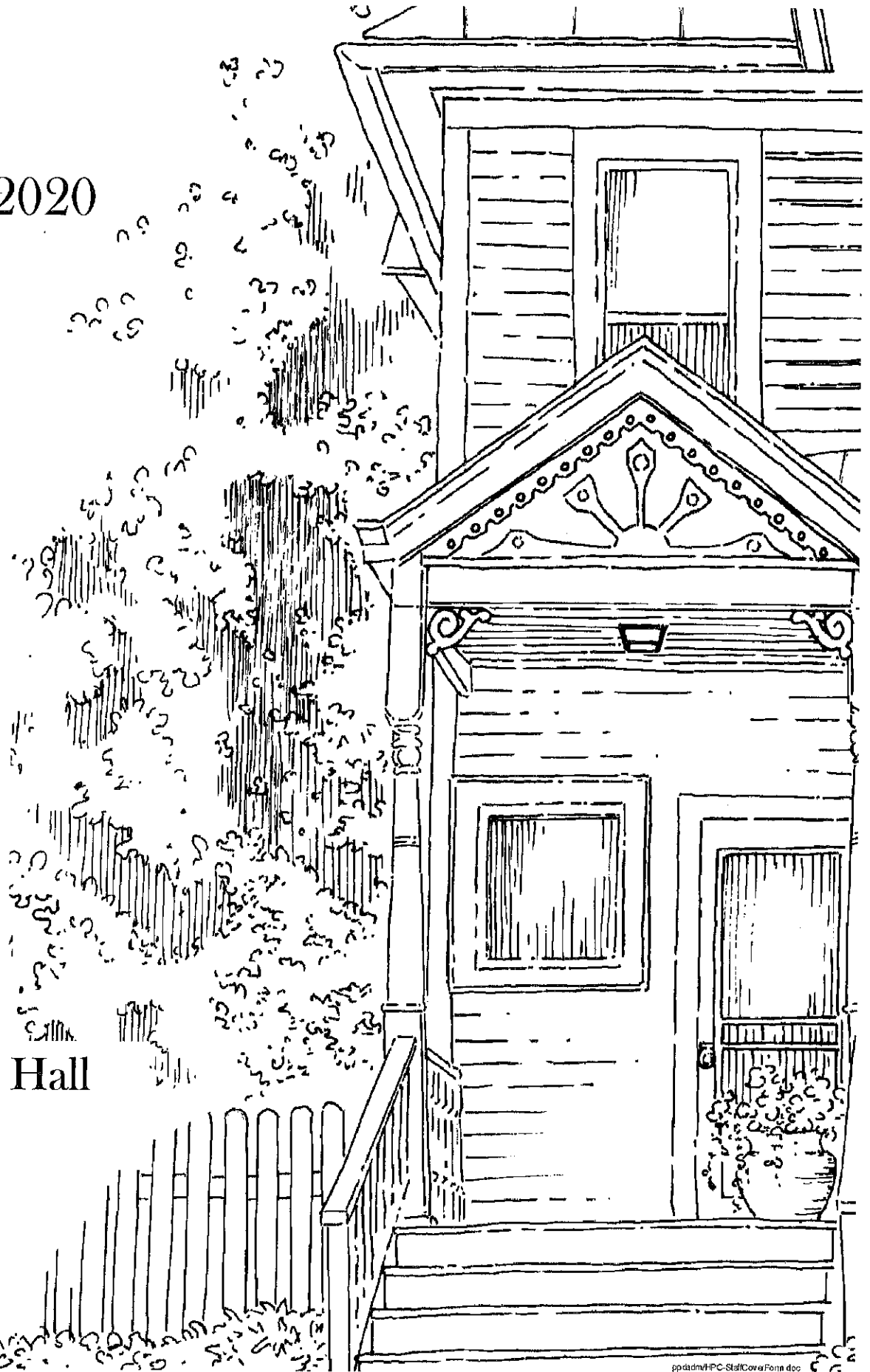
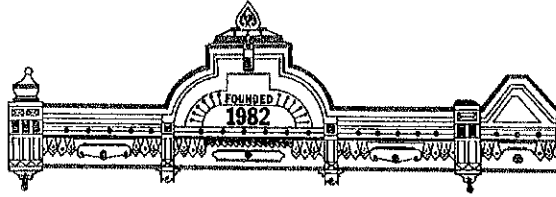


Iowa City Historic Preservation Commission

Thursday
January 9, 2020
5:30 p.m.

Emma Harvat Hall
City Hall





IOWA CITY HISTORIC PRESERVATION COMMISSION

Thursday, January 9, 2020
City Hall, 410 E. Washington Street
Emma Harvat Hall
5:30 p.m.

A) Call to Order

B) Roll Call

C) Public discussion of anything not on the agenda

D) Certificate of Appropriateness

330 North Gilbert Street – Northside Historic District (Second curb cut and driveway with parking pad) *deferred from December 12, 2019 meeting

E) Presentation on the Iowa City Historic Preservation Initiative Project by the students of the Graduate School of Urban and Regional Planning

F) Report on Certificates issued by Chair and Staff

Certificate of No Material Effect –Chair and Staff review

1. 430 North Van Buren Street – Northside Historic District (roof replacement)
2. 331 South Summit Street – Summit Street Historic District (roof shingle replacement and other repairs)

Minor Review –Staff review

529 Church Street – Goosetown/Horace Mann Conservation District (basement window replacement)

G) Discussion of the 400 block of North Clinton Street

H) Discussion of Historic Preservation plan priorities and annual work program

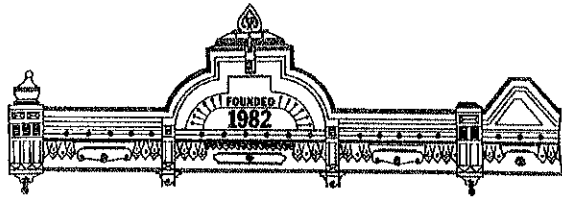
I) Consideration of Minutes for December 12, 2019

J) Commission Information and Discussion

Civil Rights Grant completion update

K) Adjournment

If you will need disability-related accommodations in order to participate in this meeting, please contact Jessica Bristow, Urban Planning, at 319-356-5243 or at jessica-bristow@iowa-city.org. Early requests are strongly encouraged to allow sufficient time to meet your access needs.



Iowa City
Historic Preservation Commission
City Hall, 410 E Washington Street, Iowa City, IA. 52240

Memorandum

Date: December 31, 2019
To: Historic Preservation Commission
From: Jessica Bristow, Historic Preservation Planner
Re: 330 North Clinton Street curb cut review

The Northside Historic District map (found in Section 19.1 of the Historic Preservation Handbook) shows 330 North Gilbert Street as a non-historic, non-contributing property¹. In accordance with Section 1.2 of the Handbook, non-historic properties are not exempt from historic preservation regulations², unless a particular exception is described in the Handbook. This application for a curb cut is considered a “site and landscaping” alteration to the property, as described in Section 4.12. There are no exceptions to the Section 4.12 guidelines for non-historic properties.

The Commission must determine whether to issue a Certificate of Appropriateness (CoA) for a curb cut. While Staff recommends denial, if the Commission determined a CoA should be issued, that CoA should contain the following limitations as recommended in Section 4.12³:

- Maximum driveway width of 10 feet
- Parking set back 10 feet from façade of building
- Parking screened with decorative fence and landscape screen

In making this determination on the CoA, the Commission should consider Section 3.2, which states that the project should not detract from the historic character of the district; Section 4.0 which states that alterations of even noncontributing properties should be done in a manner appropriate to the style and age of the neighborhood; and Section 4.12, which emphasizes that site features can contribute significantly to the character of the neighborhood and that site access should be done in a discrete manner.

¹ Section 1.4 of the Historic Preservation Handbook, Classification of Properties in Districts, describes noncontributing and non-historic properties as: “noncontributing properties have a primary building that has been significantly altered or that is non-historic. Non-historic buildings are buildings constructed after a district’s period of significance or were less than 50 years old at the time the district was designated.” The Commission may vote to change the classification of a property if “a property has reached the fifty-year threshold for determining historical significance.”

² Although this application could qualify for intermediate review by Staff and the Commission Chair, the Preservation Planner and/or the Commission Chair recommended that this project undergo full review given the scope and type of project proposed, in accordance with Section 2.6.

³ Staff from Building Inspection Services will check to ensure all zoning standards are met prior to signing off on the curb cut permit.

Staff recommends that the Commission deny this application for the following reasons:

- Two curb cuts for this property does not meet the standards set in Section 3.2, 4.0 or 4.12.
- This property has an existing parking area and driveway access. It would be incompatible with and detract from the neighborhood to have two curb cuts for this property. No other properties in this District have two curb cuts
- In the Northside Historic District, 15% of the properties have no on-site parking, relying on the availability of on-street parking. An additional curb cut would reduce the availability of on-street parking.
- An additional curb cut would create barriers and hazards to pedestrians with additional vehicles entering and leaving parking areas, crossing and potentially blocking pedestrian routes. During the period of significance for this neighborhood, vehicular access was typically provided off an alley.

On December 12, 2019, staff received the attached letter addressed to the Commission regarding this application.

R. Michael Hayes
Direct Dial: (515) 283-4647
Direct Fax: (515) 558-0647
E-mail: rmhayes@belinmccormick.com

December 12, 2019

E-MAIL

Iowa City Historic Preservation Commission
City Hall
410 E. Washington Street
Iowa City, Iowa 52240

Re: December 12, 2019 Agenda Item D: Request for Second Curb Cut and Driveway at 330 N. Gilbert Street

Honorable Chair and Members of the Iowa City Historic Preservation Commission:

Our firm represents Prestige Properties IV, LLC ("Prestige Properties") with respect to this Commission's consideration of the Certificate of Appropriateness for a curb cut and construction of a drive aisle and parking area behind the house at 330 N. Gilbert Street that is owned by Prestige Properties. Prestige Properties has determined that the north side of the house on this property is 9' 4" south of the north property line of its property. Prestige Properties is amending its request to allow it to construct the curb cut and a driveway that will extend 29' 4" south of its north property line into the rear yard of this property. It will also replace the fence along its east property line and install bushes and trees along the east side of the driveway between the driveway and its east property line to screen this driveway. This will leave an open space to the rear of the house and west of the end of the driveway that exceeds the 500 square foot open space requirement.

As discussed below, the City staff recommendation that you reject this application is based on irrelevant considerations and a mistaken interpretation of the zoning code and is further without a factual and legal basis. Prestige Properties urges you to reject the City staff recommendation and grant its amended request for a curb cut and construction of a 9-foot-wide by 29' 4" long driveway aisle and parking area and associated screening by landscaping and fencing.

The staff report provides the Commission numerous considerations that are irrelevant to the analysis required for this request. This property is identified as non-historic and non-contributing property in Section 19.1 of the Iowa City Historic Preservation Handbook (the "Historic Handbook"). In describing the property, however, the staff goes to great lengths in its attempt to obscure this fact—stating that is an example of a "Mid-Century Modern design", was constructed over fifty (50) years ago and "would be considered historic" today.

The descriptions used by staff should not be given consideration by this Commission, as they inaccurately state the criteria for historic properties within the Northside Historic District and are otherwise irrelevant to the analysis of this request. The findings of fact and rationale for the historic designation of the Northside Historic District are set forth in Section 14.4 of the Historic Handbook and state, in relevant part:

[The] Northside Historic District . . . is locally significant because of its association with an important era of population growth and intense residential development in Iowa City's North Side at the end of the 19th century and beginning of the 20th century. Iowa Citizens built private residences for their growing families while small-scale developers constructed housing to meet the demand of a brisk rental market during these decades.

. . .

The construction of new houses, the brisk rental of existing houses, and the infill construction pattern that produced a dense residential district from ca. 1895 through ca. 1925 testify to the neighborhood's significance.

The Northside Historic District also exhibits a representative collection of residential architectural styles and vernacular house forms that appeared in Iowa City neighborhoods from the 1860s through the 1930s. From modest Bohemian cottages to pattern book houses and elaborate multi-story mansions, the Northside Historic District reflects the architectural character and best local residential building practices of the period. The District derives added architectural significance because of the large number of well-preserved residences designed by Iowa City's most productive early 20th century architect, O.H. Carpenter, between 1900 – 1918.

The house located on the property was built in 1953. It was not built within the time period of construction of houses that contribute to the historic character of the Northside Historic District. Nor does it contain any of the other characteristics described in the rationale for the historic designation of the Northside Historic District. The so-called "Mid-Century Design" is not a recognized housing type in Section 12 of the Historic Handbook and is not part of the housing types that make this area a historic district. There is further nothing in the Historic Handbook or in the City Ordinance authorizing designation of historic districts and historic properties that suggests the mere fact that a house is older than fifty (50) years qualifies it as historic. As such, this Commission should not give any consideration to the irrelevant claims of the historic nature of this property used by staff. Rather, this Commission should view this property as non-historic and non-contributing—largely removing this property from the primary intention of the historic preservation guidelines set forth in Section 3.2 of the Historic Handbook.

In addition to the irrelevant descriptions noted above, the staff misinterprets the zoning code in its statement that the parking area must start behind a front yard setback of fifteen (15) feet.

This statement is wrong. Section 14-2A-4(B)(3)(d), expressly provides that “[i]f specific setbacks have been established in a historic district, those setbacks supersede the setback requirements of the base zone.” Thus, the only setback requirements for this property are those contained in Section 4.12 of the Historic Handbook, which, in this case, only requires the parking area to be behind the primary structure.¹

Finally, the City staff recommendation to deny this request due to conflict with Section 4.12 of the Historic Handbook and neighborhood goals is without factual and legal basis. The staff references walkability concerns that rely “on many factors including a limit in the number of obstacles that impact pedestrian traffic[,]” but fails to articulate how this request negatively impacts pedestrian traffic or any other factors pertaining to walkability concerns. If this request is granted, Prestige Properties is only permitted to park on the parking area—not on the sidewalk to the north of the property—and the use of the parking area on private property does not impact pedestrian traffic. Next, the staff references that no other property in the Northside Historic District has two curb cuts, but then staff acknowledges that several properties within this District have two accesses, one from the public street and one from an alley access. Section 4.12 of the Historic Handbook explicitly recognizes, however, that there will be certain properties within the Northside Historic District that do not have alley access and provides that “*to the extent possible*, [parking] should be located in the backyard and accessed from an alley.” (emphasis added). Section 4.12 of the Historic Handbook then provides guidelines for permissible construction of a driveway and parking when a property does not have access from an alley, all of which are satisfied by Prestige Properties’ request.

Iowa City Code Section 14-3B-1 states that one of the purposes of designating property for inclusion in a historic district overlay zone is to stabilize and improve property values by encouraging reinvestment in historic neighborhoods. The times have changed, and owners of single-family houses today typically have more and larger vehicles than existed when houses in historic district overlay zones were built. To encourage reinvestment in historic neighborhoods, this Commission should recognize the need to accommodate these vehicles with options that are as consistent with the Historic Handbook guidelines as feasible and are not cost prohibitive. The construction of the curb cut, drive aisle and parking area requested by Prestige Properties would preserve more than the minimum open space requirement for a single-family house under the

¹ The City staff’s interpretation of the zoning code is also wrong for the additional reason that the zoning code rule in Section 14-2A-4(B)(2) actually states: “General Setback Requirements” Generally, the minimum required setbacks for principal buildings in residential zones are stated in table 2A-2, located at the end of this section.” Thus, this rule applies generally, but not in all cases. Figures 2A.1 and 2A.2 show that for existing houses who have a setback of less than 15 feet, the setback is measured from the property line to the closest portion of the house to that property line and will be less than 15 feet. It further shows that there are circumstances where setback averaging would apply to the development of a new house on a vacant lot and that the front setback could be less than or greater than 15 feet. The illustrations from these figures that shows that if the existing house is setback less than 15 feet from the property line, as is the case of this house from its north property line, then the setback is the actual distance between the house and the property line parallel to the face of the house facing that property line and will result in the same rule as applying the setback requirements from Section 4.12 of the Historic handbook, namely that the parking spot must start behind the existing, not 15 feet south of the north property line.

December 12, 2019

Page 4

current zoning regulations. The visibility of this drive aisle and parking area will be mitigated by the placement behind the residence and landscaping, which the Historic Handbook itself has determined are the appropriate mitigations for the visual impacts created by granting this request. As the City staff recommendation is based on irrelevant considerations and a mistaken interpretation of the zoning code and is further without a factual or legal basis and Prestige Properties has shown that its request meets the guidelines of the Historic Handbook for construction of this driveway, Prestige Properties requests that this Commission grant its request and issue a certificate of appropriateness for this project.

Very truly yours,



R. Michael Hayes
For the Firm

Enclosure

CC: Michael Oliveira, Jessica Bristow

(3423953.4)

Historic Review for 330 North Gilbert Street

District: Northside Historic District

Classification: Non-historic at the time of the survey

The applicant, Prestige Properties, is requesting approval for a proposed alteration project at 330 North Gilbert Street, a non-historic property, that has reached the 50-year mark since it was classified, in the Northside Historic District. The project consists of the addition of a second driveway and parking pad extending from Davenport Street to the rear yard of the house.

Applicable Regulations and Guidelines:

4.0 *Iowa City Historic Preservation Guidelines for Alterations*

4.12 Site and Landscaping

8.0 *Neighborhood District Guidelines*

8.4 Northside Neighborhood

Staff Comments

History:

This house, built in 1953, has a two-story square plan with an attached garage. On the front façade, the second story projects over the first story which is clad in stone-like brick veneer. The second story and the other facades are clad in a wide-lap wood siding. The house has double-hung windows with a horizontal muntin division in each sash. On the second floor the windows are ganged in the corners in a typical configuration seen in Mid-Century Modern design. A small single-story rear porch was enlarged with a new fireplace and limestone cladding in 1977. This house is an example of infill development following World War II. In 2017, the Commission approved the addition of an egress window and window well to the basement on the north side of the house.

