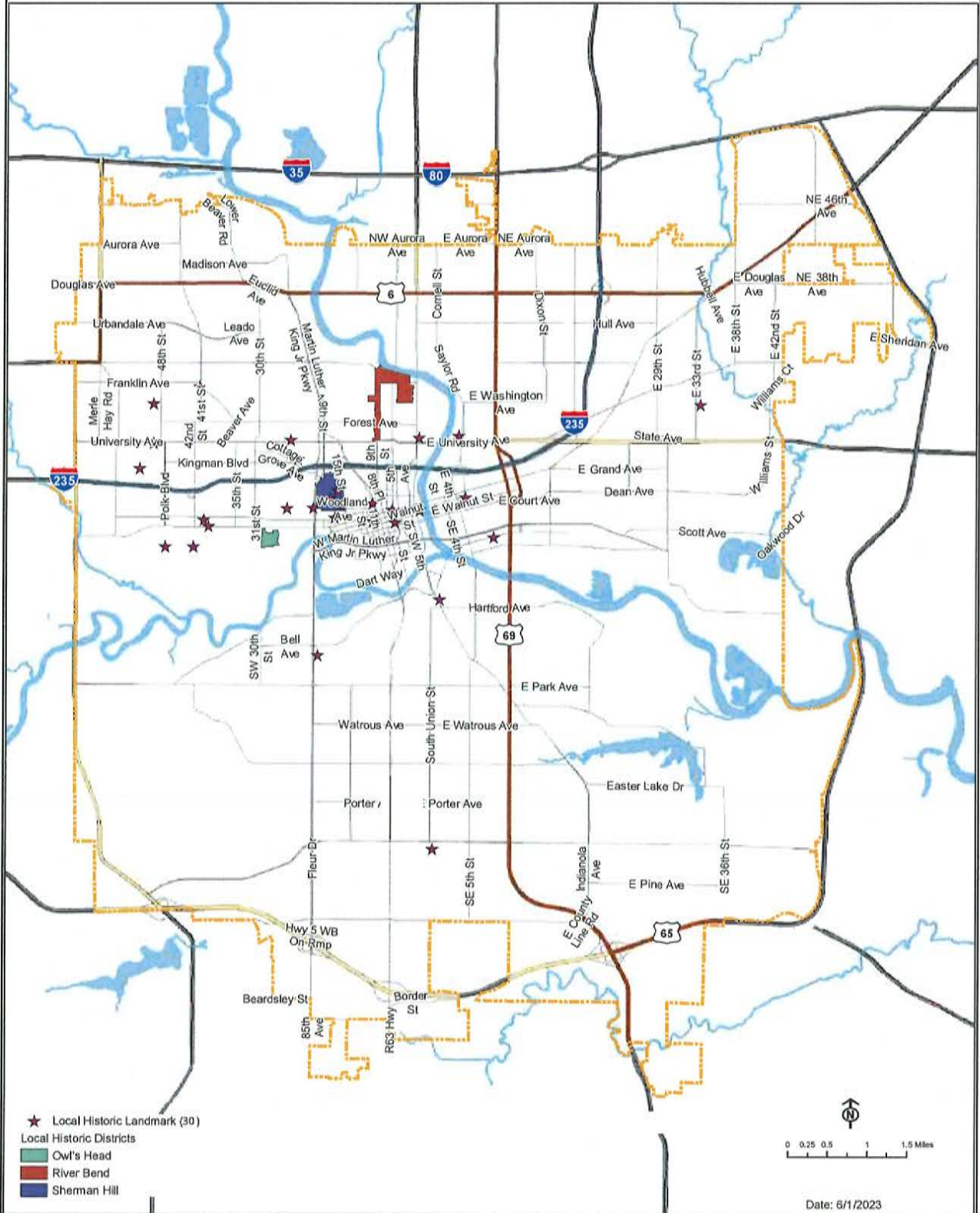
10. Sylvan Theater at Greenwood Park (Grand Avenue at 47th Street)
11. Wallace House (756 16th Street)
12. American Federal Building (601 Grand Avenue)
13. Charles Martin House (3939 Grand Avenue)
14. Hoyt Sherman Place (1501 Woodland Avenue)
15. Oakwood Estate -James S. Carpenter House (3320 Kinsey Avenue)
16. Esther Hall (921 Pleasant Street)
17. Norden Hall (425 E. Grand Avenue)
18. Boyd Cottage (304 42nd Street)
19. Masonic Temple (1011 Locust Street)
20. Public Library of Des Moines (100 Locust Street)
21. Stockdale Double House (4018-20 Ingersoll Avenue)
22. Trolley Loop (48th and University Avenue)
23. Walker Playground Shelter at Columbus Park (1921 SE First Street)
24. Varsity Theater (1207 25th Street)
25. Drake Park Playground Shelter (2300 Drake Park Avenue)
26. Financial Center (606-666 Walnut Street and 207 7th Street)
27. Snookies Neon Sign (1810 Beaver Ave)
28. Crescent Sign (555 17th Street)
29. Fort Des Moines Park (75 East Army Post Road)
30. Harlan's Barbershop (2513 Woodland Avenue)

### National Register Historic Districts and Landmarks

Historic resources can also be listed in the National Register of Historic Places (NRHP), which is the nation's official list of properties recognized for their significance to American history, architecture, archaeology, engineering, or culture. Properties may be identified individually or as a district. Once designated, these properties are eligible for federal preservation grants and tax incentives. However, unlike local designation, NRHP listing does not protect a property from demolition or require design review (unless the property is also locally designated). The City currently has 156 individual properties and 29 districts listed in the NRHP, as well as two National Historic Landmarks. Refer to Appendix B for the full listing of individual listings.



## Landmarks and Historic Districts, Des Moines



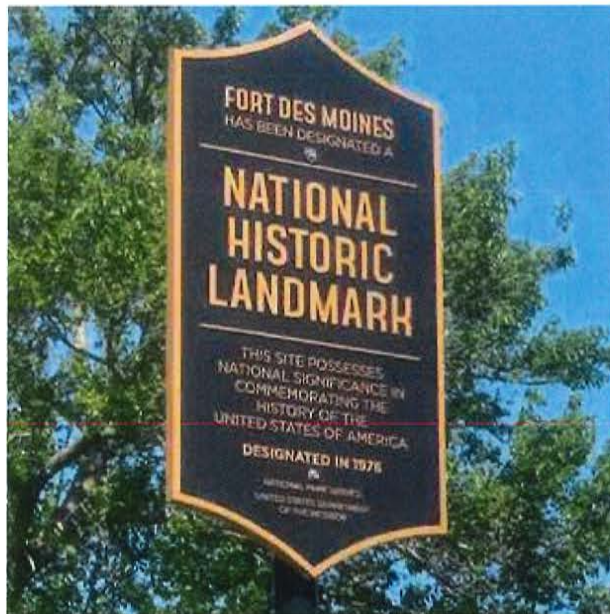
**Figure 8.** Landmarks and Historic Districts designated at the local level are illustrated on the map above.



**Figure 9.** The Portwell and Wellsport buildings, in the Sherman Hill local and National Register Historic District. (Source: KKC)



**Figure 10.** Iowa State Fair and Exposition Grounds, part of a National Register Historic District. (Source: DarcyMaulsby.com)



**Figure 11.** Plaque recognizing Fort Des Moines as a National Historic Landmark. (Source: KKC)



### 29 National Register Historic Districts

1. Ashby Manor
2. Bates Park
3. Chautauqua Park
4. Civic Center
5. College Corner Commercial
6. Drake University
7. East Des Moines Industrial
8. Fitch, F.W. Company
9. Goddard Bungalow Court
10. Greenwood Park Plats
11. Highland Park Business District
12. Ingersoll Place
13. Iowa State Fair and Exposition Grounds
14. Kingman Place
15. Linden Heights
16. Middlesex
17. Miller Tract - Center-Soll
18. Newens Sanitary Dairy
19. Owl's Head
20. Polk County Homestead and Trust Company Addition
21. Prospect Park 2nd Plat
22. Riverview Park Plat
23. Sherman Hill
24. Sixth and Forest
25. Sylvan Theater
26. The Oaklands
27. Veneman's Court
28. West 9th Streetcar Line
29. Woodland Place

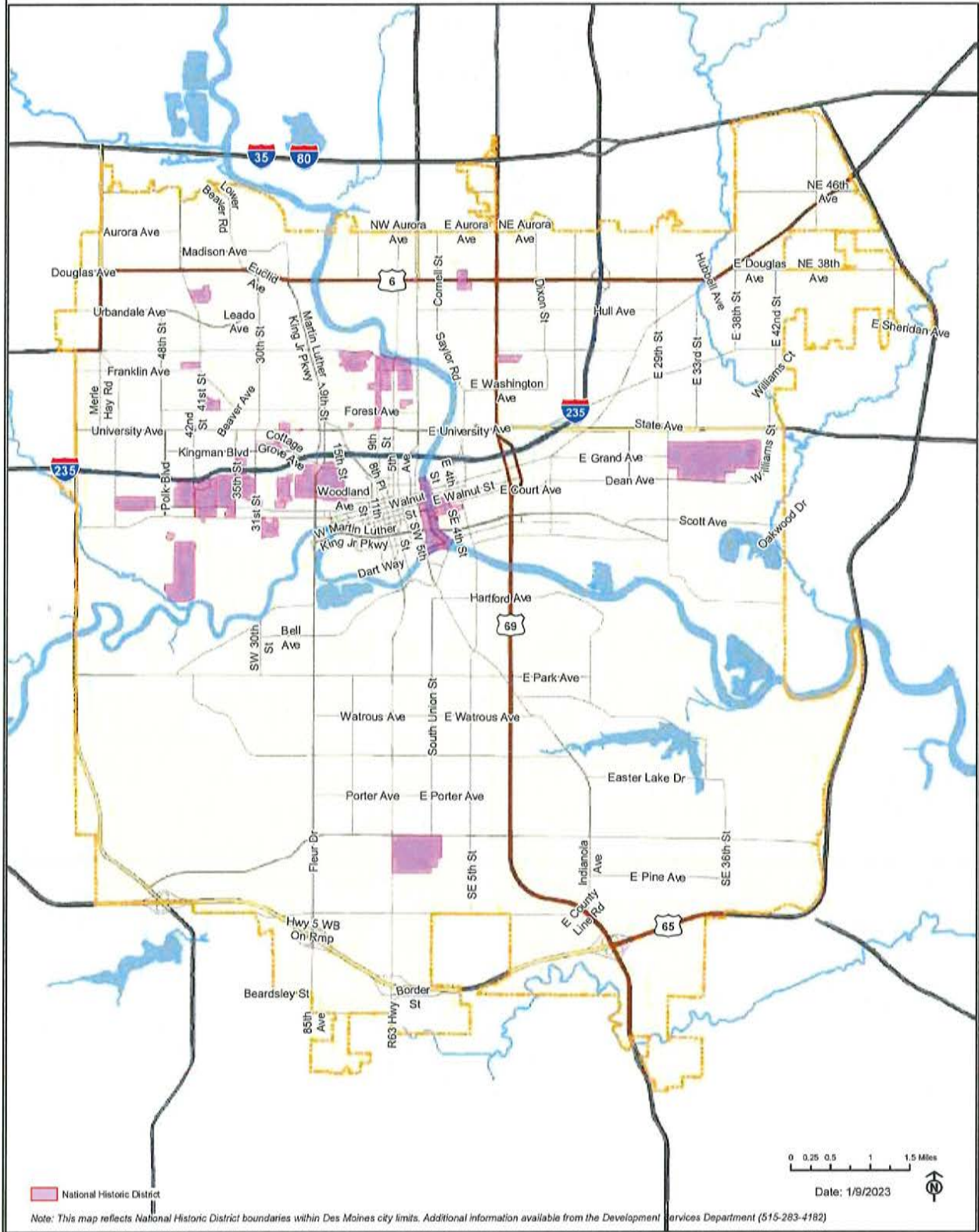


### Two National Historic Landmarks

1. Fort Des Moines (75 E Army Post Road)
2. Terrace Hill (2300 Grand Avenue)



## National Historic Districts, Des Moines



**Figure 12.** National Register Historic Districts are illustrated on the map above.



## Chapter 58: Historical Preservation

To read the full text of the Historical Preservation Ordinance, visit [https://library.municode.com/ia/des\\_moines/codes/code\\_of\\_ordinances?nodeId=MUCO\\_CH58HIPR](https://library.municode.com/ia/des_moines/codes/code_of_ordinances?nodeId=MUCO_CH58HIPR).

### Historic Preservation Commission

To learn more about the HPC including meeting schedules, member information, professional requirements, how to apply to be on the HPC, and how to attend an upcoming meeting visit: [https://www.dsm.city/boards\\_inner/156\\_R32.php](https://www.dsm.city/boards_inner/156_R32.php).

### Community Preservation Plan

To learn more about Des Moines' first historic preservation plan, published in 1995, visit: [https://www.dsm.city/departments/development\\_services/planning\\_and\\_urban\\_design/plans.php#outer-3028](https://www.dsm.city/departments/development_services/planning_and_urban_design/plans.php#outer-3028)

### Broadening Preservation's Reach

To learn more about the Iowa Statewide Historic Preservation Plan, and the current efforts to update the plan for 2023 - 2032, visit: <https://iowaculture.gov/history/preservation/preservation-planning/statewide-preservation-planning#:~:text=The%20current%20statewide%20historic%20preservation,for%20the%20years%202023%2D2032>

### Updated Zoning Ordinance and Planning and Design Ordinance

To read the updated zoning ordinance and planning and design ordinance, both adopted in 2019, visit: <https://plandsm.dsm.city/>.

## Demolition Delay

Article IV of the Historic Preservation Ordinance, Historic Review of Proposed Demolition, details demolition review. This section allows for review of proposed demolition and time to explore viable alternatives to demolition when a property is deemed to be historically significant. One such alternative is moving a historic building to a new location to preserve, rather than demolish, the building. Once on a new site, the building can be rehabilitated, and the original site can be utilized for other activity. Selecting an appropriate new site for the historic building is a crucial step in this process, as is assembling an experienced team to carefully relocate the building. Des Moines has many successful examples of relocating historic structures including a Victorian rowhouse on High Street moved to Woodland Avenue; the Murillo Flats moved to 605 16th Street; and the relocation of five houses from the Drake University neighborhood to 19th Street in Sherman Hill.

If demolition is proposed, the Development Services Director is afforded a 10-day period to conduct an initial review of the property and determine whether there may be features of architectural merit. Where architectural merit is determined, an additional 30-day period is provided for staff to work with the property owner to determine whether any alternatives to demolition are feasible. The demolition application may also be sent to City Council if criteria for landmark designation are met. In this case, the application must be heard within 90 days to determine landmark status and viable alternatives to demolition.

## Certificate of Appropriateness

A Certificate of Appropriateness (COA) is required before a property owner begins exterior rehabilitation or construction of new



structures within a locally designated historic district. After the submittal of a COA, the HPC is using adopted historic preservation guidelines and standards. Once a COA is approved, the applicant must apply for any required building permit to begin the proposed work.

### **Historic Preservation Commission**

The Historic Preservation Commission (HPC) serves a key role in the administration of the historic preservation program. It makes key decisions to protect the integrity of the resources, advocates for preservation community-wide, and assists staff to celebrate the City's historic resources. The HPC consists of volunteer members – six at-large members and two residents from each historic district – creating a total of 12 HPC seats. HPC members serve three year terms and are appointed by the Mayor and City Council to serve on a volunteer basis. The HPC meets once a month and is charged with a variety of duties, including but not limited to:

- Review and act upon submitted COAs;
- Consider potential historic district designations, boundary amendments and potential repeals of existing historic districts, and to provide information and a recommendation to City Council;
- Act as advocates for historic preservation in other City processes; and
- Work with City staff and the State Historic Preservation Office.

### **Landmark Review Board**

The Landmark Review Board (LRB) reviews nominations for local landmarks and alterations to existing local landmarks. The LRB consists of a combination of the Historic Preservation Commission and Urban Design Review Board. LRB meetings occur on an as-needed basis.

### **Mayor and City Council**

The Des Moines City Council also has a role to play in carrying out the historic preservation ordinance. It reviews and approves applications for Urban Design Review Board members who serve three year terms, and Historic Preservation Commission members, who also serve three year terms. City Council can also propose designation of a historic district or landmark for review by the appropriate commission or board, and is responsible for making final decisions on historic district and landmark designation, utilizing the reports and recommendations from staff and the HPC and/or LRB.



**Figure 13.** Site meeting with two HPC members and a contractor to discuss an in-progress project in the River Bend neighborhood. (Source: Stacey Hanley)





Figure 14. Front cover of PlanDSM.



Figure 15. Front cover of the 1995 Preservation Plan.

## City Plans

The City of Des Moines creates and adopts plan documents that consist of goals and policies to guide future work. This Plan works in concert with these planning documents to further the City's preservation objectives. It also works to expand the reach of preservation.

### PlanDSM

Adopted in April 2016, *PlanDSM*, the City's Comprehensive Plan, guides work citywide to ensure a common framework for addressing issues, determining financial priorities, protecting valued resources and shaping the future community. *PlanDSM* followed a series of earlier comprehensive plans, the first of which was adopted in 1928, following a 1909 plan that focused on boulevards and civic spaces in the city.

The Plan is organized according to the Iowa Smart Planning legislation, as passed by the State Legislature in 2010, and is centered around key topics including Land Use, Transportation, Housing, Community Character and Neighborhoods, Community Facilities and Social Equity. The vision, goals, and policies outlined in each chapter of *PlanDSM* provide direction for creating this Plan and for specific tasks within the Plan.

*PlanDSM* recognizes the importance of historic preservation through the following goals and policies:

- Land Use (LU) Goal 6: "Recognize the value of Des Moines' historic building stock and landscapes and ensure their preservation for future residents:"
  - LU Policy 33: "Promote preservation, restoration, and reuse of historical structures and landmarks."
  - LU Policy 34: "Continue to refine design guidelines and develop standards that protect the historical integrity and



architectural character in identified Historic Districts."

- LU Policy 35: "Encourage expansion and establishment of national Historic Districts, local historic districts and local landmarks."
- Community Character and Neighborhoods (CCN) Goal 4: "Protect Des Moines' historic and cultural assets that contribute to neighborhood and community identity."
  - **CCN Policy 24: "Develop an updated historic preservation plan."**
  - CCN Policy 25: "Partner with the historic preservation community to promote Des Moines' rich history through education and outreach on historic structures, districts, and landscapes."
  - CCN Policy 26: "Partner with the historic preservation community to identify historic districts also ensuring context sensitive infill and redevelopment."
  - CCN Policy 27: "Develop policies that prioritize rehabilitation over demolition of historic structures and in historic districts."
  - CCN Policy 28: "Enforce local historic district and local landmark regulations."

Policy CCN24, listed as an Intermediate Action, provides a clear directive supporting the process to create this Plan.

### **Community Preservation Plan**

Adopted in 1995, the Community Preservation Plan was the City's first effort to plan for the protection and stewardship of the community's historic, architectural and natural resources. It established a series of goals and policies to guide preservation planning.

### **Historic Preservation Design Guidelines**

The City has developed a series of guidelines to assist the HPC in making decisions regarding COA applications. These guidelines provide information about designing compatible new development and the rehabilitation of existing structures in a local historic district. The Des Moines HPC currently utilizes three design guidelines documents:

- Architectural Guidelines for Local Historic Districts - Building Rehab;
- Architectural Guidelines for Local Historic Districts - New Construction; and
- Fence Guidelines for Local Historic Districts.

### **Development Review Codes**

Adopted in 2019, the new Zoning and Planning and Design Codes are the first comprehensive re-write of Des Moines' 1965 zoning code. In addition to focusing on land use, the update called for forms and building types based on careful study of each street in the city. Chapters 134 and 135 of the update address zoning districts and permitted land uses, and have the goal of preserving and enhancing the character of the city's neighborhoods. The update is not designed to infringe on the purpose of the historic preservation program, but to reinforce the importance of local historic buildings and districts in order to maintain the character of Des Moines.

### **Staff**

In addition to the HPC, LRB and City Council, City staff are involved with every aspect of the administration of the historic preservation program. The Planning and Urban Design Division of the Development Services Department manages the historic preservation program. It prepares reports

## **Certified Local Government (CLG) Program**

To learn more about Iowa's CLG program, including the list of 90 communities designated as a CLG in the state, visit: <https://iowaculture.gov/history/preservation/certified-local-governments>.

## **Main Street Program**

To learn more about the Main Street Iowa Program, visit <https://www.iowaeda.com/main-street-iowa/>

## **Iowa's Comprehensive Statewide Historic Preservation Plan**

To learn more about the state's Historic Preservation Plan, including the existing plan document and information on the on-going update, visit <https://iowaculture.gov/history/preservation/preservation-planning/statewide-preservation-planning#:~:text=Iowa's%20Comprehensive%20Statewide%20Historic%20Preservation,by%20strategies%20or%20action%20steps>.

for COA applications, facilitates HPC and Landmarks Review Board meetings, presents to City Council, and leads preservation outreach efforts.

## **Certified Local Government**

The City of Des Moines became a Certified Local Government (CLG) in 1986 signaling its commitment to historic preservation at the local level. The CLG program is administered by the Iowa Department of Cultural Affairs. CLG communities must pass local legislation and establish a historic preservation commission. CLG communities receive a variety of benefits from this designation including:

- Eligibility for a variety of grant programs;
- Training and technical assistance from the State Historic Preservation Office (SHPO) of Iowa; and
- Collaboration with other CLG communities in Iowa and across the country through the Historic Preservation Network.

## **Main Street Program**

The Main Street Iowa program works with select communities, which have applied to be designated as a Main Street Community, to focus on downtown economic development. As of 2022, Iowa has over 50 Main Street communities, including Des Moines. The program uses the Main Street America approach which focuses on Economic Vitality, Organization, Promotion, and Design. It also provides assistance in the form of training workshops, design assistance, business assistance, and other technical assistance opportunities.



## **lowa's Comprehensive Statewide Historic Preservation Plan**

In addition to following planning guidance at a local level, the historic preservation program operates with input from the lowa State Historic Planning Office (SHPO). The current Statewide Historic Preservation Plan, *Broadening Preservation's Reach*, addresses preservation at the local, regional, and state levels, and outlines key goals for 2013 - 2022. The SHPO is currently working on updating this plan, to be published in 2023.

### **Plan Goals**

11 key strategic goals and objectives of lowa's Comprehensive Statewide Historic

Preservation Plan have been drafted thus far and focus on:

- Education and appreciation;
- Under-represented histories;
- Access to state and federal incentives;
- Enhancing preservation trades;
- Preservation and resiliency;
- Enhancing local preservation planning;
- Engaging the public with lowa's archaeology;
- Cultivating preservation partnerships;
- Strengthening preservation advocacy;
- Addressing barriers to proactive preservation planning; and
- Implementing the plan.

### **Program Administration: Potential Planning Approaches**

- While the existing Historic Preservation Ordinance soundly establishes the City's historic preservation program, an updated ordinance would benefit from the following:
  - More clearly articulate the roles and processes of review bodies involved in the historic preservation program;
  - Expanded designation and review criteria to highlight intangible resources such as stories, places and other culturally important locations in the city;
- A visualization of the COA process, available on the City's webpage and through neighborhood associations, would assist property owners in navigating the application process.
- Considerations for updating the HPC composition and procedures should be discussed, including:
  - Administrative Approval for COAs: The HPC, a volunteer group, often experiences long meetings due to the number of COA applications. Solutions to easing the burden of the HPC should be considered and could include the creation of subcommittees or adopting an expanded list of COA topics subject to administrative approval.
  - Size of HPC: As future district designations are pursued, the current structure of the HPC may result in an extremely large group. If this becomes the case, subcommittees may need to be considered to reduce meeting length. It should be noted that this comes with increased staff commitment as well.
  - Vacant Seats: It is not uncommon to have one or more vacant seats on the HPC. Educating community members about the role of the HPC to peak interest in new members is needed.
- Consider structural improvements to the Landmark Review Board.
- Increase staffing capacity to continue existing program administration, while expanding opportunities for outreach and other components of the preservation program.



## INFORMATION AND ACCESSIBILITY

### **Historic Preservation Commission**

Information about the historic preservation program, and primarily the Historic Preservation Commission can be found on the City's website through this link: [https://www.dsm.city/boards\\_inner\\_T56\\_R32.php](https://www.dsm.city/boards_inner_T56_R32.php)

### **Plans Webpage**

To review existing and past plan documents that guide the Planning and Urban Design office's work, visit: [https://www.dsm.city/departments/development\\_services/planning\\_and\\_urban\\_design/plans.php](https://www.dsm.city/departments/development_services/planning_and_urban_design/plans.php)

### **Customer Self Service Webpage and Portal**

To access the self-service portal that allows residents to complete any development review, permit, or inspection application through the city electronically, visit: [www.dsm.city/css](http://www.dsm.city/css).

### **Show Me My House Webpage**

To research a specific property, visit: <https://showmemyhouse.dsm.city/>

### **Find Neighborhoods Webpage**

To learn more about a neighborhood within the city, visit: <https://findneighborhoods.dsm.city/>

It is important that all residents of Des Moines understand the purposes and requirements of the City's historic preservation program. It is in the best interests of the City to make the regulatory process as transparent and comprehensible as possible. Good information accessibility also ensures that the program is equitable, inclusive, and serves all residents.

### **City Website**

As the historic preservation program is managed by the Planning and Urban Design Division of Development Services, the primary information about the historic preservation program can be found on the City's webpage.

### **Historic Preservation Commission Webpage**

The HPC webpage is currently the key location for information about the historic preservation program. This webpage is accessible through three main clicks: Home page drop-down to select Development Services Department to Planning and Urban Design to HPC.

### **Plans Webpage**

Plan documents are a central component to the Planning and Urban Design Division's work. These documents outline the goals of programs the Division administers and guides future work of staff. The Plans webpage includes many documents including the 1995 Community Preservation Plan.



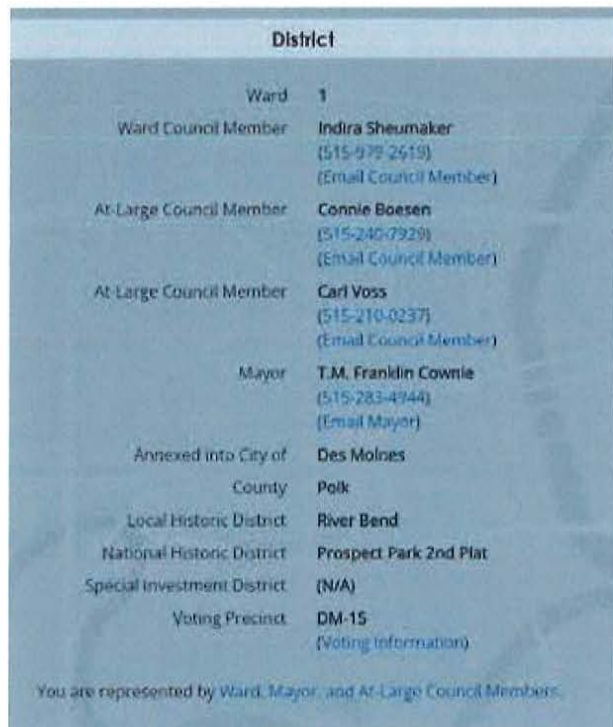
## Customer Self Service Webpage

In June 2021, the City began utilizing a Customer Self-Service (CSS) platform that allows residents to apply for any development review, permit, inspection, or commission/board application electronically. The CSS webpage additionally serves as a central hub for residents to pay invoices, receive real-time application progress and activity, and search many publicly available records. Properties located within a Local Historic District, or are designated as a Local Landmark, are required to apply for a COA prior to any work occurring on the property. COA applications are available through the CSS website, and once a COA application is submitted, Planning staff works with the applicant to navigate them through the COA review process either through administrative, HPC, or LRB review.

