

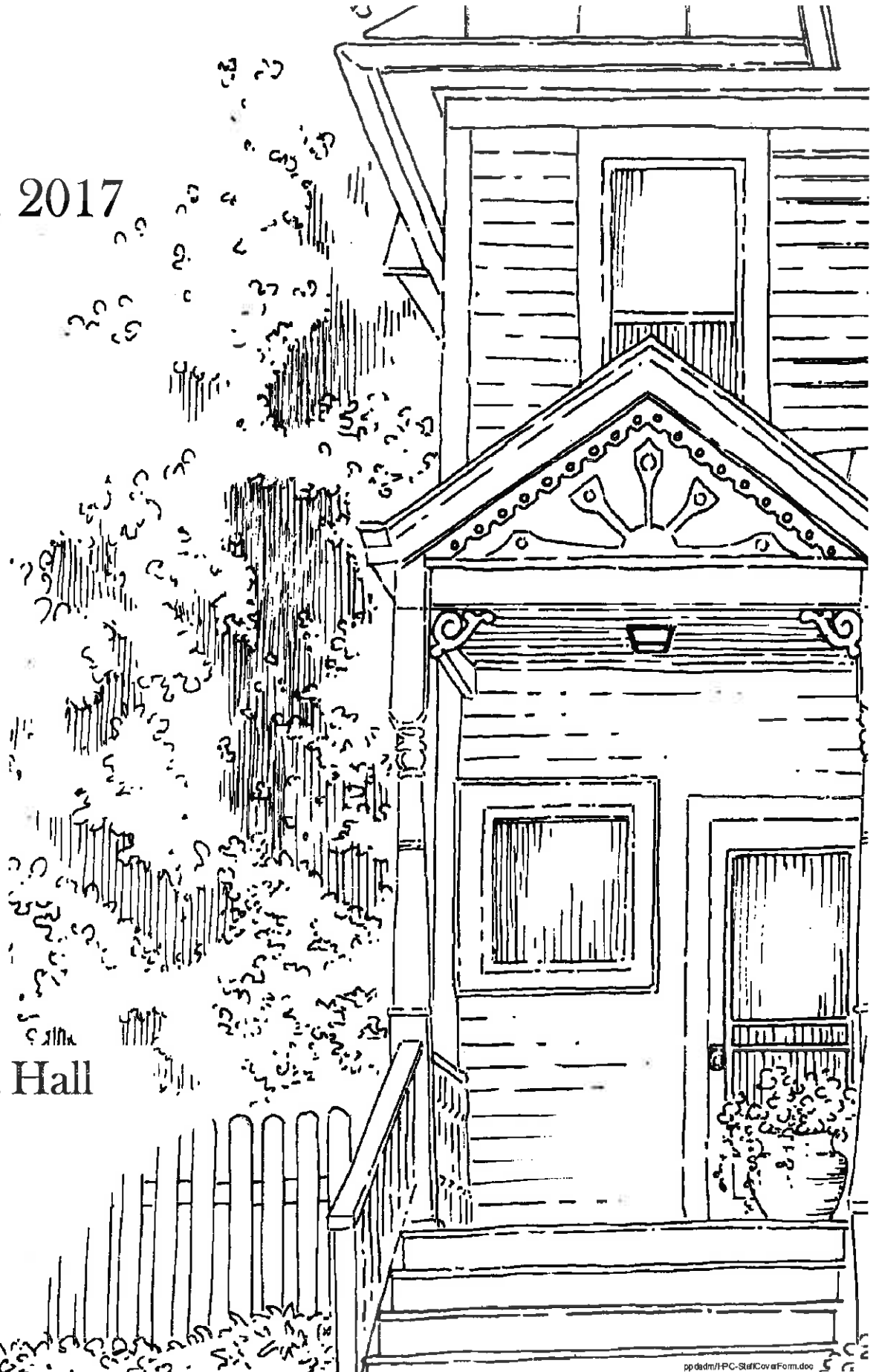
Iowa City Historic Preservation Commission

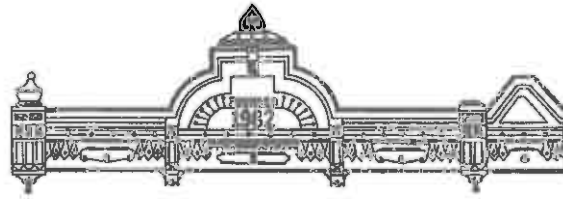
Thursday

February 9, 2017

5:30 p.m.