The Northside neighborhood has experienced several waves of development that saw the area's large lots originally built with smaller dwellings divided and new houses built on site. In the case of this property, this house was built on a previously undeveloped portion of a lot that included the existing house to the south and is an example of infill development following WWII. At the time of the survey the house had not-reached its 50-year mark, which is used as the qualifying age for a historic property. Now that the 50-year mark has passed, the property would be considered historic. Whether or not the property would be considered contributing or non-contributing to the Northside Historic District is undetermined at this time.

Project:

In the initial application, the applicant proposed to install a curb cut and a 9 foot by 25-foot parking pad extending from the north property line south behind the house. The zoning code would require that the proposal include a driveway in the front setback area (along Davenport Street) which is the first 15 feet within the property line. The parking pad, which by code could be as short as 18 feet, must start behind that front setback (15 feet).

In addition to zoning code requirements that impact the initial application, the historic preservation guidelines also have specific requirements for the project in section 4.12 Site and Landscaping. The guidelines allow for a driveway width of 8 to 10 feet with a 3-foot radius on each side for the curb cut. The guidelines also require that parking is located at least 10 feet back from the front, or street face, of a building. The applicant's 9-foot width meets the historic preservation guideline.

Modifying the proposal to meet the requirements of the zoning code would result in the following: The driveway will be nine feet wide with a curb cut consisting of a three-foot radius on each side (a curb cut of 14 feet). The driveway would extend the roughly 24 feet from the curb along Davenport Street to the property

line, the 15 feet of the front-yard setback, and then include a minimum of an 18-foot long parking spot, for a total paved area that is about 9 feet wide by 57 feet deep. Given the private open space requirement of 500 sq feet (and no dimension less than 20 feet), it would likely be closer to the east property line than the 6 feet in the initial application.

Guidelines:

While the guidelines provide the maximum driveway and curb cut widths stated above, they also generally speak about site and parking access. For instance, in Section 4.12 Site and Landscaping, the guidelines state:

Site features and landscaping can contribute significantly to the character of a neighborhood, streetscape or property. Accommodating parking, site access and other modern outdoor needs should be done in a discreet manner. To the extent possible, these modern site features should be located in the backyard and accessed from an alley.

For specific guidance on vehicular access, the guidelines also recommend “providing vehicular access from an alley when available. Driveways leading from the street to garages or parking at the rear of the property should be one lane in width, but can be widened toward the back of the lot to provide access to multi-stall garages or parking spaces.”

The guidelines provide some guidance on how to provide a parking area and access to a property when that condition needs to be created. In a case like this property that has an existing driveway access off Gilbert Street and the goal is to provide a second driveway and parking area, some of the concern resides in how this second driveway impacts the character of the neighborhood in the Northside Historic District. Neighborhood character is also a focus of the guidelines. The first section of the Handbook (1.1) concludes with the following statement: “The purpose of historic review is to preserve or conserve historic architectural resources by discouraging alterations that either destroy the unique characteristics of a building or alter the character of historic neighborhoods.”

The character of a neighborhood is rooted in the character of the individual buildings, but also the rhythm and development of that neighborhood. In the City’s Comprehensive Plan, this neighborhood is part of the Central Planning District, the plan for which includes a set of general principles for “maintaining and building healthy neighborhoods.” These general principles tend to rely on some of the same goals through which historic neighborhoods were developed. One principle, “Use of Alleys” states:

An alley or private rear lane allows utilities and the garage or parking area to be located behind the home, making it possible to achieve an appealing and pedestrian-friendly residential street even with the narrowest of home lots. Without the need for driveways and curb cuts along the street, there is more room for front yard landscaping, fewer interruptions to the sidewalk network, and more on-street parking available for visitors.

Review:

In Staff’s opinion, the installation of this second curb cut, driveway, and parking pad on this lot is in conflict with the Site guidelines and the neighborhood goals which are the purview of the Commission and included in the Historic Preservation Handbook and the Central Planning District of the Comprehensive Plan. The walkability of a neighborhood relies on many factors including a limit in the number of obstacles that impact pedestrian traffic. In the Northside Historic District, only 49 of the 120 properties (~40%) currently have a curb cut. Of the 30 properties that front two streets, none of them currently have two curb cuts. No properties within the historic district have two curb cuts. Secondary access, if it exists, is always from an alley.

While this property is not on an alley, it does have an existing curb cut leading to an attached garage. The garage is a modern garage with a typical garage door and an 11 foot by 20 foot footprint. A standard parking spot by code is 9 feet by 18 feet.

During discussions with the applicant about the project, he stated that people who have been looking at the house, which he has for sale, have complained about the inability to park a truck or minivan in the garage because of the length of the garage, not the height or the width. Staff reviewed the options with him

including the possibility of lengthening the garage toward the east by about 6 feet. This option would eliminate the need for a second curb cut and parking area, thereby retaining a greater area for open space. It would also provide a visual break between the rear yard and a portion of the rental property to the south. The applicant was not interested in this option.

Parking in this neighborhood can be an issue because proximity to the University makes it an attractive area for student parking. While providing a second curb cut to any property would impact the walkability of the neighborhood, it would also reduce the number of vehicles accommodated by on-street parking. In Staff's opinion, including this curb cut, driveway, and parking area would also impact the historic character of the neighborhood by creating a parking area in an open rear yard, highly visible because of the corner lot. Because of the impact to the historic character of this property and the neighborhood, Staff does not recommend approval of this project.

Recommended Motion

(Motions must be made in the affirmative and then voted down if the application is being denied.)

Move to approve a Certificate of Appropriateness for the project at 330 North Gilbert Street as presented in the application and staff report.



APPLICATION FOR HISTORIC REVIEW

Application for alterations to the historic landmarks or properties located in a historic district or conservation district pursuant to Iowa City Code Section 14-3B. Guidelines for the Historic Review process, explanation of the process and regulations can be found in the Iowa City Historic Preservation Handbook, which is available in the Neighborhood and Development Services office at City Hall or online at: www.icgov.org/historicpreservationresources

For Staff Use:

Date submitted: 10/30/2019

- ☐ Certificate of No material Effect
☒ Certificate of Appropriateness
 ☒ Major Review
 ☐ Intermediate Review
 ☐ Minor Review

The HPC does not review applications for compliance with building and zoning codes. Work must comply with all appropriate codes and be reviewed by the building division prior to the issuance of a building permit.

Meeting Schedule: The HPC meets the second Thursday of each month. Applications are due in the office of Neighborhood and Development Services by noon on Wednesday three weeks prior to the meeting. See last page of this application for deadlines and meeting dates.

PROPERTY OWNER/ APPLICANT INFORMATION

(Please check primary contact person)

- ☒ Property Owner Name: Prestige Properties, LLC
Email: Moliveira@prestigeprop.com Phone Number: 319-512-7616 x 5
Address: 329 E. Court Street
City: Iowa City State: IA Zip Code: 52240
- ☐ Contractor/Consultant Name: _____
Email: _____ Phone Number: _____
Address: _____
City: _____ State: _____ Zip Code: _____

319 400-1354

PROPOSED PROJECT INFORMATION

Address: 330 N. Gilbert
Use of Property: Single Family Home Date Constructed (if known): 1954

HISTORIC DESIGNATION

(Maps are located at the following link: www.icgov.org/historicpreservationresources)

- ☐ This Property is a local historic landmark.
- OR**
- ☒ This Property is within a historic or conservation district (choose location):
- | | | |
|---|---|---|
| <input type="checkbox"/> Brown St. Historic District | <input checked="" type="checkbox"/> Northside Historic District | <input type="checkbox"/> College Hill Conservation District |
| <input type="checkbox"/> College Green Historic District | <input type="checkbox"/> Summit St. Historic District | <input type="checkbox"/> Dearborn St. Conservation District |
| <input type="checkbox"/> East College St. Historic District | <input type="checkbox"/> Woodlawn Historic District | <input type="checkbox"/> Goosetown/ Horace Mann Conservation District |
| <input type="checkbox"/> Jefferson St. Historic District | <input type="checkbox"/> Clark St. Conservation District | <input type="checkbox"/> Governor-Lucas St. Conservation District |
| <input type="checkbox"/> Longfellow Historic District | | |

Within the district, this Property is Classified as:

- ☐ Contributing ☒ Noncontributing ☐ Nonhistoric

APPLICATION REQUIREMENTS

Choose appropriate project type. In order to ensure application can be processed, please include all listed materials. Applications without necessary materials may be rejected.

- ☐ **Addition** (Typically projects entailing an addition to the building footprint such as a room, porch, deck, etc.)
- ☐ Building Elevations ☐ Floor Plans ☐ Photographs
☐ Product Information ☐ Site Plans
- ☐ **Alteration** (Typically projects entailing work such as siding and window replacement, skylights, window opening alterations, deck or porch replacement/construction, baluster repair, or similar. If the project is a minor alteration, photographs and drawings to describe the scope of the project are sufficient.)
- ☐ Building Elevations ☐ Product Information ☐ Photographs
- ☐ **Construction** of a new building
- ☐ Building Elevations ☐ Floor Plans ☐ Photographs
☐ Product Information ☐ Site Plans
- ☐ **Demolition** (Projects entailing the demolition of a primary structure or outbuilding, or any portion of a building, such as porch, chimney, decorative trim, baluster, etc.)
- ☐ Photographs ☐ Evidence of deterioration ☐ Proposal of Future Plans
- ☐ **Repair or Restoration** of an existing structure that will not change its appearance.
- ☐ Photographs ☐ Product Information
- ☒ **Other** Curb Cut to add a parking pad for Parking a second auto (Truck/Van)

Please contact the Preservation Specialist at 356-5243 for materials which need to be included with applications

APPLICATION REQUIREMENTS

Project Description:

Curb Cut per City Guidelines add a drive
9' x25' Concrete Pad

Materials to be Used:

5' concrete pad

Exterior Appearance Changes:

Owner will
1) add some small plants to west side of drive
2) upgrade West fence line will add a privacy screen (Either a New Fence or Trees or Shrubs)

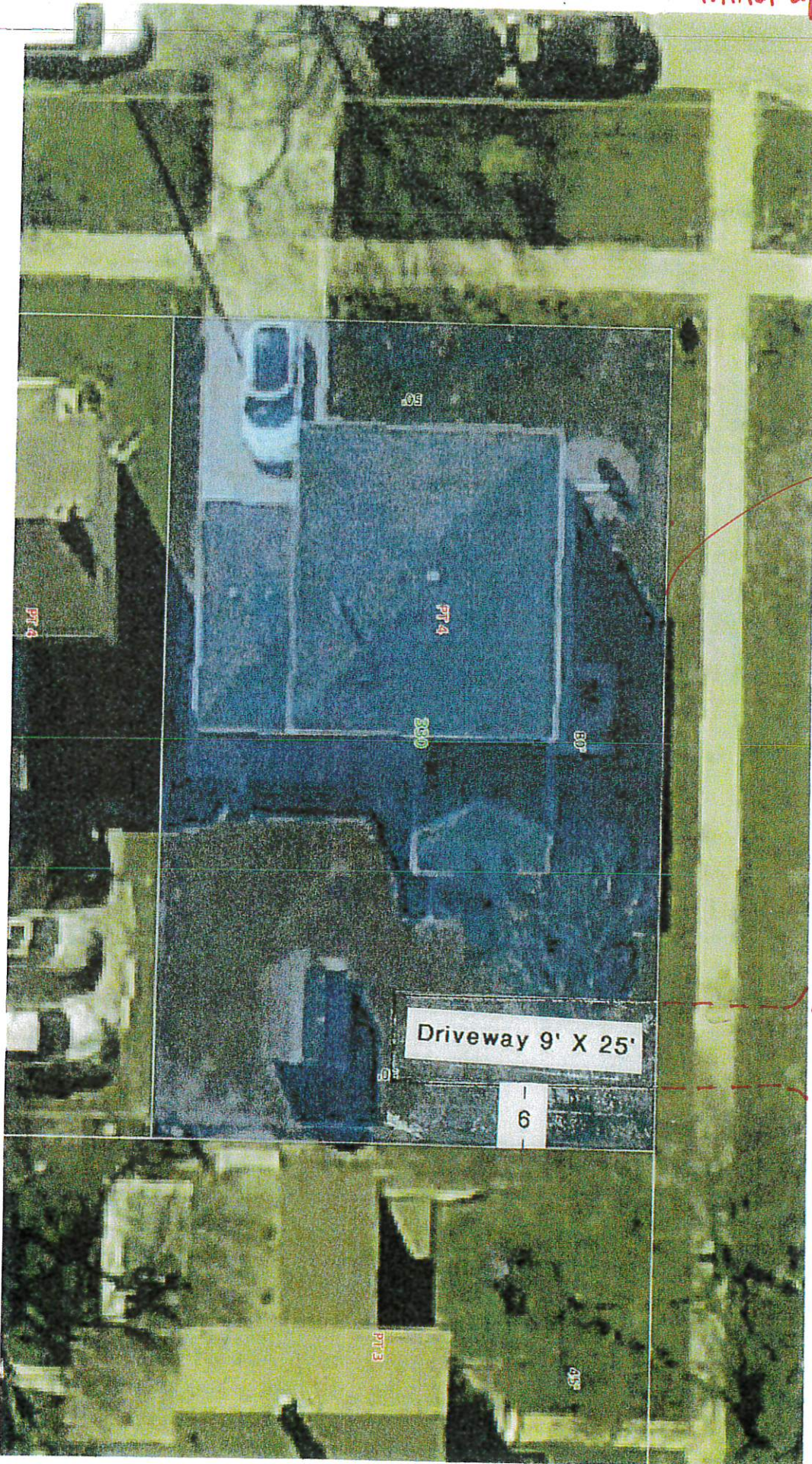
To Submit Application: Download form, Fill it out and email it to jessica-bristow@iowa-city.org or mail to Historic Preservation, City of Iowa City, 410 E. Washington Street, Iowa City, IA 52240

Initial application

10/17/2019

maps.camnavision.com/lowact/a?BBOX=-10189081.407395,5111000.6431053,-10189023.951395,5111033.2831053&SERVICE=print&SRS=EPSG:3857&HEIGHT=680&WIDTH=1197&...

PIN 1010162008
Value 278,570
Address 330 N GILBERT ST
Owner PRESTIGE PROPERTIES IV LLC
Class RESIDENTIAL



Property line

← curb cut and ROW portion of Driveway not shown here

ZONING CODE REQ.



500sf.
Req. open
space.
(pushes driveway
east)

• 12' max
width.

• 15' driveway
in front
Setback

• 18' min.
parking
pad.

(length:
min. req.
= 33')

• (14-5C-5 b2)

- max driveway width for secondary
driveway - 12' measured at prop. line

• no parking in front setback - 15'
(14-2A-6 3c)

• min. size of parking space 9x18
(14-5A-5 c1)

• open space must be maintained -
500sf w/ no dimension less than 20'
(14-2A-4, 2b)





CITY OF IOWA CITY MEMORANDUM

Date: January 9, 2019
To: Historic Preservation Commission
From: Anne Russett, Senior Planner
Re: Iowa City Historic Preservation Initiative

Background Information

Graduate students from the University of Iowa School of Urban and Regional Planning are currently working on a capstone project related to historic preservation in downtown Iowa City. Every year the second-year graduate students work on a year-long planning related initiative. Typically, they partner with local governments. This year, four students have partnered with the City of Iowa City and the Iowa City Downtown District to explore historic preservation in the downtown [Attachment 1].

Project Overview

This project was inspired by an article that Patrice Frey, President and CEO of the National Main Street Center, wrote in February 2019 [Attachment 2]. In this article Frey argues that historic preservation needs a new approach that considers dynamic social issues to protect historic resources without alienating the stewards of those resources.

By researching best practices in historic preservation; reviewing local, state, and federal documents; and conducting stakeholder interviews, the students hope to explore how the goals of historic preservation relate to or conflict with other community goals, such as accessibility, mobility, sustainability, affordability, community development, and financing mechanisms.

The project has the following objectives:

1. Document how preservation incentives and tools are utilized in Iowa City.
2. Inform discussion about the important role of historic structures and their relationship with shared community values.
3. Understand and document the perceptions of historic preservation from the stewards of the buildings themselves; building owners and business owners.
4. Compile the goals and values of Iowa City as they relate to historic preservation from existing policy documents.
5. Measure the effectiveness of local preservation initiatives in meeting community values and recommend preservation policy initiatives.

The students kicked off this project in August, 2019. Since that time, they have met with several downtown property and business owners, the Chair of the Historic Preservation Commission, staff of the downtown district, and others. The final deliverable for this project will be a written report that documents opportunities, challenges, community perspectives, and recommendations for moving forward with historic preservation initiatives, particularly in the downtown. The project will be finalized in May, 2020.

Next Steps

At the Commission's meeting on January 9, the students will present an overview of the project.

Attachments:

1. Summary of the Iowa City Historic Preservation Initiative
2. *Why Historic Preservation Needs a New Approach*, CityLab, February 8, 2019

Iowa City Historic Preservation Initiative

The University of Iowa School of Urban and Regional Planning

In Partnership with UI Office of Outreach and Engagement, City of Iowa City, and the Iowa City Downtown District

Project Background:

- The Iowa City Downtown District contains several buildings currently listed in the National Register of Historic Places (NRHP), which recognizes properties with national historic significance.
- Iowa City is working toward creating a NRHP district in the downtown.
- While NRHP listing does not guide development and design, associated incentives encourage rehabilitation using the Secretary of Interior's Standards for the Treatment of Historic Places.
- These standards are intentionally vague and do not directly address accessibility, sustainability, and other potentially competing social values.
- More recently, preservation professionals, such as Patrice Frey, have suggested that historic preservation needs a new approach that takes into account dynamic social issues to save endangered spaces without alienating the stewards of those spaces.