### “Show Me My House” and “Find Neighborhoods” Webpages

The “Show Me My House” and “Find Neighborhood” webpages allow a property owner to search their specific address to learn more about their property. After searching for an address, a resident can learn the following:

- Property assessment information;
- Snow routes and snow ordinance details;
- Garbage, Yard Waste, and Recycling Pickup;
- Zoning, including historic preservation;
- Permitting staff contact details;
- District information; and
- Neighborhood information including representatives, plans, neighborhood meeting information.



District	
Ward	1
Ward Council Member	Indira Sheumaker (515-979-2419) (Email Council Member)
At-Large Council Member	Connie Boesen (515-240-7929) (Email Council Member)
At-Large Council Member	Carl Voss (515-210-0237) (Email Council Member)
Mayor	T.M. Franklin Cownie (515-283-4944) (Email Mayor)
Annexed into City of	Des Moines
County	Polk
Local Historic District	River Bend
National Historic District	Prospect Park 2nd Plat
Special Investment District	(N/A)
Voting Precinct	DM-15 (Voting Information)

You are represented by Ward, Mayor, and At-Large Council Members.

**Figure 16.** Under the “District” header on the “Show Me My House” webpage, a property owner can learn whether their house is located within a designated historic district.

## **Information and Accessibility: Potential Planning Approaches**

- Create a designated landing page for all historic preservation information - a one-stop-shop. This should include information about the HPC, funding, technical assistance, etc.
- Review the City website and determine pages that can be linked back to a historic preservation landing page. Keep in mind that repetition and multiple ways to access information on the website is a good thing as different people may choose different routes to find information.
- Update the Show Me My House webpage to more easily identify that the property is within a designated local historic district. This information could be moved up to the Zoning category, which is earlier and has much less detail to sort through. A link could also be provided to direct someone to the historic preservation landing page and emphasize the Certificate of Appropriateness requirements.
- Update the Find Neighborhoods search tool to more quickly and easily alert a property owner to their location in a historic district.
- Information about historic preservation should be accessible in multiple languages on the City's webpage.
- The existing Map Center webpage does not include historic preservation maps. These should be included and easy to find.



## TOOLS, INCENTIVES, AND SUPPORTING PROGRAMS

Strong historic preservation programs employ a range of tools and incentives that support the goals and objectives of the program. They ensure community members are able to participate in the program despite their financial or education status. Examples of tools and incentives include:

- **Financial Assistance:** Financial assistance includes grants and loans and can support many types of preservation work. These may offer direct assistance for the physical maintenance of a historic building, or financial assistance to research stories or places that are part of Des Moines' history. They might also provide money that aids in outreach and education informing the community about the City's historic preservation program.
- **Regulatory Relief:** Ensuring all of the City's programs work in concert means that relief can be provided if and where City regulations conflict with one another. Offering flexible solutions for historic preservation efforts is a common way to support preservation by recognizing the challenges in bringing historic buildings up to the standard of modern codes and regulations.
- **Technical Assistance:** This type of tool often comes through staff and volunteer time to assist property owners, homeowners, and small business owners to navigate the historic preservation process and its regulatory requirements.

In addition to the many tools offered at the local level, the utilization of state and federal tools and incentives is also crucial to support preservation work.

### *Local Tools and Incentives*

Often, the most commonly utilized tools come in the form of local grants and loans. The City of Des Moines offers a number of programs, some of which impact the preservation program. While these programs are managed by a range of offices, the majority fall within the purview of the Development Services Department.

### **Tax Abatement Program**

Des Moines' tax abatement program provides a "temporary reduction in property taxes on the portion of assessed value added by new construction or improvements to an existing structure."<sup>1</sup> This program was adopted by City Council with the purpose of "stimulating community revitalization, improving the existing housing stock, retaining and attracting residents and homeowners, and reducing development costs for high quality commercial and industrial projects."

This program is administered by the Permit and Development Division of the Development Services Department and is available for homeowners and developers.

A variety of project types qualify for the tax abatement incentive.

- Low-Density Residential (single-family)
- Missing Middle Residential (2 to 12 unit structures)
- High-Density Residential (13+ unit structures)
- Commercial/Industrial

Some eligibility requirements include:

- **Location:** the property must be located within the City boundaries;

<sup>1</sup> *Tax Abatement Information. (n.d.).* [https://www.dsm.city/departments/development\\_services/permit\\_and\\_development\\_center/tax\\_abatement\\_details.php](https://www.dsm.city/departments/development_services/permit_and_development_center/tax_abatement_details.php)

## Tax Abatement Program

To learn more about the Tax Abatement Program including types of projects, details for locations of projects and how the tax abatement schedules are structured by project, visit: [https://www.dsm.city/departments/development\\_services/permit\\_and\\_development\\_center/tax\\_abatement\\_details.php](https://www.dsm.city/departments/development_services/permit_and_development_center/tax_abatement_details.php)



## Local Option Sales Tax

To learn more about the Local Option Sales Tax Program, including reviewing the financial reports for the three years this program has been in place, visit: <https://www.dsm.city/initiatives/localoption/index.php>

- Permits: Permits must first be issued for work that requires permits;
- City Regulations: The project must comply with all City requirements.

The tax abatement amount is dependent on the project type (residential vs. commercial), the type of structure (single-family vs. missing middle) and the location of project (targeted area vs. city). Additional requirements for energy efficiency and sustainability may also be necessary to receive the tax abatement.

## Local Option Sales Tax

In 2019, the City of Des Moines approved a one-cent Local Option Sales and Service Tax to be utilized for a wide range of projects. This one-cent sales tax, administered by the City Manager's office, funds the following:

- Property Tax Relief: Iowa state law stipulates that 50% of sales tax revenue must be applied toward property tax relief. When this tax was approved in 2019, City Council reduced the property tax levy rate to the lowest it had been in the seven years prior to approval, and this rate remains in place.
- Infrastructure Upgrades: Street repavement and replacement, and storm sewer upgrades.
- Public Safety Enhancements: Firefighter positions and a partnership with Broadlawns Medical Center for mobile mental health services and crisis response.
- Neighborhood Improvements: Expanding library hours, the InvestDSM program, neighborhood matching grants, a social equity grant program, etc.



While the program funds a variety of objectives, the goal is to reinvest in the city's neighborhoods, which includes those with historic resources. All four categories of funding can positively impact areas of the community with designated local landmarks, historic districts, and culturally significant places, but the Neighborhood Improvements category most directly impacts the historic preservation program. Explanations of specific programs within the Neighborhood Improvement category are provided on the following pages.

**Blitz on Blight**

Created in 2019 with the adoption of the Local Option Sales tax, this program is a proactive approach to identifying and addressing nuisance properties. Blitz on Blight is designed to address structures that have deteriorated beyond repair, making them uninhabitable. When a property is designated as a public nuisance, the City will work with property owners who have a solid proposal for rehabilitation in order to avoid demolition.

In October 2022, the Blitz on Blight program removed its 100th condemned structure since its founding in July 2019, at a total, to-date cost of \$2.5 million<sup>1</sup>.

<b>Local Options Sales Tax Amounts for Neighborhood Improvement Programs<sup>1</sup></b>			
	FY2020	FY2021	FY2022
Blitz on Blight	\$700,000	---	\$500,000
InvestDSM	\$2,674,396	\$2,506,951	\$5,000,165
ION	---	\$55,599	\$69,153
Block Grant Challenge	---	\$229,250	\$241,449

(Source: FY2022 Expenditure Report)

**Blitz on Blight**

To learn more about the Blitz on Blight program, visit the City's Vacant Property and Unsafe Structure webpage: [https://www.dsm.city/departments/neighborhood\\_services/vacant\\_property\\_and\\_unsafe\\_structures.php](https://www.dsm.city/departments/neighborhood_services/vacant_property_and_unsafe_structures.php)

<sup>1</sup> MILESTONE REACHED AS "BLITZ ON BLIGHT" GETS BACK ON TRACK FOLLOWING COVID LULL. (n.d.). [https://www.dsm.city/news\\_detail\\_T2\\_R575.php](https://www.dsm.city/news_detail_T2_R575.php)

## InvestDSM

To learn more about InvestDSM including the programs and current Special Investment Districts, visit: <https://investdsm.org/>.



Oak Park/  
Highland Park



Drake



Franklin Area



Columbus Park

**Figure 17.** The current four SIDs in which InvestDSM focuses its efforts.

## InvestDSM

InvestDSM was created as a result of an evaluation of the existing Neighborhood Revitalization Program. InvestDSM, a not-for-profit organization, began as a collaboration between the City of Des Moines and Polk County with the goal of creating vibrant, healthy, and thriving neighborhoods. InvestDSM staff focus their work in Special Investment Districts (SIDs)<sup>1</sup>, which are “middle market” neighborhoods - not the strongest, and not the weakest. These are selected by the City Council. There are currently four SIDs.

Money from the Local Option Sales Tax is applied in the SIDs in the form of the acquisition, demolition, rehabilitation/repair, or new construction of housing, as well as the costs associated with the acquisition and holding of properties associated with the redevelopment.

InvestDSM includes a host of programs that property owners within the SIDs can utilize, all with the goal of improving the neighborhood. While InvestDSM works in defined neighborhoods, these neighborhoods may change based on funding availability and an ongoing citywide property assessment project. As such, residents of different neighborhoods will have a chance to partake in the funding availability to improve the building stock and celebrate the role of the neighborhood within the city. This proactive approach may also assist in the stabilization of neighborhood structures, maintaining the fabric of the community.

<sup>1</sup> Invest DSM | Be Part of a Great Neighborhood Filled with Opportunity. (2022, January 24). Invest DSM. <https://investdsm.org/>



## Improving Our Neighborhood

The Improving Our Neighborhood (ION) program, also known as the Property Improvement Program, was also launched with the adoption of the Local Option Sales and Service Tax. It became a functioning program in 2022.<sup>1</sup>

The ION program utilizes data collected through an ongoing Property Condition Survey, conducted by City staff. This survey seeks to evaluate all existing structures in the city and determine the condition of the roof, siding, windows, fences, porches, balconies, and foundations.<sup>2</sup> The Neighborhood Services Department is leading this survey effort.

This program works towards the maintenance of existing homes, focusing on improvements to stabilize homes or improve the condition of homes rather than let a property reach a state in which demolition is required. Focusing on the maintenance of existing structures, designated as historic or not, is an important type of preservation work to maintain the city's building fabric and recognize the importance of "home" to each resident.

<sup>1</sup> Neighborhood Revitalization Board Meeting Minutes. (2022, May 4.). [https://cms2.revize.com/revize/desmoines/document\\_center/Neighborhood%20Revitalization%20Board/2022/05.04.22\\_NRB%20Minutes.pdf?pdf=Minutes&t=1662681600080&pdf=Minutes&t=1662681600080](https://cms2.revize.com/revize/desmoines/document_center/Neighborhood%20Revitalization%20Board/2022/05.04.22_NRB%20Minutes.pdf?pdf=Minutes&t=1662681600080&pdf=Minutes&t=1662681600080)

<sup>2</sup> Block, F. T. D. M. R. (2022, August 25). The city of Des Moines is conducting a survey of housing conditions in every neighborhood. *Des Moines Register*. <https://eu.desmoinesregister.com/story/news/local/government/2022/08/24/des-moines-city-workers-rate-every-houses-safety-condition/7875085001/>



**Figure 18.** A "before" photo of an ION project to repair a foundation and roof. (Source: City of Des Moines)



**Figure 19.** An "after" photo of the same house in Figure 15. (Source: City of Des Moines)

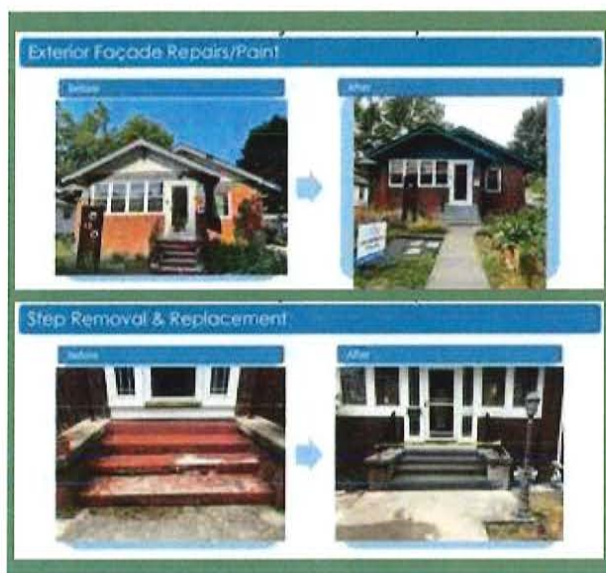


**Figure 20.** An "after" photo of an ION project focused on siding and deck clean up. (Source: City of Des Moines)





**Figure 21.** The title page of the 2022 Block Challenge Grant flyer header for community members to learn more about requirements and the application process. (Source: Block Grant Challenge Flyer)



**Figure 22.** Before and after images taken from the example projects document available on the webpage. It includes information about projects completed during the 2021 Block Challenge Grant Project Examples document. (Source: 2021 Project Example, online)

### Block Challenge Grant Program

To learn more about the Block Challenge Grant Program, visit: [https://www.dsm.city/departments/neighborhood\\_services/block\\_challenge\\_grant/index.php](https://www.dsm.city/departments/neighborhood_services/block_challenge_grant/index.php)

### Block Challenge Grant Program

Des Moines' citywide Block Challenge Grant Program (BCG) provides small grants to neighborhood and community groups to assist in making improvements to the physical appearance of the house or structure. In order to be awarded funding, neighbors on a block must form a "team" of a minimum of five neighbors and meet with staff to discuss their project proposal. If approved, 50% matching grants, using funds from the Local Option Sales and Service Tax program, are provided. Amounts are capped based on the number of neighbors involved.<sup>1</sup> Successful BCG Program recipients in 2021 conducted projects including:

- Tree Removal and Replacement;
- Exterior Façade Repairs and Paint;
- Roof Replacement;
- Exterior Paint;
- Landscaping;
- Step Removal and Replacement
- Window Re-glazing, Painting and/or Replacement; and
- Front Door Repair.

Similar to the ION program, the BCG Program offers homeowners financial assistance to improve their property. It fosters a sense of community as neighbors must come together and collectively apply for the program. BCG preserves neighborhoods and keeps residents in their homes.

<sup>1</sup> Block Challenge Grant Flyer. (n.d.) <https://cms2.revize.com/revize/desmoines/BCGrant%20Flyer.pdf?pdf=Block%20Challenge%20Grant%20Flyer&t=1668627190574&pdf=Block%20Challenge%20Grant%20Flyer&t=1668627190574>



## Blighted Property Rehabilitation Program

Established in 2018, the Blighted Property Rehabilitation (BPR) Program was created to address vacant and blighted properties throughout the city. The City allocates \$100,000 annually to this program to be used by private and non-profit groups to acquire, demolish, or rehabilitate vacant, abandoned or blighted residential properties within the city.<sup>2</sup> These funds are available through the form of forgivable loans and are approved by the City Manager or City Council, depending on the funding amount.<sup>3</sup>

Like many of the financial incentives offered through the Local Option Sales Tax, the BPR Program offers an additional tool to maintain and improve historic structures and other existing structures within Des Moines' neighborhoods. This is just one of many ways in which the fabric of neighborhoods is being preserved throughout the city, maintaining homes and communities that are a defining feature of Des Moines.

## Neighborhood Commercial Revitalization Program

The Neighborhood Commercial Revitalization (NCR) Program promotes reinvestment in existing buildings primarily located within neighborhood commercial nodes and corridors. The NCR Program, operated by the Office of Economic Development, provides financial assistance

<sup>2</sup> Darr, Kent. (2018, January 10). D.M. council adopts program to combat blighted properties. *Business Record*. <https://businessrecord.com/Content/Default/All-Latest-News/Article/D-M-council-adopts-program-to-combat-blighted-properties/-3/248/80860#:~:text=The%20Des%20Moines%20City%20Council,improve%20housing%20stock%20in%20neighborhoods.>

<sup>3</sup> Fourth Restated Urban Revitalization Plan. (n.d.). <https://www.dmaar.com/filesimages/1020%20Final%20EXTERNAL%20DRAFT.pdf>

## Neighborhood Commercial Revitalization (NCR) Program

To learn more about the NCR Program, including eligibility requirements and grant amounts, visit: [https://www.dsm.city/departments/development\\_services/economic\\_development/neighborhood\\_commercial\\_revitalization\\_program.php#outer-3692](https://www.dsm.city/departments/development_services/economic_development/neighborhood_commercial_revitalization_program.php#outer-3692)



**Figure 23.** Chuck's (3610 6th Avenue) in Highland Park, a restaurant that is a successful example of work done through the Neighborhood Commercial Revitalization Program. Facade and interior work was also part of this project. (Source: City of Des Moines)



## Lead Abatement Funding

To learn more about Polk County's program to eliminate lead paint hazards in homes across the county, visit: <https://www.polkcountyiowa.gov/health-department/lead-poisoning-prevention/lead-information-for-families/>

## Certified Local Government (CLG) Grant Program

To learn more about the CLG Grant Program, visit: <https://culture.iowaeda.com/grants/certified-local-government-grant-program/>, and the CLG Program in general, visit: <https://iowaculture.gov/history/preservation/certified-local-governments>

## Property Tax Exemptions

To learn more about the Property Tax Exemptions, visit <https://history.iowa.gov/history/preservation/tax-incentives/property-tax-exemption>

## State Historic Preservation Tax Credit Program

To learn more about the 25% State Income Tax Credit, visit <https://www.iowaeda.com/historic-preservation-tax-credit/>.

in the form of grants to property owners and businesses to complete exterior improvements such as facade renovations, site improvements, roof repair, etc. Grants are paid as a reimbursement and must be matched.<sup>1</sup>

While not designed specifically for historic districts or historic landmarks, the NCR Program offers an opportunity to improve the appearance of historically- and culturally-significant commercial buildings throughout the city.

## Polk County Tools and Incentives

While Polk County does not currently offer historic preservation-specific funding sources, programs may be used for historic structures.

## Lead Abatement Funding

Polk County offers funding to eliminate lead-paint hazards based on certain qualifications including ownership, children, household income, and the ability to relocate during abatement.

## Statewide Tools and Incentives

Historic preservation grants and loans offered at the state level provide additional funding for the City's historic preservation program and for individual property owners and developers.

<sup>1</sup> Program Guidelines for Implementation - City of Des Moines Neighborhood Commercial Revitalization ("NCR") Program. (2021, December 28.). [https://cms2.revize.com/revize/desmoines/document\\_center/Development%20Services/Economic%20Development/Economic%20Development/Neighborhood%20Commercial%20Revitalization%20Program/NCR%20Guidelines\\_2022\\_Round%202.pdf?pdf=Neighborhood%20Commercial%20Revitalization%20Program%20Overview&t=1668635219768&pdf=Neighborhood%20Commercial%20Revitalization%20Program%20Overview&t=1668635219768](https://cms2.revize.com/revize/desmoines/document_center/Development%20Services/Economic%20Development/Economic%20Development/Neighborhood%20Commercial%20Revitalization%20Program/NCR%20Guidelines_2022_Round%202.pdf?pdf=Neighborhood%20Commercial%20Revitalization%20Program%20Overview&t=1668635219768&pdf=Neighborhood%20Commercial%20Revitalization%20Program%20Overview&t=1668635219768)



## **Certified Local Government Grant Program**

The City of Des Moines is a Certified Local Government (CLG). Cities with CLG designation qualify for additional federal funding through the Historic Preservation Fund. Eligible grant activities include National Register nominations, education projects, surveys, planning for preservation, and planning and redevelopment projects.

## **Property Tax Exemptions**

The State Historical Society of Iowa offers a Temporary Historic Property Tax exemption for the rehabilitation of historic buildings. The program offers a combination of four years full exemption from increased valuation of the property due to the rehabilitation work, and an additional four years of property tax increases (25% per year) up to the new valuation.

## **Historic Preservation 25% Tax Credit Program**

Iowa Economic Development offers a state income tax credit of up to 25% for the sensitive rehabilitation of historic buildings, with the goal of retaining the historic character of designated historic buildings. Eligibility requirements include:

- A building that is designated as historically significant;
- Substantial rehabilitation work, valued at a minimum of 25% of the assessed value of a non-commercial building or a minimum of 50% of the assessed value of a commercial building;
- Rehabilitation that meets the Secretary of the Interior's Standards for Rehabilitation; and
- An eligible tax payer.

## **Federal Tools and Incentives**

While some federal funding opportunities can be utilized directly by developers and individuals, many federal funding opportunities are received and

administered by the City. The federal funding opportunities described below are a mix of funds specific to historic preservation and those that indirectly impact preservation and work towards the preservation goals of Des Moines.

## **Federal Historic Rehabilitation Tax Credit Program**

The National Park Service offers a 20% income tax credit for the rehabilitation of historic, income-producing properties that qualify as "certified historic structures". Work must be reviewed by the State Historic Preservation Office and the National Park Service to determine compliance with the Secretary of the Interior's Standards for Rehabilitation.

## **Federal Funding**

Des Moines' designation as an "entitlement city" qualifies it to receive and manage annual funding from the U.S. Department of Housing and Urban Development (HUD). The funds and projects are managed by the Neighborhood Services Department. While these federal funds are not specific to the historic preservation program, they can result in the preservation of historic resources.

## **Community Development Block Grant Program**

The Community Development Block Grant (CDBG) program is a HUD program. Funding can address housing, community development, and economic development needs. As described in the 2023 Annual Action Plan, CDBG funds will be applied to construct new affordable housing, directly assist home-buyers, and improve public services for low- and moderate-income residents.<sup>2</sup>

<sup>2</sup> 2023 Action Plan. (n.d.). <https://cms2.revize.com/revize/desmoines/2023%20AAP.pdf?pdf=2023%20Annual%20Action%20Plan&t=1668690881557&pdf=2023%20Annual%20Action%20Plan&t=1668690881557>



## **Federal Historic Rehabilitation Tax Credit Program**

To learn more about the 20% tax credit for income-producing historic properties, including successful projects, eligibility requirements and how to apply, visit: <https://www.nps.gov/subjects/taxincentives/about.htm>.

## **Federal Funds**

To learn more about federal HUD funding the City qualifies for, visit [https://www.dsm.city/departments/neighborhood\\_services/federal\\_funds\\_and\\_the\\_consolidated\\_plan.php](https://www.dsm.city/departments/neighborhood_services/federal_funds_and_the_consolidated_plan.php)

To read the 2023 Annual Action Plan for addressing affordable housing needs using federal funding, including CDBG and HOME funds, visit: <https://cms2.revize.com/revize/desmoines/2023%20AAP.pdf?pdf=2023%20Annual%20Action%20Plan&t=1668690881557&pdf=2023%20Annual%20Action%20Plan&t=1668690881557>

## **Emergency Repair Loan (ERL) Program**

To learn more about the ERL Program, including when the program restarts, visit: [https://www.dsm.city/departments/neighborhood\\_services/emergency\\_repair\\_loans\\_for\\_homeowners.php](https://www.dsm.city/departments/neighborhood_services/emergency_repair_loans_for_homeowners.php)

## **HOME Funds**

The HOME Investment Partnership Program (HOME) funds also contribute to assisting low-income and disadvantaged households including those experiencing homelessness, fleeing violence, or veterans. Funds support affordable housing needs through home-buyer assistance, homeowner rehab, new construction for rental or ownership, and acquisition. Developers often couple HOME funds with other funding sources to finance affordable rental development.

## **Emergency Repair Loan Program**

The Emergency Repair Loan (ERL) program utilizes federal dollars in the form of deferred payment loans for low- or moderate-income homeowners needing assistance in making vital repairs to their property. These repairs, including roof replacement, foundation repairs, or water/sewer line replacement, are vital to ensuring a home remains livable. In this way, this loan is one financial tool with the objective of maintaining Des Moines' existing housing stock and preserving the community's residential character. Unfortunately, this program is currently suspended and not operating.

## **Other Funding Sources**

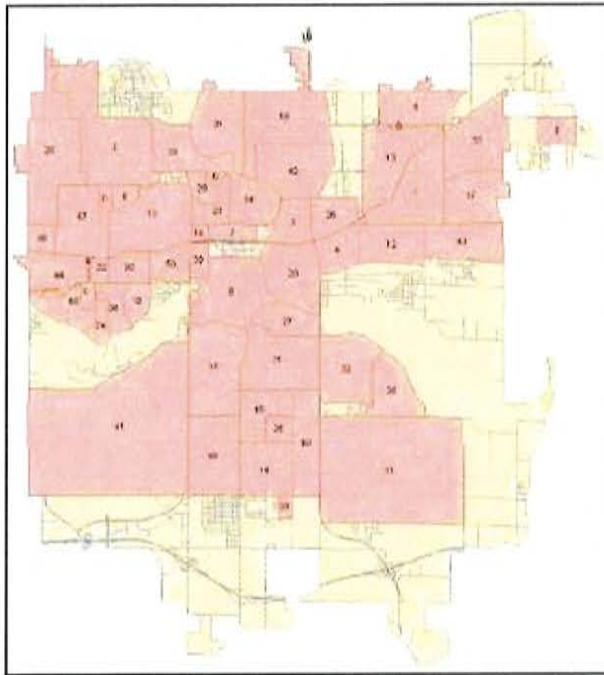
Utilizing a suite of funding sources from all levels – local, state and federal – and all types of organizations and government entities can support a variety of preservation efforts, even if the funding is not specific to preservation work. For instance, in order to support restoration work of park structures and historic infrastructure, the Parks Planning Department utilized funding from the Trust for Public Lands in addition to the Land and Water Conservation Fund. While these are not traditionally used for preservation work, the shared mission aligned with the proposed work and helped lead to a funded project.



## **Tools, Incentives, and Supporting Programs: Potential Planning Approaches**

- With this Plan, the City of Des Moines is demonstrating that it believes in the value of historic preservation as a tool for community revitalization. Historic preservation outcomes can be made a priority in a number of other City programs to ensure success and sustained community revitalization.
- Existing tools and incentives, including funding, tend to focus on traditional buildings and the preservation of tangible resources. Expanding funding opportunities to recognize the stories of the community, educational outreach, and other program components should be considered.
- In general, programs funded by the Local Option Sales and Service Tax positively impact neighborhoods. However, more research is needed to determine their effect on historic districts, culturally important community places, and landscapes, and to ensure they are equitable (reaching disadvantaged communities and not just concentrating positive and negative impacts in certain parts of the city).
- Determine the relationship between the Blitz on Blight program and historic or potentially historic buildings, and the demolition delay process.
- The funding amount available for projects through the BPR Program is relatively small, especially if the amount is divided among multiple projects. For future funding cycles, consider directing funds to a certain geographic location, a particular project type or to a specific group of resources in order to have the most impact.
- Increase accessibility to information about grant and loan opportunities by linking specific webpages to the City's historic preservation webpage, as discussed in the Information and Accessibility section.
- Consider expanding the way that preservation work qualifies for grants.
- While financial assistance is offered at the local, state, and federal levels, it is not able to meet the need. The use of regulatory relief and technical assistance to support historic preservation efforts and to stimulate and support private investment could bridge the gap.