Emma Harvat Hall
City Hall





IOWA CITY HISTORIC PRESERVATION COMMISSION

Thursday, February 9, 2017

City Hall, 410 E. Washington Street

Emma J. 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

1. 516 Fairchild Street – Goosetown Horace Mann Conservation District (chimney and awning removal)
2. 804 Ronalds Street – Brown Street Historic District (dormer removal, window and door reconfiguration and landing addition)

E) Report on Certificates issued by Chair and Staff

Certificate of No Material Effect – Chair and Staff review

533 S. Summit Street – Summit Street Historic District (metal roof edge addition)

Minor Review –Staff review

818 N. Linn Street – Brown Street Historic District (deck construction)

Intermediate Review –Chair and Staff review

1050 Woodlawn Avenue – Woodlawn Historic District (railing revision to previous COA)

F) Consideration of Minutes for January 12, 2017

G) Commission Information and Discussion

CLG Annual Report

H) Adjournment

Historic Review for 516 Fairchild Street

District: Goosetown/Horace Mann Conservation District
Classification: Non-contributing

The applicant, UniverCity Neighborhood Partnership, is requesting approval for a proposed alteration project at 516 Fairchild Street, a non-contributing property in the Goosetown/Horace Mann Conservation District. The project consists of removing both chimneys, the awnings over the windows, and the extended awning over the rear walkway.

Applicable Regulations and Guidelines:

4.0 *Iowa City Historic Preservation Guidelines for Alterations*

4.2 Chimneys

7.0 *Guidelines for Demolition*

7.1 Demolition of Whole Structures or Significant Features

Staff Comments

According to the survey, this house shows the evolution from the early two room hall-and-parlor and the later two-story I-house. The hall-and-parlor would be two rooms wide and a single room deep. The I-house would have been two-full rooms high. While this house is not quite that tall, the full windows on the front show a move toward the I-house type with some of the plan features of the hall-and-parlor type. The construction date is unknown but the house appears on the 1899 Sanborn map. A single-story kitchen addition was also shown on the 1899 Sanborn map. A garage was shown on the property as early as 1906.

Currently the house has several additions and alterations that have reduced its historic architectural character. A garage has been converted partially to living space, and a breezeway has been enclosed as living space, and an original crawlspace has been enlarged to a full basement. Asbestos siding likely covers the original siding.

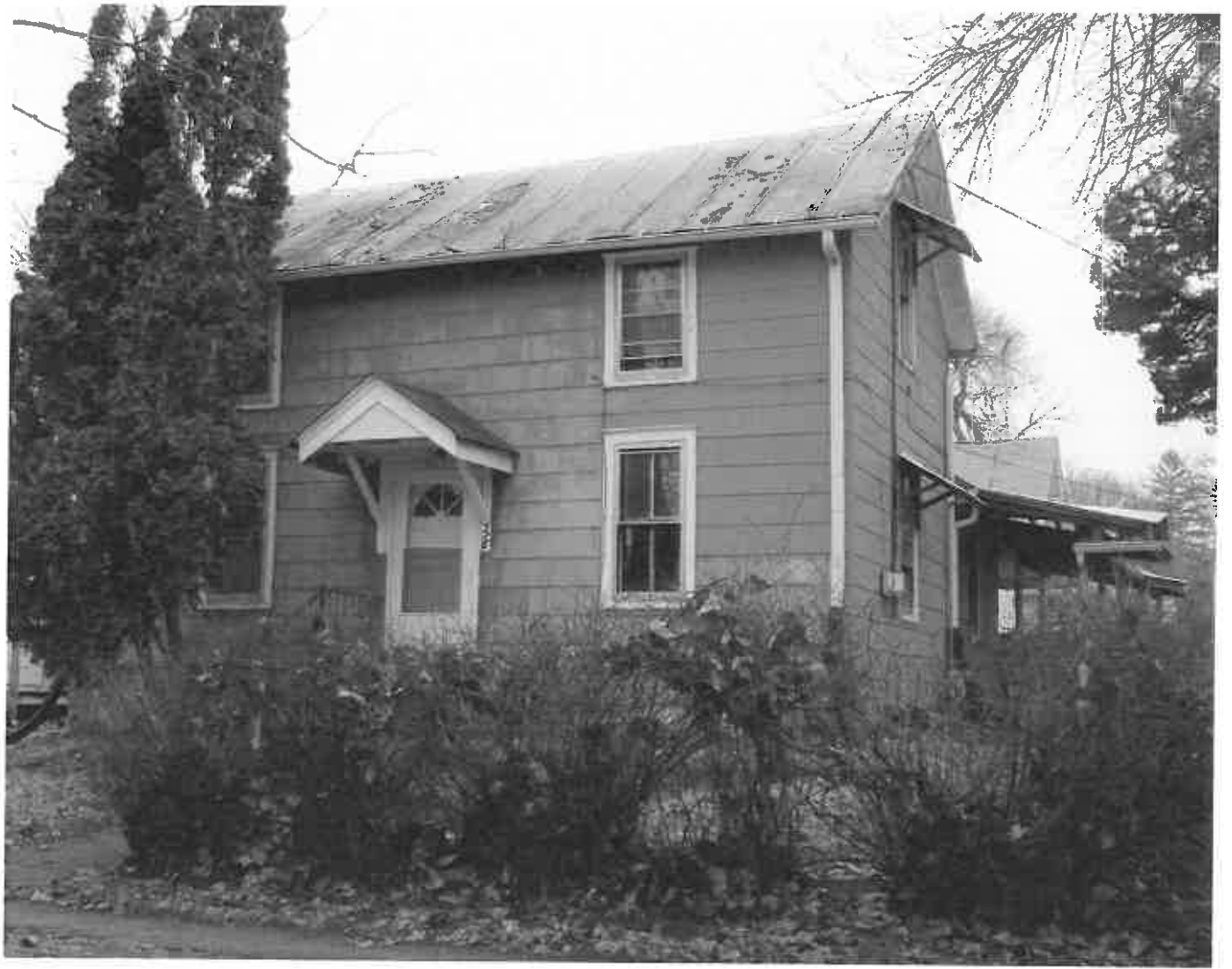
The applicant is proposing to remove two unused chimneys on the back of the house. Originally supported under the house in the crawl-space, the chimneys are currently supported on only one side by a main structural beam. The chimneys are also in a severely degraded condition. The applicant is also proposing to remove the bracket and corrugated metal awnings over the windows and a similarly constructed roof awning around the rear and side portion of the building complex.