Opportunity Statement

Why:

Historic preservation is a tool through which communities can retain and maintain their unique character. However, the processes and guidelines underlying historic preservation are complex and/or do not address contemporary dynamic social issues, especially in Iowa City's local context.

What:

During the 2019-20 academic year, this project will highlight and analyze the form and function of downtown historic buildings, existing preservation guidelines, and the broader positive social functions of downtown historic buildings. Our team will examine the goals of historic preservation and how those goals relate to:

- | | |
|------------------|-------------------------|
| ○ Accessibility | ○ Affordability |
| ○ Mobility | ○ Community Development |
| ○ Sustainability | ○ Financing Mechanisms |

How:

This report will deliver recommendations pertaining to the current preservation toolkit and its relevance to local needs and challenges. We will accomplish this by studying and summarizing the underlying principles of historic preservation, reviewing state and federal guidelines, and conducting stakeholder interviews.

Geographic Scope

The project area is bounded by Clinton Street, Iowa Avenue, Gilbert Street, and Burlington Street. The map below documents the historic resources within the boundary based on the Iowa City Downtown District Survey and Evaluation Update of 2018.

Figure 1: Historic Resource Map



For further questions or comments please contact a member of the project team:

Nathaniel Bequeaith
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Notes:

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Approach

With new tools and financing methods, preservationists could save endangered spaces without alienating those who should share our cause. Here's how we can adapt.

FEBRUARY 8, 2019



PATRICE FREY

Historic preservationist and president of the National Main Street Center

One of the great surprises of the digital age is that quality of place remains such a key factor in where people choose to live and businesses choose to open their doors. Only 10 or 20 years ago, futurists and technologists promised us that place would become irrelevant: We would all live and work and connect with the world via the internet, free to roam anywhere we chose. But millions of years of evolution are tough to shake; we remain social creatures and continue to seek connection, delight, and fulfillment in real, physical space.

The growing importance of quality places has been a boon for many older commercial districts in U.S. cities, many of which have suffered from a legacy of disinvestment. At the National Main Street Center, an independent subsidiary of the National Trust for Historic Preservation where I serve as president and CEO, we've seen a surge in interest in revitalizing historic downtowns, thanks to the market's new enthusiasm for flexible and character-rich space, as well as social and demographic forces that favor these types of districts. Younger Americans prefer urban living and have been migrating downtown in pursuit of walkable neighborhoods and city amenities, including older and historic buildings. On paper, these new young urbanites should be fans of historic preservation. Indeed, research from the National Trust for Historic Preservation shows that over 90 percent of Millennials express support for preservation.

Despite this overwhelming appreciation of older buildings, the actual practice and process of preservation in the U.S. faces enormous challenges. In hot real estate markets, we lose too many buildings because rapid investment creates conditions that lead to demolition, often as a result of the false claim that it's the only way to add needed density. As just one example, a forthcoming analysis of Miami's fast-growing Little Havana neighborhood by the National Trust's Research and Policy Lab finds the district could easily accommodate 10,000 new residential units and accommodate 550 new businesses by building out vacant lots and utilizing vacant buildings to a height and scale compatible with existing structures.



Development pressures imperil the historic fabric of Miami's Little Havana neighborhood, preservationists fear. (Lynne Sladky/AP)

Cold markets have the opposite problem: Valuable historic resources lie fallow because demand for space is low and the economics of rehabilitation can be extraordinarily challenging. See places like Cairo, Illinois, a historic river town facing enormous depopulation. (Painfully, Cairo now finds itself an object of fascination for road trippers in search of "ruin porn.")

The preservation movement is also struggling to tell the full American story. Only eight percent of National Register sites and three percent of our National Historic Landmarks represent people of color, women, or members of the LGBTQ community.

Both the positive dynamics and the emerging challenges point to the significant ways in which the preservation landscape has changed in the last 50 years. Yet our toolbox has not evolved to keep pace. In our work supporting preservation-based revitalization in more than 1,100 communities across the United States, we at the National Main Street Center see that we're falling short in two specific ways: Firstly, our core preservation tools do not serve all kinds of preservation well—and in fact can undermine our broader efforts to save buildings and support the people and enterprises that enliven those buildings. Secondly, our financing mechanisms for building rehabilitation are inadequate to the task.

The reputational issue undermines broader work to save places by alienating those who might share common cause with the preservation movement.

These challenges in the preservation world aren't just a distraction from the other pressing social, environmental, and economic issues American cities face: Everyone who cares about quality of place and values our collective story as Americans has a stake in this conversation. So too do those who want to address the declining economic health of rural America and the lack of economic opportunity in so many of our urban neighborhoods. Decisions about what to keep, and how, echo for generations. Those choices shape and reflect our understanding of ourselves as a people, and profoundly impact opportunities to bring life and economic prosperity back to struggling communities.

We need to update the preservationist's toolkit

If you work in the preservation field today, you're operating with a set of tools developed in the late 1970s, and has changed little since. Historic preservation work in the United States is guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, drafted in 1977. Four sets of standards guide four distinct treatments: preservation, rehabilitation, restoration, and reconstruction. In the years since, there have only been modest advancements.

A lot has changed since 1977: We've experienced rapid urbanization, the corresponding decline of rural areas, vast changes (for good and ill) in real estate financing, the beginning of catastrophic impacts from climate change, and a long-overdue awakening to the importance of honoring, telling, and preserving all facets of the American story.

But preservation practice has evolved such that buildings are still categorized in a binary way: Either they are historically significant, or they are not. That's an increasingly limited way of seeing our many kinds of historic resources—some more significant than others, and some requiring more careful conservation than others.

Let's consider three very different examples: a pre-Civil War home, a pioneering office building of the 1930s, and a typical early 20th century commercial structure in just about any American town or city.



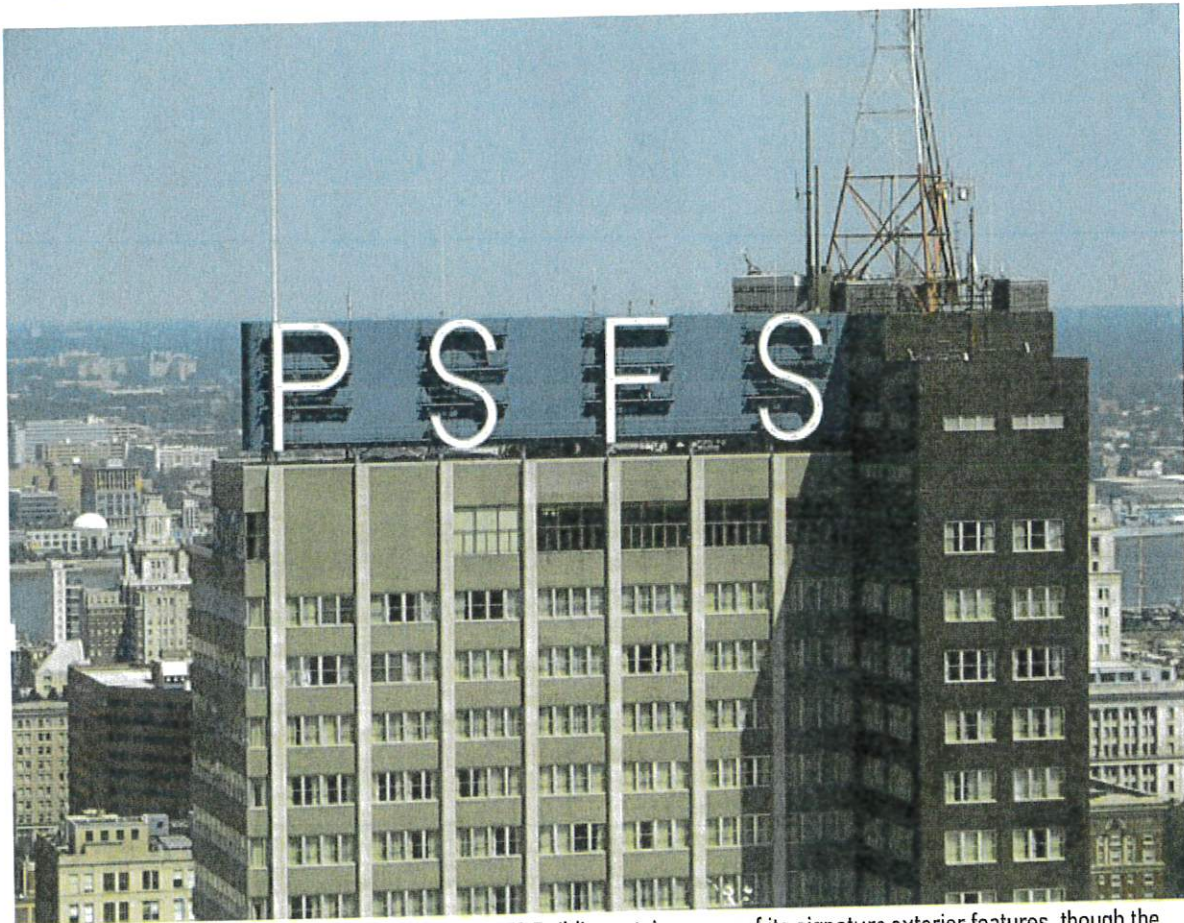
As a National Monument and a National Trust Historic Site, Lincoln's Cottage in Washington, D.C., has been the focus of careful preservation work. (Jacquelyn Martin/AP)

In the first category there is Lincoln's Cottage in northwest Washington, D.C., a home originally constructed in 1842 for banker George W. Riggs. During the Civil War, it served as President Abraham Lincoln's refuge, where he penned the Emancipation Proclamation.

Preservation of fabric is a primary concern in a building so vital in helping tell the American story, so the National Park Service's Standards and Guidelines for Preservation prioritize that care be given to "applying measures necessary to sustain the existing, form, integrity and materials" of the subject property. Because of the thoughtful guidance offered by the Standards, we now have thousands of extraordinary buildings that have been carefully conserved for generations of future visitors.

Most preservation projects, however, make use of the Standards and Guidelines for Rehabilitation, which are designed to guide the revitalization of historic buildings in preparation for their reuse. These offer developers guidance on how to approach repairs and alterations while preserving portions of the building which are vital to its historic, cultural, or architectural value.

Take, for example, the Philadelphia Savings Fund Society (PSFS) building in Philadelphia, built in 1932. Designed by architects William Lescaze and George Howe and the first International Style skyscraper in the U.S., the building was a radical departure in design that ushered in an era that would forever change the American urban landscape. The Rehabilitation Standards helped ensure the conservation of key features like the original exterior limestone and aluminum-framed windows, beautiful marble features in the lobby, and the openness of its magnificent banking hall, even as the building was repositioned for a significantly different use as a hotel



Now known as the Loews Philadelphia Hotel, the PSFS Building retains many of its signature exterior features, though the interior has been significantly altered. ([chrisinphilly5448](#) via Flickr)

Over time, the Standards and the Guidelines for Rehabilitation have become the default guidance for regulatory review of a wide range of projects involving historic buildings. While not required to do so, local preservation officials tend to use Standards for Rehabilitation to guide their own programs, making them the *de facto* preservation policy governing preservation nationwide.

But as the Standards have come to be applied to such a diverse array of structures—such as the thousands of small commercial buildings constructed across the country before 1960—their utility has been called into question. These buildings may feature beautiful craftsmanship and quality materials and reflect regional variations on the Main Street commercial building archetype, but they're not typically considered exceptional individual examples of architecture. Nor are they deemed to be of exceptional cultural significance.

A typical example would be the Heart of Texas Grill in San Augustine, Texas (population 1,800). Like most of the town's older downtown buildings, it dates to the early 20th century and retains some of its original characteristics, such as interesting brickwork and some of its original fenestration pattern. But plenty of similar two-story brick storefronts can be found in small towns nationwide; put simply, it is not a uniquely significant resource. In this instance, much of this building's value to the community is tied instead to its use as a popular eatery and its role as a vibrant social hub in a small town that's been challenged by disinvestment.



Located in downtown San Augustine, Texas, the Heart of Texas Grill occupies a typical early 20th-century brick storefront building. (Tracy Cox)

Further, the building has been altered to suit the evolving needs of the businesses that have occupied it over time, including significant changes to the entrance area and upper-story windows. To rehab it in a historically “correct” way—that is, through the stringent application Standards for Rehabilitation—would be extraordinarily challenging in a town where building valuations are low, traditional financing options are scarce, and historic preservation tax credits are not a likely source of financing.

In such instances, the primary goal of preservationists should be to support people and communities in retaining the places they feel passionately about, and doing so in a way that supports their evolving needs (and reflects their financial realities). That may—and should—allow for flexibility on preservation tenets sometimes held sacrosanct, such as the conservation of windows or the preservation of interior circulation patterns.

How might we re-cast preservation standards to recognize and support a much wider range of places? The English system of grading buildings offers inspiration. Under this heritage conservation system, buildings are provided with one of three grades based on differing levels of significance. Since 1947, historic buildings fall into three categories:

Grade II buildings are of special interest, warranting every effort to preserve them.

Grade II* buildings are particularly important buildings of more than special interest.

Grade I buildings—the highest grade—are of exceptional interest.

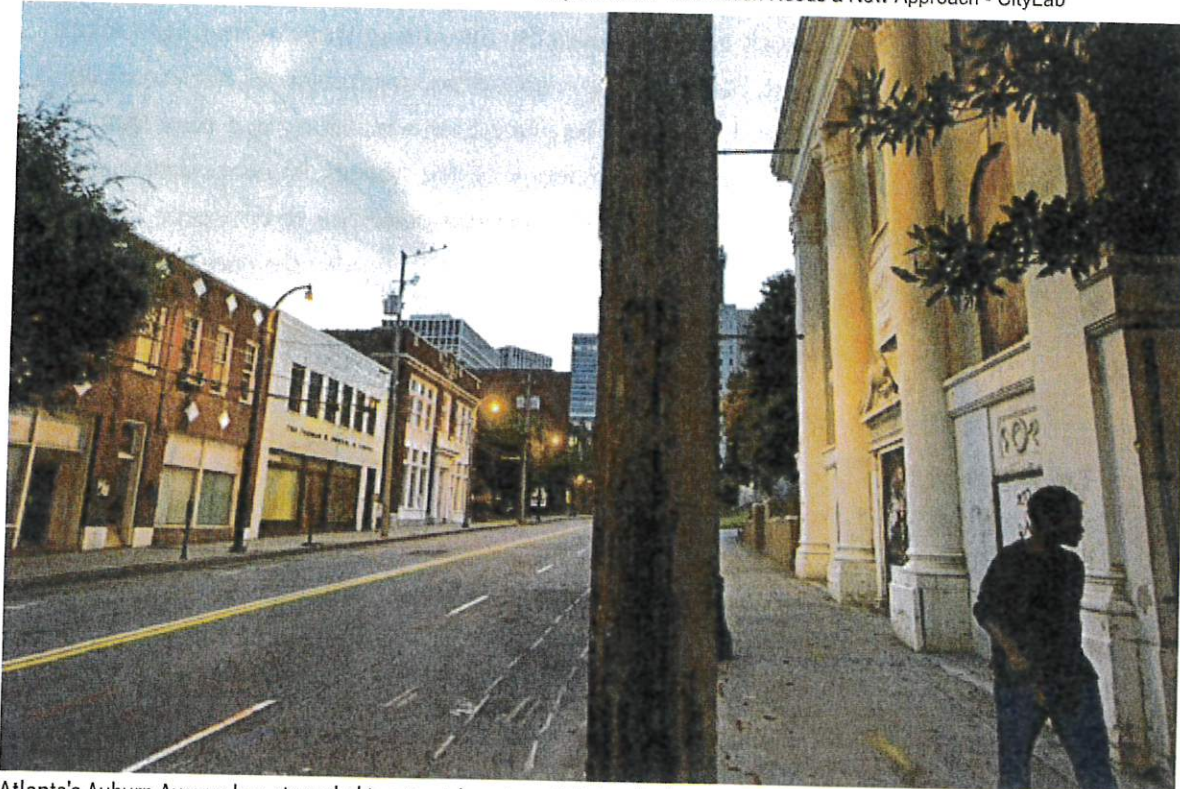
Just 2.5 percent of buildings are listed as Grade I, while 6 percent are listed as Grade II*; the remainder—over 90 percent—are listed as Grade II. Local planning authorities use this system to help guide decision-making about proposed alterations in a way that balances the site's significance with other issues, including use and economic viability.

Such an approach would be useful in the U.S., as it would offer a system of gradation that acknowledges that our historic resources are not monolithic: Different kinds of interventions can be expected for different kinds of places. This could be transformative for preservation, helping planning and preservation professionals address the reality that not all buildings enjoy the same level of significance. In some instances, compromise is appropriate in order to accommodate other important social goods and economic realities.

And we need new ways to pay for preservation

The Federal Historic Tax Credit program is one of the crowning achievements of the preservation movement, offering a significant federal incentive to rehabilitate historic buildings. In 2018, a coalition led by the National Trust for Historic Preservation and the National Trust Community Investment Corporation successfully defended the credit from proposed elimination in the House version of the 2017 Budget, in which nearly all tax credits were eliminated. The significant outpouring of support from communities throughout the country that had benefitted from the HTC or that recognized the future potential for the credits to revitalize their downtowns, resulted in Congress modifying but retaining this tax incentive as a permanent part of the tax code.