## EDUCATION, AWARENESS, AND PARTNERS



**Figure 24.** A map of Des Moines' 50 neighborhoods. (Source: City of Des Moines)

Education programs build awareness and support for historic preservation efforts, providing information about the history of Des Moines, preservation-related funding opportunities, and hands-on technical skills. These programs also ensure all residents understand and can equally benefit from the historic preservation program. The following pages describe some of the current educational efforts, as well as previous efforts which could be restarted.

### *City Webpage*

The City webpage is crucial for the City's historic preservation program. Many community members receive information about the historic preservation program from the webpage.

### *Neighborhood Associations*

Des Moines' 50 neighborhood associations are a key source of information for residents. Neighborhood associations in historic districts are a great source of information about ongoing projects, the COA process and training of all kinds.

### *Des Moines Public Library*

The Des Moines Public Library offers free, monthly presentations on Des Moines' history, through a series titled "Discovering Des Moines History".

### *Postcard Mailing*

Once a year, residents in local historic districts receive a postcard mailing from City staff and the HPC to remind them that their property is located within a historic district. It explains that exterior rehabilitation or new construction requires the approval of a COA.



## Historic Preservation Organizations

### State Historical Society of Iowa

Within the Iowa Department of Cultural Affairs, the State Historical Society of Iowa focuses on preservation and education. It maintains a museum, research centers, and historic sites. It also houses Iowa's State Historic Preservation Office. This office operates the CLG program, funding opportunities, technical assistance, preservation planning, and a wealth of other resources to communities across Iowa.

### Des Moines Heritage Trust

The Des Moines Heritage Trust is a non-profit organization established to save historic buildings within the City of Des Moines. Through the Heritage Trust's endangered property program, it raises awareness about current issues and historic buildings in danger of demolition. The organization's headquarters and first project was the historic depot in the East Village. The building, which includes a contemporary addition, functions as an event center and a place to learn about Des Moines' history.

### Des Moines Historical Society

The Des Moines Historical Society works to recognize and celebrate the history of the city through research, educational programs, and community engagement. The organization hosts historic home tours, annual meetings, and events on specific topics. The Society's current research focus is on streetcars and trolleys, as well as the Fort Des Moines II Memorial Cabin in Principal Park.

### Iowa Architectural Foundation

The Iowa Architectural Foundation (IAF) was founded in 1989 and brings architects, designers, educators, and students together to focus on improving the quality of life



**Figure 25.** The Des Moines Heritage Trust rehabilitated a historic depot in the East Village (top photo) and constructed a contemporary addition to the depot (bottom photo) to host events. (Source: Des Moines Heritage Trust and KKC)



## Des Moines Public Library

To find out when the next "Discovering Des Moines History" event is scheduled, visit: <https://www.dmpl.org/event/discovering-des-moines-history-0>.

## State Historical Society of Iowa

To learn more about the work that the State Historical Society of Iowa does, visit: <https://iowaculture.gov/history/preservation>. For details regarding the preservation office of the State Historical Society, visit: <https://iowaculture.gov/history/preservation>.

## Des Moines Heritage Trust

To learn more about the Des Moines Heritage Trust, visit: <https://www.desmoinesheritagetrust.org/>

## Des Moines Historical Society

To learn more about the work of the Des Moines Historical Society, including upcoming events, visit: <http://www.desmoineshistoricalsociety.org/home.html>.

## Iowa Architectural Foundation

To learn more about upcoming events hosted by the IAF or how to get involved as a volunteer, visit: <http://www.iowaarchfoundation.org/>.

## Preservation Iowa

To learn more about Preservation Iowa's work and how to get involved, visit: <https://www.preservationiowa.org/>.

through the power of architecture and design. IAF celebrates the built environment and does so by hosting events and facilitating programs for all age ranges, a sampling of which include:

- Architectural walking tours;
- Festival of Tree and Lights;
- Student Walking Tours;
- Summer Day Camp;
- Community Enhancement through Architecture and Design Awards; and
- Lectures, seminars and specialty events such as "Eat.Drink.Architecture".

## Preservation Iowa

Organized in 1991 as the Iowa Historic Preservation Alliance, Preservation Iowa is an advocacy organization focused on broadening support for preservation statewide, educating policymakers about preservation issues, developing strategies to ensure the preservation of key sites throughout the state, and partnering with other organizations who impact historic resources. Preservation Iowa highlights preservation efforts and concerns throughout the state through a variety of annual programs including the "Preservation at its Best Awards" and the "Iowa's Most Endangered Properties" list. It also organizes historic resources by building type for easy research and includes the following categories:

- Barns & Farmsteads;
- Country Schools;
- Disaster Recovery;
- Movie Theaters; and
- Sacred Places.

## City Awards Program

The City formerly operated an awards program to highlight preservation projects each year. While intermittent in



its operation, the program provided an opportunity for City Council and community members to see the positive impact of preservation.

### Rehabbers Club

The Rehabbers Club, a group focused on the technical, hands-on aspects of historic preservation, has also operated on an intermittent basis but provides opportunities for community members to learn preservation skills they can apply to their own projects.

### Informal Outreach

Beyond the partner-led education and outreach efforts described above, city staff also make themselves available to answer applicant questions, attend events and provide training and information when requested. These efforts tend to be the most labor intensive but the most effective because staff can address the particular needs of residents no matter where they intersect with the preservation program. Informal outreach also comes through social media including the Lost Des Moines Facebook group, which shares photos, stories, and videos of Des Moines' history.



Figure 26. A photo from the Rehabbers Club Facebook page, showing a previous hands-on window restoration demonstration. (Source: Rehabbers Club Facebook page)

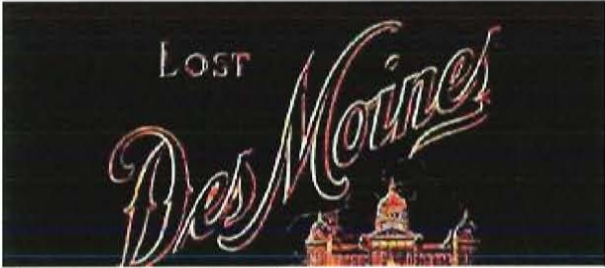


Figure 27. The header image for the "Lost Des Moines" Facebook page. (Source: Lost Des Moines Facebook page)

**Education and Awareness: Potential Planning Approaches**

- Educate residents about the term "historic preservation" and, more specifically, about the City's historic preservation program.
- Determine the City's role in outreach and engagement within the historic preservation program, including staff time and responsibilities as well as those of the Historic Preservation Commission.
- Provide sources for hands-on preservation training by working with groups such as the Rehabbers Club to resume workshops, partner with local schools, or direct applicants to informative seminars or videos.
- Design educational opportunities to be accessible and available to people of all ages and backgrounds by providing translated resources and incorporating a variety of outreach methods that will be of interest to many people.



## CHALLENGES AND OPPORTUNITIES

Historic preservation programs do not operate in a vacuum. The careful integration of historic preservation work into a community's planning efforts and objectives for each City department create a framework for success.

The City's population grew by over 10,000 between 2010 and 2020, and is projected to grow to 265,000 by 2040. *PlanDSM* commits to providing housing and other services and amenities for the increasing population.<sup>1</sup> *PlanDSM* identifies the need to focus on infill and redevelopment, and the City's recent adoption of an updated Zoning and Planning and Design Codes reflect these priorities. However, this growth also presents new challenges to historic preservation. Incorporating preservation objectives into ongoing development efforts will ensure new growth does not continue without respect for the community's existing character.

### Contemporary Challenges

Historic preservation programs can also contribute in concrete ways to addressing the social, economic, and material challenges facing the City of Des Moines. They also serve to reflect community values and priorities. The following are specific contemporary issues, identified through the planning process, that are addressed in more detail by recommendations provided in Chapter 4.

#### Loss of Cultural and Intangible Heritage

Des Moines' historic preservation program, including its regulatory approaches and criteria, mirror to a large degree national



*Figure 28. 6908 Chaffee Road, a building on the Fort Des Moines campus that has been rehabilitated and is in active use. (Source: KKC)*



*Figure 29. Ding Darling Shelter within Birdland Park has recently been rehabilitated by the Parks Department and is ready for community use. (Source: KKC)*



*Figure 30. Wherry Block, a National Register designated building (Source: Stacey Hanley)*

<sup>1</sup> U.S. Census Bureau QuickFacts: Des Moines city, Iowa. (n.d.). Census Bureau QuickFacts. <https://www.census.gov/quickfacts/desmoinescityiowa>



preservation standards and approaches. These serve, almost exclusively, to document and preserve the design, materials, and craftsmanship of tangible man-made resources such as buildings, landscapes, and artifacts. In addition, they are preoccupied with resources that, over time, have retained a high degree of architectural integrity, are exceptional in one way or another, or are associated with Des Moines' majority population.

What is not documented and preserved under this system are intangible cultural and historic resources, nor buildings, landscapes, and artifacts that have not met these traditional standards of integrity and worth. The program as it is currently conceived is also unable to document, protect, and steward cultural practices such as music, art, and culinary practices; nor events, commercial uses, and other assets. In effect, whole swaths of Des Moines' built environment and the city's prolific cultural diversity is not within the purview of the preservation program. This has resulted in a significant loss of historic and cultural resources associated with indigenous people and communities of color.

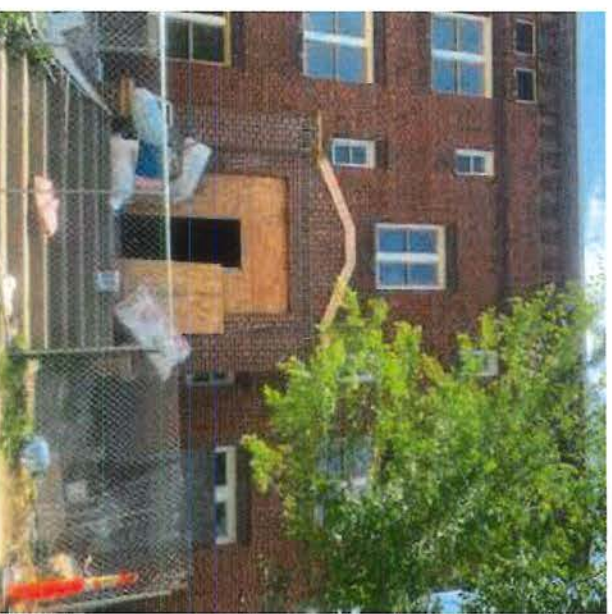
Fortunately, many new approaches are being pioneered. Des Moines can learn from and customize these, and/or develop its own approaches to be more representative and to serve to support the widest range of resources.

### **Affordability**

Des Moines joins other cities in grappling with rising real estate costs. It seeks to find ways to provide high-quality affordable housing as well as spaces that can accommodate small or nascent business enterprises. At the same time, it recognizes that renovations of historic buildings, increasing property values, and the cost of construction, among other



*Figure 31. A recently constructed apartment building. Although the design of the building is successful in many ways, the prevalence of this type of development begs the question of whether more and more of this development type will maintain Des Moines' character. (Source: Google Earth)*



*Figure 32. 706 20th Street, a small apartment building that could be rehabilitated to preserve existing housing types often considered part of the "missing middle." (Source: KKC)*



*Figure 33. Stockdale Double House, a local landmark, is an example of a multi-unit historic structure. (Source: Google Earth)*



factors, contribute to the increasing costs of development. While the City's historic preservation program recognizes tangible resources through designation as landmarks and historic districts, creating a strategy that finds common ground between affordability and historic buildings has not yet been determined. Considering an adaptive reuse strategy, especially when looking for existing "missing middle" housing types (such as apartments, quadplexes, etc.), or identifying and creating funding initiatives, will help support many citywide goals.

### **Homogenized Development**

Many contemporary redevelopment projects employ a standardized design program that ignores local and regional building traditions and contributes little in the way of dynamism and beauty to the Des Moines cityscape. Creating and employing a range of tools that promote context-sensitive development and emphasize the importance of maintaining, where feasible, the existing building stock will serve to distinguish Des Moines' built environment as unique in the region and nation.

### **Development Impacts to Landscapes**

Des Moines' riverfront corridor is a central landscape in the city. As development pressures along this landscape and along other important landscapes continue due to increased population, protections must be considered to ensure the longevity of these important resources that do not fit the traditional historic designation typology. As previously mentioned, tools that require new development to protect, but also to draw attention to the importance of these unique features, are vital to ensuring the landscape remains a key feature of the City.

### **Decommissioning of Historic Schools, Churches, Fire Stations and Other Institutions**

Deferred maintenance, evolving building requirements, building design specific to certain uses, and demographic shifts pose significant challenges for some of the community's most public-facing and historic buildings. However, where the typical reaction to the decommissioning of these public institutional buildings may be to demolish and leave a vacant site or construct something unrelated to the former use, the City should consider a new strategy. For many neighborhoods, these buildings serve as a visual focal point. Rather than automatically resorting to demolition when the building is underutilized or vacant, a strategy that focuses on the building or site's importance to the community must be developed. In some cases, demolition may still be inevitable; however, some projects may find an opportunity to renovate and reuse part or all of a structure, maintaining the visual focal point and the potential for a community function.

### **Negative Reputation of Historic Preservation**

Preservation has often been seen as a regulatory function that is not responsive to current community needs and aspiration, or that is an elitist activity that only serves certain populations. Through this plan effort, the City recognizes the gaps the current program leaves, especially regarding education around historic preservation, outreach to all community members and accessibility to the historic preservation program. The City must develop a strategy to inform community members about the existing program, while emphasizing the goals of this new Plan, which strive to reach beyond the traditional focus on tangible resources. Singular outreach will not suffice. Instead, regular contact with neighborhood



associations, community groups, students, etc. will begin to reframe the community's understanding of the historic preservation program and work towards building more support for the work to be done.

**Sense of Belonging**

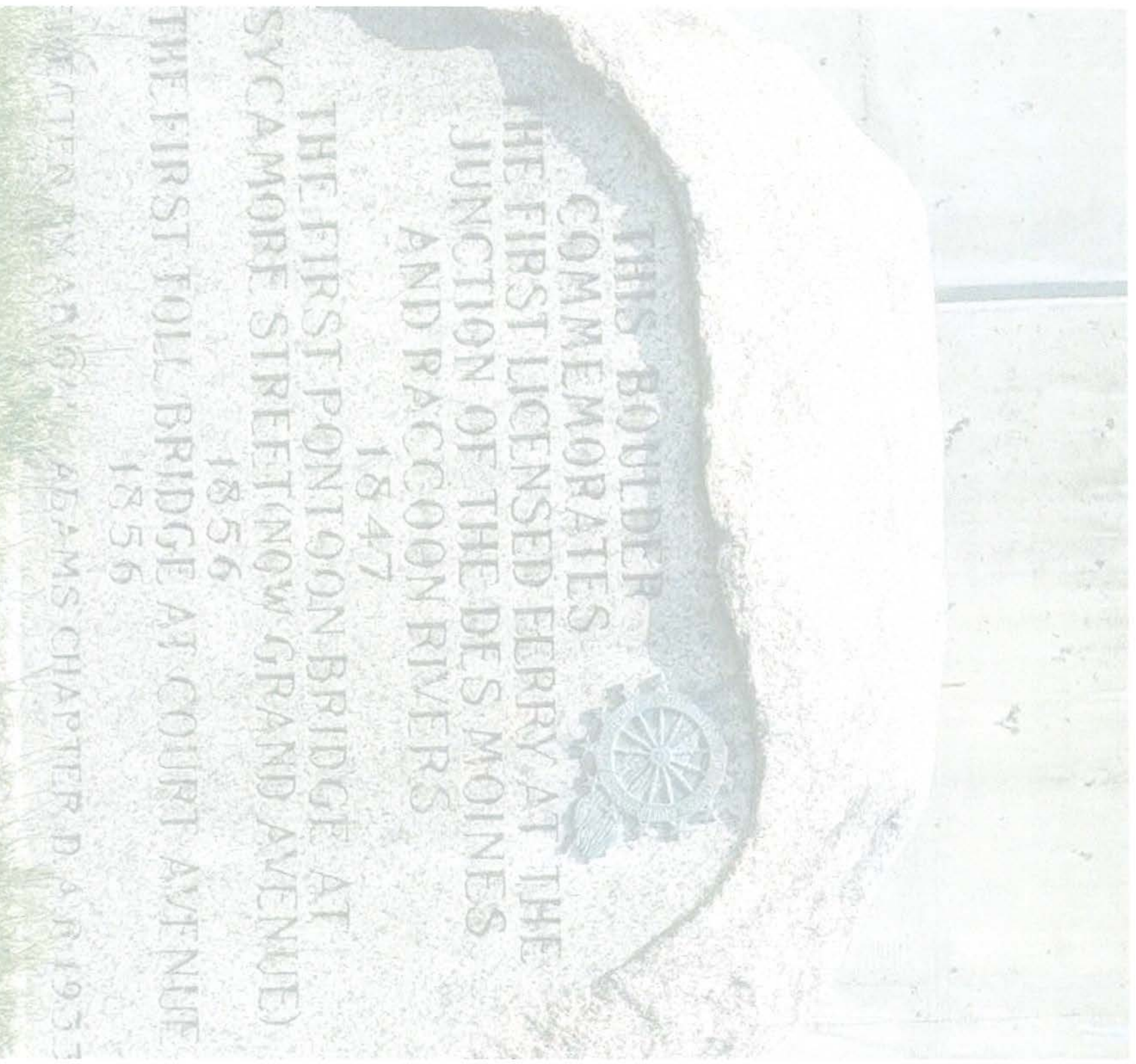
The current set of designated historic landmarks and districts recognizes a particular subset of Des Moines' history. This history is one which many residents cannot relate to. The Plan serves an important role in re-prioritizing the research of stories from all points in time, of all cultural backgrounds and from all perspectives to ensure a more comprehensive look at Des Moines' history. It can also prioritize the celebration, both

formally and informally, of stories, events, and places from all community members to make it clear that the community values all residents, past and present. This shift in the focus of the program, and of the program's goals and priorities, will work in conjunction with many of the other challenges mentioned. Focusing on intangible heritage, on buildings with potential reuse opportunities, and on important landscapes throughout the city begin to expand the reach of the historic preservation program. Coupling these approaches with a robust outreach program will work towards a more comprehensive historic preservation program that can be embraced community-wide.



**Figure 34.** Downtown skyline (Source: Jacob Coupee)





THIS BOULDER  
COMMEMORATES



THE FIRST LICENSED FERRY AT THE  
JUNCTION OF THE DES MOINES  
AND RACCOON RIVERS

1847

THE FIRST PONTON BRIDGE AT  
SYCAMORE STREET (NOW GRAND AVENUE)

1856

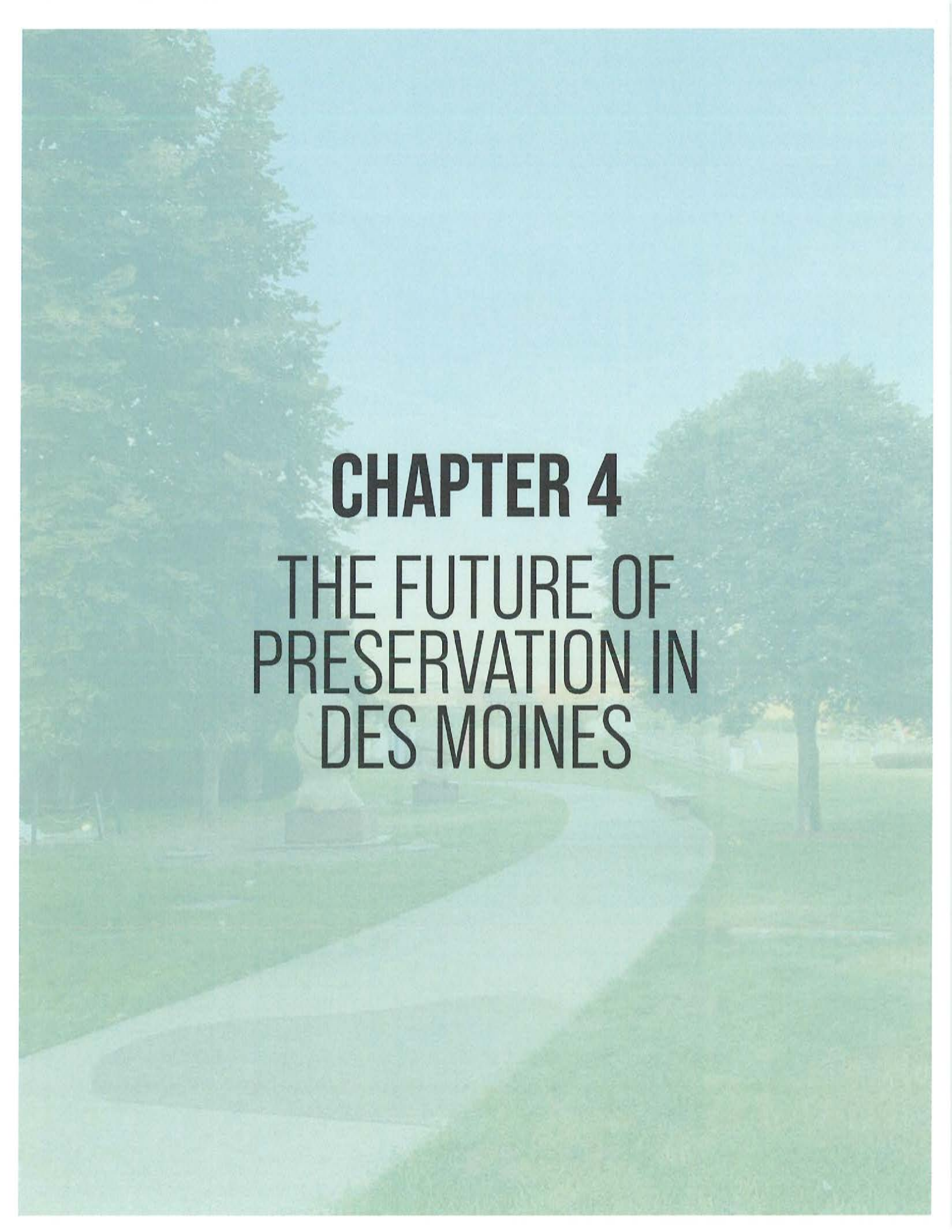
THE FIRST TOLL BRIDGE AT COURT AVENUE

1856

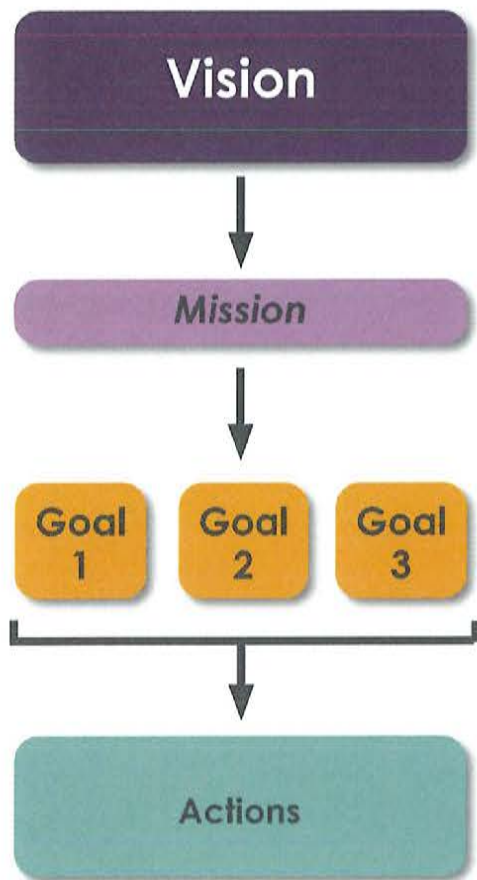
THE FIFTEEN YEAR ANNIVERSARY OF THE  
ADAMS CHAPTER D. A. R. 1933

*Figure 35. The Grand Avenue Ferry Stone, located at the edge of the Grand Avenue Bridge's northeast corner, this stone commemorates the location of the first licensed crossing of the Des Moines River. (Source: Jacob Couppez)*





**CHAPTER 4**  
**THE FUTURE OF  
PRESERVATION IN  
DES MOINES**



**Diagram 1.** Diagram illustrating the hierarchy of elements for the Plan recommendations.

This chapter of *ReflectDSM* focuses on the future of the City's historic preservation program and provides a series of key elements that culminate in a set of recommended actions to improve the City's historic preservation program and guide it over the next 10-20 years.

Using input collected throughout the Plan process, a series of elements to guide the Plan was created. This structure is illustrated in Diagram 1 and described below.

### Vision

A vision is a broad statement of what a community hopes to be in the future. It offers a picture of that future to provide inspiration, motivation, and a framework for more detailed planning and decision-making. In this case, the vision statement is specific to the City's historic preservation program and was crafted and refined using input from community stakeholders, the Outreach Coordinator Cohort, the Advisory Committee, staff, and consultant expertise.

### Mission

While the Vision is intentionally kept short, the Mission elaborates on the Vision to explain how the Vision will guide the City's historic preservation program and will lead to the accomplishment of its goals.

### Goals

A goal is a statement of a desired outcome (an "end") toward which efforts are directed. It is expressed through more specific objectives and actions (the "means"). Three key goals guide this Plan.

### Actions

Actions are aimed at seizing a specific opportunity or addressing a particular challenge, given limited resources – financial, staffing, and otherwise.

**Chapter Cover Photo.** Pappajohn Sculpture Park (Source: KKC)



## VISION FOR DES MOINES' HISTORIC PRESERVATION PROGRAM

Des Moines values and respects the intangible heritage and tangible places that reflect all its histories to create a vibrant and sustainable community where everyone belongs.

### *Mission*

Des Moines' historic preservation program identifies and protects the cultural and historic resources that define and enliven the city, while deliberately advancing equity. It partners with community members, organizations, and other stakeholders. Through regular and effective engagement strategies, it makes its preservation approaches – regulations, tools, technical assistance, and funding – comprehensible, accessible, and beneficial to all.

## **GOAL 1: EQUITABLE AND INCLUSIVE**

**Create an equitable and inclusive preservation program that recognizes and protects all histories and cultures of Des Moines.**

This will be achieved by addressing past inequities and exclusion in historic preservation tools; by recognizing both the intangible and tangible resources that reflect Des Moines history and culture; and by reducing or mitigating any barriers to full public participation in the program's process and its benefits.

## **GOAL 2: COMMUNITY-CENTERED**

**Fully engage with, listen to, and implement the input of the residents of Des Moines in preservation planning and decision-making. Equip and empower them to save the tangible places and intangible heritage they value most.**

This will be achieved through effective community engagement processes; fostering relationships; by making the process more efficient and accessible; by listening to the community and incorporating their feedback; involving community members in survey, documentation, and stewardship; and by providing tools, technical assistance, and funding.

## **GOAL 3: STRATEGICALLY INTEGRATED**

**Integrate historic preservation approaches and values, especially those that advance equity and inclusion, into corresponding community revitalization initiatives to drive better outcomes.**

This will be achieved through collaboration with a broad range of stakeholders that results in strategic approaches to leverage efforts, investments, tools, and technical assistance for maximum impact.

## How to Utilize the Action Statements and Informational Keys

The actions in this chapter are divided between three time frames: near-, mid-, and long-term. Some actions require ongoing work and are noted with an asterisk.