Section 7.1 of the guidelines recommend retaining any historic architectural feature that is significant to the architectural character and style of the building, including chimneys. Further, section 4.2 recommends retaining prominent chimneys that are important to the historic architectural character of the building.

In Staff's opinion, the chimneys on the house are not prominent architectural features. Located on the back of the house, neither of them is visible from the front. In addition, they are not supported structurally since the basement was dug out. Neither chimney is necessary for venting or other uses. Staff recommends allowing their removal. The awnings and corrugated metal roof structures around the side and behind the house are not original. They were not built in a way that would be appropriate on a historic structure and have not gained historic importance over time. The architectural character of the house would be greatly improved with their removal.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 516 Fairchild 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 14-4C. 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: 1/4/17

- ☐ 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 attached document for application deadlines and meeting dates.

Property Owner/Applicant Information

(Please check primary contact person)

- ☐ Property Owner Name: UNIVERSITY NEIGHBORHOOD PARTNER SHIP
Email: DAVID-PONEAS@IOWA-CITY.ORG Phone Number: (319) 356-5233
Address: 410 E. WASHINGTON ST
City: IOWA CITY State: IA Zip Code: 52240
- ☐ Contractor / Consultant Name: _____
Email: _____ Phone Number: () _____
Address: _____
City: _____ State: _____ Zip Code: _____

Proposed Project Information

Address: 516 FAIRCHILD ST.
Use of Property: DUPLEX Date Constructed (if known): 1904

Historic Designation

(Maps are located in the Historic Preservation Handbook)

- ☐ This Property is a local historic landmark.

OR

- ☒ This Property is within a historic or conservation district (choose location):

- | | |
|--|---|
| <input type="checkbox"/> Brown Street Historic District | <input type="checkbox"/> Clark Street Conservation District |
| <input type="checkbox"/> College Green Historic District | <input type="checkbox"/> College Hill Conservation District |
| <input type="checkbox"/> East College Street Historic District | <input type="checkbox"/> Dearborn Street Conservation District |
| <input type="checkbox"/> Longfellow Historic District | <input checked="" type="checkbox"/> Goosetown / Horace Mann Conservation District |
| <input type="checkbox"/> Northside Historic District | <input type="checkbox"/> Governor-Lucas Street Conservation District |
| <input type="checkbox"/> Summit Street Historic District | |
| <input type="checkbox"/> Woodlawn 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.)

- | | | |
|--|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Floor Plans | <input type="checkbox"/> Photographs |
| <input type="checkbox"/> Product Information | <input type="checkbox"/> 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.)

- | | | |
|--|--------------------------------------|--|
| <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Photographs | <input type="checkbox"/> Product Information |
|--|--------------------------------------|--|

☐ **Construction** of new building

- | | | |
|--|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Floor Plans | <input type="checkbox"/> Photographs |
| <input type="checkbox"/> Product Information | <input type="checkbox"/> 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.)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Photographs | <input type="checkbox"/> Proposal of Future Plans |
|---|---|

☐ **Repair** or **restoration** of an existing structure that will not change its appearance.