But many of the most-needed rehabilitation projects on Main Street are too small to be good candidates for Federal Historic Tax Credits, because the transactional costs are too high. (As a general rule of thumb, projects below \$5 million have a very difficult time using the credit.) Conventional financing for these projects is equally challenging, given the decline in lending for smaller projects and the unfavorable economics of rehabilitation in distressed markets.



Atlanta's Auburn Avenue has struggled to attract investment. Twice the historic neighborhood has been listed on the National Trust's list of most endangered places. (David Goldman/AP)

Fortunately, the last decade has given rise to new tools that could ease financing of smaller projects. Several paths offer promise, including the creation of preservation-focused social impact funds and recent changes in securities law that permit crowdfunded real estate projects.

The latter financing mechanism is already gaining traction. For example, Pittsburgh Developer Eve Picker founded a company, Small Change, through which anybody can invest in neighborhood real estate projects that have a strong social purpose. Her work is a powerful example of how evolutions in securities laws can offer new financing mechanisms for real estate.

A new federal program, Opportunity Zones, also offers promise for preservationists. This program incentivizes investors to invest capital into distressed neighborhoods, many of which feature an abundance of older and historic buildings. Authorized by the 2017 Tax Cuts and Jobs Act, Opportunity Zones may also create challenges for historic resource conservation, as the program does not have specific provisions to incentivize historic preservation or discourage demolition of historic properties.

What's the path ahead?

Being an effective preservationist means understanding that our efforts to save buildings are woven into a complex tapestry of other important social needs, including—but not limited to—affordable housing, economic and social equity, economic development, and climate change. Insisting on an uncompromising approach to heritage conservation—particularly in instances in which the building in question is not a resource of singular historic value—makes it very easy to cast preservationists as unreasonable and out of touch.

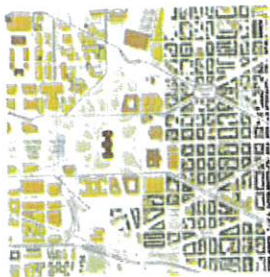
That reputational issue undermines broader work to save places by alienating those who might share common cause with the preservation movement. Some local preservation commissions, for example, have prohibited the use of solar panels or required that they be placed on a building in a way that minimizes their visibility, even at the cost of reducing the efficiency of the panels. In other instances, Federal Historic Tax Credit projects have been required to make accommodations to conserve interior features that negatively impact the quality and utility of space for low- and moderate-income residents.

Recommended



7 Landmarks Saved by the Historic Tax Credit

AMANDA KOLSON HURLEY
NOVEMBER 9, 2017



Behold This Huge Interactive Map of D.C.'s Historic Buildings

DAVID DUDLEY
DECEMBER 1, 2016



Similarly, in Main Street projects, we can easily appear tone deaf when we insist on a purist approach to preservation that neither recognizes the way Main Street-style resources can differ from other historic resources, nor acknowledges exceptionally challenging economic circumstances. In these instances, we easily lose allies who might otherwise support preservation.

What then is the path forward? As people who care about the built environment—and more importantly the people in it—let's resolve in 2019 to launch a multi-disciplinary dialogue on the future of older buildings. This conversation must extend beyond traditional preservationists and include those in finance, affordable housing, community development, sustainability, and other fields. Let's consider new opportunities for impact, confront uncomfortable truths about where we may be falling short, and be vigilant in our efforts to find and embrace creative new tools for preservation. The future of historic places may well depend upon it.

About the Author



Patrice Frey

🐦 @PATRICEFREY / 📺 FEED

Patrice Frey is the president and CEO of the National Main Street Center, a subsidiary of the National Trust for Historic Preservation.



CITY OF IOWA CITY MEMORANDUM

Date: January 9, 2019
To: Historic Preservation Commission
From: Anne Russett, Senior Planner
Re: 400 Block of N. Clinton Street

Background Information

In early 2019, the City Council considered an Iowa City Historic Landmark rezoning for the properties at 410-412 N. Clinton Street (Figure 1). This historic landmark designation was initiated by the Historic Preservation Commission after a sub-committee of the Commission studied and identified several of Iowa City's early brick houses for local landmark designation. The property at 410 N. Clinton Street, the Cochrane-Sharpless-Dennis House, was identified as a priority property. Attached is the staff memo to the Historic Preservation from December 2017 that outlines the significance of the property. Prior to the City Council's consideration of this rezoning, both the Historic Preservation Commission and the Planning and Zoning Commission recommended approval. While a majority of the City Council supported the designation, the vote ultimately failed as a supermajority was required, but not reached.

Figure 1. 410-412 N. Clinton Street



After the failed vote at Council, City staff reached out to the property owner to explore possible scenarios that could result in a voluntary local historic landmark designation. Through discussions, the property owner of 410-412 N. Clinton Street mentioned the possibility of acquiring two properties immediately to the south – 400 N. Clinton Street and 112 E. Davenport Street (Figure 2). Assuming acquisition of these properties, the property owner was open to exploring a scenario in which the City would grant extra development potential on those lots in exchange for the local landmark designation of 410-412 N. Clinton Street. The additional development potential would include a rezoning of 400 N. Clinton Street and 112 E. Davenport Street to the Planned High Density Multi-Family Residential (PRM) zone and potential text amendments to the PRM zone bonus provisions, which offer regulatory incentives for projects that provide public benefits. The properties are currently zoned High Density Multi-Family Residential (RM-44).

Figure 2. 400 N. Clinton Street & 112 E. Davenport Street



Prior to exploring this option with the property owner, staff presented this option at a City Council work session in March 2019. During this work session the City Council expressed a willingness to consider a rezoning and text amendments to allow a 4-story structure similar in height to Currier Hall, which is located across the street, with a high level of design review and historic preservation review to ensure compatible infill development.

Friends of Historic Preservation also reached out to staff regarding the item on the Council's work session. Staff's understanding of the Friends of Historic Preservation position is as follows:

- They are displeased with the prospect of demolishing 400 N. Clinton Street; however, it is a tradeoff they are willing to consider to preserve 410 N. Clinton Street if an agreement includes some provisions for:
 - Ensuring that the rehabilitation/restoration of 410 N. Clinton Street is part of any agreement.
 - Ensuring that the rehabilitation/restoration of 410 N. Clinton Street is done in compliance with the Secretary of Interior Standards on the exterior.
 - Ensuring that the new use is a compatible use.
 - There is design review from City preservation staff and the Historic Preservation Commission of the 410 N. Clinton Street restoration work.
 - There is some discussion of listing in the National Register of Historic Places and historic preservation tax credits.
 - There is design review of the new building, which may include input from the Historic Preservation Commission.
 - Salvage is considered as part of any demolition.

One item that staff would like to add to this list of suggestions is photo documentation of 400 N. Clinton Street should it be demolished.

After the City Council work session and the Council's willingness to consider a proposal, staff reached out to the property owner. Attached are the most recent plans received for the redevelopment of 400 N. Clinton Street and 112 E. Davenport Street. The plans show a 6-story, block-scale building with a total of 30 dwelling units. Twenty-one underground parking spaces are shown on the plans, which are accessed via a drive behind 410-412 N. Clinton Street off of the east-west alley.

Input From the Commission

At the Commission's January 9 meeting, staff would like the Commission's input. Specifically, staff would like the Commission to discuss the following questions:

1. Would the Commission be open to considering the redevelopment of 400 N. Clinton Street and 112 E. Davenport Street in exchange for the local landmark designation of 410-412 N. Clinton Street? Why or why not?
2. If the Commission is open to pursuing this, what aspects of the landmark rezoning or the redevelopment should be considered?

Next Steps

After receiving input from the Historic Preservation Commission, staff will share the comments received and the plans for the redevelopment of 400 N. Clinton Street and 112 E. Davenport Street with the City Council for their discussion and input.

Attachments:

1. Memo to the Historic Preservation Commission on 410 N. Clinton Street, December 7, 2017
2. Plans for the redevelopment of 400 N. Clinton Street and 112 E. Davenport Street, November 2019



CITY OF IOWA CITY MEMORANDUM

Date: December 7, 2017
To: Historic Preservation Commission
From: Jessica Bristow, Historic Preservation Planner
Re: 410 North Clinton Street

A sub-committee of the Commission did a study and identified several of Iowa City's early brick houses as priorities for local landmark designation. The subcommittee requests that the property at 410 N. Clinton Street, the Cochrane-Sharpless-Dennis House, be designated as an Iowa City Historic Landmark. The enclosed Iowa Site Inventory Form provides a discussion of the building's history and architecture and the enclosed summary sheet provides additional information obtained through staff and Commission research. Indications are that the building was built in 1865.

Designation of the property as an Iowa City Historic Landmark will require Commission approval of any significant changes to the exterior of the building. Landmark status will also make the property eligible for special exceptions that would allow the Board of Adjustment to waive or modify certain zoning requirements.

The Commission should determine if the property meets at least one of the criteria for local designation listed below:

- a. Significant to American and/or Iowa City history, architecture, archaeology and culture;
- b. Possesses integrity of location, design, setting, materials and workmanship;
- c. Associated with events that have made a significant contribution to the broad patterns of our history;
- d. Associated with the lives of persons significant in our past;
- e. Embodies the distinctive characteristics of a type, period, or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- f. Has yielded or may likely yield information important in prehistory or history.

Staff finds that 410 N. Clinton Street meets criteria a in that it is one of Iowa City's few remaining Civil War-era homes and criteria b in that it is an intact example of Italianate residential architecture in Iowa City that is not diminished by the addition because it is located behind the house. Staff finds that it meets criteria c in that it is located in an early residential area associated with the university and the western edge of the northside neighborhood in this early period. The house meets criteria d because of its association with active prominent members of the Iowa City community especially Cochrane and Sharpless.

Recommended Motion:

Move to approve the designation of 410 N. Clinton Street as an Iowa City Historic Landmark based on the following criteria for local designation: criteria a, b, c, and d.

Cochrane-Sharpless-Dennis House

410 North Clinton



410 North Clinton Street, built in 1865, is a two-story brick Italianate with a low-sloped side gabled roof. Unlike typical Italianate houses where the brackets are part of an elaborate cornice in this house the simple cornice is supported on paired brackets. The full-width front porch has paired columns and decorative brackets composed of carved-curling tendrils similar to the cornice brackets. The symmetrical façade includes a classically detailed center entry with narrow sidelights and transom with deeply recessed trim. Floor-to-ceiling 4-over-6 double hung windows are symmetrically placed on the first floor. The second floor windows have heavy stone sills and lintels. The central window is 4-over-6 like the first floor windows and the windows on each side are smaller 4-over-4. The front façade also has original shutters.

Dr. Milton B. Cochrane settled in Iowa City in 1854. He was a surgeon in the 1st Iowa Cavalry and then promoted to the corps of surgeons of the United States Volunteers during the Civil War. He was a member of the State Historical Society from 1857 until his death in 1898. In 1859-60 He was a member of the Iowa City School Board. After the war he was appointed the first Superintendent of the Soldiers' Orphans Home at Davenport until he resigned in 1867. In the early 1880s he was appointed surgeon of an Indian Agency in Wisconsin.

Samuel Sharpless and his wife Priscilla Crain owned this property from 1867 until at least 1915 when Priscilla died in the home. Sharpless was a director of the Johnson County Savings Bank, supervisor of various farming industries and a member of the Iowa City Council. In 1917 Edwin E. Dennis and his wife Anna Tantlinger bought the house and passed it on to their daughter Gertrude Dennis in 1936. Gertrude taught music, was an active Presbyterian, and served as part of the local Art Circle. She owned the house until 1965.

412 North Clinton is significant for its architecture and association with prominent citizens of Iowa City.

Cochrane-Sharpless-Dennis House

410 North Clinton



IOWA SITE INVENTORY

Survey ID Number 52-010-D 041

Database ID Number _____

Nonextant _____

Location and Functional Information

1. Historic Name(s) Cochrane-Dennis House

2. Common Name(s) _____

3. Street Address 410-412 N. Clinton St.

4. City Iowa City Vicinity [] 5. County Johnson

6. Subdivision Original Plat 7. Block(s) _____ 8. Lot(s) _____

9. Legal Description: (If Rural) _____ Township _____ Range _____ Section _____ Quarter _____ of _____ of _____

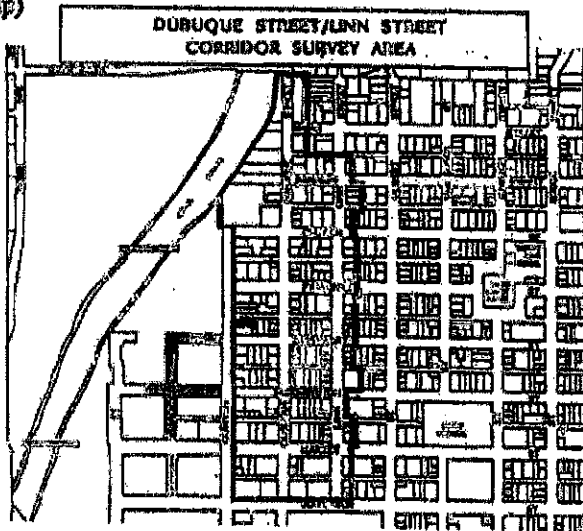
10. Historic Function(s) Single dwelling Description _____ Code OLA

11. Current Function(s) Multi family _____ Code OLB

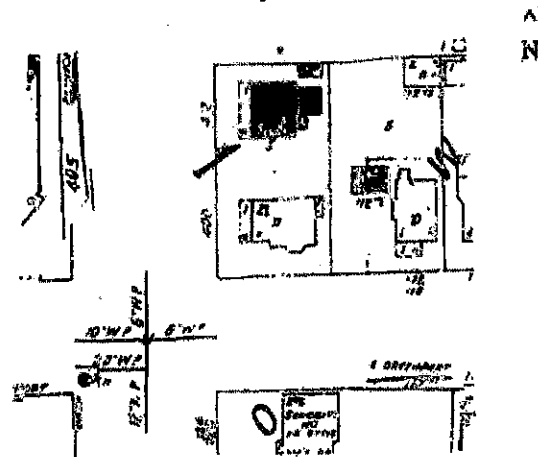
12. Owner Robert Crane Phone # _____

Address 916 Maiden Lane City/State Iowa City, IA ZIP 52240

(Plat Map)



(Sketch Map)



(Integrity Notes)

Roll/Frame 5 / 11 Photographer Moraski/Rugler

View Looking E

Location of Negatives: S.R.E.I.



IOWA SITE INVENTORY FORM
CONTINUATION SHEET

Survey ID Number 52-010-D 041

Database ID Number _____

Street Address 410-412 N. Clinton St.

City Iowa City County Johnson

Legal Description: (if Rural) _____

Township _____

Range _____

Section _____

Quarter _____

of _____

Quarter _____

Roll / Frame 10 / 7

Looking NE - shows brick addition at rear



Property Characteristic Form - Residential

CFN 239-1402

8/25/89

Survey ID Number 52-010-D041

Database ID Number _____

Street Address 410-412 N. Clinton St. City Iowa City County Johnson
 Legal Description: (If Rural) _____ Township _____ Range _____ Section _____ Quarter _____ of _____ Quarter _____ of _____

Location Integrity: _____ Original Site _____ Moved _____ Moved to Original Site _____

Endangered? N__ or Y__ If yes, why? _____

Ground Plan: a. Building Shape(s) Ell w/addition b. Width _____ by Depth _____ in units

Architectural Style/Stylistic Influences

Key Stylistic Attributes

Code

Late Victorian: ItalianateBracketed eaves, transom & sidelights42tall slender windows

	<u>412</u>	<u>410</u>	<u>412 / 410</u>
Materials: Foundation	<u>Stone</u>	<u>Poured concrete</u>	<u>40 100</u>
Walls	<u>Brick</u>	<u>Brick</u>	<u>30 30</u>
Roof	<u>Metal</u>	<u>Asphalt</u>	<u>50 80</u>

Number of Stories _____ 2 3

Roof Shape Gable - very low pitch / Gable 1 1

Builder(s) Unknown Architect(s) Unknown

Original Construction Date 1865 Modification/Addition Dates: _____

9 unit apartment building added to rear in 1997

Note double end chimneys, original exterior shutters and original porch.

Continuation Sheet []

Significant Interior Components:

All original except for baths and kitchen

Continuation Sheet []

Surveyor Comments:

412 is very old with Italianate detailings (brackets, long windows, etc.)

410 is apartment building attached to rear of 412.

Brick built for M. B. Cochran in 1865 (from real estate appraisement records.)

Continuation Sheet []

Sources: Sanborn Fire Insurance Maps: 1888, 1892, 1899, 1906, 1912, 1920, 1926, 1933.

Keyes pp 59-60

Information provided by present owner
needs Further Study/Anomaly []

Continuation Sheet []

Surveyor Moraski/Erwin/Kugler Date 1995-96

**IOWA SITE INVENTORY FORM
EVALUATION SHEET**

ADDRESS: 410-412 North Clinton

SURVEY ID # 52-010-D041

Iowa City, IA

REVIEWED BY: Molly Myers Naumann, Consultant

DATE: February 1996

ARCHITECTURAL SIGNIFICANCE & ASSOCIATED CONTEXTS:

Dubuque/Linn Street Corridor: 1839-c.1946

APPLICABLE NRHP CRITERIA: A ☐ B ☐ C ☒ D ☐

NRHP ELIGIBILITY: INDIVIDUAL YES ☒ NO ☐

CONSERVATION DISTRICT: CONTRIBUTING ☒ NON-CONTRIBUTING ☐

This two story brick residence from c.1865 is a good example of Italianate residential design. The house is rectangular with a small two story wing to the rear. It features a symmetrical three bay facade, the entry having both transom and sidelights. On the first floor two narrow floor-length windows are paired on each side of the entrance. At the second floor level the windows appear as pairs, but without space between them. Both sills and lintels are of stone. Paired Italianate brackets are located at the cornice. The original end chimneys and exterior shutters are in place. The front porch extends across the entire facade and features slender paired posts, square in shape with chamfered corners. Delicate scroll brackets top each of the porch posts. The pitch of the gable roof is unusually low, one indication of a fairly early date. Although a multi-unit apartment building has been attached to this house at the rear, the integrity of the original structure remains quite high. It is considered to be individually eligible as a good example of its period and style, and is considered to be a strong contributing structure in the Clinton Street Conservation District.