	0-5 Years	5-10 Years	10+ Years
Near-Term	✓		
Mid-Term		✓	
Long-Term			✓

After each action and its detail provided in subactions, a series of informational keys are provided to contextualize the action, relate it back to the key Plan goals and other actions within this chapter, and to indicate who will work to implement the action. The information below explains each of the additional elements paired with the actions.

### Goals

After each action, the related goals are noted through an checkmark within a circle. An example is shown below.

Goal 1: Equitable & Inclusive      Goal 2: Community Centered      Goal 3: Strategically Integrated



### Related Actions

Some actions are specifically related to other action statements in their topic or tool, or they may be part of a logical implementation sequence. Where one action is related to another, a turquoise box with the action number will follow the action statement.

**N2**

### Lead Organizations and Partners

While the City's Planning and Urban Design Division staff may take the lead on implementing a significant number of the actions, other City departments and partner organizations will also play a role. Non-City entities may be noted as Partners for implementation for some action statements. These potential partners will need to be consulted prior to implementation to determine their capacity and interest.

A corresponding spreadsheet also includes this information as well as the recommended actions. It is formatted for staff to track progress on the actions. This spreadsheet can be found in the Appendices.



## NEAR-TERM ACTIONS

This first section, Near-Term Actions, indicates that these recommended Actions should be given highest priority within the first five years following Plan adoption. Actions selected for this category were based on stakeholder, staff, and consultant team input, and on the potential impact of the Actions on the three Plan goals of making the City's historic preservation program Equitable and Inclusive, Community-Centered, and Strategically Integrated.

### **N1. Operationalize the equity and inclusion statement.**

- a. Publish the equity and inclusion statement on the historic preservation webpage.
- b. Conduct annual reviews by evaluating the planning, process, and completion phases of work to-date in order to ensure the equity and inclusion statement remains a central component of all work completed for the Plan.\*
- c. Regularly evaluate department programs, policies, and projects to understand their impact on exclusion and inequity. Evaluation of this kind acknowledges that this work is generative and will need to consider evolving standards of diversity, equity, inclusion, and accessibility. The evaluation will listen to and learn from Des Moines community members.\*

Goal 1:  
Equitable  
&  
Inclusive

Goal 2:  
Community-  
Centered

Goal 3:  
Strategically  
Integrated



- *Lead Agency: City of Des Moines, Development Services*
- *Partner: City of Des Moines, City Manager's Office; City of Des Moines, Communications Office*

\* Requires ongoing work.

0-5 Years 5-10 Years 10+ Years

Near-Term

## Des Moines Historic Preservation Program Equity Statement

### *acknowledge*

The Development Services Department acknowledges that the City of Des Moines' historic preservation program has not extended the benefits of historic preservation in a manner that values and protects the full range of tangible places and intangible heritage that reflect all the city's histories. It recognizes that, until recently, its protections, incentives, and investments have primarily served those residents and commercial and institutional interests that have the resources, time, and competency to know about and navigate its programs and processes.

### *reform*

The Development Services Department commits to reforming its policies, programs, and practices to be fully understandable and accessible to all residents; to be more inclusively applied across diverse resource types and communities; and to proactively engage residents in research, planning, and decision-making. It will create a program that deliberately creates choices, access, and opportunities for all people.

### *operationalize*

With the adoption of the ReflectDSM Historic Preservation Plan, the Department will institutionalize these reforms through a series of strategic actions that are equitable and inclusive, community-centered, and are committed to collaborative approaches that bring the benefits of historic preservation to all residents.



## Telling All Histories: The Potential of Citywide Surveys

In any city, many factors determine what gets surveyed for the purposes of historic preservation. These factors might include large-scale infrastructure projects, real estate developments, or other potential threats to historic resources, as well as citizen advocacy or particular funding opportunities. The resulting surveys, while useful, are often piecemeal, narrowly focused, and related to buildings and districts that have accepted and tangible architectural merit or have traditional historic or cultural associations. What these types of surveys fail to document is the full, diverse, and intersecting histories of the city, especially those not fully apparent in the built environment.

New and innovative approaches to historic surveys are beginning to address these shortcomings. [Discover Denver](#) and [SurveyLA](#) are excellent examples. Both utilize GIS mapping, mobile devices, and crowd-sourced data to directly engage citizens in naming the places they value. While they forfeit the granular, expert resource assessment of traditional surveys, they succeed in identifying and documenting diverse, lesser known, and intangible assets. SurveyLA, the most comprehensive survey of any American city, documented 880,000 land parcels. Discover Denver has similar aspirations but it has only just gotten underway.

These types of comprehensive, city-wide surveys can be a key strategy in creating a more equitable and inclusive preservation program. By documenting all histories, they lay the groundwork for deploying approaches that can preserve all histories.

## N2. *Recommit to the survey and research of potential resources throughout Des Moines with the goal of creating a community-led process that highlights stories of underrepresented community groups and less-traditional historic resources.*

- a. Prioritize the research, survey, and designation of sites, buildings, events, protests, festivals, places, etc. that focus on stories of Black, Indigenous, and People of Color (BIPOC), members of the Lesbian, Gay, Bisexual, Transgender (LGBTQ+) community, houseless, and immigrants in Des Moines.
- b. Determine a methodology to directly engage citizens in survey work to identify and protect resources – tangible and intangible – that represent the complete history of Des Moines. This methodology should focus on creating a continuous community dialogue where the City learns from community input.
- c. Develop a systemized way of collecting information, emphasizing community input, and conducting research on important elements of the city to determine the potential for local designation, recognition, and celebration in traditional or non-traditional ways.
- d. Partner with the Greater Public Art Foundation and others to evaluate the impact of existing recognition and designations.
- e. Develop and maintain an online tracking tool to provide a visual representation of the types of stories, histories, and resources that have been highlighted through the survey and designation process.\*

\* Requires ongoing work.



Goal 1: Equitable & Inclusive	Goal 2: Community- Centered	Goal 3: Strategically Integrated
--	-----------------------------------	--



**M1**

- Lead Agency: City of Des Moines, Development Services
- Partners: City of Des Moines, Neighborhood Services; City of Des Moines, Engineering; City of Des Moines, Parks and Recreation; State Historic Preservation Office (SHPO); Iowa State University (faculty and students); Drake University; Greater Des Moines Public Art Foundation

**N3. Improve the functionality of the City's preservation program tools and processes.**

- Conduct regular meetings between department leaders to discuss ongoing and upcoming projects that may directly or indirectly impact historic and cultural resources in the City (designated and/or recognized as important by community members).
- Evaluate staff's capacity to maintain the existing historic preservation program activity and enhance the program's community reach, and identify additional resources as needed.\*
- Expand the list of Administratively Approved Certificate of Appropriateness (AACOA) topics to reserve the most complicated and detailed topics for the HPC, while also reducing the number of applications that make it to the HPC meeting to reduce meeting length. Publish this list as a matrix to the historic preservation webpage.
- Evaluate the demolition review process for properties outside local historic districts.

\* Requires ongoing work.

### Administratively Approved Certificate of Appropriateness (AACOA)

Currently, the City of Des Moines Administratively Approves 16 application types, as outlined on the last page of the [COA application form](#). Expanding this list, especially as more historic resources may be designated and increase the Historic Preservation Commission's review load, will assist in maintaining an efficient review process for all involved.

Additional topics to consider for AACOAs include:

- Any in-kind repair of exterior building materials or features, as well as fence repair or partial reconstruction;
- Changes to the rear facade of the structure, or any facades not visible from the public realm (note that a clear definition would be needed for "public realm");
- The replacement or repair of existing signs, or installation of signs in historically appropriate locations and sizes; and
- Roof mounted and mechanical equipment that is not visible from the public realm.

Many communities publish a matrix to easily distinguish application types that require administrative approval vs. HPC approval, including [St. Charles, IL](#); [Excelsior Springs, MO](#); and [Portsmouth, VA](#).



## Fort Des Moines: An Extraordinary History

While survey work often begins at a high level, these efforts can uncover unique histories that contribute to an understanding of the community. Fort Des Moines is one such example, and was designated a National Historic Landmark in 1976 most notably as the first and only training site for black officers and for its associations with the Women's Auxiliary Army Corp (WAAC). Among its few extant buildings are Clayton Hall, built in 1903, which originally housed unmarried officers and later married officers and their families, and the Chapel built in 1910. These buildings were recently named local landmarks by the City of Des Moines. Clayton Hall now houses the [Fort Des Moines Museum and Education Center](#).



**Figure 1.** Clayton Hall (Source: Presentation for Landmark Review Board, February 2021, completed by Jack Porter and Kelli Lydon)



**Figure 2.** WAACs in formation in front of their barracks at Fort Des Moines (Source: Fort Des Moines Museum)

These remnant buildings of what was once a 640-acre site with more than 100 buildings organized around a central parade ground are a springboard into the larger story of Fort Des Moines and its resonance in the City of Des Moines, the Civil Rights Movement, women's history, and the nation. In particular, it is a chance to understand and celebrate the important contributions and enduring legacies of the men who made their way to Fort Des Moines as officer candidates. Many were recruited from

Historically Black Colleges and Universities and were among the most highly educated of their generation. Some 639 of them would receive military commissions and another 116 became medical and dental officers. In spite of facing widespread discrimination upon their return from service, they would go on to become leading journalists, civil rights activists, educators, and lawyers. Many returned to Des Moines to start businesses such as the Community Pharmacy on Center Street, the commercial hub of the black community, and the *Iowa Bystander* published from 1922-1972. Twelve Des Moines lawyers, at least two of whom were Fort Des Moines officers, founded the National Bar Association because they were excluded from the American Bar Association. The National Bar Association continues to serve black lawyers with more than 67,000 members and some 80 chapters across the country.

At Fort Des Moines, historic preservation policies and approaches can help save and steward two historic buildings, but they can also save and steward an exceptional American story that continues to reverberate in Des Moines and the nation today.



- e. Create a diagram to illustrate the Certificate of Appropriateness (COA) process. Design it to be interactive and accessible – available in printed and digital formats, multiple languages, and to include links that direct people to appropriate locations on the City's website.
- f. Update the architectural design guidelines to be clear, concise, and full of visual examples to make interpretation and application as simple as possible for the applicant, staff, and the HPC.
- g. Evaluate the existing COA application process to make it more efficient for residents and staff. This may include publishing more detail on the City's historic preservation webpage and actively promoting a pre-application meeting with staff.
- h. Eliminate the Landmark Review Board. Instead, nominations for local landmarks and alterations to existing landmarks should be part of the HPC's agendas, as needed.
- i. Enhance, and publish to the historic preservation webpage, the City's salvage and documentation policy for historic properties and infrastructure slated for demolition by:
  - i. Creating a clear step-by-step process to assist a property owner in understanding what is expected for the salvage process, including what constitutes "documentation and salvage to the satisfaction of the director";
  - ii. Identifying a staff point of contact to oversee the process and ensure each step is completed before demolition begins;
- iii. Compiling a contact list of local photographers that may be interested and capable of documenting the historic resource before demolition;
- iv. Finding local companies or donation centers willing to receive salvage materials; and
- v. Coordinating with other departments/entities in the creation and maintenance of this policy.
- j. Explore ways to ensure owners of historic buildings adequately maintain the building to prevent demolition by neglect.
- k. Update Chapter 58, Historical Preservation, of the City's Code of Ordinances to:
  - i. Adjust the designation considerations by expanding the criteria for recognizing places of community importance; not limiting the age to consider historic local landmarks to 50 years or older; and giving equal consideration to events, festivals, and other "intangible" resources as physical resources.
  - ii. More clearly articulate the roles and processes of review bodies and individuals involved in the historic preservation program;
  - iii. Extend demolition delay to 120 days to allow an opportunity for salvage; and
  - iv. Clearly define demolition in the ordinance to specify the removal of materials or deconstruction of part or all of a structure, not just the full removal of a structure.

Goal 1: Equitable & Inclusive	Goal 2: Community- Centered	Goal 3: Strategically Integrated
--	-----------------------------------	--



**N8**

- *Lead Agency: City of Des Moines, Development Services*
- *Partner: City of Des Moines, City Manager's Office; Habitat for Humanity; Habitat ReStore; 6th Avenue Corridor*

## Salvage and Deconstruction Policies and Programs

Developing a sound strategy for salvage often includes encouraging property owners to deconstruct, rather than demolish. Many municipalities adopt a concrete deconstruction and/or salvage policy. Examples include:

- [Milwaukee, WI Deconstruction Ordinance](#)
- [Portland, OR Deconstruction Program](#)
- [San Antonio, TX Deconstruction and Salvage Initiative](#)

## N4. Enhance the existing Historic Preservation Commission to better reflect and learn from the community.

- a. Enhance the HPC's educational and outreach component by advocating for the historic preservation program and providing additional educational outreach to the community.\*
  - i. Continue attending regular neighborhood association meetings for the district in which the HPC member resides to answer questions about the COA process.
  - ii. Provide informational materials to new residents in the neighborhood/historic district.
- b. As future historic districts and cultural resources are designated (and the number of HPC seats increase), consider creating HPC subcommittees to address certain geographic areas or types of resources. These groups could provide an initial review and recommendations of the COA application to be distributed to the full HPC to be used in the report. Reviews should still be coordinated with staff review, meaning additional staff would likely be needed with an increased number of designated historic resources.
- c. Actively work to fill HPC positions with individuals that represent the communities they serve in terms of age, race, gender, socioeconomic background, and heritage by working with neighborhood associations, residents, and other community groups.\*

\* Requires ongoing work.



Goal 1: Equitable & Inclusive	Goal 2: Community- Centered	Goal 3: Strategically Integrated
		

**N5**

- Lead Agency: City of Des Moines
- Partner: HPC

**N5. Enhance the training process for Historic Preservation Commission members.**

- Continue scheduling a training session for newly appointed HPC members to meet with staff to review the mission of the HPC, operating procedures, designated historic resources, design guidelines and other resources, and related projects.\*
- Host an annual HPC retreat that includes a training refresher for all HPC members.\*
- Identify funding opportunities to support sending one or two HPC members to a training and/or conference such as the Commission Assistance and Mentoring Program (CAMP) offered by the NAPC, the Preserve Iowa Summit, or the National Trust for Historic Preservation Conference.\*

Goal 1: Equitable & Inclusive	Goal 2: Community- Centered	Goal 3: Strategically Integrated
		

**N4**

- Lead Agency: City of Des Moines, Development Services

**Pre-Application Meeting**

Pre-application meetings offer an opportunity for potential applicants to meet with staff and discuss requirements before investing significant time and money into drafting plans that may not be approved.

For the historic preservation program, this means that potential applicants may discuss the requirements of the Certificate of Appropriateness process, and the tools that the Historic Preservation Commission uses to determine whether the proposed project is appropriate. If staff notes that some or all of the proposed project may not be approved, this meeting provides an opportunity to brainstorm potential changes or creative approaches that are more likely to be approved.

Many communities offer, advertise, and highly recommend a pre-application meeting to assist applicants early in their proposal and ensure the review process is as efficient as possible. Some even require a pre-application meeting based on project type, such as Pittsburgh, PA that requires a pre-application meeting for any historic nomination. Communities across the country follow this model of highly encouraging a pre-application meeting for historic preservation review include [Saint Paul, MN](#); [Pittsburgh, PA](#); [Lee County, FL](#); and [Currituck County, NC](#), the last of which even publishes suggested pre-application conference dates.

\* Requires ongoing work.



## Increasing Accessibility Through Language Access Plans and Programs

With a growing population that speaks a language other than English at home (19.4% in 2020 and 21.1% in 2021, according to U.S. Census data<sup>1</sup>), the City of Des Moines is working to provide more accessible materials, as noted in the Social Equity portion of *PlanDSM*.

This approach applies to the City's historic preservation program as well, which needs increased accessibility in all ways, including the language aspect. Many communities across the country have published Language Access Plans, which typically apply community-wide. Some communities are now taking this a step further to publish Language Access Plans specific to the historic preservation program, an approach the City should consider. Examples include:

- [Nevada State Historic Preservation Office Language Access Plan](#)
- [NYC Landmarks Preservation Commission Language Access Implementation Plan](#)
- [Seattle's Historic Preservation Program - Improved Language Access Services](#)

<sup>1</sup> *Language Spoken At Home, Table S1601 of the American Community Survey Results. (2019 and 2021)* <https://data.census.gov/table?q=des+moines+iowa&tId=ACSST1Y2021.S1601>

## N6. Update existing components of the City's website and consider creating new components to more accurately reflect historic preservation-related information.

- a. Create a designated landing page for the historic preservation program, which should include information about the HPC, designated historic resources, design review, funding sources, technical assistance, etc.
  - i. Clearly identify existing funding opportunities on the City's webpage, providing links to other City webpages or external websites as needed. Maintain an internal spreadsheet of funding sources (with detail such as the website, amount, funding cycle, and if a local match is required) to utilize to update this webpage.
  - ii. Determine other City webpages that can be linked back to this historic preservation program landing page.
- b. Update existing webpages with historic preservation-related information.
  - i. Update the Show Me My House webpage's Zoning Category to more easily identify if a property is designated as a historic structure or part of a historic district.
  - ii. Update the Find Neighborhoods tool to more quickly and easily alert a property owner if their property is in a historic district.
  - iii. Include historic preservation maps in the Map Center webpage.

*\* Requires ongoing work.*



Goal 1: Equitable & Inclusive	Goal 2: Community- Centered	Goal 3: Strategically Integrated
--	-----------------------------------	--



N3



M3

- *Lead Agency: City of Des Moines, Development Services*
- *Partners: City of Des Moines, Neighborhood Services; City of Des Moines, City Manager's Office; City of Des Moines, Communications Office; City of Des Moines, Information Technology (IT)*

**N7. Develop an educational strategy and public information campaign accessible to all that informs the community about the historic preservation program.**

- Design educational materials to be accessible and available to people of all ages and backgrounds by providing them in multiple formats (digital and print), in multiple languages, and without the use of jargon and "legalese".
- Utilize a variety of outreach methods, including connecting with existing networks and organizations throughout the community, in the public information campaign to reach people of all ages and backgrounds.\*

- Commit Development Services staff time to supporting the creation of a public information campaign to clearly define the role and purposes of the program.
- Determine a means to assist community members with historic preservation questions where English is not their first language and translated materials have not been provided on the webpage.
- Ensure the materials include regular updates on the progress of the implementation of this Plan.\*

Goal 1: Equitable & Inclusive	Goal 2: Community- Centered	Goal 3: Strategically Integrated
--	-----------------------------------	--



M2



M7



L1

- *Lead Agency: City of Des Moines, Development Services and City of Des Moines, Communications Office*
- *Partners: City of Des Moines, Neighborhood Services; City of Des Moines, Information Technology (IT); City of Des Moines, City Manager; Neighborhood Associations; Des Moines Public School District; Faith Community*

\* Requires ongoing work.

**N8. Increase collaboration with other City departments and programs to ensure work supports the historic preservation program.**

- a. Conduct regular meetings with department leaders on ongoing and upcoming projects that may directly or indirectly impact historic and cultural resources in the city. Ensure the City is adequately resourced to serve these projects and advocate for needed resources, as necessary.
- b. Utilize existing mapping tools, and advocate for new tools, to identify geographic patterns of residents availing various City programs. Use this information to strategize and prioritize community outreach efforts in under-served areas including historically marginalized neighborhoods.
- c. Host regular opportunities for City staff to learn more about the history of the city.\*
- d. When hosting community events or partnering with other organizations to host or sponsor community events, carefully consider the setting of the event. The setting should be meaningful to the event type and purpose, be inclusive and accessible, and may utilize culturally important buildings, landscapes, or infrastructure to build awareness of the City's historic preservation program.\*
- e. Ensure regular communication with Council about the achievements of the historic preservation program.\*
- f. Collaborate with all City departments to evaluate historic, City-owned properties.
  - i. Establish an inventory of all historic City-owned properties.
  - ii. Determine if current uses are most productive or if the property would be better used in a different way.
  - iii. Create a policy for City departments for vacating, relocating, and/or moving historic or potentially historic buildings and infrastructure or those of cultural significance. Ensure documentation of the existing structure and site, and evaluation of the proposed new site(s) for relocation are part of the strategy.
  - iv. Where a public facility or space has been decommissioned, work with other City departments, including Facilities and the Office of Economic Development staff to create a strategy to maintain the property as a community-minded place, even if new private development is part of a future use. Consider utilizing an easement or Request for Proposal to lead future development in a way that will preserve the space as partially-public serving.
- g. Continue to collaborate with Neighborhood Services to enhance the impact of its tools and programs on historic properties and culturally significant resources.
  - i. In addition to the established demolition review procedure to determine potential historic significance, work with the Neighborhood Services department and the community to determine whether the property has significance apart from traditional historic value.
  - ii. Help identify alternate sources of funding, such as Community Development Block Grants (CDBG) for rehabilitation and repair projects.

*\* Requires ongoing work.*



- iii. Advocate for increased funding to programs that address vacant and blighted properties in ways that focus on different geography and groups of people periodically.
  - iv. Conduct an annual training refresher for building inspectors specific to historic buildings.\*
- h. Collaborate with the Parks Planning Division with ongoing work to rehabilitate Works Progress Administration (WPA) Era Park shelters to ensure the significance of the structure is recognized and preserved, and salvage and relocation are conducted as needed.
- i. Work with the Engineering department on projects impacting historic or potentially historic resources, such as the arched bridge restoration project along University Avenue, to ensure proper documentation and treatment.

Goal 1: Equitable & Inclusive	Goal 2: Community- Centered	Goal 3: Strategically Integrated
--	-----------------------------------	--



**N3**

- *Lead Agency: City of Des Moines, Development Services and City of Des Moines, Neighborhood Services*
- *Partners: City of Des Moines, Engineering; City of Des Moines, Parks Planning Division; City of Des Moines, City Manager's Office; SHPO; City of Des Moines, Communications Office; City of Des Moines, Facilities; City of Des Moines, Office of Economic Development; InvestDSM*

\* Requires ongoing work.

## Mid-Term

**Web-Based Tools**

Web-based tools offer numerous opportunities for cities to connect with their citizens, providing a chance for community members to provide input on specific topics, get involved in existing or proposed work, and stay informed about the progress on initiatives and projects. Selecting or creating the appropriate digital tools takes intentional work. Researching tools that other communities have implemented is one step to begin the work of selecting the right tool and design.

Many communities utilize visual performance indicator tools to visualize progress. Some example performance indicators include:

- [Woodbury, MN 2021 Performance Measures Dashboard](#);
- [Fort Collins, CO Community Performance Measurement Dashboard](#); and
- [Kent County, MI Strategic Plan Performance](#).

In addition to being very transparent with reporting progress and results, digital tools offer an opportunity for residents to provide input. [Participatory Asset Mapping](#) is a strategy and process of developing a tool for community members to provide information. This can be done in a variety of ways, including through a city's [GIS platform](#).

[Discover Denver](#) employed an [interactive mapping](#) tool to solicit stories, memories, and photographs from community members of buildings important to them.

**MID-TERM ACTIONS**

Mid-Term Actions describe implementation steps that are best suited for years 5-10 following Plan adoption. Actions in this category may be of high-interest or high-priority, but require other actions to begin or be completed first; may not have as much of an immediate impact toward accomplishing the goals; or may require additional staffing, partnership building, or funding to accomplish. Ultimately, these Actions work towards making the City's historic preservation program Equitable and Inclusive, Community-Centered, and Strategically Integrated, as established through the three Plan Goals.

**M1. Partner with community stakeholders to create a web-based tool for community members to provide historical or cultural information about places, events, and other community features that are important to their experience of and relationship with the city.**

- a. Establish and build a relationship with community stakeholder partner(s) that have already begun the work of collecting oral histories, conducting interviews, collecting information, and storing the information.
- b. Determine and advertise multiple ways for community members to provide input including by adding a "pin" to a digital map, commenting, and submitting a non-geolocated written comment.

*\* Requires ongoing work.*



- c. Optimize the tool for use in the field by community members, staff, elected, and appointed officials. Bring this tool to events throughout the city that staff attends to increase accessibility to the tool.
- d. Create a handout for the public with details about how to access the webtool. This handout could be used by other City departments during outreach events or utilized during routine interactions with the public.
- e. On an annual basis, coordinate with outside community stakeholder partner to present the input to the Historic Preservation Commission (HPC) to identify research needs to further explore, exploring priorities for survey work and potential future designations.\*

Goal 1: Equitable & Inclusive	Goal 2: Community- Centered	Goal 3: Strategically Integrated
		

**N2**

- *Lead Agency: City of Des Moines, Development Services*
- *Partners: City of Des Moines, Information Technology (IT); City of Des Moines, Communications Office; City of Des Moines, City Manager's Office; Iowa State University (faculty and students); Drake University; Des Moines Public School District; Neighborhood Associations; Des Moines Public Library; Faith Community*

## Database of Certificate of Appropriateness Applications

Over the years, the Historic Preservation Commission sees many COA applications. Developing a database to information about completed Certificate of Appropriateness applications may assist with the following:

- Increasing consistency between application decisions;
- Remind HPC members (existing and new) of previous decisions;
- Assisting applicants with an understanding of the process and former COA decisions for similar application types; and
- Informing community members of reviews of neighboring properties.

This database should be widely accessible and frequently updated. The organization of the database could take multiple forms. The following examples provide formats to consider:

- [Historic Conservation Board Archived Cases](#) - City of Cincinnati, OH
- [Landmark Commission Certificates of Appropriateness and Certificates of Demolition](#) - City of Dallas, TX
- [Certificate of Appropriateness Records and Minutes](#) - City of Milwaukee, WI

\* Requires ongoing work.

## Local Historic Districts vs. National Register Historic Districts

Refer to Chapter 3, pages 33-37 for more information on this distinction.

## Conservation Districts

Often considered a "preservation lite" tool, conservation districts offer an opportunity to preserve the character of a neighborhood that may not merit historic designation. Property owner support and design review is still required for properties within a conservation district, but the review often focuses on topics such as building form and setbacks rather than detailed changes to existing building fabric. Like a historic district, specific boundaries must be determined for a conservation district. These may overlap or align with the City's zoning districts, and may be supported by the standards established in the form-based code. Conservation districts often include design guidelines to describe and support the unique characteristics of the specified district, but often focus on new construction, demolition, and additions rather than historic details of a property.

The City of Portland, Oregon, for instance, distinguishes between local historic districts, conservation districts, and National Register districts on their [website](#), and offers [separate design guidelines](#) for historic districts and conservation districts.

## M2. Maintain a set of Certificate of Appropriateness informational tools to ensure consistent application review and inform potential applicants of the expectations for approval.

- a. Update the internal database of COA application projects. For each application, this database should include:
  - Location;
  - Link to designation information;
  - Key topics;
  - Relevant design guidelines;
  - Staff recommendations;
  - HPC discussion points; and
  - HPC decisions to use as a means to maintain consistency between decisions of projects of a similar nature.\*
- b. After updating the internal COA database, publish a simplified version with an easy-to-navigate visual dashboard to the Historic Preservation webpage for potential applicants to use as a resource.\*

Goal 1: Equitable & Inclusive	Goal 2: Community- Centered	Goal 3: Strategically Integrated
		

### N7

- *Lead Agency: City of Des Moines, Development Services*
- *Partners: City of Des Moines, Neighborhood Services; City of Des Moines, Information Technology (IT); City of Des Moines, Communications Office*

\* Requires ongoing work.



