THE 712 INITIATIVE

ATTACHMENT A

August 12, 2021

Historic Preservation Commission
c/o Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

RE: 12 Scott Street Historic Nomination

Dear Historic Preservation Commissioners:

As the owner of 12 Scott Street, Pottawattamie County Development Corporation (DBA The 712 Initiative), humbly requests the consideration of 12 Scott St., former Council Bluffs Telephone Exchange, to be dually designated as a Council Bluffs historic landmark and be placed on the National Register of Historic Places. As noted in our application, we believe the building has significant historical character with its Classical Revival style and was associated with a use that has made a significant contribution to the broad patterns of our local and national history. Communication has so vastly changed even in the past decade. We want to preserve the communication era in which this building serviced.

The organization intends to renovate the property adhering to the Secretary of Interior standards and convert it to 23 apartment units. It is expected to be a $7.4 million project with multiple benefits. It contributes to the housing demand, local economy, energy of downtown and preserving the historic fabric near a large 1960s urban renewal area.

Located at the west entrance of downtown, and Phase II of our previous 500 Block development, it has been and remains an important part of the development and fabric of the city. We believe that saving the character and history of our community great benefits public welfare.

If you have any questions, please contact me at 712-396-2464 or at sgarst@the712initiative.org.

Thank you for the consideration.

Sincerely,

Sheryl Garst, CEO
The 712 Initiative