HISTORICAL SIGNIFICANCE & ASSOCIATED CONTEXTS:

Dubuque/Linn Street Corridor: 1839-c.1946

APPLICABLE NRHP CRITERIA: A ☒ B ☐ C ☐ D ☐

NRHP ELIGIBILITY: INDIVIDUAL YES ☒ NO ☐

CONSERVATION DISTRICT: CONTRIBUTING ☒ NON-CONTRIBUTING ☐

The Cochrane-Dennis House from c.1865 illustrates the development of the north part of Iowa City in the years following the removal of the state capital to Des Moines. The location of the State University of Iowa here in 1855, and the arrival of the railroad in 1856, ensured the continued growth of the former seat of state government. The Cochrane-Dennis House and the Dey House across the street at 507 North Clinton appear to be the last remaining examples of early residential design in this neighborhood. Both are good examples of the Italianate style and both have been well maintained. They demonstrate the use of mass-produced building materials that became available with the arrival of the railroad. The university was housed in the Old Capitol and two other buildings located on what is now known as the Pentacrest. The area to the north was a logical location for both faculty and students to live. Clinton Street appears to have always been the western edge of the so-called North Side Neighborhood, and even from the earliest days may have been considered to be separate. The Cochrane-Dennis House is considered to be individually eligible and is also a solid contributing structure in the proposed conservation district.

PREPARED BY: Molly Myers Naumann, Consultant

ADDRESS: 167 W. Alta Vista, Ottumwa, IA 52501

AFFILIATION: Iowa City Historic Preservation Commission

ADDRESS: 401 E. Washington, Iowa City, IA 52240

PHONE: (515) 682-2743

DATE: February 1996

PHONE: (319) 356-5243

Iowa Site Inventory

Division of Historic Preservation
Iowa State Historical Department
26 E. Market St., Iowa City, Iowa 52240

Site Number 30-1418
District Name North Side Residential
Map Reference # 152A

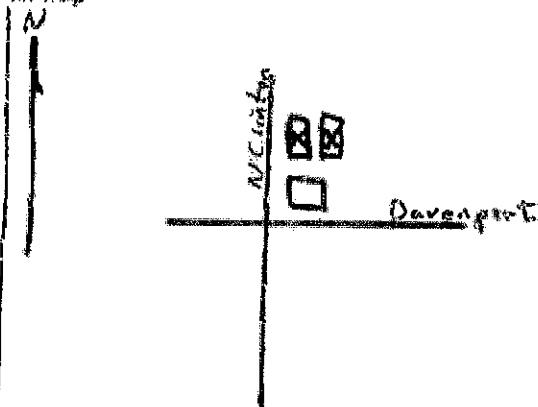
Identification

1. Site Name Sharpless-Crane House
2. Village/Town/City Iowa City Township Johnson
3. Street Address 412 North Clinton
4. Legal location OT 75 5,6 N $\frac{1}{2}$ of each
Urban Rural Suburban township Block range parcel section Subpart of section of 1/4 section
5. UTM Location: zone 18 easting 50 northing 70 ; Acreage 1 Acre
6. Owner(s) Name Schweitzer, Willard W. (contract to) Crane, Robert C. (1/2 interest)
7. Owner(s) Address 23 George Street
(Print address) (City) (State) (Zip)
8. User Present Original

Description

9. Date of Construction 1865 Architect/BUILDER unknown
10. Building Type: ☐ single-family dwelling ☐ industrial ☐ other institutional ☐ religious
☒ multiple-family dwelling 2 ☐ educational ☐ public ☐ agricultural
☐ commercial
11. Exterior Walls: ☐ clapboard ☐ stone ☒ brick ☐ board and batten ☐ shingles ☐ stucco
☐ other
12. Structural Systems: ☐ wood frame with interlocking joints ☐ wood frame with light members (balloon frame)
☒ masonry load-bearing walls ☐ iron frame ☐ steel frame with curtain walls ☐ reinforced concrete
☐ other
13. Condition: ☐ excellent ☐ good ☒ fair ☐ deteriorated
14. Integrity: ☒ original site ☐ moved—if so, when? _____
Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: ☐ barn ☐ other farm structures ☐ carriage house ☐ garage ☐ privy
☒ other three-story brick building, brick veneer, nine apartments (intrusion)
16. Is the building endangered? ☒ no ☐ yes—if so, why? _____
17. Surroundings of the building: ☐ open land ☐ woodland ☐ scattered outbuildings ☐ densely built-up ☐ commercial
☐ industrial ☒ residential ☐ other

18. Map



19. Photo

Roll 13 Frame 8 View NE



Significance

(Indicate sources of information for all statements)

20. Architectural significance

- ☒ a. Key structure/individually may qualify for the National Register
☐ b. Contributing structure
☐ c. Not eligible/intrusion

Well preserved gable sided brick house with low pitched roof. Features Italianate front porch and paired cornice brackets. Windows on the first floor are full length, those on the second floor are paired beneath stone lintels and sills. The center window on the second floor is floor length as well.

See continuation sheet.

21. Historical Significance

Theme(s) _____

Italianate-Two story side gable

- ☐ a. Key structure/individually may qualify for the National Register
☒ b. Contributing structure
☐ c. Not eligible/intrusion

The Samuel Sharpless family owned the house as late as 1912, and he was noted for his local investment activities as well as for his having served as Director of the Johnson County Savings Bank for twenty five years. Gertrude F. Dennis owned the house from 1935 through the early 1950's at least.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Prepared by James E. Jacobsen

Date _____

Address _____

Telephone _____

Organization _____

For Division of Historic Preservation Use Only

1. Office Information Sources on this Property

- ☐ County Resource File
☐ Windshield Survey
☐ National Register
☐ Grants-In-Aid: _____
☐ Determination of Eligibility

☐ Review and Compliance Project:

- ☐ Other _____
☐ Other _____
☐ Other _____

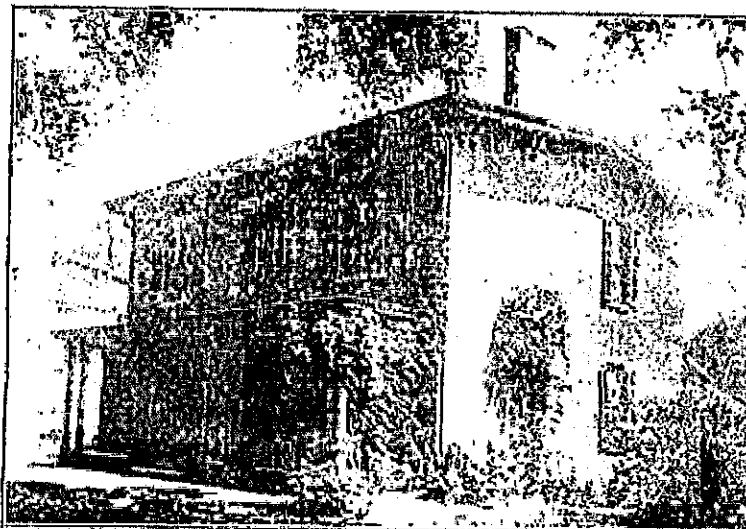
2. Subject Traces

- a. _____
b. _____
c. _____
d. _____
e. _____

3. Photo Images

1582/8-1

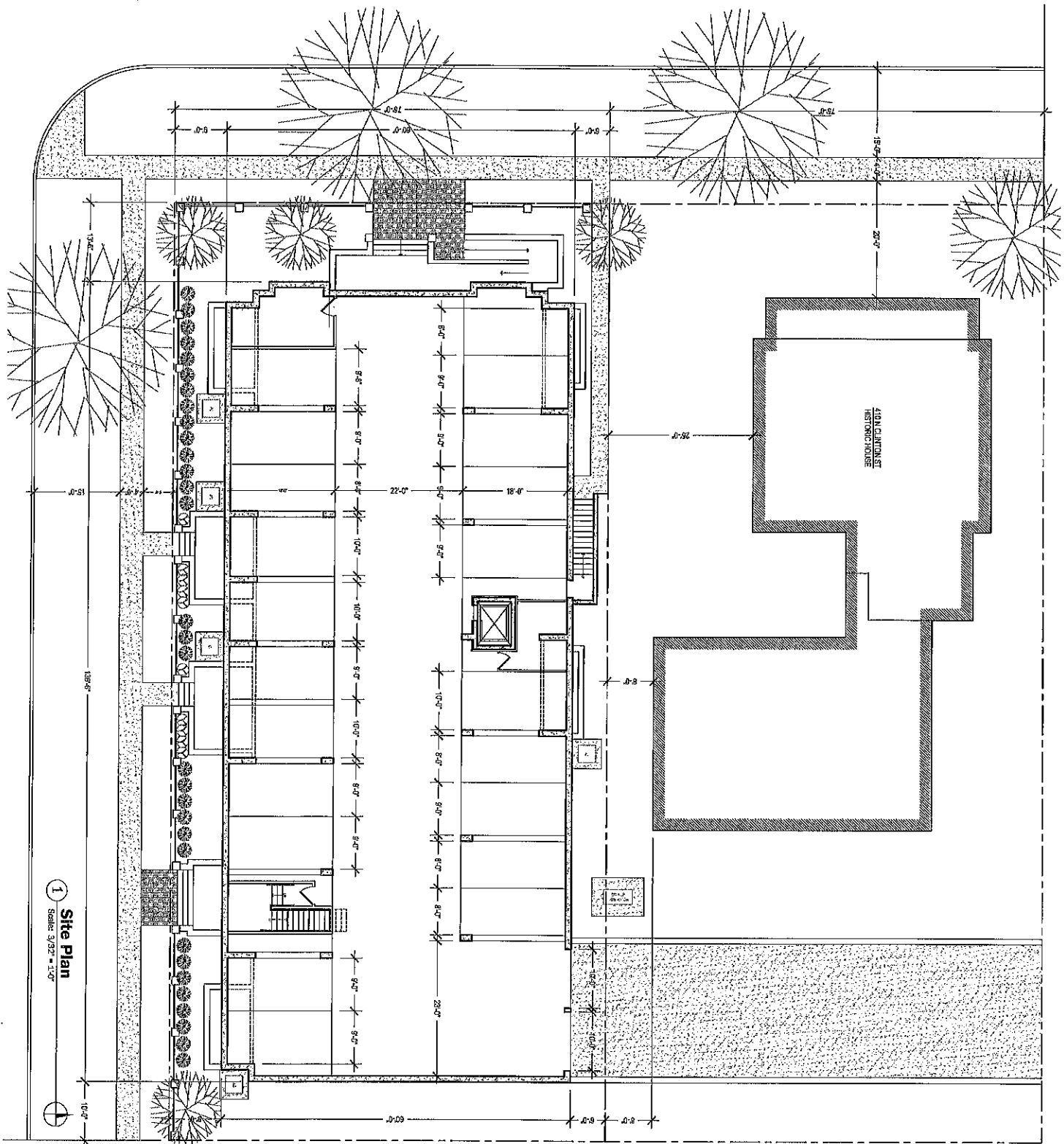
Item Number(s)



The Samuel Sharpless homestead, 412 N. Clinton

Samuel Sharpless (-1901) served for twenty-five years as the director of Johnson County Savings Bank, and was a noted local capitalist.

(Aurner, History of Johnson County, Iowa (Cedar Rapids, Western Pub.Co., 1912 pp. 687-88)



DEVELOPMENT CHARACTERISTICS	
BASE ZONE	RMA-4
REZONING	PMA
LOT AREA:	12,000 SF
PROVIDE	188 FT
LOT COVERAGE	10,815 SF
BUILDING COVERAGE	7,682 SF
GROSS SF:	3 BR 2,881 SF, 4 BR 4,733 SF
FLOOR 1	3 2 1 14
FLOOR 2	3 2 1 14
FLOOR 3	3 2 1 14
FLOOR 4	3 2 1 14
FLOOR 5	3 2 1 14
TOTAL	15 10 5 71
SOULS MENU	
SETH BACK REDUCTION	7
HIGHWAY IMPROVEMENT	7
STREET LIGHT COVERAGE INCREASE	21
TOTAL	20

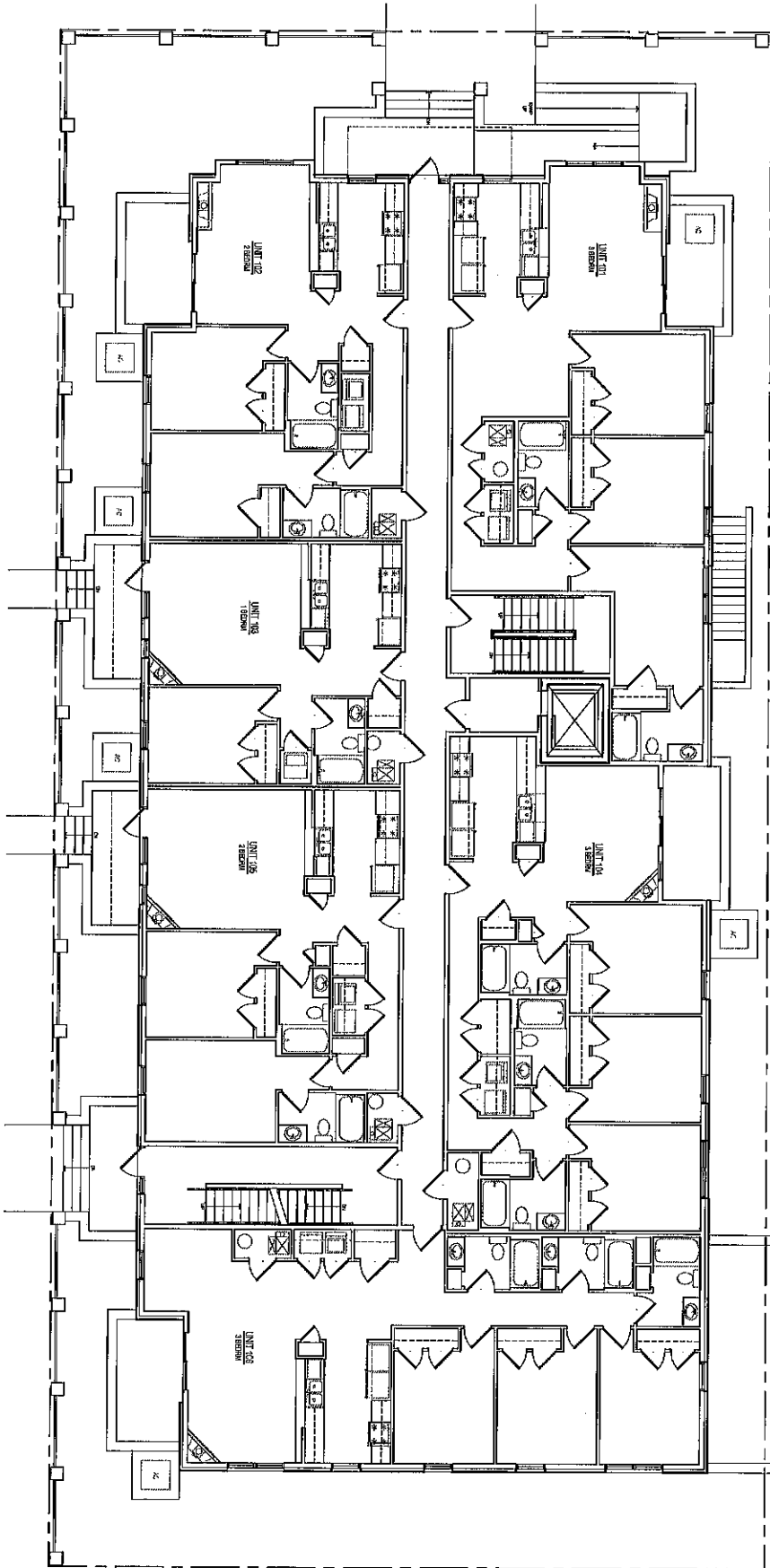
designer
Stefany Woodbury
stefany@stefanywoodbury.com
605.201.7868