**M3. Explore the use of new and expanded tools to protect resources of community interest.**

- a. Investigate the use of conservation districts in areas not designated as historic, but that are significant to Des Moines' history.
- b. Consider the use of easements and/or the purchase of property by the City or other appropriate entities to preserve important landscapes and sites in the community.
- c. Examine the potential of designating existing National Register districts as local historic districts to provide demolition protection and design review. (Note that if completed, additional staff would be needed to handle this work load.)
- d. Enhance interactions with the real estate community to develop tools that increase awareness of historic properties pre-purchase to ensure property owners are poised to be responsible stewards of the building.
  - i. Develop informational materials for realtors to include when showing homes in a designated historic district or designated as a local landmark.
  - ii. Explore the possibility of adopting a new law that requires seller's disclosure forms for property sales to include a Designated Historic District question.

Goal 1: Equitable & Inclusive	Goal 2: Community- Centered	Goal 3: Strategically Integrated
--	-----------------------------------	--



**N6**



**M4**



- *Lead Agency: City of Des Moines, Development Services*
- *Partners: City of Des Moines, Legal; Real Estate Community; Iowa State Lawmakers; Other Iowa municipalities; 6th Avenue Corridor*

**Seller's Disclosure**

During the process to purchase a property, the Seller's Disclosure provides a detailed history of the property to assist the potential buyer in determining whether to go forward with the purchase. This form can also minimize the seller's legal risk after selling the property.

In order to increase the understanding of the history of a property during its sale, some communities have included language that requires the Seller's Disclosure to include detail about the a property's designation as historic landmark or as part of a historic district.

Aurora, Illinois is one such community, and has a [Designated Historic Property Disclosure Form](#) and requires signatures from all parties of sale to acknowledge understanding of historic designation. Bold language also states the requirement of approval from the Preservation Commission prior to beginning exterior work on the property.

A similar Seller's Disclosure process could be explored for local property transactions or at a state level which would require updates to [Chapter 558A, Real Estate Disclosures](#), of the Iowa Code.



## Utilizing Specific Funding Sources

Identifying and leveraging grants for historic preservation work means searching for a variety of funding sources. In recent years, however, some organizations have created specific grants to fund work that recognizes stories of communities that have historically been underfunded. The two grants below are examples of these types of funds.

Created in 2014, the National Park Service's [Underrepresented Communities Grant Program](#), administered by the Historic Preservation Fund, provides funds to diversify nominations submitted to the National Register of Historic Places. Funding supports research, surveys, inventories, and nominations of sites associated with communities underrepresented in the National Register. Funding amounts vary per year, but over \$6.25 million has been awarded since the creation of the program.

Another grant program, the [African American Cultural Heritage Action Fund](#), was established by the National Trust for Historic Preservation in 2017. This program seeks to preserve sites of African American activism, achievement, and resilience. Thus far, the program has raised \$91 million and supported 242 projects across the country.

## M4. Identify and expand the funding opportunities for historic preservation programs and designations, as well as intangible resources.

- a. Explore the creation of a new funding source, or expansion of the criteria of an existing funding source, to specifically fund the preservation of intangible, culturally-significant places as identified by the community.
- b. Use survey findings to bring in city, state, and federal funds and programs to save and rehabilitate historic resources in traditionally marginalized communities.
- c. Investigate other potential funding opportunities to connect community members with, and the possibility of stacking funds, such as:
  - i. Iowa Economic Development Authority;
  - ii. The State Historic Preservation and Cultural and Entertainment (HPCED) Tax Credit Program;
  - iii. Low Income Housing Tax Credits;
  - iv. Neighborhood Finance Corporation;
  - v. Iowa Finance Authority;
  - vi. Home Investment Partnership Program (HOME);
  - vii. National Park Service; and
  - viii. National Trust for Historic Preservation grant programs.

Goal 1:  
Equitable  
&  
Inclusive

Goal 2:  
Community-  
Centered

Goal 3:  
Strategically  
Integrated



N6

M3

- Lead Agency: City of Des Moines, Development Services
- Partners: City of Des Moines, Neighborhood Services

\* Requires ongoing work.



**M5. Highlight the role of historic preservation in promoting missing middle housing in the city's established neighborhoods.**

- a. Encourage local developers to renovate or adaptively reuse existing and potentially historic structures as housing by connecting them to financial and technical resources.
- b. Provide visual examples of context-sensitive and appropriate missing middle housing that meet the City's Code, preferably completed by local developers.
- c. Develop a pattern book for Accessory Household Units (AHUs) to provide examples for different neighborhoods and lot types that respond to the context of each historic district.

Goal 1:  
Equitable  
&  
Inclusive

Goal 2:  
Community-  
Centered

Goal 3:  
Strategically  
Integrated



**N7**

- *Lead Agency: City of Des Moines, Development Services*
- *Partners: City of Des Moines, Neighborhood Services; Iowa chapter of the American Institute of Architects; Local chapter of American Society of Interior Designers (ASID)*

**Pattern Book: Accessory Household Units (AHUs)**

A Pattern Book is a tool to help homeowners update their home or property. It often addresses a specific topic and provides context-specific information. For instance, a [Pattern Book for West Des Moines Neighborhoods](#) offers information for property owners about how to update their older homes in a way that maintains the character and integrity.

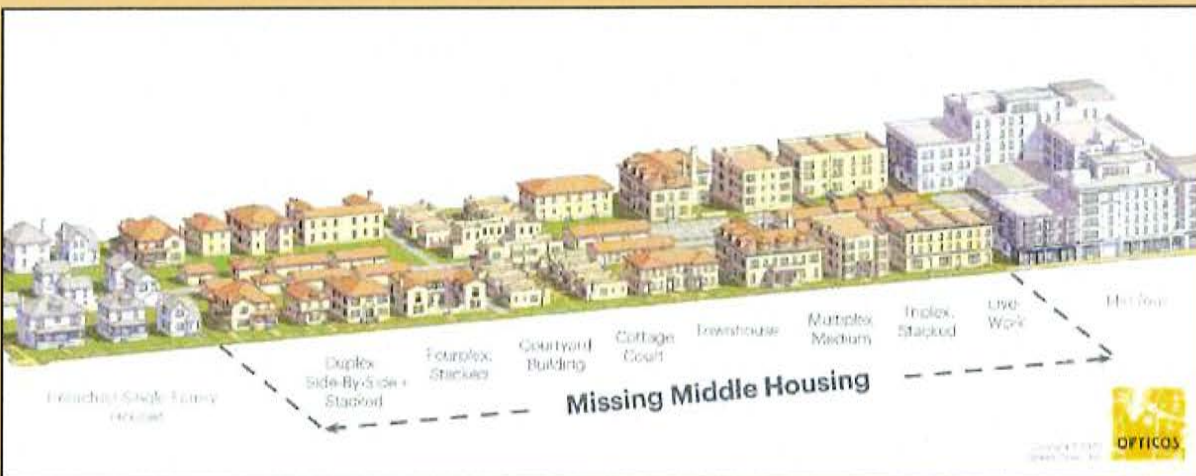
Similar pattern books can be created specific to other topics, such as AHUs. This could be coupled with the existing regulations in Chapter 134, Zoning, and provide additional context-sensitive standards for AHUs in historic areas of the city and designs that fit the existing standards and are compatible with the character of the neighborhood. This pattern book would also elaborate on the Accessory Structure standards provided in Chapter 135, Planning and Design, Section 135-2.F, Accessory Household Unit (AHU) Building.

For instance, an [Accessory Dwelling Unit Handbook](#) (ADU is another term for an AHU) for a West Denver neighborhood offers a variety of ADU types, floorplans, and details for how to approach constructing an ADU.



## Missing Middle Housing

The term "Missing Middle Housing" refers to residential building types that offer multiple units and are designed to be compatible in scale with single-unit buildings in the neighborhood. As shown in the graphic below, Missing Middle Housing covers a range of building types that contribute to creating neighborhoods with a range of housing options and more walkable, human-scaled environments.



**Figure 3.** Missing Middle Housing Diagram (Source: Missing Middle Housing, Opticos. <https://missingmiddlehousing.com/>)

In addition to creating a visually appealing scale throughout a neighborhood, Missing Middle Housing also provides affordable housing choices. In older neighborhoods and those that are designated as historic or are potentially historic, these housing options may come in a variety of forms. Some building types, such as Figures 4 and 5 below, often consist of duplexes already built to the scale of the neighborhood, and single-family buildings that have been divided into multiple units. Infill development of two or more units can also provide additional housing in these neighborhoods, so long as it is designed to a scale that is compatible with the neighborhood.



**Figures 4 and 5.** Missing Middle Housing examples - a duplex in Pittsburgh, PA and an originally single-family building in Des Moines, IA that is or could be divided into multiple units (Source: Kendig Keast Collaborative)



**M6. Enhance connections with community partners and organizations to support the historic preservation program.**

- a. Continue developing an informal contractors list that includes names of local contractors who have completed work on properties in historic districts and/or historic landmarks that can be offered to community members upon request. Include a disclaimer that the City is only compiling contact information and is not endorsing a contractor.\*
- b. Connect with the Des Moines Heritage Trust to determine opportunities for partnership. This should include a conversation regarding the possibility of expanding their endangered buildings program to include a new lens for neighborhoods and histories that have not been highlighted in the past.
- c. Establish a Small Developers Network to identify developers that will work at the small scale, typically on infill and rehabilitation projects, and prioritize the importance of historic context.

Goal 1: Equitable & Inclusive	Goal 2: Community-Centered	Goal 3: Strategically Integrated
✓	✓	
L1	L2	

- *Lead Agency: City of Des Moines, Development Services*
- *Partners: City of Des Moines, Neighborhood Services; Des Moines Heritage Trust; Contractors; Development community; Real estate and broker community; Educational trades programs*

**M7. Develop and utilize a robust social media campaign to highlight the work of the historic preservation program.**

- a. Use this tool to showcase unique stories from the community, historic facts and photos, interviews, funding opportunities and cycles, special events, and opportunities to get involved.\*
- b. Consider special opportunities to highlight the historic preservation program through social media platforms, including Preservation Month each May.\*

Goal 1: Equitable & Inclusive	Goal 2: Community-Centered	Goal 3: Strategically Integrated
	✓	✓
N7	L1	L2

- *Lead Agency: City of Des Moines, Communications Office*
- *Partners: City of Des Moines, Development Services*



**Figure 6.** The City of Des Moines highlights and important piece of local history through a Facebook post in February 2022. (Source: City of Des Moines - Government Facebook page)

\* Requires ongoing work.

## Long-Term

0-5 Years 5-10 Years 10+ Years



**Figures 7 and 8.** Iowa Architectural Foundation Walking Tour.  
(Source: Stacey Hanley)

## LONG-TERM ACTIONS

Long-term Actions describe implementation steps that are best suited to occur 10 or more years after Plan adoption. Actions in this category are typically of lower interest and may require additional funding, staff time, or research to accomplish. They may also need to follow the completion of Near- or Mid-Term Actions and, therefore, be better suited for action many years down the road. These Actions work towards one or more of the three Plan Goals: Equitable and Inclusive, Community-Centered, and Strategically Integrated.

- L1. Develop and host a range of outreach programs to increase community awareness of the historic preservation program, provide technical assistance, and enhance partnerships.**
  - a. Partner with community stakeholders to develop a walking tour program that highlights numerous histories of Des Moines.
    - i. Geographically spread tours throughout the city and highlight stories from different communities, cultures, and backgrounds.
    - ii. Strive to conduct each in-person tour at least once per year.\*
    - iii. Create a digital version of the tour using an app, such as TravelStorj, to provide an opportunity for community members, visitors, and others not physically in Des Moines to learn more about the city and its histories.

\* Requires ongoing work.



- b. Partner with community stakeholders to host a design contest for a plaque or other informational sign that can be added to locations of cultural significance, as identified by the community, that may not meet the criteria for traditional designation but that are important to the community.
- c. Host a regular developer-forum to discuss development challenges in historic districts and areas of cultural importance, which may not include historic district designation. Highlight challenges, successful projects, and areas of opportunity, as well as potential funding assistance and network connections to accomplish context-sensitive adaptive reuse and development throughout the city.\*
- d. Arrange a regular bus tour for developers to view and discuss properties of historic and cultural importance, and potential development and adaptive reuse opportunities.\*
- e. Partner with community stakeholders to highlight vacant storefronts of historic buildings through the creation of a pop-up program to partner artisans and small businesses with property owners in buildings of historic character, prioritizing those that are located in areas that are cultural centers of the community.
- f. Establish an annual awards program that highlights successful preservation work in the community. Separate awards should be given to work to preserve tangible historic resources and work that highlights and supports intangible resources as identified by the community.\*



## Historic Preservation Awards

Each year, communities around the country celebrate successes in historic preservation through local or regional awards ceremonies. Awards ceremonies are hosted by a wide range of organizations - non-profits, municipalities, member-driven organizations, etc., but all share a common purpose: these events are opportunities to recognize the year's accomplishments, celebrate historic preservation advocates in the community, and look towards the future. The following list provides a sampling of historic preservation awards ceremonies:

- [Iowa Department of Cultural Affairs](#)
- [Preservation Iowa](#)
- [Madison Trust for Historic Preservation](#)
- [Minneapolis Preservation Awards](#)
- [Edina Heritage Award](#)

\* Requires ongoing work.


- g. Provide sources for hands-on preservation training by working with groups such as the Rehabbers Club to resume workshops, partnering with local schools, or directing applicants to informative seminars or videos.
- h. Determine ways in which the City can support the capacity-building and educational outreach of partner organizations, such as Historic Fort Des Moines.

Goal 1: Equitable & Inclusive	Goal 2: Community- Centered	Goal 3: Strategically Integrated
		
<b>N7</b>	<b>M6</b>	<b>M7</b>

- Lead Agency: City of Des Moines
- Partners: High school students; university students; Des Moines Public Schools District; Iowa State University; Drake University; Des Moines University; Grand View University; Des Moines Area Community College; the Des Moines Heritage Trust; City of Des Moines, IT; City of Des Moines, Communications Office; Iowa Architectural Foundation; Iowa Chapter of the American Institute of Architects; realtors and brokers

**L2. Explore partnerships with area educational institutions to identify opportunities to support and advance the City's historic preservation program.**

- a. Partner with a community stakeholder to develop materials to be used in a course – freshman orientation, history, or another related class – at the high school or college level that highlights Des Moines' history.
- b. Support the ongoing research, publication, and outreach of work by educational institutions in the community and region that contribute to the work of the historic preservation program.\*
- c. Partner with an educational institution to explore a collaborative process to create historic preservation tools.

Goal 1: Equitable & Inclusive	Goal 2: Community- Centered	Goal 3: Strategically Integrated
		
<b>M6</b>	<b>M7</b>	

- Lead Agency: City of Des Moines
- Partners: High school students; university students; Des Moines Public Schools District; Iowa State University; Drake University; Des Moines University; Grand View University; Des Moines Area Community College

\* Requires ongoing work.





**CHAPTER 5**  
**APPENDICES**

**Chapter Cover Photo.** *Heritage Carousel of Des Moines, Union Park (Source: KKC)*

---



## **APPENDICES TABLE OF CONTENTS**

Appendix A: Stakeholder Summary Report .....	96
Appendix B: National Register Designations.....	102
Appendix C: Project Information Distribution Method .....	104
Appendix D: Action Implementation Matrix.....	107

## APPENDIX A: STAKEHOLDER SUMMARY REPORT

# Des Moines Citywide Historic Preservation Plan STAKEHOLDER SUMMARY REPORT

September 27, 2022

As part of the first phase of the Citywide Historic Preservation Plan project, the consultant team along with city staff hosted a series of stakeholder and public input meetings to learn more about the existing historic preservation program's successes and challenges, to learn about the values of the community, and to start generating ideas for improving the program in the future. In order to engage as many stakeholders as possible, the consultant team traveled to Des Moines in late May/early June and again in August. Virtual meetings were also held throughout the summer and continuing into late August to meet with additional individuals and stakeholder groups. This Stakeholder Summary Report describes the meetings held by the consultant team along with city staff and provides key findings from each meeting.

### **Advisory Committee Meetings**

The first Advisory Committee meeting was held on June 1, 2022. The Advisory Committee for the Plan consists of a series of individuals that represent a variety of community groups and roles in Des Moines including historic preservation consultants, historians, architects, nonprofit leaders, developers, business owners, contractors, Drake University representatives, Historic Preservation Commission members, city councilors, and city staff. Their diverse experiences and range of interests bring unique perspectives crucial to creating a comprehensive, citywide historic preservation plan. Important to note is that while the initial meeting included 12 committee members, city staff intended to include at least three more individuals who were unable to make this first meeting.



To begin the meeting, a brief introduction to the project, the timeline, and the role of the Advisory Committee was explained by the consultant team. Two questions were then posed to the committee members: "What do you love about Des Moines?" and "What is your preservation concern and/or what do you fear could be lost in Des Moines?" Committee members provided a wide variety of answers including:

- What do you love about Des Moines?
  - » Neighborhood nodes
  - » Adaptive reuse of many structures
  - » Neighborhoods
  - » East Village
  - » It's a big, small town and feels like home
  - » Fabric of the city
  - » Mixed use
  - » Walkability to schools, amenities, local businesses
  - » Gray's Lake including its history and current role
  - » Historic transportation corridors including the street car lines
  - » Park system
  - » Rivers and their role in how the city has evolved, and how citizens recreate





- What is your preservation concern and/or what do you fear could be lost in Des Moines?
  - » Smaller commercial areas that can be difficult to make work financially
  - » Finding necessary financing for preservation work
  - » Structural issues with historic buildings
  - » Worry if community members feel that this is their home and that they belong
  - » Condition of neighborhoods
  - » Inconsistent code enforcement
  - » Intersection of historic preservation and affordability
  - » Demolition of homes that leads to vacant lots in neighborhoods
  - » Language barriers
  - » Rise of corporate ownership of rental housing in neighborhoods
  - » Rental housing regulation
  - » Vinyl siding
  - » Skyrocketing land costs

A second Advisory Committee meeting was held on August 17. Between the first and second in-person Advisory Committee meetings, the consultant team and staff conducted virtual meetings with the three additional Committee members added to the group since the kickoff meeting. These individuals were invited to the second in-person Advisory Committee meeting. During this second Advisory Committee meeting, the consultant team provided a summary of the feedback heard to-date from stakeholders and community members. They also introduced the concept of an equity audit, a key component of the analysis of the existing historic preservation program. The equity audit is discussed more on page 5 of this document, as city staff plays a key role in conducting this audit.

After hearing a summary of the input received to-date, the consultant team posted the question “Is there anything we are missing?” to the Committee members. Three key points that were added during this conversation were:

- It’s important to recognize that a place or a story may have a positive experience for some and negative for others. Finding a way to recognize these differences in how we preserve is crucial to ensuring an equitable program.
- When creating new programs or adjusting existing programs, it’s important to be careful about potential unintended consequences that may add more complication and more time to a system that may become more difficult for residents to access.
- Since historic preservation programs differ in every community, people that are new to the community may not know what the procedures and programs are in Des Moines. Focusing on education will be important to ensuring the success of the historic preservation program.

## ***Historic Preservation Commission***

The consultant team attended a Historic Preservation Commission (HPC) meeting on August 17th. Following the typical agenda items where the HPC reviewed applications for Certificates of Appropriateness, the consultant team had an opportunity to discuss the existing historic preservation program with the group. As the HPC regularly uses established historic preservation procedures and applies the tools available for historic preservation, they are a key group to understanding the existing program and its successes and shortcomings. Commissioners provided information on the typical application types received, changes that would help make the process more efficient, potential edits to the guidelines, and ways to reach new residents in historic districts. Commissioners also shared their highest priority action items for the program moving forward which included conducting a citywide survey, providing incentive and grant programs, considering an awards program, and working on stabilization of properties in the near-term.

## **Outreach Coordinator Cohort**

In order to go beyond traditional outreach methods, this project incorporates a group referred to as the Outreach Coordinator Cohort (OCC). This group will consist of up to ten community members, referred to as “ambassadors”, that are tasked with conducting interviews with their family, friends, and neighbors in order to learn more about what they value in Des Moines and what they think the goals of the historic preservation program should be in the years to come. Finding individuals willing to offer their time to serve on this committee has proven to be a challenge. While still working on recruiting ambassadors, a precursor to an official training was held in August, meeting with a series of individuals tapped into different organizations including Embarc, ArtForce Iowa, and the Iowa Office of Latino Affairs. This meeting provided an opportunity to give more information about the goals of the OCC and the responsibilities of the ambassadors. Some of the participants at this meeting were willing to be ambassadors for this outreach effort, and others are working on connecting the project team with other community members who may be interested. A virtual training for the OCC will be held in October before the ambassadors conduct interviews in their communities. The input the OCC collects will contribute to the analysis of the existing historic preservation program and help shape the goals and policies for the future of preservation in Des Moines.

## **Public Workshop**

In order to introduce the community to the project, an open house was held on the evening of Thursday, June 2nd from 5:30pm-7:30pm. The open house began with a short presentation by the consultant team that discussed the existing historic preservation program and its components, goals for the updated plan, how to ensure the Plan is equitable, the project timeline, and opportunities for participation. After the presentation, participants divided into groups of three to five people to discuss three main questions. After spending 10-15 minutes discussing each question, each group shared key points from their discussion. The questions and key points made are included below:

1. What has been lost, almost lost, or is not appreciated?
  - » Shops, small retail, family-owned and neighborhood-based businesses
  - » Center Street
  - » Vitality of parks, especially regarding distribution and equity
  - » Character of neighborhoods including loss of narrow streets, street trees, and sidewalks
  - » The human cost, especially when people are displaced from neighborhoods
  - » Historic schools and churches
  - » Small scale apartment buildings in single-family neighborhoods
  - » Trolley system
  - » Mixed-income neighborhoods
  - » Small, neighborhood grocery stores
  - » Small retail shopping centers
  
2. In a future Des Moines, what must be protected, re-used, and celebrated?
  - » Neighborhood uniqueness and diversity
  - » Walkable, human scale
  - » Cultural history, including places and stories like Fort Des Moines
  - » Beautiful architecture like 2900 Grand, the former Governors residence; renovations need to be supported
  - » River access and beach activities
  - » Public park options
  - » Activities for youth like roller skating, theaters, bowling, arcades, etc, which should be located in neighborhoods
  - » Walkable, human-scale, mixed-use corridors
  - » Fabric of neighborhoods (invest and stabilize with demo as a last resort)
  - » Tree canopy
  - » Original business districts
  - » Protected bike lanes and safe streets
  - » Affordable housing stock
  - » Multigenerational homes





### 3. What are the current issues we should be aware of?

- » Affordable housing
- » Exclusivity by design
- » Deconversions of multifamily to single-family homes
- » Transit system
- » Too many zoning type restrictions and single-family only neighborhoods, and use of regulations to keep out low-income people
- » Large, new developments with no individuality
- » Food deserts
- » Education for immigrants
- » Language barriers
- » Adaptive reuse of schools and opportunities for trades training
- » Restoration of vacant buildings for affordable and senior housing
- » Lack of awareness of historic districts for home buyers including no requirement of historic district disclosure for property sales
- » Lack of funding for homeowners for appropriate improvements
- » Lack of know-how for property owners to restore their historic buildings

### 4. Who should we be talking to?

- » DSM Black Liberation Movement
- » Home Inc
- » Rally Cap Properties
- » AARP
- » Artists
- » Inner-city teachers
- » Long time business owners
- » Ravina Homes
- » Nurses
- » Neighborhood associations
- » Realtors
- » Des Moines Mutual Aid
- » Refugee Alliance

While the conversation among groups and after each of the three questions was extremely productive, only 12 community members attended the meeting. In order to solicit additional feedback, the consultant team is discussing options with staff to engage the community, including the online survey discussed on page 6.

## ***City Departments***

Understanding the existing role of city departments in efforts to promote historic preservation and to use preservation as a tool to promote their own goals and policies is crucial to analyzing the successes of and challenges facing the existing program. Over the course of the two in-person trips, the consultant team met with the following city departments:

- Parks and Recreation Department
- Equity Office
- City Facilities
- Sustainability Office
- Development Services Department
- Neighborhood Services Department

Each meeting began with a brief introduction to the project, followed by an opportunity for the staff individuals or group to explain their existing work and how they interface, or do not interface, with historic preservation objectives. Staff provided crucial information and important insights in each meeting including information regarding:

- Use of the Equity Toolkit and important questions to ask during this process
- Historic structures and infrastructure in the City's parks and along its trails, such as park shelters
- Cultural events and festivals throughout the City
- Fort Des Moines' story and development history
- Simultaneous efforts to develop a climate action plan
- Understanding the recently adopted Form Based Code
- Existing funding programs available to neighborhoods and commercial buildings, some focused on designated historic buildings and others available regardless of building age or designation with the sole purpose of keeping a building in good condition

In addition to learning about the programs and procedures currently used by different city departments, a key aspect to this project is an equity audit. This audit focuses on existing historic preservation programs and tools used by the city including the Certificate of Appropriateness (COA) process and designation process. The audit consists of a series of thought-provoking questions which will initially be answered by city staff, and developed into a more thorough report by the consultant team. Ultimately, the audit will provide crucial input to determining the inequities that may currently exist in the city's historic preservation program, and will help lead to identifying solutions to ensuring these inequities do not persist. Once the equity audit and report is completed by staff and the consultant team, it will be presented to the Advisory Committee.

## ***Individual Appointed Officials and Stakeholders***

In addition to meeting with the Advisory Committee, city, departments, and the broader public, the consultant team also met with a handful of stakeholder groups including the Black Liberation Movement and the Des Moines Heritage Trust, to understand the work they do and the potential interface with this Plan project. The project team also met with community members that have lived in Des Moines for decades and have an intimate knowledge of the community's history.



## **Online Survey**

The project team recognizes that engaging all stakeholders through in-person meetings is challenging as schedules may not align and people may not hear about meetings until they're completed. In order to continue to provide opportunities for input, an online survey with a set of key focus questions will be available. Links to the survey will be available on the project webpage ([https://www.dsm.city/departments/development\\_services/planning\\_and\\_urban\\_design/historic\\_preservation\\_plan.php](https://www.dsm.city/departments/development_services/planning_and_urban_design/historic_preservation_plan.php)) and distributed via email to stakeholders that have been involved with the process thus far, encouraging them to distribute the survey to their friends and family. The survey will be available in English and Spanish and will be open for at least one month. Combined with input from the in-person meetings previously described, input from this survey will inform the analysis of the existing historic preservation program and the goals for the future of the program.

## APPENDIX B: NATIONAL REGISTER DESIGNATIONS

As noted in Chapter 3, the City of Des Moines has individual historic structures and districts listed in the National Register of Historic Places. The list of districts is noted in Chapter 3, and the individual designations are below. To learn more about the National Register of Historic Places, visit: <https://www.nps.gov/subjects/nationalregister/index.htm> To read more about the nominations for each of the individual designations, visit: <https://npgallery.nps.gov/NRHP/SearchResults?view=list>.

1. Abraham Lincoln High School
2. Ainsworth, William W. and Elizabeth J., House
3. American Republic Insurance Company Headquarters Building
4. Andrews, Josiah, House
5. Apperson - Iowa Motor Car Company Building
6. Ayrshire Apartments
7. Bailey, William H. and Alice, House
8. Baker, C.H., Double House
9. Baker --Devotie--Hollingsworth Block
10. Baker--Devotie--Hollingsworth Block (boundary increase)
11. Barlett, Walter M., Dbule House
12. Baum, William A. and Etta, Cottage
13. Beeson, Byron A., House
14. Bell, Hill McClelland, House
15. Benham, F.A., House
16. Boyd, Byron and Ivan, House
17. Boyt Company Building
18. Bryn Mawr Apartments
19. Burns United Methodist Church
20. Bumstein--Malin Grocery
21. Carpenter, James Sansom, House
22. Case, Larnerd, House
23. Chaffee--Hunter House
24. Chamberlain, D.S., Building
25. Clemens Automobile Company Building
26. Cottage Grove Avenue Presbyterian Church
27. Court Avenue Bridge
28. Crane Building
29. Crawford House
30. Cummins, Albert Baird, House
31. Darling, Jay Norwood and Genevieve Pendleton, House
32. Denny, Professor Charles O., House
33. Des Moines Art Center
34. Des Moines Building
35. Des Moines Fire Department Headquarters--Fire Station No. 1 and Shop Building
36. Des Moines Saddlery Company Building
37. Des Moines Western Railway Freight House
38. Earle & LeBosquet Block
39. Elliott Furniture Company
40. Equitable Life Insurance Company of Iowa Building
41. Evans, Edward B. and Nettie E., House
42. Fire Station No. 4
43. First Methodist Episcopal Church
44. Fish and Game Pavilion and Aquarium
45. Fleming Building
46. Flynn Farm, Mansion, and Barn
47. Flynn--Griffin Building
48. Fort Des Moines Provisional Army Officer Training School
49. Fort Des Moines Provisional Army Officer Training School
50. Franklin Apartments
51. Gabriel, Rees, House
52. Goode, Lowry W., and Hattie N., First North Des Moines House
53. Grand View College (Old Main)
54. Greek Orthodox Church of Saint George
55. Grocers Wholesale Company Building
56. Haley, F.E., Double House
57. Hallett Flat--Rawson & Co. Apartment Building
58. Harbach, L. and Sons Furniture Warehouse and Factory Complex
59. Hatton, Dr. John B. and Anna M., House
60. Hawkeye Insurance Company Building
61. Hawkeye Transfer Company Warehouse
62. Hayes, William B., House
63. Hazen, Allen, Water Tower
64. Henshie--Briggs Row House
65. Herndon Hall
66. Herring Motor Car Company Building
67. Hippee Building
68. Hohberger Building
69. Home Federal Savings and Loan Association of Des Moines Building
70. Home of Marshall's Horseradish



71. Homestead Building
72. Hotel Fort Des Moines
73. Hotel Kirkwood
74. Hotel Randolph
75. Hubbell Building
76. Hubbell Warehouse
77. Iowa Commission for the Blind Building
78. Iowa State Capitol
79. Iowa State Historical Building
80. Iowa-Des Moines National Bank Building
81. Johnson, Capt. Nicholas W. and Emma, House
82. Johnstone, Dr. Anna E. and Andrew A., House
83. Jones, G.W., Building
84. Keeler, Rev. R.W. and Fannie E., House
85. Kirkham, Francis M., House
86. Knotts, Nellie and Thomas, House
87. Kromer Flats
88. Lexington, The
89. Liberty Building
90. Lord, Richard T.C., and William V. Wilcox House
91. Mack-International Motor Truck Corporation Building
92. Mahnke House
93. Maine, The
94. Maish House
95. Masonic Temple of Des Moines
96. Mattes, Minne Y. and Frank P., House
97. Methodist Deaconess Institute -- Esther Hall
98. Municipal Building
99. Mullo Flats
100. National Biscuit Company Building
101. Naylor House
102. New Lawn, The
103. Norman Apartment Building
104. Northwestern Hhotel
105. Odenweller, F.F.--James P. and Nettie Morey House
106. Peak, George B., House
107. Perry and Brainard Block
108. Plymouth Place
109. Polk County Courthouse
110. Public Library of Des Moines
111. Register and Tribune Building
112. Reynolds, Anson O., House
113. Rollins, Ralph, House
114. Rumely--Des Moines Drug Company Building
115. Saint John's Roman Catholic Church
116. Salisbury House
117. Sargent's Garage
118. Savery Hotel
119. Scheibe, Julius, Cottage
120. Schmitt and Henry Manufacturing Company
121. Scott, Mary A. and Caleb D., House
122. Scottish Rite Consistory Building
123. Seth Richards Commercial Block
124. Sherman, Hoyt, Place
125. Sherman, Lampson P., House
126. Simmons, John P. House
127. Smouse, David W., Opportunity School
128. Southeast Water Trough
129. Southwest Fifth St. Bridge
130. St. Ambrose Cathedral and Rectory
131. St. Paul's Episcopal Church
132. Standard Glass and Paint Company Building
133. Stevenson, Samuel A. and Margaret, House
134. Stoner, Thomas I., House
135. Stuart, Dr. Richard and Paulina, House
136. Studebaker Corporation Branch Office Building
137. Syndicate Block
138. Taft--West Warehouse
139. Teachout Building
140. Terrace Hill
141. Terrace Hill
142. Terrace Hill
143. Theodore Roosevelt High School
144. Trent--Beaver House
145. Trinity Methodist Episcopal Church
146. Turner, Susie P., Double House
147. Vail, Mrs. Marian D.--Prof. Charles Noyes Kinney Hosue
148. Wallace, Henry, House
149. Walnut Tire and Battery Company-Globe Publishing Company Building
150. Warfield, Pratt and Howell Company Warehouse
151. Weltz, Charles H. and Lena May, House
152. West Chester
153. Wherry Block
154. Youngerman Block
155. Younker Brothers Department Store
156. Younker Brothers Department Store (Boundary Decrease)

## APPENDIX C: PROJECT INFORMATION DISTRIBUTION METHOD

Throughout the Plan process, numerous outreach methods were utilized to distribute information, such as draft Plan documents, and inform community members of opportunities to participate in the process, such as community surveys. The list below, and the documents in this appendix detail the methods used:

- Press Releases
- Notice + link on City website
- Two press interviews – Little Village Mag and Des Moines Register
- City social media (Facebook, Instagram, Twitter, LinkedIn) – multiple postings
- Development Services newsletter
- Notice + link on City website
- Historic Preservation Plan email subscription list
- Historic Preservation Commission email subscription
- Presentation to UDRB with request to share with colleagues/other interested parties
- Presentation to HPC with request to share with colleagues/other interested parties
- Presentation to HPP Advisory Committee with request to share with colleagues/other interested parties
- HPP Community Outreach Cohort sharing city-wide survey
- Neighborhood Associations via flyers at Neighborhood events
- Email distribution with information to share survey sent to anyone who has participated in any part of the Historic Preservation Planning process
- "Neighborhood Update" newsletter is delivered to all of our neighborhood associations, as well as City Council, some local reporters and civic-minded residents.
- "CDM Update" email newsletter is delivered to all City of Des Moines employees, including City Council, DMPL staff, and WRA staff.



## Public Input Needed for Historic Preservation Plan

The City is in the process of updating the Historic Preservation Plan and is seeking public input through [an online survey](#) (also available in [Spanish](#)). The survey responses will be used to shape the preservation plan and are a critical part of this planning effort.

If you would like to learn more about the Historic Preservation Plan and the planning process, please sign up for email notifications by visiting [subscribe.DSM.city](#) and selecting "Historic Preservation Plan Updates."

We will also be posting updates on the Historic Preservation Plan website at [DSM.city/HistoricPreservationPlan](#) so be sure to check in regularly.



The first Historic Preservation Plan for the City of Des Moines, written in 1995, laid the groundwork for a preservation program and recognizes the importance of historic resources, partnerships, and tools to protect historic areas of Des Moines. The updated plan will build on the success of the previous plan, the work completed by City staff, the Historic Preservation Commission, and the preservation community in the City of Des Moines. This work will address contemporary preservation plan topics including midcentury modern buildings, intangible historic and cultural resources, and creating an equitable plan. The Plan is anticipated to be completed by Summer of 2023.

The City is committed to an inclusive planning process that engages diverse audiences via multiple communication strategies/languages, while building new and strengthening existing partnerships. Refer to the website for the schedule and public input and engagement opportunities. The webpage will be updated with locations and times of public meetings, draft documents, and other information as the project progresses.

**Figure 1.** *The Neighborhood Update, distributed in September 2022, to inform community members of the opportunity to participate in the public survey.*

## Public Input Needed for Historic Preservation Plan

The Development Services department is currently leading an effort to update and build on the success of our citywide Historic Preservation Plan. This work will address contemporary preservation plan topics including midcentury modern buildings, intangible historic and cultural resources, and creating an equitable plan. The Plan is anticipated to be completed by Summer of 2023.



At the moment, the team is trying to capture feedback from as much of the Des Moines community as possible. Survey responses will be used to shape the preservation plan and are a critical part of this planning effort. If you know of anyone who might be interested in our historic preservation work, please encourage them to visit [DSM.city/HistoricPreservationPlan](https://www.dsm.city/HistoricPreservationPlan) to learn more and take the survey.

**Figure 2.** The CDM Update, distributed in September 2022, to inform community members of the opportunity to participate in the public survey.



## APPENDIX D: ACTION IMPLEMENTATION MATRIX

Action Number	Goals			Timing (*ongoing)	Implementing Organization(s)		Progress	Staff Notes	
	Goal 1	Goal 2	Goal 3		Lead Agency	Partner(s)			
<b>Equity Statement</b>									
N1	<p><b>Operationalize the equity and inclusion statement.</b></p> <p><i>Publish the equity and inclusion statement on the historic preservation webpage.</i></p> <p><i>Conduct annual reviews by evaluating the planning, process, and completion phases of work to-date in order to ensure the equity and inclusion statement remains a central component of all work completed for the Plan.*</i></p> <p><i>Regularly evaluate department programs, policies, and projects to understand their impact on exclusion and inequity. Evaluation of this kind acknowledges that this work is generative and will need to consider evolving standards of diversity, equity, inclusion, and accessibility. The evaluation will listen to and learn from Des Moines community members.*</i></p>				NEAR-TERM (0-5 Years)	City of Des Moines, Development Services	City of Des Moines, City Manager's Office; City of Des Moines, Communications Office		
<b>Information Gathering</b>									
M1	<p><b>Partner with community stakeholders to create a web-based tool for community members to provide historical or cultural information about places, events, and other community features that are important to their experience of and relationship with the City.</b></p> <p><i>Establish and build a relationship with community stakeholder partner(s) that have already begun the work of collecting oral histories, conducting interviews, collecting information, and storing the information.</i></p> <p><i>Determine and advertise multiple ways for community members to provide input including by adding a "pin" to a digital map, commenting, and submitting a non-geolocated written comment.</i></p> <p><i>Optimize the tool for use in the field by community members, staff, elected, and appointed officials. Bring this tool to events throughout the city that staff attends to increase accessibility to the tool.</i></p> <p><i>Create a handout for the public with details about how to access the webtool. This handout could be used by other City departments during outreach events or utilized during routine interactions with the public.</i></p> <p><i>On an annual basis, coordinate with outside community stakeholder partner to present the input to the Historic Preservation Commission (HPC) to identify research needs to further explore, exploring priorities for survey work and potential future designations.*</i></p>				MID-TERM (5-10 Years)	City of Des Moines, Development Services	City of Des Moines, Information Technology (IT); City of Des Moines, Communications Office; City of Des Moines, City Manager's Office; Iowa State University (faculty and students); Drake University; Des Moines Public School District; Neighborhood Associations; Des Moines Public Library; Faith Community		
<b>Survey and Designation</b>									
N2	<p><b>Recommit to the survey and research of potential resources throughout Des Moines with the goal of creating a community-led process that highlights stories of underrepresented community groups and less-traditional historic resources.</b></p>								

<p>Prioritize the research, survey, and designation of sites, buildings, events, protests, festivals, pieces, etc. that focus on stories of Black, Indigenous, and People of Color (BIPOC), members of the Lesbian, Gay, Bisexual, Transgender (LGBTQ+) community, houseless, and immigrants in Des Moines.</p> <p>Determine a methodology to directly engage citizens in survey work to identify and protect resources – tangible and intangible – that represent the complete history of Des Moines. This methodology should focus on creating a continuous community dialogue where the City becomes students of community input.</p> <p>Develop a systemized way of collecting information, emphasizing community input, and conducting research on important elements of the city to determine the potential for local designation, recognition, and celebration in traditional or non-traditional ways.</p> <p>Partner with the Greater Public Art Foundation and others to evaluate the impact of existing recognition and designations.</p> <p>Develop and maintain an online tracking tool to provide a visual representation of the types of stories, histories, and resources that have been highlighted through the survey and designation process.*</p>		<p>City of Des Moines, Neighborhood Services; City of Des Moines, Engineering; City of Des Moines, Parks and Recreation; State Historic Preservation Office (SHPO); Iowa State University (Faculty and students); Drake University; Greater Des Moines Public Art Foundation</p>
<p><b>Education and Outreach</b></p> <p><b>N6</b> Update existing components of the City's website and consider creating new components to more accurately reflect historic preservation-related information.</p> <p>Create a designated landing page for the historic preservation program, which should include information about the HPC, designated historic resources, design review, funding sources, technical assistance, etc.</p> <p>Clearly identify existing funding opportunities on the City's webpage, providing links to other City webpages or external webpages as needed. Maintain an internal spreadsheet of funding sources (with detail such as the website, amount, funding cycle, and if a local match is required) to utilize to update this webpage.</p> <p>Determine other City webpages that can be linked back to this historic preservation program landing page.</p> <p>Update existing webpages with historic preservation-related information.</p> <p>Update the Show Me My House webpage's Zoning Category to more easily identify if a property is designated as a historic structure or part of a historic district.</p> <p>Update the Find Neighborhoods tool to more quickly and easily alert a property owner if their property is in a historic district.</p> <p>Include historic preservation maps in the Map Center webpage.</p>		<p>City of Des Moines, Neighborhood Services; City of Des Moines, City Manager's Office; City of Des Moines, Communications Office; City of Des Moines, Information Technology (IT)</p>
<p><b>N7</b> Develop an educational strategy and public information campaign accessible to all that informs the community about the historic preservation program.</p> <p>Design educational materials to be accessible and available to people of all ages and backgrounds by providing them in multiple formats (digital and print), in multiple languages, and without the use of jargon and "legalese."</p> <p>Utilize a variety of outreach methods, including connecting with</p>		<p>City of Des Moines, Neighborhood Services; City of Des Moines, Information Technology (IT)</p>



	<p>existing networks and organizations throughout the community, in the public information campaign to reach people of all ages and backgrounds.*</p> <p>Commit Development Services staff time to supporting the creation of a public information campaign to clearly define the role and purposes of the program.</p> <p>Determine a means to assist community members with historic preservation questions where English is not their first language and translated materials have not been provided on the webpage.</p> <p>Ensure the materials include regular updates on the progress of the implementation of this Plan.*</p>				NEAR-TERM (0-5 Years)	Development Services; City of Des Moines, Communications Office	Technology (IT); City of Des Moines, City Manager; Neighborhood Associations; Des Moines Public School District; Faith Community
M2	<p>Maintain a set of Certificate of Appropriateness informational tools to ensure consistent application review and inform potential applicants of the expectations for approval.</p> <p>Update the internal database of COA application projects. For each application, this database should include location, link to designation information, key topics, relevant design guidelines, staff recommendations, HPC discussion points, and HPC decisions to use as a means to maintain consistency between decisions of projects of a similar nature.*</p> <p>After updating the internal COA database, publish a simplified version to the Historic Preservation webpage for potential applicants to use as a resource. Incorporate a mapping component and dashboard in a format similar to the Blitz on Blight webpage.*</p>				MID-TERM (5-10 Years)	City of Des Moines, Development Services	City of Des Moines, Neighborhood Services; City of Des Moines, Information Technology (IT); City of Des Moines, Communications Office
M5	<p>Highlight the role of historic preservation in promoting missing middle housing in the city's established neighborhoods.</p> <p>Encourage local developers to renovate or adaptively reuse existing and potentially historic structures as housing by offering tax credits and other financial incentives.</p> <p>Provide visual examples of context-sensitive and appropriate missing middle housing that meet the City's Code, preferably completed by local developers.</p> <p>Develop a pattern book for Accessory Household Units (AHUs) to provide examples for different neighborhoods and lot types that respond to the context of each historic district.</p>				MID-TERM (5-10 Years)	City of Des Moines, Development Services	City of Des Moines, Neighborhood Services; Iowa chapter of the American Institute of Architects; Local chapter of American Society of Interior Designers (ASID)
M7	<p>Develop and utilize a robust social media campaign to highlight the work of the historic preservation program.</p> <p>Use this tool to showcase unique stories from the community, historic facts and photos, interviews, funding opportunities and cycles, special events, and opportunities to get involved.*</p> <p>Consider special opportunities to highlight the historic preservation program through social media platforms, including Preservation Month each May.*</p>				MID-TERM (5-10 Years)	City of Des Moines, Communications Office	City of Des Moines, Development Services
L1	<p>Develop and host a range of outreach programs to increase community awareness of the historic preservation program, provide technical assistance, and enhance partnerships.</p> <p>Partner with community stakeholders to develop a walking tour program that highlights numerous histories of Des Moines:</p> <p>Geographically spread tours throughout the city and highlight stories</p>						

<p>Strive to conduct each in-person tour at least once per year.* Create a digital version of the tour using an app, such as TravelStories, to provide an opportunity for community members, visitors, and others not physically in Des Moines to learn more about the city and its histories.</p> <p>Partner with community stakeholders to host a design contest for a plaque or other informational sign that can be added to locations of cultural significance, as identified by the community, that may not meet the criteria for traditional designation but that are important to the community.</p> <p>Host a regular developer-forum to discuss development challenges in historic districts and areas of cultural importance, which may not include historic district designation. Highlight challenges, successful projects, and areas of opportunity, as well as potential funding assistance and network connections to accomplish context-sensitive adaptive reuse and development throughout the city.*</p> <p>Arrange a regular bus tour for developers to view and discuss properties of historic and cultural importance, and potential development and adaptive reuse opportunities.*</p> <p>Partner with community stakeholders to highlight vacant storefronts of historic buildings through the creation of a pop-up program to partner artisans and small businesses with property owners in buildings of historic character, prioritizing those that are located in areas that are cultural centers of the community.</p> <p>Establish an annual awards program that highlights successful preservation work in the community. Separate awards should be given to work to preserve tangible historic resources and work that highlights and supports intangible resources as identified by the community.*</p> <p>Provide sources for hands-on preservation training by working with groups such as the Rehabbers Club to resume workshops, partnering with local schools, or directing applicants to informative seminars or videos.</p> <p>Determine ways in which the City can support the capacity-building and educational outreach of partner organizations, such as Historic Fort Des Moines.</p>		<p>LONG-TERM (10+ Years)</p>	<p>City of Des Moines</p>	<p>High school students; university students; Des Moines Public Schools District; Iowa State University; Drake University; Des Moines University; Grand View University; Des Moines Area Community College; the Des Moines Heritage Trust; City of Des Moines, Information Technology (IT); City of Des Moines, Communications Office; Iowa Architectural Foundation; Iowa Chapter of the American Institute of Architects; realtors and brokers</p>
<p><b>Existing and New Partnerships</b></p>				
<p>M6 Enhance connections with community partners and organizations to support the historic preservation program.</p> <p>Continue developing an informal contractors list that includes names of local contractors who have completed work on properties in historic districts and/or historic landmarks that can be offered to community members upon request. Include a disclaimer that the City is only compiling contact information and is not endorsing a contractor.*</p> <p>Connect with the Des Moines Heritage Trust to determine opportunities for partnership. This should include a conversation regarding the possibility of expanding their endangered buildings program to include a new lens for neighborhoods and histories that have not been highlighted in the past.</p>		<p>MID-TERM (5-10 Years)</p>	<p>City of Des Moines</p>	<p>City of Des Moines, Neighborhood Services; Des Moines Heritage Trust; Contractors; Development community; Real estate and broker community;</p>



	<p><i>Establish a Small Developers Network to identify developers that will work at the small scale, typically on infill and rehabilitation projects, and prioritize the importance of historic context.</i></p>					Educational trades programs
L2	<p><b>Explore partnerships with area educational institutions to identify opportunities to support and advance the City's historic preservation program.</b></p> <p><i>Partner with a community stakeholder to develop materials to be used in a course – freshman orientation, history, or another related class – at the high school or college level that highlights Des Moines' history.</i></p> <p><i>Support the ongoing research, publication, and outreach of work by educational institutions in the community and region that contribute to the work of the historic preservation program.*</i></p> <p><i>Partner with an educational institution to explore a collaborative process to create historic preservation tools.</i></p>				LONG-TERM (10+ Years)	<p>City of Des Moines</p> <p>High school students; university students; Des Moines Public Schools District; Iowa State University; Drake University; Des Moines University; Grand View University; Des Moines Area Community College</p>
<b>Historic Preservation Funding and Tools</b>						
M3	<p><b>Explore the use of new and expanded tools to protect resources of community interest.</b></p> <p><i>Investigate the use of conservation districts in areas not designated as historic, but that are significant to Des Moines' history.</i></p> <p><i>Consider the use of easements and/or the purchase of property by the City to preserve important landscapes and sites in the community.</i></p> <p><i>Examine the potential of designating existing National Register districts as local historic districts to provide demolition protection and design review. (Note that if completed, additional staff would be needed to handle this work load.)</i></p> <p><i>Enhance interactions with the real estate community to develop tools that increase awareness of historic properties pre-purchase to ensure property owners are poised to be responsible stewards of the building:</i></p> <p><i>Develop informational materials for realtors to include when showing homes in a designated historic district or designated as a local landmark.</i></p> <p><i>Explore the possibility of adopting a new law that requires seller's disclosure forms for property sales to include a Designated Historic District question.</i></p>				MID-TERM (5-10 Years)	<p>City of Des Moines, Development Services</p> <p>City of Des Moines, Legal; Real Estate Community; Iowa State Lawmakers; Other Iowa municipalities</p>
M4	<p><b>Identify and expand the funding opportunities for historic preservation programs and designations, as well as intangible resources.</b></p> <p><i>Explore the creation of a new funding source, or expansion of the criteria of an existing funding source, to specifically fund the preservation of intangible, culturally-significant places as identified by the community.</i></p> <p><i>Use survey findings to bring in city, state, and federal funds and programs to save and rehabilitate historic resources in traditionally marginalized communities.</i></p>				MID-TERM (5-10 Years)	<p>City of Des Moines, Development</p> <p>City of Des Moines, Neighborhood Services</p>

<p>Investigate other potential funding opportunities to connect community members with, and the possibility of stacking funds, such as Iowa Economic Development Authority; the State Historic Preservation and Cultural and Entertainment (HPCED) Tax Credit Program; Low Income Housing Tax Credits; Neighborhood Finance Corporation; Iowa Finance Authority; Home Investment Partnership Program; and National Trust for Historic Preservation grant programs.</p>					Services	Services
<b>Program Administration and Internal Collaboration</b>						
N3	<p><b>Improve the functionality of the City's preservation program tools and processes.</b></p> <p>Conduct regular meetings between department leaders to discuss ongoing and upcoming projects that may directly or indirectly impact historic and cultural resources in the City (designated and/or recognized as important by community members).</p> <p>Evaluate staff's capacity to maintain the existing historic preservation program activity and enhance the program's community reach, and identify additional resources as needed.*</p> <p>Expand the list of Administratively Approved Certificate of Appropriateness (AACOA) topics to reserve the most complicated and detailed topics for the HPC, while also reducing the number of applications that make it to the HPC meeting to reduce meeting length. Publish this list as a matrix to the historic preservation webpage.</p> <p>Evaluate the demolition review process for properties outside local historic districts.</p> <p>Create a diagram to illustrate the Certificate of Appropriateness (COA) process. Design it to be interactive and accessible – available in printed and digital formats, multiple languages, and to include links that direct people to appropriate locations on the City's website.</p> <p>Update the architectural design guidelines to be clear, concise, and full of visual examples to make interpretation and application as simple as possible for the applicant, staff, and the HPC.</p> <p>Evaluate the existing COA application process to make it more efficient for residents and staff. This may include publishing more detail on the City's historic preservation webpage and actively promoting a pre-application meeting with staff.</p> <p>Eliminate the Landmark Review Board. Instead, nominations for local landmarks and alterations to existing landmarks should be part of the HPC's agendas, as needed.</p> <p>Enhance, and publish to the historic preservation webpage, the City's salvage and documentation policy for historic properties and infrastructure slated for demolition by:</p> <p>Creating a clear step-by-step process to assist a property owner in understanding what is expected for the salvage process, including what constitutes "documentation and salvage to the satisfaction of the director";</p> <p>Identifying a staff point of contact to oversee the process and ensure each step is completed before demolition begins;</p>				NEAR-TERM (0-5 Years)	<p>City of Des Moines, Development Services</p> <p>City of Des Moines, City Manager's Office</p>



<p>Compiling a contact list of local photographers that may be interested and capable of documenting the historic resource before demolition; Finding local companies or donation centers willing to receive salvage materials; and Coordinating with other departments/entities in the creation and maintenance of this policy.</p> <p>Explore ways to ensure owners of historic buildings adequately maintain the building to prevent demolition by neglect.</p> <p>Update Chapter 58, Historical Preservation, of the City's Code of Ordinances to:</p> <p>Adjust the designation considerations by expanding the criteria for recognizing places of community importance; not limiting the age to consider historic local landmarks to 50 years or older; and giving equal consideration to events, festivals, and other "intangible" resources as physical resources.</p> <p>More clearly articulate the roles and processes of review bodies and individuals involved in the historic preservation program;</p> <p>Extend demolition delay to 120 days to allow an opportunity for salvage; and</p> <p>Clearly define demolition in the ordinance to specify the removal of materials or deconstruction of part or all of a structure, not just the full removal of a structure.</p>		
<p><b>N4 Enhance the existing Historic Preservation Commission to better reflect and learn from the community.</b></p> <p>Enhance the HPC's educational and outreach component by advocating for the historic preservation program and providing additional educational outreach to the community:*</p> <p>Continue attending regular neighborhood association meetings for the district in which the HPC member resides to answer questions about the COA process.</p> <p>Provide informational materials to new residents in the neighborhood/historic district.</p> <p>As future historic districts and cultural resources are designated (and the number of HPC seats increase), consider creating HPC subcommittees to address certain geographic areas or types of resources. These groups could provide an initial review and recommendations of the COA application to be distributed to the full HPC to be used in the report. Reviews should still be coordinated with staff review, meaning additional staff would likely be needed with an increased number of designated historic resources.</p> <p>Actively work to fill HPC positions with individuals that represent the communities they serve in terms of age, race, gender, socioeconomic background, and heritage by working with neighborhood associations, residents, and other community groups.*</p>		<p>NEAR-TERM (0-5 Years)</p> <p>City of Des Moines</p> <p>HPC</p>
<p><b>N5 Enhance the training process for Historic Preservation Commission members.</b></p> <p>Continue scheduling a training session for newly appointed HPC members to meet with staff to review the mission of the HPC, operating procedures, designated historic resources, design guidelines and other resources, and related projects.*</p>		<p>City of Des</p>