Residences at 400 N Clinton St

Designed for Jeff Clark, Iowa City, IA

date
November 25, 2012

sheet number
1



1 First Floor Plan
Scale 1/8" = 1'-0"



Residences at 400 N Clinton St

Designed for Jeff Clark, Rowe City, IN

designer
Shelley McCaffrey
shelley@rynd.com
615.239.7788

sheet title
First Floor Plan

date
November 26, 2019

sheet number
2

Residences at 400 N Clinton St

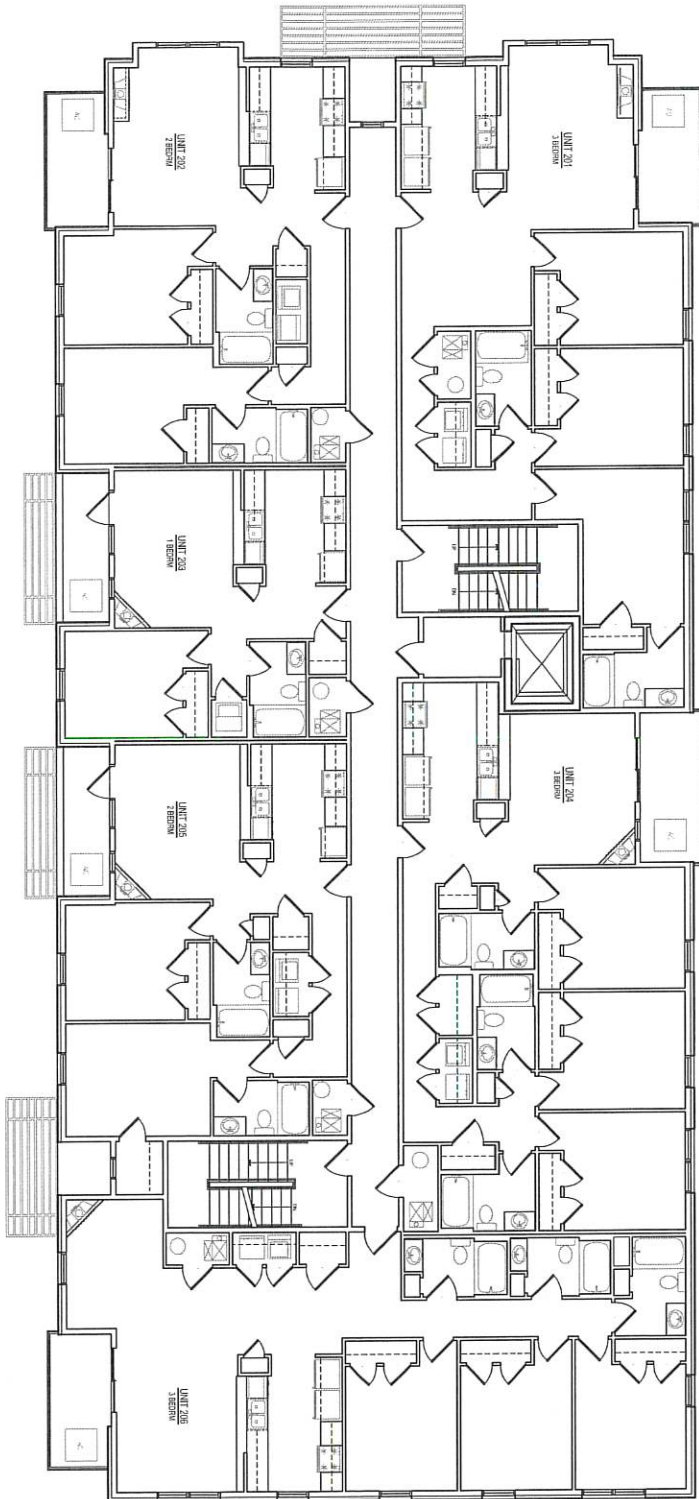
Designed for Jeff Clark Iowa City, IA

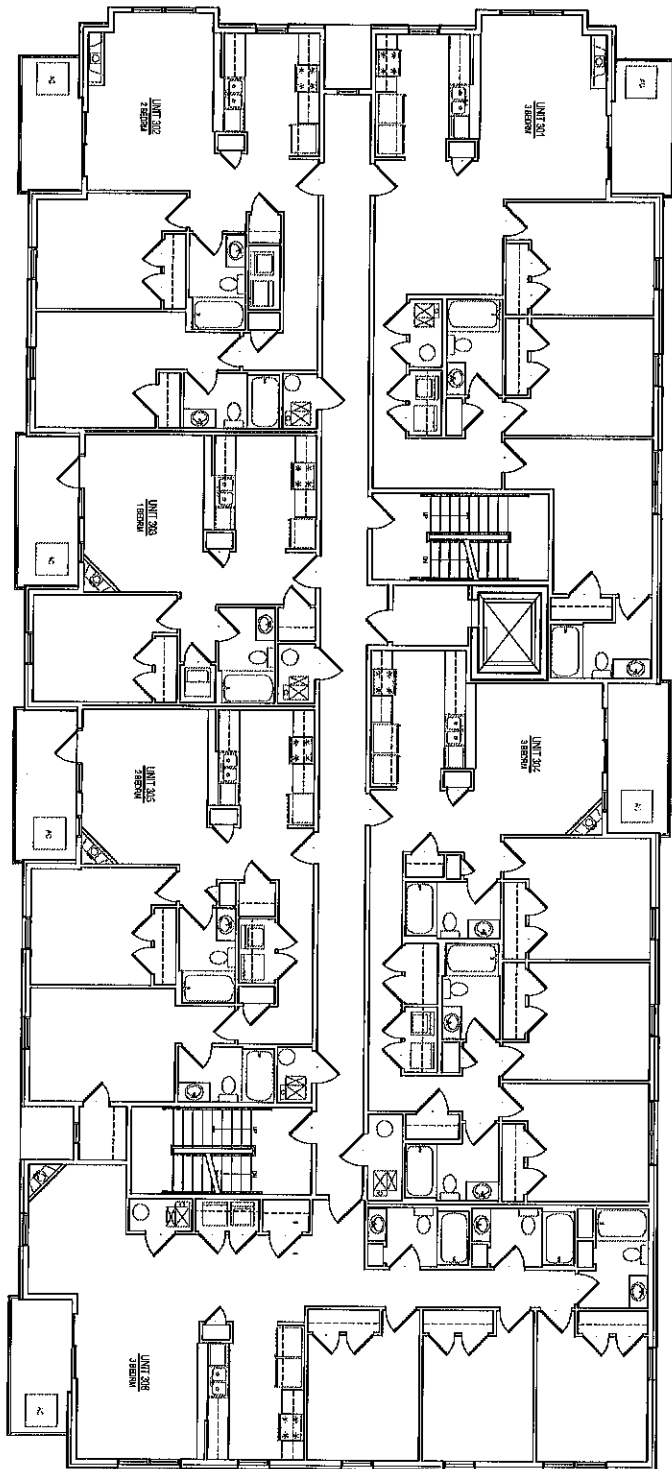
sheet title
Second Floor Plan

date
November 25, 2013

sheet number

1 Second Floor Plan
Scale: 1/8" = 1'-0"





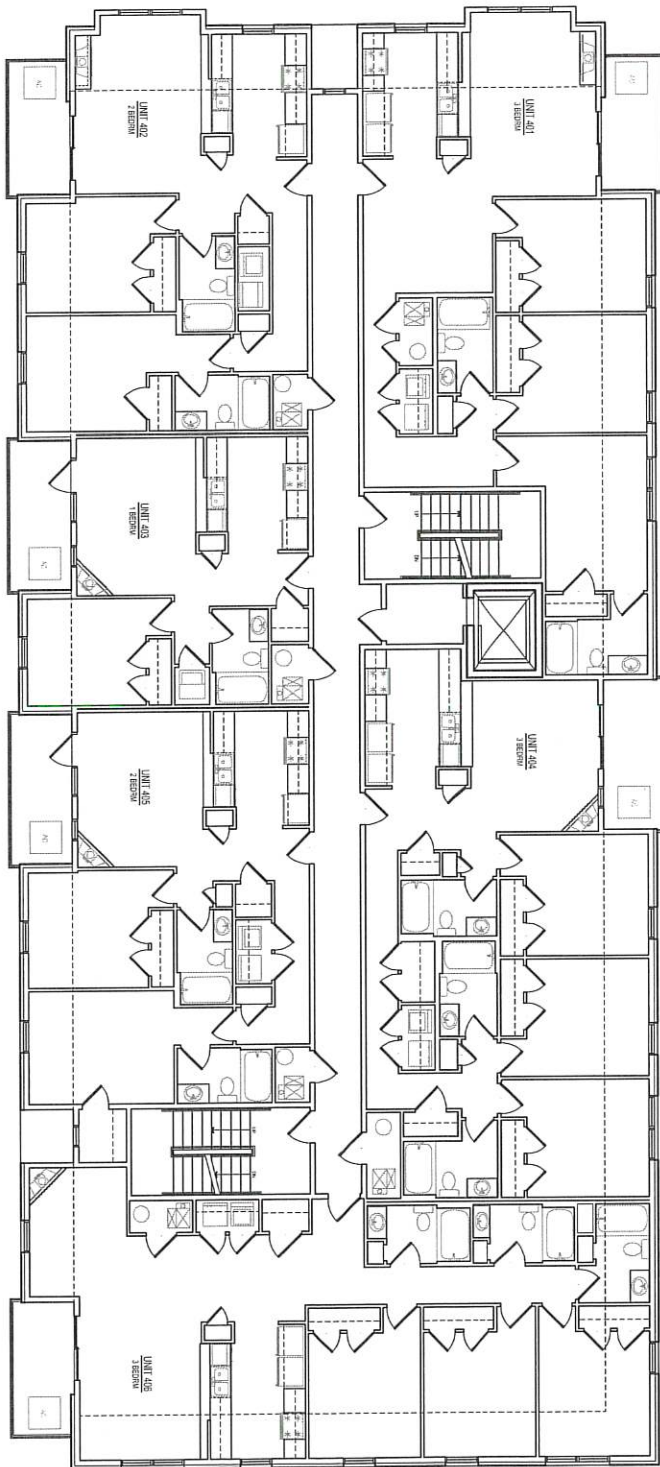
1 Third Floor Plan
Scale: 1/8" = 1'-0"