			NEAR-TERM (0-5 Years)	Moines, Development Services
<p><b>N8</b> <b>Increase collaboration with other City departments and programs to ensure work supports the historic preservation program.</b>  <i>Conduct regular meetings with department leaders on ongoing and upcoming projects that may directly or indirectly impact historic and cultural resources in the city. Ensure the City is adequately resourced to serve these projects and advocate for needed resources, as necessary.</i>  <i>Utilize existing mapping tools, and advocate for new tools, to identify geographic patterns of residents availing various City programs. Use this information to strategize and prioritize community outreach efforts in under-served areas including historically marginalized neighborhoods.</i>  <i>Host regular opportunities for City staff to learn more about the history of the city.*</i></p> <p><i>When hosting community events or partnering with other organizations to host or sponsor community events, carefully consider the setting of the event. The setting should be meaningful to the event type and purpose, be inclusive and accessible, and may utilize culturally important buildings, landscapes, or infrastructure to build awareness of the City's historic preservation program.*</i>  <i>Ensure regular communication with Council about the achievements of the historic preservation program.*</i>  <i>Collaborate with all City departments to evaluate historic, City-owned properties.</i>  <i>Establish an inventory of all historic City-owned properties.</i>  <i>Determine if current uses are most productive or if the property would be better used in a different way.</i>  <i>Create a policy for City departments for vacating, relocating, and/or moving historic or potentially historic buildings and infrastructure or those of cultural significance. Ensure documentation of the existing structure and site, and evaluation of the proposed new site(s) for relocation are part of the strategy.</i>  <i>Where a public facility or space has been decommissioned, work with other City departments, including Facilities and Office of Economic Development staff to create a strategy to maintain the property as a community-minded place, even if new private development is part of a future use. Consider utilizing an easement or Request for Proposal to lead future development in a way that will preserve the space as partially-public serving.</i>  <i>Continue to collaborate with Neighborhood Services to enhance the impact of its tools and programs on historic properties and culturally significant resources.</i></p>			NEAR-TERM (0-5 Years)	<p>City of Des Moines, Engineering; City of Des Moines, Parks Planning Division  City of Des Moines, City Manager's Office; SHPO; City of Des Moines, Communications Office; City of Des Moines, Facilities; City of Des Moines, Office of Economic Development; InvestDSM; Habitat for Humanity; Habitat ReStore</p> <p>City of Des Moines, Development Services and City of Des Moines, Neighborhood Services</p>



*In addition to the established demolition review procedure to determine potential historic significance, work with the Neighborhood Services department and the community to determine whether the property has significance apart from traditional historic value. Help identify alternate sources of funding, such as Community Development Block Grants (CDBG) for rehabilitation and repair projects.*

*Advocate for increased funding to programs that address vacant and blighted properties in a ways that focus on different geography and groups of people periodically.*

*Conduct an annual training refresher for building inspectors specific to historic buildings.\**

*Collaborate with the Parks Planning Division with ongoing work to rehabilitate Works Progress Administration (WPA) Era Park shelters to ensure the significance of the structure is recognized and preserved, and salvage and relocation are conducted as needed.*

*Work with the Engineering department on projects impacting historic or potentially historic resources, such as the arched bridge restoration project along University Avenue, to ensure proper documentation and treatment.*

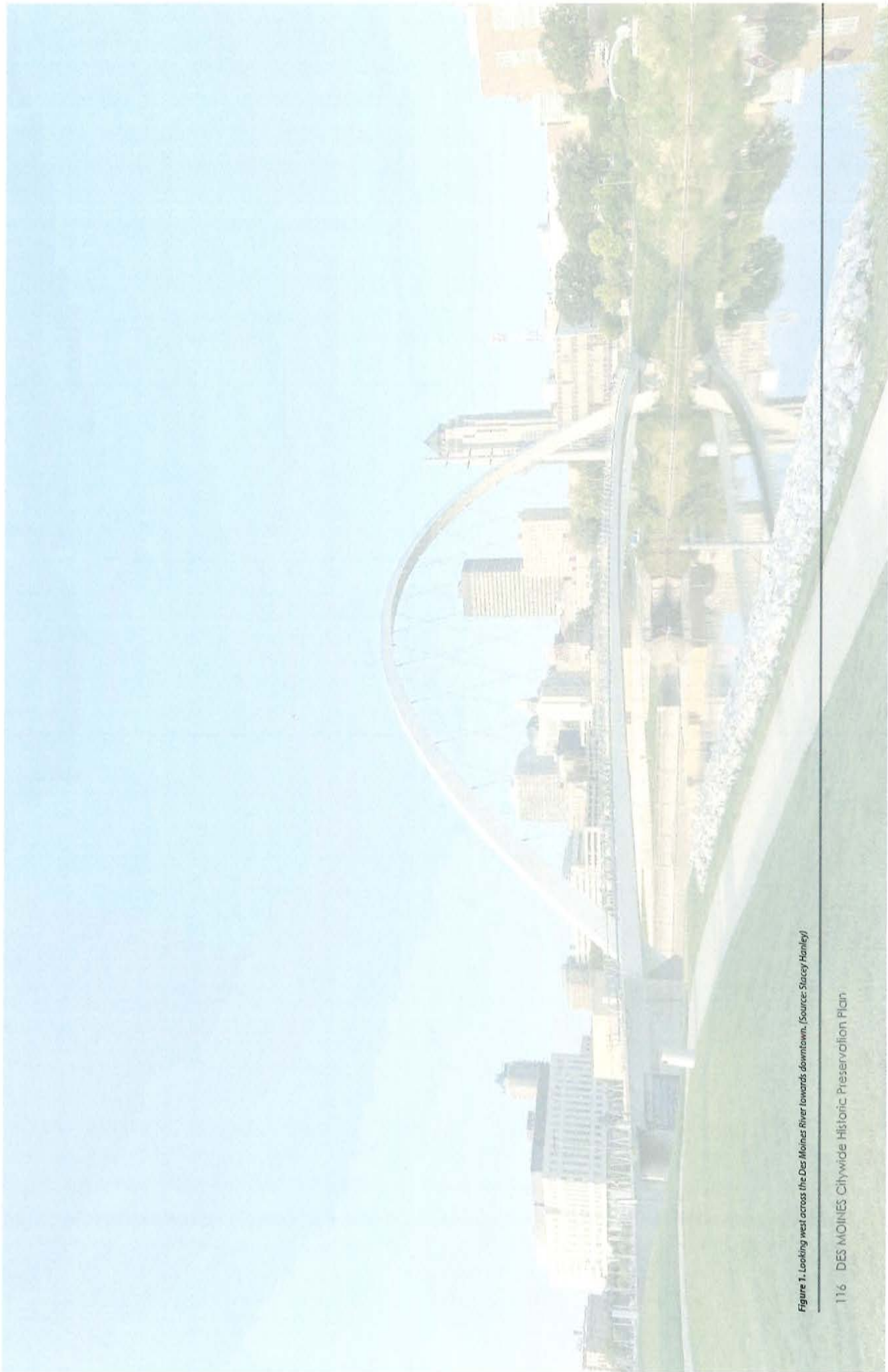


Figure 1. Looking west across the Des Moines River towards downtown. (Source: Stacey Hanley)





# REFLECT DSM

HONORING ALL DES MOINES HISTORIES

## DES MOINES CITYWIDE HISTORIC PRESERVATION PLAN

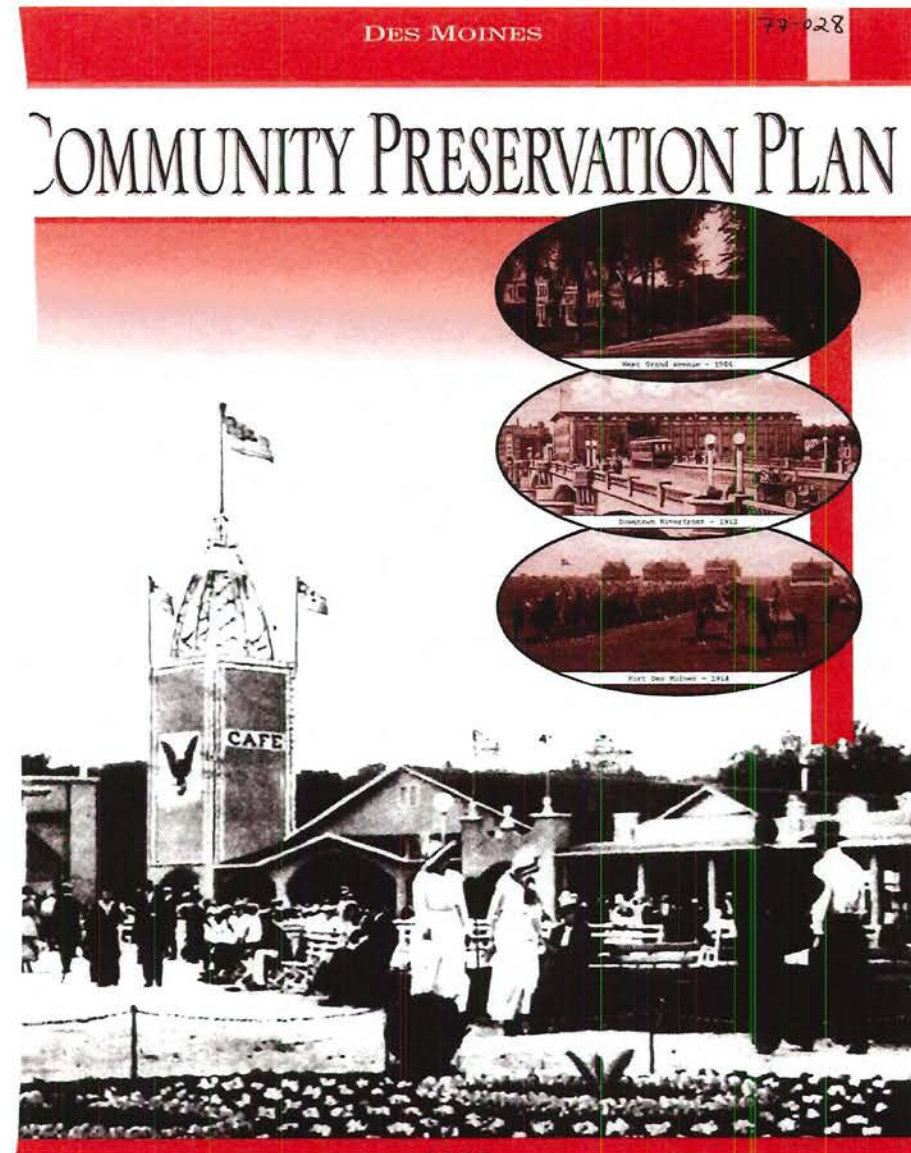
PUBLIC HEARING DRAFT 07.14.2023





## Why update the plan?

The first Preservation Plan for the City of Des Moines, written in 1995, laid the groundwork for a preservation program and recognizes the importance of historic resources, partnerships, and tools to protect historic areas of Des Moines.





## Why update the plan?

- **Demographic Change since 1995**
- **Communities of color now make up 39% of the City's 214,133 residents. That's up from 30% a decade ago.**
- **The City's new residents of color have driven our 5% population increase.**
- **Des Moines' non-Hispanic white population declined by 12,814 between 2010 and 2020.**
- **More than 100 native language are now spoken in Iowa's capital city.**







# Why update the plan?

Build on historic preservation successes, particularly downtown





# Why update the plan?

Valuable historic resources exist outside the downtown core within commercial corridors and neighborhood districts





# Why update the plan?

## An updated Historic Preservation Plan was called for by PlanDSM's goals

**Goal 4 | Protect Des Moines' historic and cultural assets that contribute to neighborhood and community identity.**

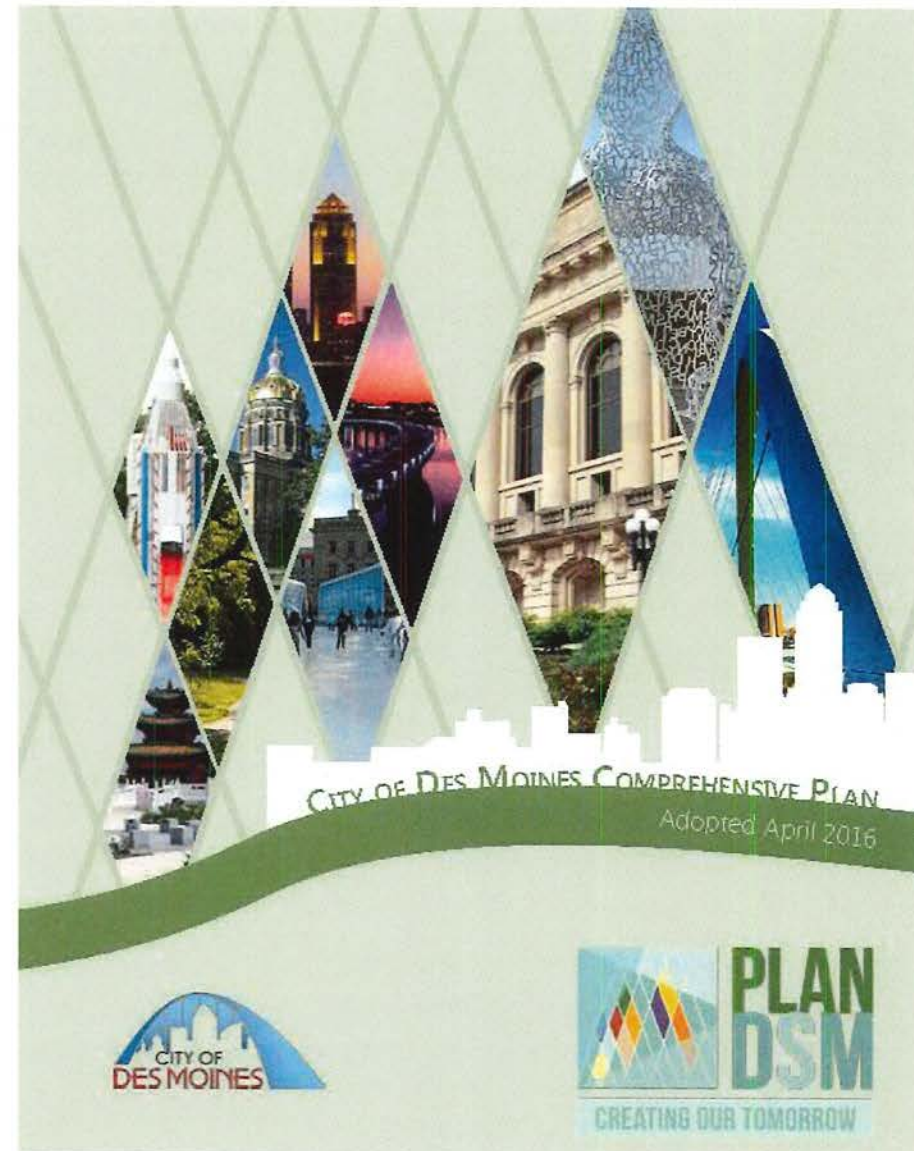
**CCN24:** Develop an updated historic preservation plan.

**CCN25:** Partner with the historic preservation community to promote Des Moines' rich history through education and outreach on historic structures, districts, and landscapes.

**CCN26:** Partner with the historic preservation community to identify historic districts also ensuring context sensitive infill and redevelopment.

**CCN27:** Develop policies that prioritize rehabilitation over demolition of historic structures and in historic districts.

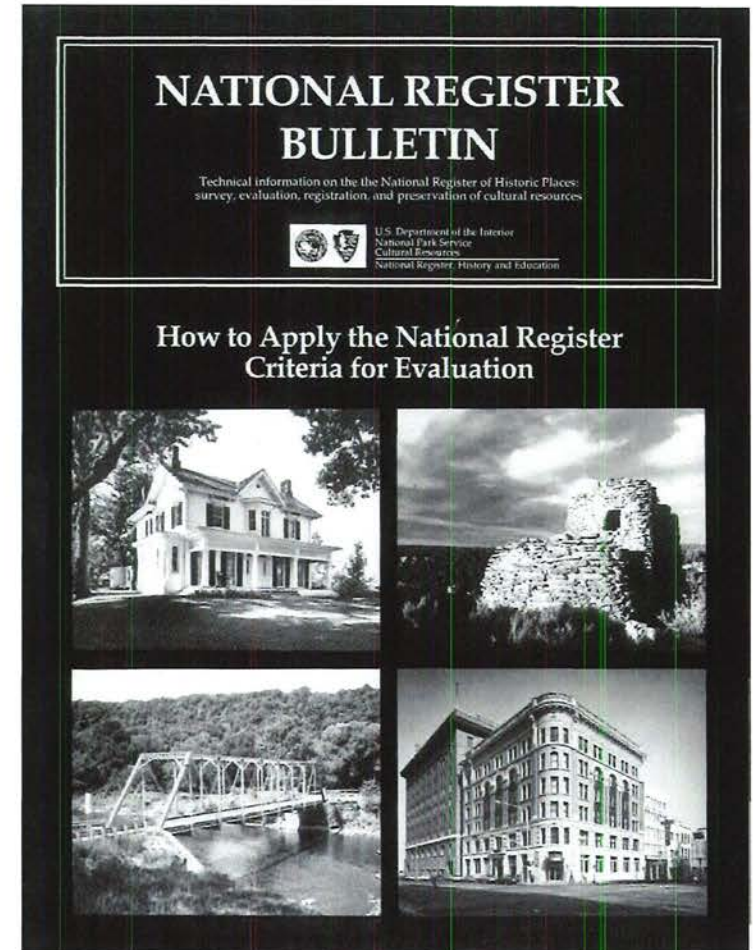
**CCN28 :** Enforce local historic district and local landmark regulations.





# Changes in Historic Preservation

The need to think broader about history. Traditionally historic preservation has been focused on architecture and the lives of those in power, which has led to a white male focus. Our history, what is important, is broader than this narrow view.

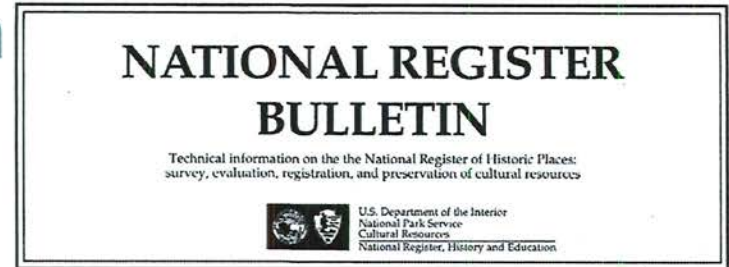


# Changes in Historic Preservation

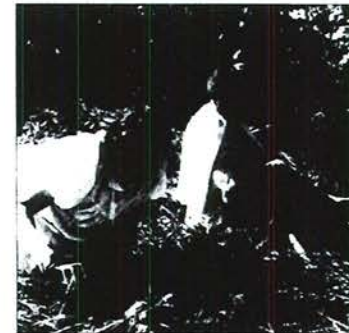
National conversations about intangible history and less traditional forms of historical significance

Tangible Resources | Architecture, artifacts, bridges and street infrastructure, landscapes

Intangible Resources | Festivals, ceremonies, parades, oral history



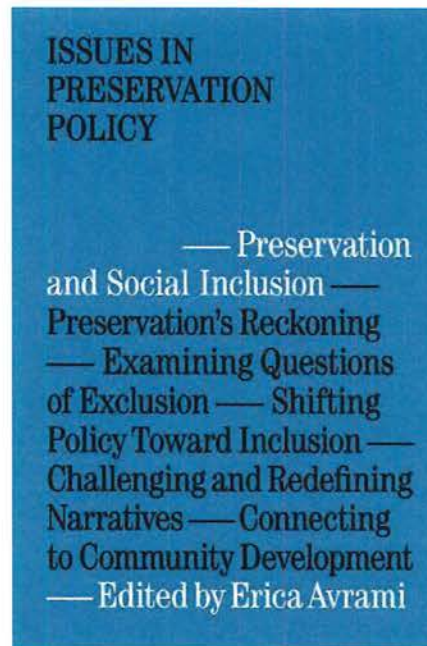
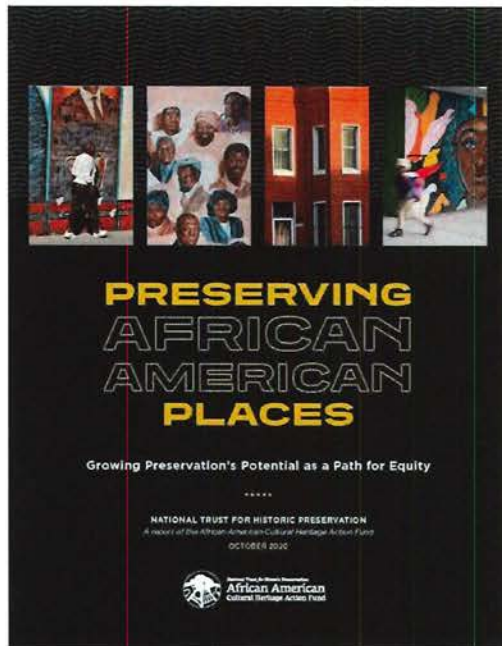
## Guidelines for Evaluating and Documenting Traditional Cultural Properties





# Changes in Historic Preservation

- Desire to grow preservation. A greater diversity of significance, stories and voices grows the bench of advocates and increases awareness.
- National and local conversations about equity







# LAND ACKNOWLEDGEMENT

## Statement

The City of Des Moines acknowledges that it is built on ground where indigenous peoples have lived for thousands of years and knows that it continues to be a home for Native people. Historically, central Iowa was the homeland for the Ioway or Baxoje nation. The city traces its own founding to Fort Des Moines, built in 1843 to serve as an agency for the Sauk and Meskwaki (or Sac and Fox) nations. Under the Treaty of 1842, they were required to move to this area from east-central Iowa, until 1845 when they were relocated to Kansas and Nebraska. This removal enabled the founding of the state of Iowa and Polk County, with the town of Fort Des Moines as its seat. Today, around 3,000 Native people live in Polk County. Understanding the historical and current experiences of Native people and their nations is important to the City's historic preservation program and advances our commitment to promoting equity.

## Historical Overview

The Des Moines River, and from its name Fort Des Moines and the current city of Des Moines, is named after a historic indigenous nation called Moingoana by the French explorers who met them along the river. The river's name, called the Riviere des Moingonas in French, eventually became known as the River des Moines by the Americans. Thus, the City is named after a Native nation.

One of the first permanent settlements in and around where Des Moines is today, was (or is) located under the current water treatment plant along the Des Moines River. At the "Palace" site, indigenous peoples established housing structures around 7,000 years ago. From that time on, people settled along the river in increasing numbers. While it is difficult to identify specific cultural descendants

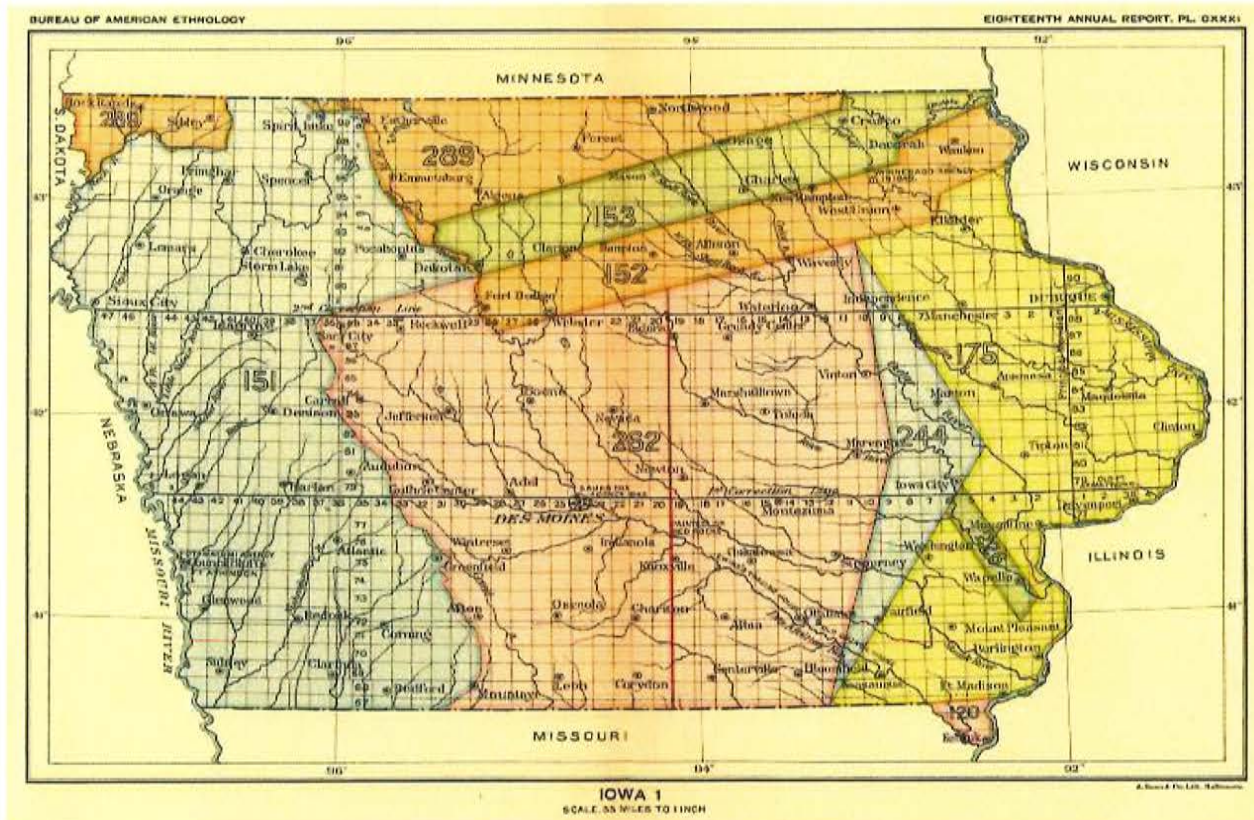


Figure 1. A map of Native land cessions and treaties in Iowa. Number 262 represents the Treaty of 1842, the red line divides the eastern portion (vacated in 1842) from the western portion (vacated in 1845). (Source: A Century of Lawmaking for a New Nation, The Library of Congress)



of archaeological societies, these people and others who followed them made pottery, lived in sometimes fortified villages and towns, practiced agriculture, and had wide-spanning trade networks.

During a time period around 1500, people from the Oneota archaeological society formed several historic nations, including the Ioway. The Ioway were sovereign over all of central Iowa until about 1820. Starting in 1825, however, in treaties with the United States, they were first designated co-owners of the land with the Sac and Fox and then written out of their ownership. Instead, the Sauk and Meskwaki were designated sovereign over these lands. Those two nations had arrived from the east during the 18th century, initially seeking refuge from the French.

In 1842, the United States insisted that the Sauk and Meskwaki sell all their remaining lands – which amounted to central Iowa – to the federal government, in exchange for their debts to traders and an unspecified future land holding further west. Because they were dependent on American trade goods, the nations could no longer refuse or resist. According to the treaty, they had to immediately remove from the eastern half of their lands to the area around Des Moines, and then remove from Iowa in 1845. Fort Des Moines was built to administer and control this transition. After this removal, the state of Iowa could be founded in 1846, and the town of Fort Des Moines developed into the modern city of Des Moines.

The nations who were forced to leave their homelands in central Iowa were then further relocated in the later 1800s. Today, the Ioway have sovereign lands on two reservations, one on the Kansas-Nebraska border and one in Oklahoma. This is also where the Sauk and Meskwaki (or Sac and Fox) have reservations, in addition to the Meskwaki Settlement in central Iowa. In that case, the state of Iowa actively supported some Meskwaki in re-settling here in the 1850s and 1860s. Despite the treaties leading to removal, some Native people always stayed behind and continued to live on their homelands. While the Ioway have no reservation lands in the state named after them, the Meskwaki, the Winnebago (Ho-Chunk), the Omaha, and the Ponca do.