designer
Shelley Hestler
shelley@shelley.com
656.203.7858

Residences at 400 N Clinton St

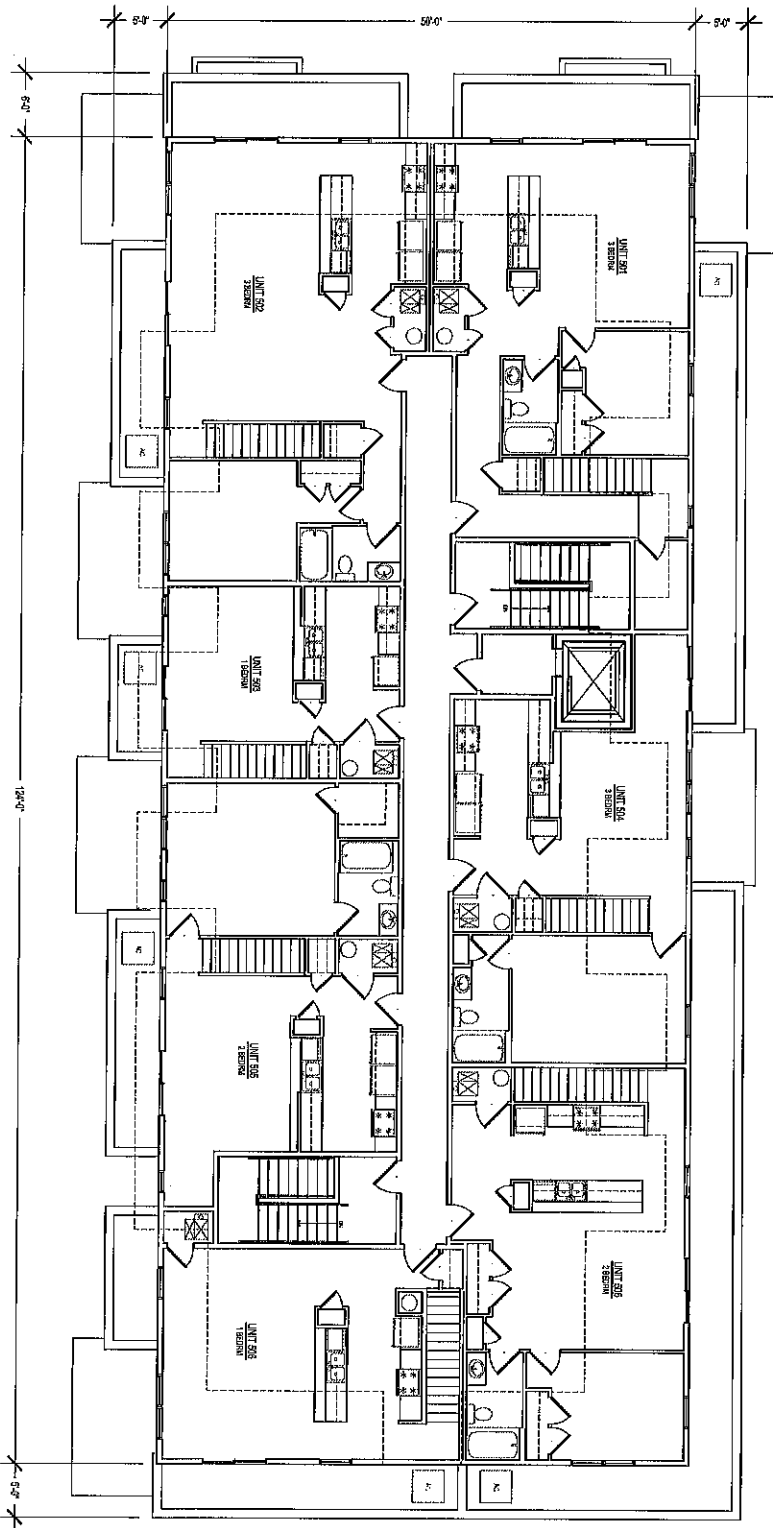
Designed for Jeff Clark, Iowa City, IA

sheet title
Third Floor Plan
date
November 25, 2013
sheet number



1 Fourth Floor Plan
Scale: 1/8" = 1'-0"





1 Fifth Floor Plan
Scale: 1/8" = 1'-0"

designer
Shelley McCleary
shelley@shelley.com
805.208.7885

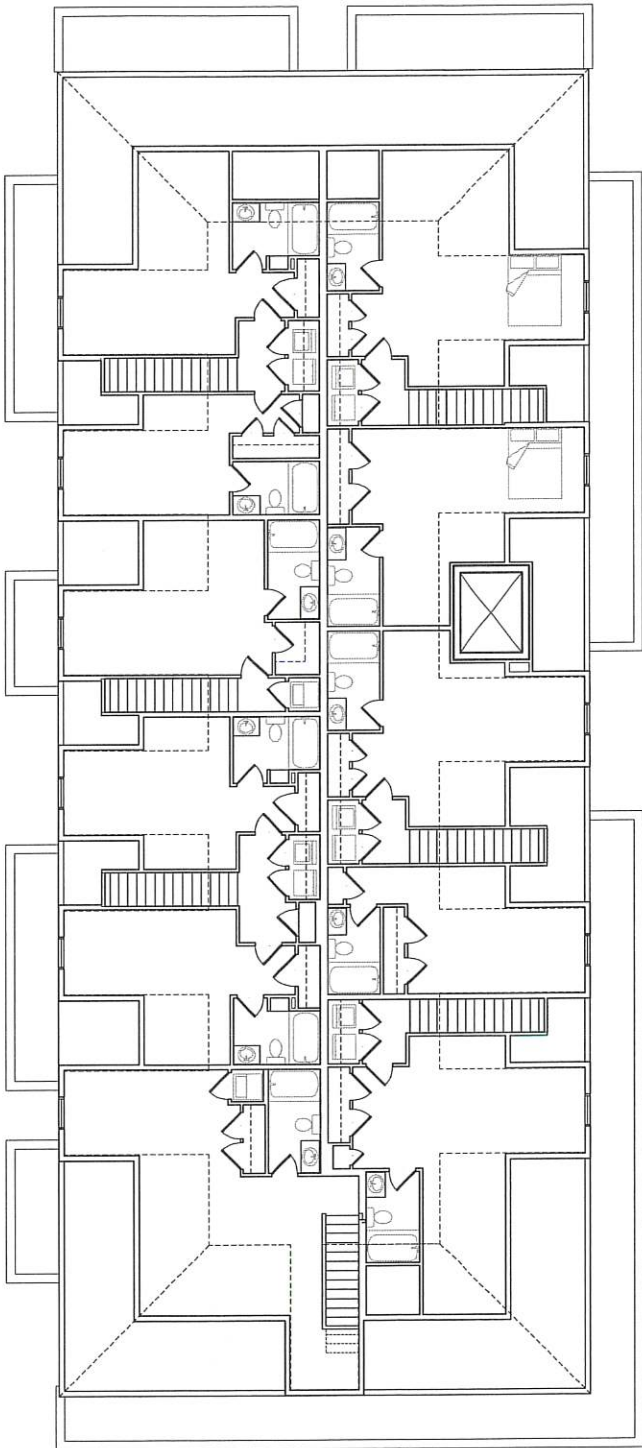
Residences at 400 N Clinton St

Designed for Jeff Clark, Iowa City, IA

sheet title
Fifth Floor Plan

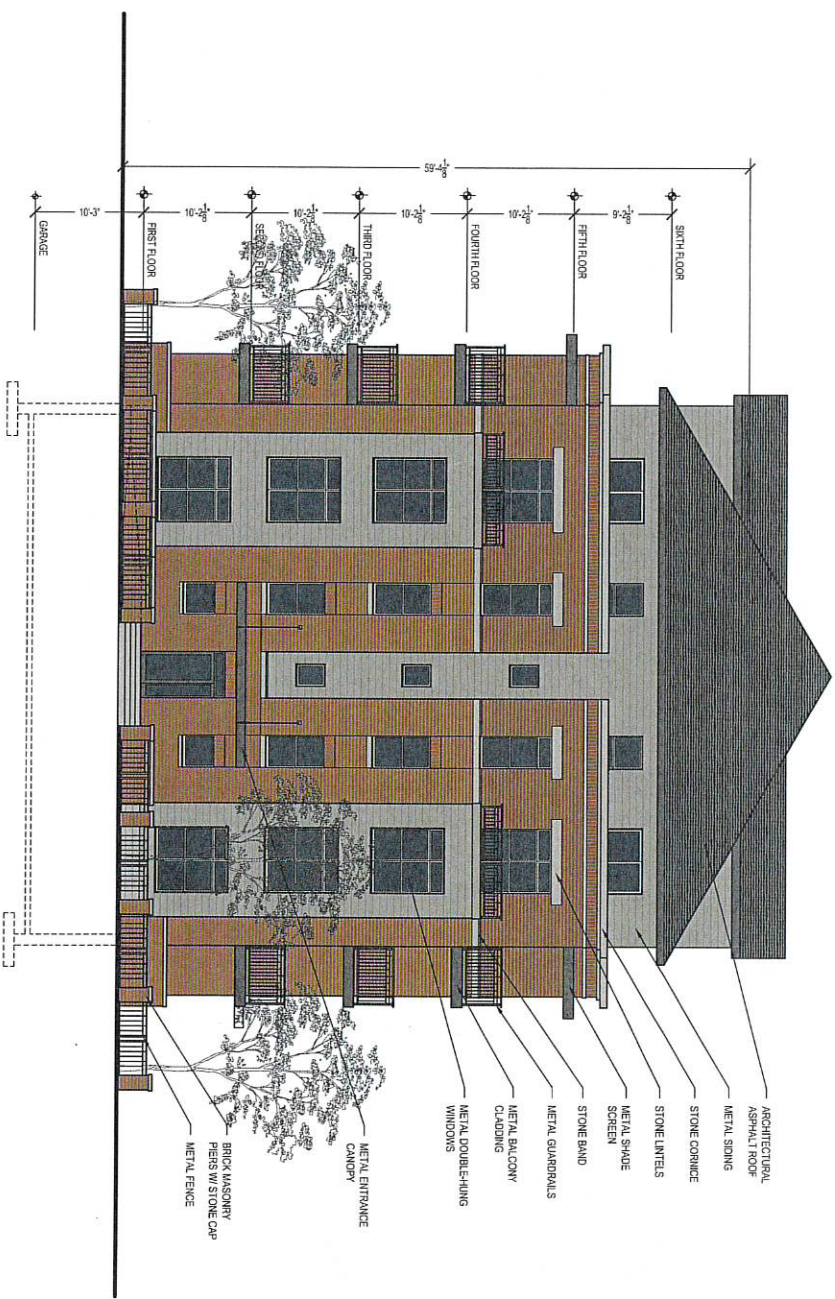
date
November 25, 2019

sheet number



Residences at 400 N Clinton St

Designed for Jeff Clark Iowa City, IA



1 West Elevation
Scale: 1/8" = 1'-0"

Residences at 400 N Clinton St

Designed for Jeff Clark Iowa City, IA

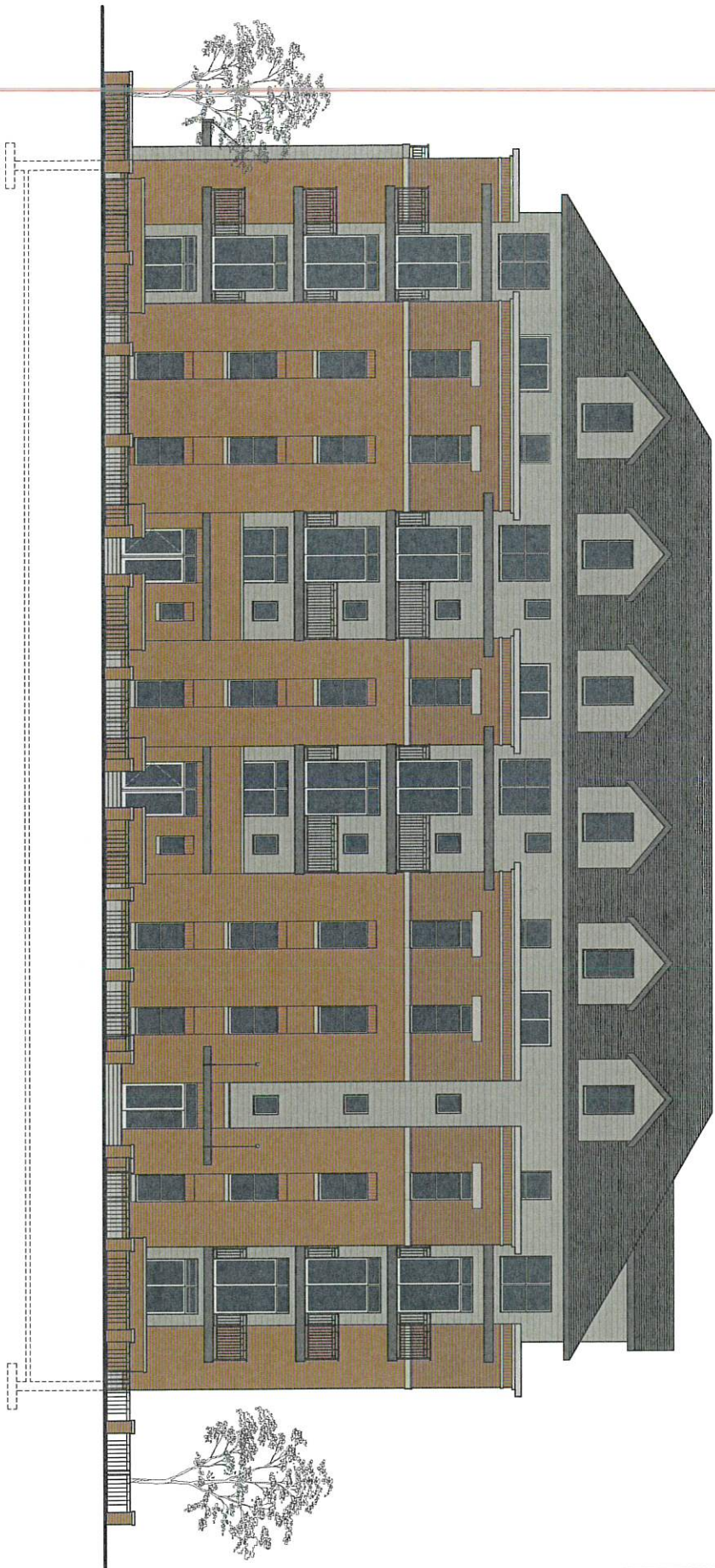
sheet title
South Elevation

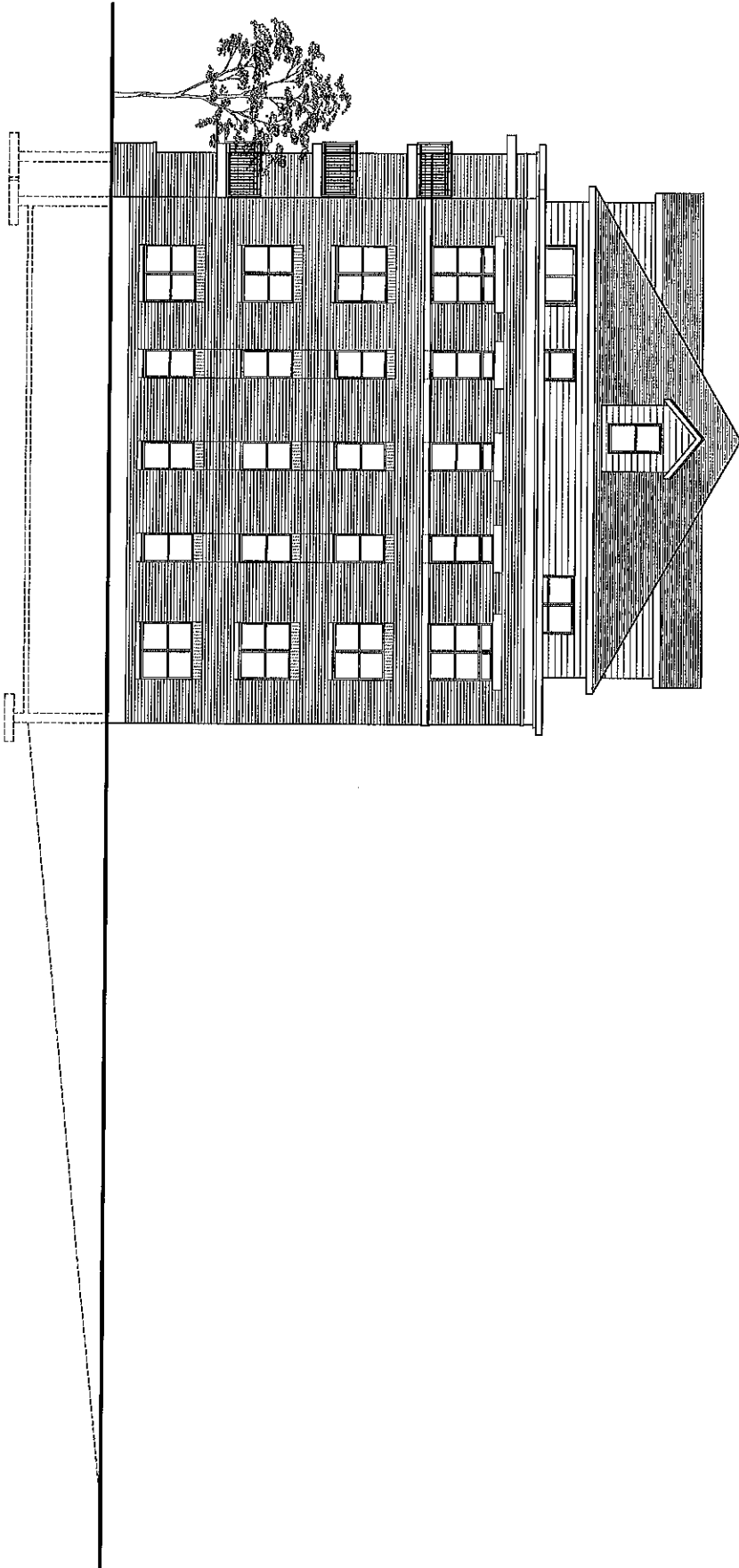
date
November 25, 2013

sheet number

1 South Elevation
Scale: 1/8" = 1'-0"

9





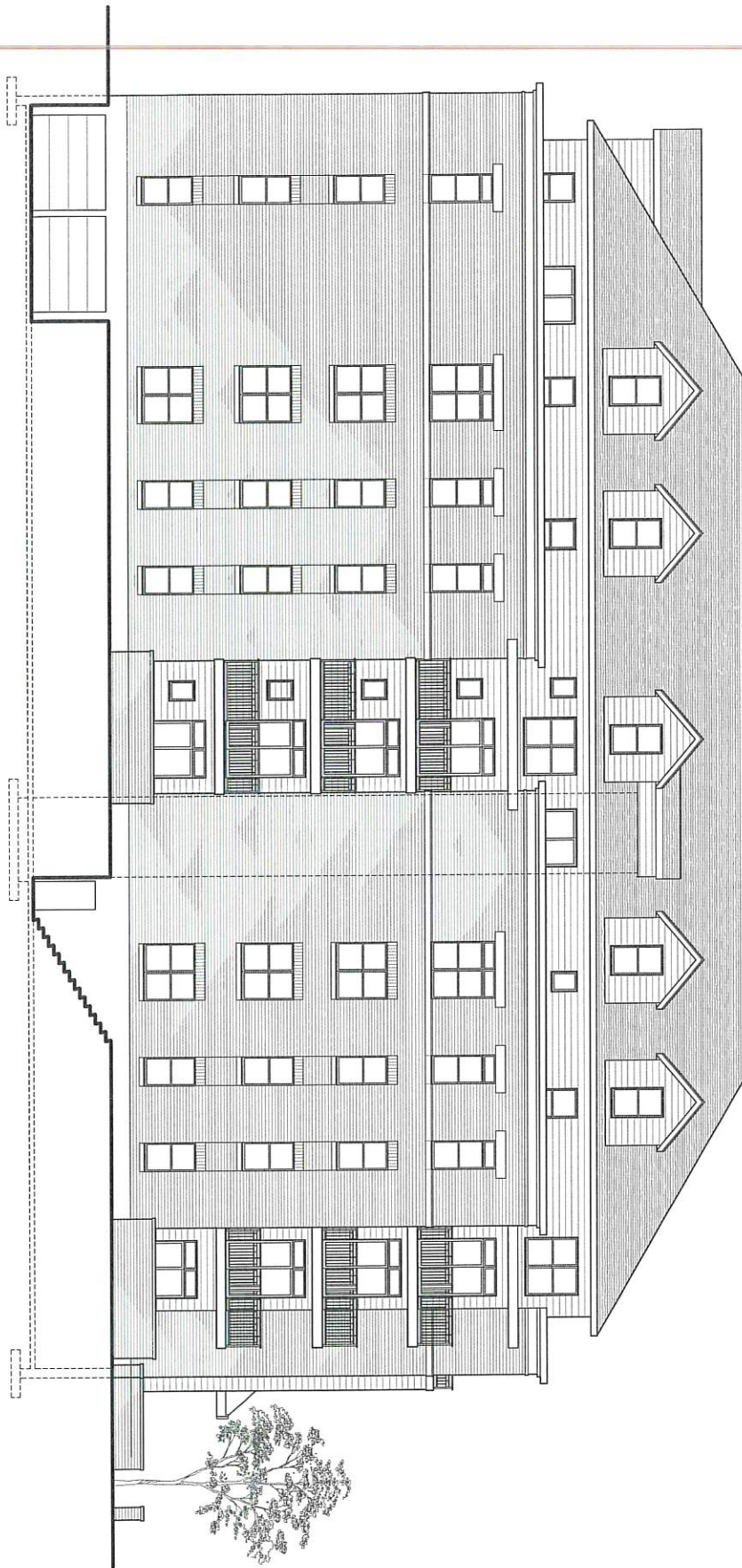
designer
 Steeby McCallery
 steebm@ymh.com
 655.209.7883

Residences at 400 N Clinton St

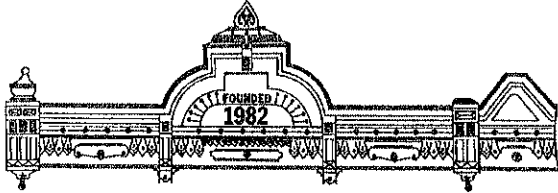
Designed for Jeff Clark, Iowa City, IA

sheet title
 East Elevation
 date
 November 25, 2013

sheet number



1 North Elevation
Scale: 1/8" = 1'-0"

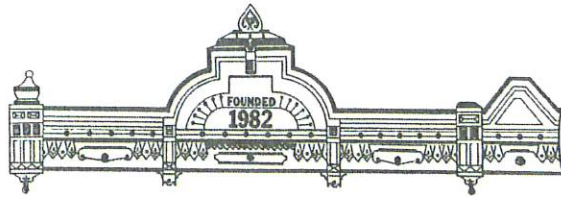


Iowa City
Historic Preservation Commission
City Hall, 410 E Washington Street, Iowa City, IA. 52240

Memorandum

Date: January 2, 2020
To: Historic Preservation Commission
From: Jessica Bristow, Historic Preservation Planner
Re: Annual Planning Session and Draft Work Plan for Calendar Year 2020

As a Certified Local Government (CLG), in an agreement with the State Historic Preservation Office, the Historic Preservation Commission must meet CLG program requirements including the preparation of an annual work plan and follow through with progress on that plan. At the December 12, 2019 regular meeting of the Commission, an initial discussion of the work plan was discussed. The attached draft work plan for Calendar Year 2020 is the result of this discussion. A highlight of recent achievements was added to this draft.



Commission Work Plan for Calendar Year 2020

Recent Successes

In 2018 and 2019, the Commission and Staff saw many large projects to completion. These projects are included here.

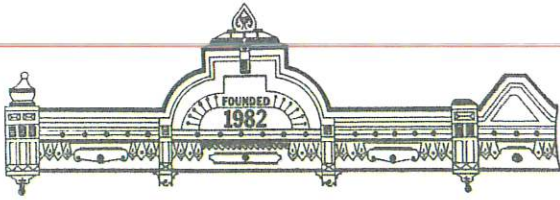
Civil Rights Grant: This two-part project with grant funding from the National Park Service was completed with the successful listing in the National Register of Historic Places of both the Tate Arms and the Iowa Federation Home. Educational signage and digital online materials were also created.

2040 Waterfront Drive Intensive Survey: Funded in part through a Certified Local Government Grant, an intensive survey of the property at 2040 Waterfront Drive was completed. The final document will be provided to the Commission and the property owner for their review in the coming months.

National Register Nomination for the Clinton Street and Railroad Depot Historic District: Funded in part through a Certified Local Government Grant, the potential historic district was nominated to the National Register of Historic Places. The State Nomination Review Committee voted unanimously to recommend the district to the National Park Service. Because of the objection of the majority of the owner's in the district, the National Park Service reviewed the district for eligibility only. On October 21, 2019, the National Park Service determined that the District is eligible for listing in the National Register of Historic Places. If the majority of owners change their mind about the listing, the District would be listed upon receipt of a notarized statement to this effect sent to the State Historic Preservation Office.

Pre-planning for Relocation of the Sanxay-Gilmore House: in January 2019, the consultant, Douglas Steinmetz, completed the evaluation of the Sanxay-Gilmore House which was partially funded through an emergency Historical Resource Development Program grant from the State Historical Society of Iowa. The report outlined the concerns and considerations to be addressed as planning for the continued existence of the house move forward. Given the current delay allowed by the University of Iowa, who now owns the property, the extensive planning and preparation that will be involved if the house is moved will be a project that is not undertaken in 2020.

Historic Preservation Fund: With the implementation of the fund in FY 2018, the Fund has approved 20 grants or loans improving 18 properties. This is a popular program which has helped property owners maintain the historic character of their properties and has helped keep valuable material out of the landfill.



Priority Issues for 2020

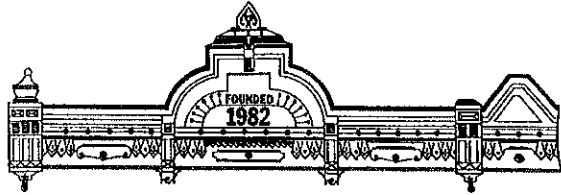
Downtown National Register Historic District: The drafting of the Nomination for the Downtown District to the National Register of Historic Places is in progress by consultant Alexa McDowell of AKAY Consulting. The current schedule is for the Nomination to be reviewed by the State Nomination Committee in June 2020 with review and comment by the Commission proceeding that in May. Because of public interest and the timing corresponding with Preservation Month, a public presentation is proposed. This project requires minimal Commission time as participants in public outreach and education.

Annual Historic Preservation Awards: The annual awards highlight successful preservation work within the community and the expertise of contractors and consultants. As one of the Commission's main forms of community outreach, the awards are a high priority every year and attract an audience of about 100 people. The annual awards have been moved to May to coincide with Preservation Month activities. The awards will require Commission involvement for nominating properties and for work on the awards sub-committee producing the awards.

Summit Street Monument: In 2019 the consultant, Atlas Preservation, completed the "Summit Street Monument Assessment and Conservation Options Plan" that was financed in part through a Certified Local Government Grant. Given the ongoing deterioration of the monument, the Commission will review the options and recommend an appropriate action to City Council. Preliminary work and discussion on the proposal could be completed by a sub-committee of the Commission.

Update of the College Green Historic District: In 2016, the Commission approved the relocation of the Houser-Metzger House from 422 Iowa Avenue to 623 College Street where the contributing structure had been damaged beyond repair by fire and water. In order for the relocated house to be considered contributing to the Historic District, an amendment to the National Register-listed district is required as a first step. This amendment will be reviewed by the Commission following revision by staff and the District representative.

Update of the Iowa City Preservation Handbook (Maps): The most recent version of the handbook was updated in 2010 and does not include several recent changes and needs to be reviewed for accuracy. While the compilation of the updated handbook, which would be approved by City Council as a final step, will extend beyond 2020, a review of the maps for property status is a high priority. Since many properties have changed status in the past ten years, the maps, which are the basis for review-type, application of exceptions, and in some cases eligibility of the Historic Preservation Fund, are outdated. This project will involve staff and individual Commissioners or a sub-committee to review property status. The full Commission would review and approve updated maps.



Future projects and potential projects beyond 2020

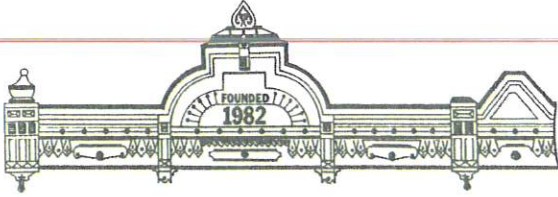
Montgomery Butler House: In 1998, as part of a Memorandum of Agreement for the development of the new water plant, the City mothballed the Montgomery/Butler House, a significant historic resource, for roughly \$70,000. In 2015, a meeting of interested parties occurred in the hope of determining a path forward for the use and rehabilitation of the house without success. Staff was recently informed that the enclosures and protections for the house are failing and recommends that planning for the future use of the property becomes a priority. Likely stakeholders will include local preservationists, commissioners, FHP, planning and parks staff as well as community leaders. While time is impacting the integrity of the structure, this project will not begin this year.

State Preservation Conference: This continues to be a future interest of both staff and the Commission. It is unlikely that the State would plan to hold the conference in the eastern half of the state prior to 2022. Still, with Iowa City's involvement and interest in Historic Preservation, hosting the conference is part of the Commission's long-range plan.

Reconnaissance Survey of Kirkwood Avenue and Lucas Farms Neighborhoods: These neighborhoods contain a significant amount of historic resources that have never been reviewed or researched. The owners in the neighborhoods could benefit from the information that could be found about their properties. The first step in any neighborhood survey is a reconnaissance survey that could be performed by minimally trained volunteers. With an active neighborhood group and interested Commissioners, this could begin at any time with a formal survey by a consultant in future years.

Increased Digital online presence: The City has valuable resources and information on historic properties in several different formats. Currently the ability for the public to access this information is dependent upon the format of the information. Digitizing hardcopy information and combining it in with existing digital information in a searchable online database would make this information about city history more available for property owners and researchers.

Evaluation of Mid-century Modern Housing Stock: Since these properties have reached historic status, Commissions across the country are developing plans for how to evaluate them. In Iowa City, many of the areas where they are concentrated have not been reviewed but could begin with reconnaissance-level surveys in future years.



Iowa City
Historic Preservation Commission

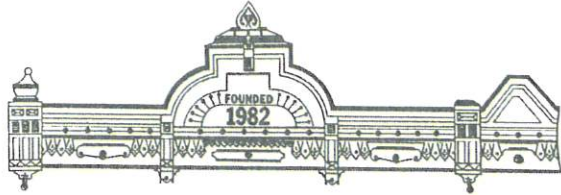
City Hall, 410 E Washington Street, Iowa City, IA. 52240

Staff project update

Education and outreach: Staff will be presenting a lecture based on the work of the Civil Rights Grant in February during Black History Month. Staff will also lead a downtown tour on April 1 as part of a conference requested by the Iowa City Downtown District. Staff will also host a student for a job-shadowing experience this spring.

Implementation of digital review process: As part of the new permitting software being adopted by the City this spring, staff will be integrating the current non-digital review process into the new system.

University of Iowa Planning Project: This ongoing project for the 2019-2020 UI school year involves graduate students in the Planning department in a project focusing on downtown with limited staff and chair involvement.



Iowa City
Historic Preservation Commission
City Hall, 410 E Washington Street, Iowa City, IA. 52240

Memorandum

Date: January 2, 2020
To: Historic Preservation Commission
From: Jessica Bristow, Historic Preservation Planner and Jade Pederson, Planning Intern
Re: African American Civil Rights Grant Update

In 2016, Iowa City received an African American Civil Rights Grant from the National Park Service for a two-part project concerning two buildings in Iowa City associated with African American housing equity during the Civil Rights Era. The project entailed nomination of two buildings in the National Register of Historic Places and creating educational materials such as signage and digital media. The two buildings that were nominated for the fulfillment of the project's requirements were the Iowa Federation Home, located at 942 Iowa Avenue, and Tate Arms, located at 914 S. Dubuque Street.

This project was recently completed with the successful listing of both properties in the National Register of Historic Places, the installation of educational signage, and the creation of digital educational materials, found here: <https://www.icgov.org/project/preserving-black-history-iowa-city-tate-arms-and-iowa-federation-home>. The Iowa Federation Home was listed in the National Register of Historic Places on 6 December 2019 while Tate Arms was listed 9 December 2019.



Educational sign in front of Tate Arms.



Educational sign in front of the Iowa Federation Home.

The completion of this project encompasses many of the purposes of the Historic Preservation Commission. Preservation of Black history in Iowa City by proxy of the Tate Arms and the Iowa Federation Home promotes the educational and cultural welfare of the public as well as safeguards Iowa City's historic heritage.

MINUTES
HISTORIC PRESERVATION COMMISSION
EMMA J. HARVAT HALL
December 12, 2019

PRELIMINARY

MEMBERS PRESENT: Thomas Agran, Helen Burford, Cecile Kuenzli, Lyndi Kiple, Quentin Pitzen, and Jordan Sellergren

MEMBERS ABSENT: Kevin Boyd, Gosia Clore, Sharon DeGraw

STAFF PRESENT: Jessica Bristow

OTHERS PRESENT: Greg A Sims, Austin Wu

RECOMMENDATIONS TO COUNCIL: (become effective only after separate Council action)

CALL TO ORDER: Vice-Chairperson Agran called the meeting to order at 5:40 p.m.

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

There was none.

CERTIFICATE OF APPROPRIATENESS:

330 North Gilbert Street – Northside Historic District (rear porch opening relocations).

The first agenda item concerned the property located at 330 North Gilbert Street where the applicant is requesting a second curb cut and driveway with a parking pad. Bristow stated that staff received an emailed letter from the applicant's lawyer this afternoon which was emailed to Commissioners and provided for them in hardcopy at the meeting. She said that since staff did not have time to read the letter or respond, staff would like to change the recommendation for the project.

Bristow said that staff would recommend that the Commission defer the discussion and decision of the project until the January meeting at which time staff will have had the ability to respond to the letter. She said that the applicant had been emailed that the recommendation would change.

Bristow said the project will be published with the letter and the response in the agenda packet.

Agran asked the members of the public in attendance if they would be able to attend the January meeting instead.

Bristow said that if they could not attend in January, they could email any comments to her to be shared at the meeting also.

MOTION: Kuenzli moved to defer the project at 330 North Gilbert Street to the January 2020 meeting so that staff can respond to the additional information. Burford seconded the motion. The motion carried on a vote of 6-0.

REPORT ON CERTIFICATES ISSUED BY CHAIR AND STAFF

Certificate of No Material Effect – Chair and Staff Review.

1203 Sheridan Avenue– Longfellow Historic District (storm window replacement).

HISTORIC PRESERVATION COMMISSION

December 12, 2019

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Bristow said that while storm window replacement does not require review, several recent projects funded by the Historic Preservation Fund involved the replacement of storm windows, and sometimes the repair of the original windows so that the original windows are saved from demolition.

Minor Review – Staff Review.

811 1/2 East College Street – College Green Historic District (exterior metal stair railing replacement).

Bristow said that the stair replaced is the main access to the second-floor apartments on the rear building. Bristow showed an image of the front building and a photo of the fire escape stair on the back. She said that since the two stairs had matched before, the new one will also be similar.

123 North Linn Street – Local Historic Landmark (Brewery Square entrance door and arched transom replacement).

Bristow this entrance is a non-historic addition between the Economy Advertising Building and the Union Brewery. She said the project is the replacement of the entry doors and windows and the arched transom window under the steel tube arch. Bristow said the steel tube will be repaired and painted and a storefront system will be installed in the entrance.

CONSIDERATION OF MINUTES FOR NOVEMBER 14, 2019

MOTION: Kuenzli moved to approve the minutes of the Historic Preservation Commission's November 14, 2019 meeting. Pitzen seconded the motion. The motion carried on a vote of 6-0.

COMMISSION INFORMATION AND DISCUSSION:

Receipt of statement of eligibility for listing in the National Register of Historic Places for the Clinton Street and Railroad Depot Historic District.

Bristow said that the attached letter was the official notification that the propose District was found to be eligible for listing in the National Register but was not listed because of owner objection. Bristow said that if the owners changed their mind at any time they could notify the National Park Service and the district would be immediately listed.

Kuenzli asked if there might be a possibility that they would change their minds on this.

Bristow said it seemed unlikely at this time.

Unscheduled item from the floor: Greg A Sims asked permission to address the Commission on an item near and dear to his heart. Sims informed the Commission that there were historical documents, specifically, bank certificates issued by the Bank of New York that if located could be redeemed for as much as \$250,000. The description of the certificate included a gold seal and several different ribbon attachments.

Sims stated that he had grown up in Des Moines where preservation happened and they had done good work. He said that he appreciated history and this type of work. His information was being presented as a public service. Sims requested a copy of the Commission minutes as record of his participation in the meeting.

Preliminary discussion of potential work plan activities

Bristow said that the purpose of this discussion was to provide the Commission with information about on-going work and potential work. She said that since the creation of a work plan is required as a part of our Certified Local Government agreement, staff wished to have a preliminary discussion so that Commissioner interest in specific projects could be included in the work plan draft that will be presented next month.

Bristow began with the list of regular tasks that happen on an annual basis, most of which are the daily tasks that occupy staff.

Bristow continued with the high-priority projects. She said that the Downtown National Register Nomination is in process and will likely proceed to review by the State Nominating Review Committee in June which means it will be reviewed by the Commission in May. She said that since this is preservation month, we may have a public presentation.

Bristow said that the University of Iowa planning project that is ongoing involves other staff and they will present to the Commission in January.

Bristow said the Summit Street Monument was reviewed by a consultant as part of one of the grants that the Commission had last year. The consultant issued recommendations on how to preserve the monument. Because the deterioration is ongoing, this a high-priority project which will involve Commission review and a recommendation to City Council on how to move forward in regard to the monument.

Bristow said that an update of the National Register listing of the College Green Historic District to include the house relocated to 623 College as a contributing resource is necessary for the current and future property owners. She said this is a good time to review the entire district to confirm the status of the other properties, especially since this is a small district.

Bristow said that the Iowa City Preservation Handbook needs to be updated to correct inconsistencies and include recent code amendments. She said that given the scope of this project, it would be helpful to have a sub-committee of the Commission help with this process.

Bristow continued with the low-priority or future projects list stating that the Sanxay-Gilmore House is on the list only to keep the Commission aware of the future project. She said that the budget for the project was removed and there may still be discussions on allowing it to remain. She showed a picture of the house so that new Commissioners would know which house was discussed. She said that the University letter from last year said that they do not have plans to use the space and that it may be three years before the house would need to be relocated or demolished.

Bristow said that this project would likely begin with some programming discussions similar to those that happened with the recent landmarks on Gilbert Street. The process to move the house would be involved and likely take most of a year.

Bristow said that the Montgomery-Butler House is a similar situation. She showed a photos and aerial images so the Commission would know where this house is located. She said that many years ago the City got a grant to study the house and another grant to mothball it. The mothballing is now failing.

HISTORIC PRESERVATION COMMISSION

December 12, 2019

Page 4 of 6

Bristow said in 2015 a stakeholder meeting about the project was inconclusive.

Kuenzli asked if it could be sold off and become a single-family home.

Bristow said that because it is on City property that is unlikely and better options will probably result in a use by Parks and Rec or something similar.

Bristow said the next item is the update of the Brown Street National Register District. After the Commission reviewed the status of the house at 724 Ronalds and changed its status from contributing to noncontributing to the district, the State Historic Preservation Office wanted the district updated. Bristow said that while there is no rush, there are several other properties in the district whose status has changed and they could all be updated at the same time.

Bristow said that evaluation of the Kirkwood Avenue area and Lucas Farms could begin at any time because the first step is a reconnaissance survey which can be done by volunteers with limited training. She said that given the strength of the neighborhood involvement in the area, they may be interested in helping.

Bristow said that the evaluation of the Mid-Century housing stock was something that began as an interest in the 2015 work plan but it was not a priority once the Commission began moving forward with a list of individual landmarks. This could also begin as a reconnaissance survey or mapping project.

Agran asked if these latter were all supposed to be completed in the coming year or whether they were just suggestions of topics from which the Commission might make a selection.

Bristow replied that the list is more of an aspirational list of targeted projects but that constraints on staff time and commissioners' availability suggested that the Commission should target the high priority projects and further, that if any commissioner had a particular interest in a project in another category, he or she would be welcome to pursue that as a goal for the year.

Kiple indicated her interest in the Summit Street Monument project.

Sellergren said she would be happy to help gather information to designate Kirkwood Ave as a historic neighborhood. She said she could take down info about house exteriors and cross check background info on the assessor site.

Burford said that she could assist in the review of her College Green District and that update.

Kiple asked for more information on the digital online presence project.

Bristow said that in 2015 when she performed a study of Historic Preservation Staffing in other communities it was noticed that other communities had a much stronger digital presence. She said that this helped increase the availability of information and has been on the work plan ever since. She said it would likely take involvement with the City IT department which currently doesn't have time budgeted for the project.

Kuenzli said she would be interested to be on the committee to consider replacement of the Summit Street historic monument marker.

Bristow said she felt she had enough information from the discussion to create the draft work plan for review at the next Commission meeting.

HISTORIC PRESERVATION COMMISSION

December 12, 2019

Page 5 of 6

Bristow introduced and welcomed the new at-large Commissioner, Austin Wu, who was attending the meeting for observation prior to completing training and joining the Commission for the January meeting.

ADJOURNMENT: Kiple moved to adjourn the meeting. Seconded by Pitzen.

The meeting was adjourned at 6:15 p.m.

Minutes submitted by Judy Jones

HISTORIC PRESERVATION COMMISSION

December 12, 2019

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ATTENDANCE RECORD

2018-2019

NAME	TERM EXP.	1/10	2/14	3/14	4/11	5/09	5/23	6/13	8/08	8/19	9/12	10/10	11/14	12/12
AGRAN, THOMAS	6/30/20	O/E	O/E	X	O/E	O/E	X	X	X	X	X	X	X	X
BOYD, KEVIN	6/30/20	X	X	X	X	X	O/E	X	X	X	X	O/E	X	O/E
BUILTA, ZACH	6/30/19	X	X	X	X	X	X	X	--	--	--	--	--	--
BURFORD, HELEN	6/30/21	X	X	X	O/E	X	X	X	X	X	X	X	X	X
CLORE, GOSIA	6/30/20	O/E	X	X	X	O/E	X	O/E	O/E	X	X	X	X	O/E
DEGRAW, SHARON	6/30/19	X	O/E	X	X	X	X	O/E	X	X	O/E	O/E	X	O/E
KARR, G. T.	6/30/20	X	X	X	X	X	X	X	X	X	X	--	--	--
KUENZLI, CECILE	6/30/19	X	O/E	X	X	X	X	O/E	X	X	O/E	O/E	X	X
KIPLE, LYNDI	6/30/22	--	--	--	--	--	--	--	X	X	X	X	X	X
PITZEN, QUENTIN	6/30/21	X	X	X	X	X	X	X	X	X	X	X	X	X
SELLERGREN, JORDAN	6/30/22	--	--	--	--	--	--	--	X	X	X	X	X	X
SHOPE, LEE	6/30/21	O/E	X	X	X	X	X	O/E	--	--	--	--	--	--