## REFLECTDSM PROJECT ACKNOWLEDGEMENTS

The creation of this Plan would not be possible without the assistance of many groups and community members in the City of Des Moines and across the State.



### Advisory Committee

- Abbey Gilroy
- Ben Jung
- Breann Bye
- Connie Boesen, At Large Councilmember
- T.M. Franklin Cownie, Mayor
- Jack Daugherty
- Jacqueline Thompson
- Jennifer James
- Johnny Alcivar
- Madison DeShay-Duncan
- Manisha Paudel
- Martha Green
- Ryan Arnold
- Teree Caldwell-Johnson
- Tim Rypma
- Tim Waddell
- Will Page

### Outreach Coordinator Cohort

- Tomas Bueso
- Grace Gaye
- DeMarco Lowery
- Adna Modhamud
- Ti Mo
- Sekou Mtayari
- Tae'shaun Presswood
- Elijah Williams



## REFLECTDSM PROJECT ACKNOWLEDGEMENTS, CONT.

### *Des Moines Historic Preservation Commission*

Ann Schmid, At Large  
Breann Bye, River Bend  
Evan Herlocker, River Bend  
Evan Shaw, At Large  
Martha Green, Sherman Hill  
Mike Hildebrand, At Large  
Patricia Barry, Owl's Head  
Scotney Fenton, At Large  
Tiffany Allison, At Large  
York Taenzer, Sherman Hill

### *Des Moines City Council*

T.M. Franklin Cownie, Mayor  
Carl Voss, At Large  
Connie Boesen, At Large  
Indra Sheumaker, Ward I  
Linda Westergaard, Ward II  
Josh Mandelbaum, Ward III  
Joe Gatto, Ward IV

### *City of Des Moines Development Services Staff*

Jason Van Essen, Planning & Urban Design Administrator  
Stacey Hanley, Urban Designer  
Anuprit Minhas, Senior Planner  
Kyle Larson, Senior Planner  
Jacob Couppee, Planner

### *Consultant Team*

Marcia Boyle, AICP, Kendig Keast Collaborative  
Susan West Montgomery

### *Thanks Also To...*

Individual residents, property owners, and other community members who contributed their insights and ideas to this Plan effort.

A special thanks goes to the following:

- Des Moines Public Schools, Hoover High School, and the iJag class for their commitment to the project and participation in the Outreach Coordinator Cohort;
- Elaine Estes for her extensive input and willingness to share about her lived experiences in Des Moines over the past 90 years;
- Sebastian Braun, Director of American Studies, Director of Graduate Education (Anthropology), and Associate Professor of Anthropology, at Iowa State University, for his assistance in writing the Land Acknowledgement Statement;
- DeMarco Lowery and Johnny Alcivar for their assistance in the video narration of the spring online community survey; and
- State Historical Society of Iowa staff and librarians for their assistance locating resources to inform the Land Acknowledgement statement.

Finally, a thanks to the State Historical Society of Iowa for supporting this effort through the Certified Local Government (CLG) Grant program.



KENDIG KEAST  
COLLABORATIVE

**Cover Photo.** *Shattering Silence Sculpture.*  
(Source: Stacey Hanley)



# TABLE OF CONTENTS

## Chapter 1

Introduction .....	1
Plan Development Process.....	4
Vision for Preservation in Des Moines .....	10
Equity in Preservation .....	12
Action Plan .....	13
How the Plan is Used.....	16
Plan Structure.....	16

## Chapter 2

Putting Preservation to Work in Des Moines .....	17
Defining Preservation, Democratizing Preservation .....	18
Benefits of Historic Preservation .....	20
Partners in Preservation .....	24

## Chapter 3

The Status of Preservation in Des Moines.....	29
Program Administration.....	32
Information and Accessibility .....	44
Tools, Incentives, and Supporting Programs .....	47
Education, Awareness, and Partners.....	58
Challenges and Opportunities .....	62

## Chapter 4

The Future of Preservation in Des Moines .....	67
Vision for Des Moines' Historic Preservation Program .....	69
Near-Term Actions .....	71
Mid-Term Actions.....	82
Long-Term Actions .....	90

## Chapter 5

Appendices .....	93
Appendix A: Stakeholder Summary Report .....	96
Appendix B: National Register Designations.....	102
Appendix C: Project Information Distribution Method .....	104
Appendix D: Action Implementation Matrix.....	107

## Project Timeline



## PLAN DEVELOPMENT PROCESS

*ReflectDSM* began in spring of 2022 and kicked off with an information-gathering period. The consultant team worked with City staff to identify key stakeholders and devise an engagement plan that involved as many community members as possible. As part of this strategy, two key groups emerged – the Advisory Committee and the Outreach Coordinator Cohort.

### Advisory Committee (AC)

Advisory Committee members included:

- The Mayor
- Council members
- Historic Preservation Commissioners
- Drake University Representatives
- Design Professionals
- Historians
- Neighborhood Representatives

Throughout the project, the Advisory Committee met at each key stage to hear updates from the consultant team and staff, review key deliverables, and provide feedback on these deliverables.

### Outreach Coordinator Cohort (OCC)

Recognizing that traditional forms of outreach often do not reach a representative sampling of a community and do not further the equity and inclusion goals of the City, the Outreach Coordinator Cohort (OCC) was developed as a second key group in this process. In the fall of 2022, an informational meeting was held with a series of community members to explain the purpose of this group and to gauge interest. Ultimately, eight individuals – a mix of high school students and community members – committed to being OCC participants.

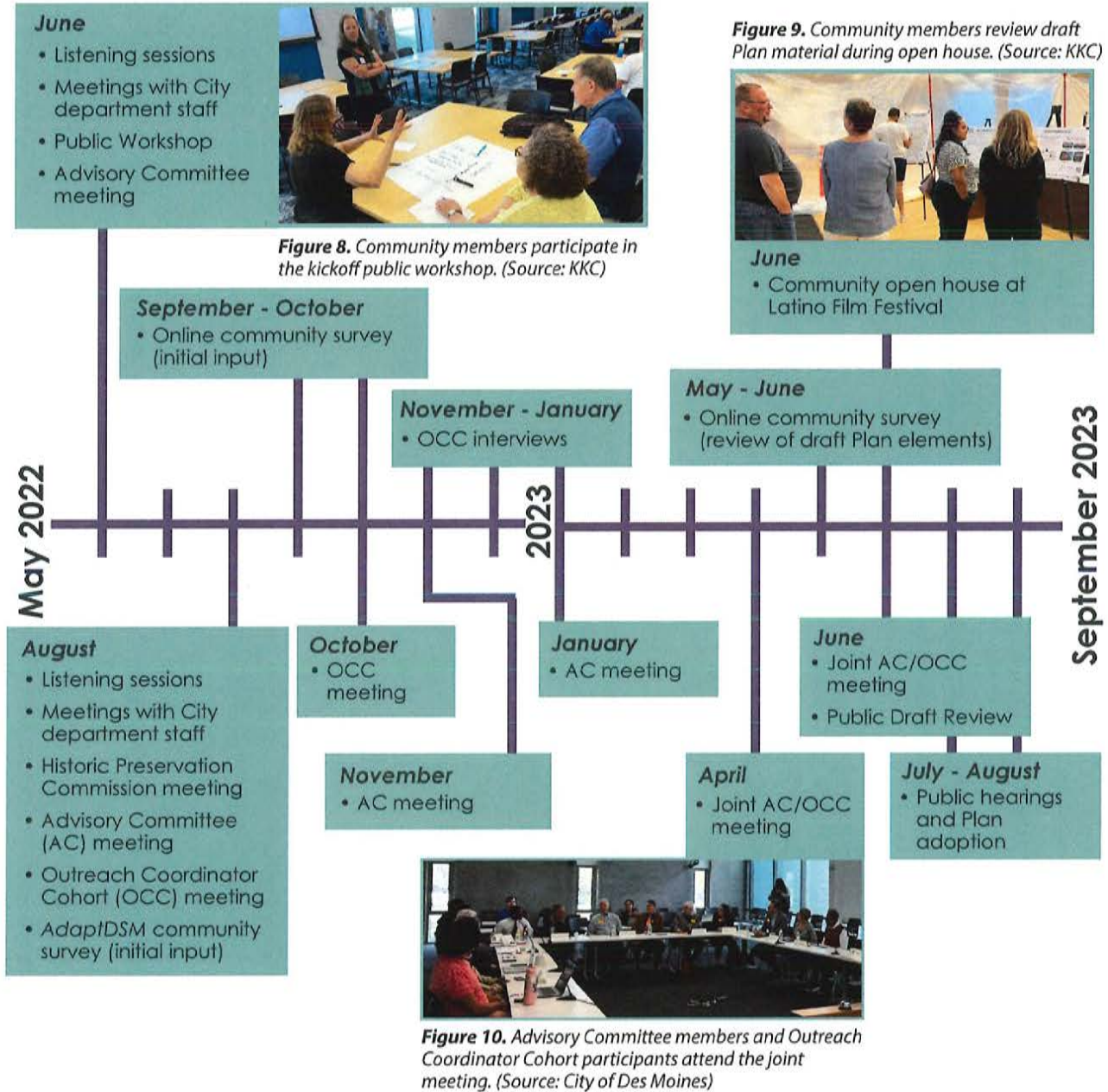
With the group established, a training meeting was held with the OCC, consultant team, and staff members in late fall 2022.

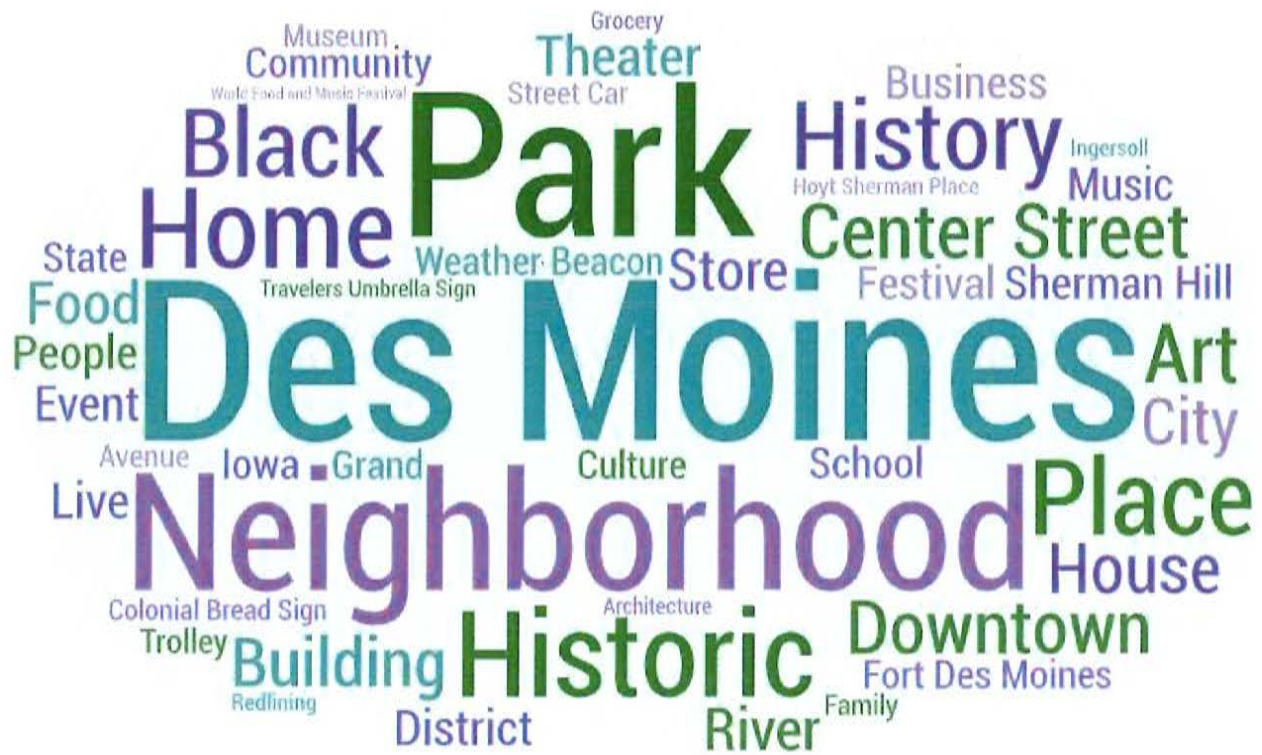




## Public Engagement

A number of community meetings, engagement opportunities, and meetings with City leadership were held throughout the project process, as seen in the timeline below.





**Figure 11.** In all public outreach throughout the project, community members were asked, "What historic resources – tangible or intangible – should the City of Des Moines be working to preserve, re-use, or take care of?" The WordCloud above represents the most common answers provided.

"We should do more to make sure these resources are widely publicized and available."

"Ensure that building design for new construction fits in with the historic character."

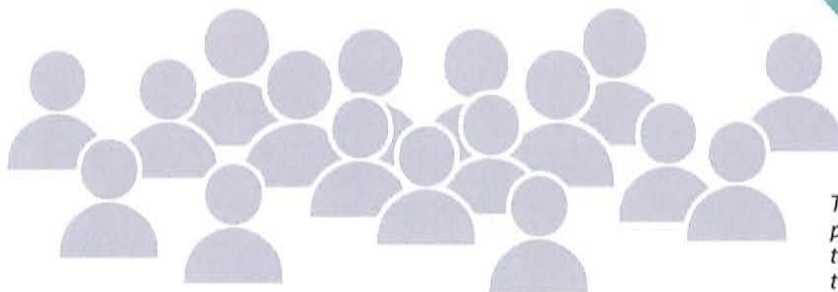
"Preserving peoples lives should be the most important aspect in any preservation program, not property."

"It's a start, but needs to be greatly expanded. Once history is lost, it is almost impossible to be found again."

"Please pay homage to the past, where the city has come from and the vision for the future by educating current and future residents."

"Invest rather than tear down."

"We are the most diverse City in Iowa and I think we should preserve that diversity and encourage it."

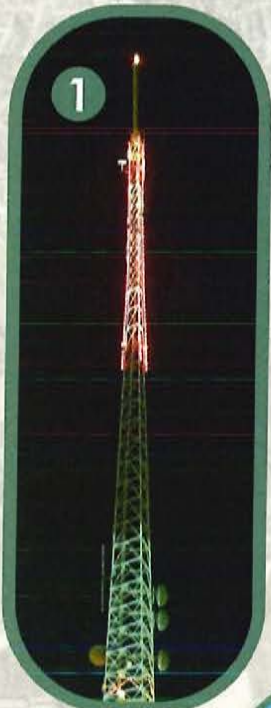


The quotes above are taken directly from the public input - an online survey conducted in the fall of 2022 and interviews completed by the OCC.



*What places, stories, events, etc. have been lost, almost lost, or not appreciated?*

As noted in the Word Cloud on the previous page, a range of answers were provided for this question. This map illustrates some of the commonly provided answers and their location in the City, but is by no means a comprehensive list.



**Figure 12.** Weather Beacon (Source: Des Moines Register)



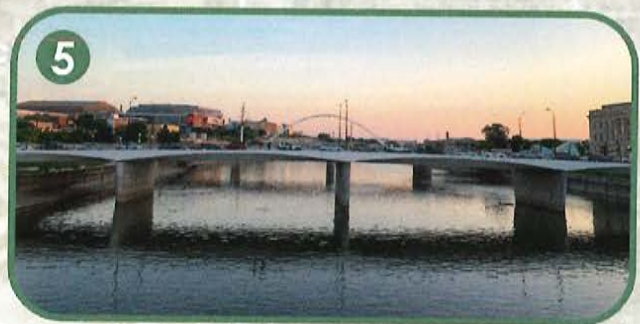
**Figure 13.** Gray's Lake Park (Source: KKC)



**Figure 15.** Fort Des Moines (Source: Architect Magazine)



**Figure 14.** Crescent School of Beauty Culture on Center Street, 1940s (Source: African American Museum of IA)



**Figure 16.** The Des Moines River. (Source: KKC)







10

**Figure 21.** Forest Avenue Library (Source: Des Moines Forest Avenue Library)



11

**Figure 22.** Downtown bridges, including the Women of Achievement Bridge (Source: Stacey Hanley)



9

**Figure 20.** Capitol East (Source: Stacey Hanley)



8

**Figure 19.** Evelyn K. Davis Park (Source: Des Moines Register)



6

**Figure 17.** World Food and Music Festival (Source: Greater Des Moines Partnership)



7

**Figure 18.** Hoyt Sherman Place (Source: Travel Iowa)



## VISION FOR PRESERVATION IN DES MOINES

In Des Moines, historic preservation has the potential of playing a crucial and leading role in addressing contemporary social, economic, and material challenges. This includes systemic inequities and exclusion, lack of affordable housing, homogenized development, the decommissioning of historic schools, churches, fire stations and other community assets, and the loss of cultural and intangible heritage.



It envisions a Des Moines that:

***Des Moines values and respects the intangible heritage and the tangible places that reflect all its histories to create a vibrant and sustainable community where everyone belongs.***

In addition to the vision statement describing the future of the City's historic preservation program, the mission statement describes how to achieve this vision:

***The Des Moines historic preservation program identifies and protects the cultural and historic resources that define and enliven the city, while deliberately advancing equity. It partners with community members, organizations, and other stakeholders. Through regular and effective engagement strategies, it makes its preservation approaches – regulations, tools, technical assistance, and funding – comprehensible, accessible, and beneficial to all.***

The Plan also establishes three goals for the City's historic preservation program. These goals advance the programs and define its work plan for the next 10-20 years.

**Goal 1**  
***Equitable and Inclusive***

**Goal 2**  
***Community-Centered***

**Goal 3**  
***Strategically Integrated***



### GOAL 1: EQUITABLE AND INCLUSIVE

**Create an equitable and inclusive preservation program that recognizes and protects all histories and cultures of Des Moines.**

This will be achieved by addressing past inequities and exclusion in historic preservation tools; by recognizing both the intangible and tangible resources that reflect Des Moines history and culture; and by reducing or mitigating any barriers to full public participation in the program's process and its benefits.

### GOAL 2: COMMUNITY-CENTERED

**Fully engage with, listen to, and implement the input of the residents of Des Moines in preservation planning and decision-making. Equip and empower them to save the tangible places and intangible heritage they value most.**

This will be achieved through effective community engagement processes; fostering relationships; by making the process more efficient and accessible; by listening to the community and incorporating their feedback; involving community members in survey, documentation, and stewardship; and by providing tools, technical assistance, and funding.

### GOAL 3: STRATEGICALLY INTEGRATED

**Integrate historic preservation approaches and values, especially those that advance equity and inclusion, into corresponding community revitalization initiatives to drive better outcomes.**

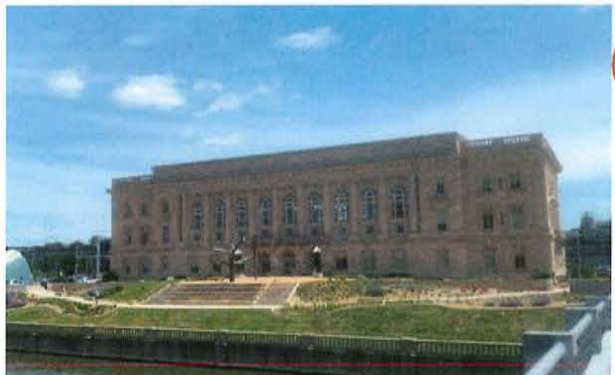
This will be achieved through collaboration with a broad range of stakeholders that results in strategic approaches to leverage efforts, investments, tools, and technical assistance for maximum impact.



**Figure 23.** Jazz in July 2022 (Source: Robert Warren)



**Figure 24.** Flower planting joint event with Sherman Hill and Oakridge neighborhoods. (Source: Rob McCammon)



**Figure 25.** Des Moines City Hall (Source: KKC)





## EQUITY IN PRESERVATION



The City of Des Moines defines equity as "A social condition which deliberately creates choices, access, and opportunities for all people to fulfill their basic needs, advance their well-being, and achieve their full potential." *ReflectDSM's* equity statement commits the historic preservation program to a set of consequential actions to advance equity and inclusion in the City. This statement is informed, in part, by an equity audit conducted as part of the planning process. The audit assessed a select set of preservation related activities to determine if they were inherently biased, inequitable, or exclusionary.

The audit found:

1. Currently, the City is not recognizing and protecting resources that fully represent the City's history and culture. The City has not been effective in preserving intangible heritage.
2. The City has not applied historic preservation protections and related incentives evenly across the city. This creates a perception that the City is biased towards certain areas and types of resources.
3. For many residents, the preservation program's regulations and processes are difficult to understand and navigate.
4. Newer programs, developed with intentionality, are proving to be more accessible and equitable.



### Des Moines Historic Preservation Program Equity Statement

#### *acknowledge*

The Development Services Department acknowledges that the City of Des Moines' historic preservation program has not extended the benefits of historic preservation in a manner that values and protects the full range of tangible places and intangible heritage that reflect all the city's histories. It recognizes that, until recently, its protections, incentives, and investments have primarily served those residents and commercial and institutional interests that have the resources, time, and competency to know about and navigate its programs and processes.

#### *reform*

The Development Services Department commits to reforming its policies, programs, and practices to be fully understandable and accessible to all residents; to be more inclusively applied across diverse resource types and communities; and to proactively engage residents in research, planning, and decision making. It will create a program that deliberately creates choices, access, and opportunities for all people.

#### *operationalize*

With the adoption of the *ReflectDSM* Historic Preservation Plan, the Department will institutionalize these reforms through a series of strategic actions that are equitable and inclusive, community-centered, and are committed to collaborative approaches that bring the benefits of historic preservation to all residents.



## ACTION PLAN

With ongoing community input and the goals of the Plan established, a series of recommended actions was developed to illustrate ways in which those goals can be achieved. Some actions work towards accomplishing all three of the goals, while others are specific to one goal. Nothing will be accomplished overnight; therefore, all actions are designed to be specific, incremental, and consistent.

The following pages includes each of the three goals and the action statements that work toward accomplishing those goals. Since some actions contribute to more than one goal, there will be repetition of actions in the following lists. For the full set of recommended actions and subactions to enhance the City's existing historic preservation program, including details on timing and groups involved in the work, refer to Chapter 4.



## GOAL 1: EQUITABLE AND INCLUSIVE

**Create an equitable and inclusive preservation program that recognizes and protects all histories and cultures of Des Moines.**

- |   |  |
|---|--|
| <i>N1. Operationalize the equity and inclusion statement.</i>   | <i>M1. Partner with community stakeholders that have already begun collecting oral histories to create a web-based tool for community members to provide historical or cultural information about places, events, and other community features that are important to their experience of and relationship with the City.</i> |
| <i>N2. Recommit to the survey and research of potential resources throughout Des Moines with the goal of creating a community-led process that highlights stories of underrepresented community groups and less-traditional historic resources.</i> | <i>M3. Explore the use of new and expanded tools to protect resources of community interest.</i>   |
| <i>N3. Improve the functionality of the City's preservation program tools and processes.</i>  | <i>M4. Identify and expand the funding opportunities for historic preservation programs and designations, as well as intangible resources.</i>   |
| <i>N4. Enhance the existing Historic Preservation Commission to better reflect and learn from the community.</i>  | <i>M5. Highlight the role of historic preservation in promoting missing middle housing in the city's established neighborhoods.</i>  |
| <i>N6. Update existing components of the City's website and consider creating new components to more accurately reflect historic preservation-related information</i>   | <i>M6. Enhance connections with community partners and organizations to support the historic preservation program.</i>   |
| <i>N7. Develop an educational strategy and public information campaign accessible to all that informs the community about the historic preservation program.</i>  | <i>L1. Develop and host a range of outreach programs to increase community awareness of the historic preservation program, provide technical assistance, and enhance partnerships.</i>   |
| <i>N8. Increase collaboration with other City departments and programs to ensure work supports the historic preservation program.</i>   |  |

Key: N = Near-Term Actions (0-5 years); M = Mid-Term Actions (5-10 years); L = Long-Term Actions (10+ years)





## GOAL 2: COMMUNITY-CENTERED

Fully engage with, listen to, and implement the input of the residents of Des Moines in preservation planning and decision-making. Equip and empower them to save the tangible places and intangible heritage they value most.

- N2. Recommit to the survey and research of potential resources throughout Des Moines with the goal of creating a community-led process that highlights stories of underrepresented community groups and less-traditional historic resources.*
- N4. Enhance the existing Historic Preservation Commission to better reflect and learn from the community.*
- N6. Update existing components of the City's website and consider creating new components to more accurately reflect historic preservation-related information.*
- N7. Develop an educational strategy and public information campaign accessible to all that informs the community about the historic preservation program.*
- M1. Partner with community stakeholders that have already begun collecting oral histories to create a web-based tool for community members to provide historical or cultural information about places, events, and other community features that are important to their experience of and relationship with the City.*
- M2. Maintain a set of Certificate of Appropriateness informational tools to ensure consistent application review and inform potential applicants of the expectations for approval.*
- M3. Explore the use of new and expanded tools to protect resources of community interest.*
- M4. Identify and expand the funding opportunities for historic preservation programs and designations, as well as intangible resources.*
- M5. Highlight the role of historic preservation in promoting missing middle housing in the city's established neighborhoods.*
- M6. Enhance connections with community partners and organizations to support the historic preservation program.*
- M7. Develop and utilize a robust social media campaign to highlight the work of the historic preservation program.*
- L1. Develop and host a range of outreach programs to increase community awareness of the historic preservation program, provide technical assistance, and enhance partnerships.*
- L2. Explore partnerships with area educational institutions to identify opportunities to support and advance the City's historic preservation program.*

Key: N = Near-Term Actions (0-5 years); M = Mid-Term Actions (5-10 years); L = Long-Term Actions (10+ years)





## GOAL 3: STRATEGICALLY INTEGRATED

**Integrate historic preservation approaches and values, especially those that advance equity and inclusion, into corresponding community revitalization initiatives to drive better outcomes.**

- N3. Improve the functionality of the City's preservation tools and processes.*
- N4. Enhance the existing Historic Preservation Commission to better reflect and learn from the community.*
- N5. Enhance the training process for Historic Preservation Commission members.*
- N7. Develop an educational strategy and public information campaign accessible to all that informs the community about the historic preservation program.*
- N8. Increase collaboration with other City departments and programs to ensure work supports the historic preservation program.*
- M1. Partner with community stakeholders that have already begun collecting oral histories to create a web-based tool for community members to provide historical or cultural information about places, events, and other community features that are important to their experience of and relationship with the City.*
- M2. Maintain a set of Certificate of Appropriateness informational tools to ensure consistent application review and inform potential applicants of the expectations for approval.*
- M3. Explore the use of new and expanded tools to protect resources of community interest.*
- M4. Identify and expand the funding opportunities for historic preservation programs and designations, as well as intangible resources.*
- M7. Develop and utilize a robust social media campaign to highlight the work of the historic preservation program.*

Key: N = Near-Term Actions (0-5 years); M = Mid-Term Actions (5-10 years); L = Long-Term Actions (10+ years)



# Approval Process

**Advisory Committee/Outreach Coordinator Cohort | June 15, 2023**

**Historic Preservation Commission | July 19, 2023**

**Urban Design Review Board | August 1, 2023**

**Planning & Zoning Commission | August 3, 2023**

**City Council | August 21, 2023 + September 11, 2023**



# Initial Implementation Activities

1. Website / communication improvements
2. Survey work
3. Process improvements
4. Maintain plan outreach momentum