- | | |
|--------------------------------------|--|
| <input type="checkbox"/> Photographs | <input type="checkbox"/> Product Information |
|--------------------------------------|--|

☐ Other: _____

Please contact the Preservation Planner at 356-5243 for materials which need to be included with application.

Proposed Project Details

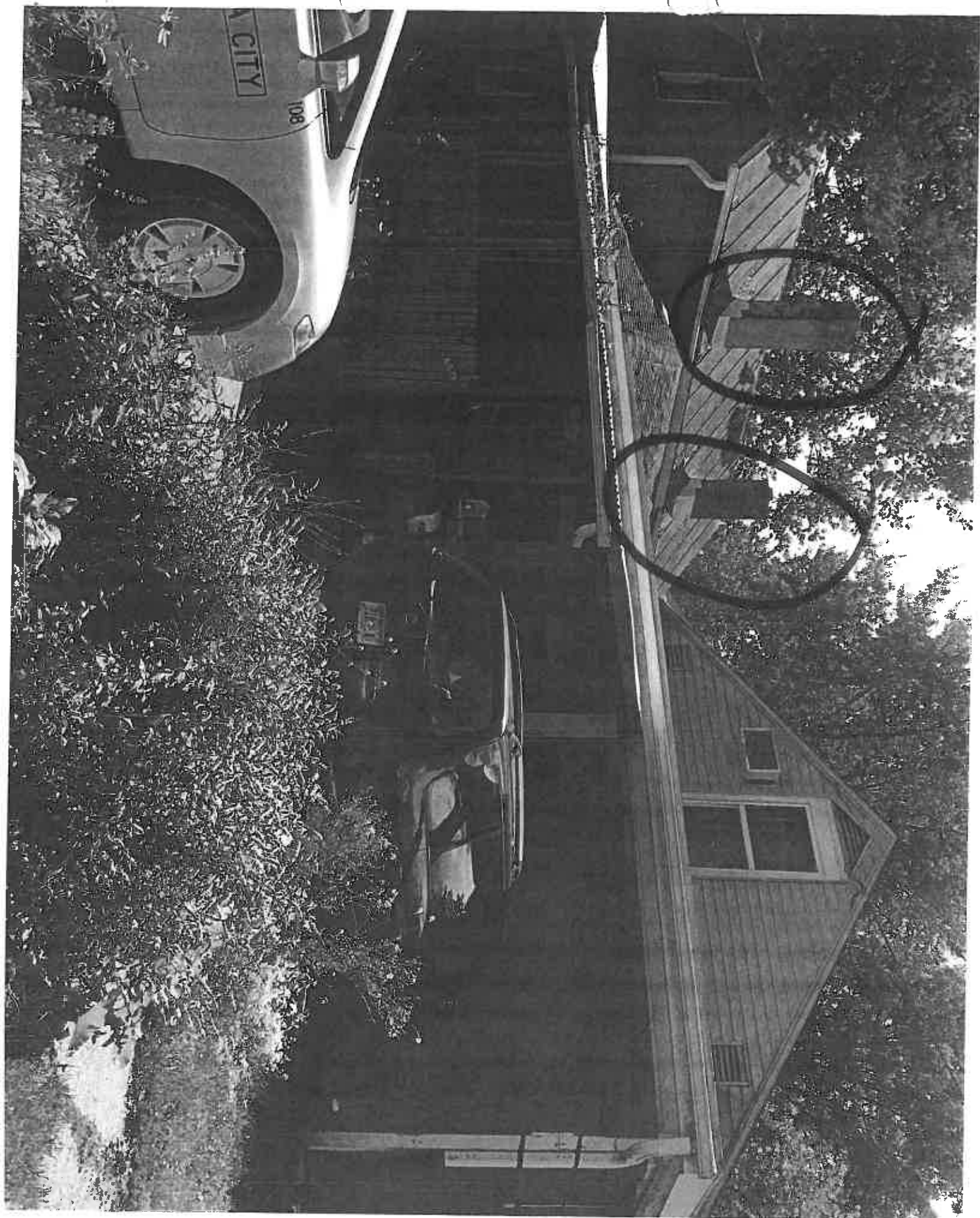
Project Description:

REMOVAL OF TWO BRICK CHIMNEYS ON THE BACK
OF THE HOUSE. BOTH ARE UNSUPPORTED IN THE
BASEMENT. THEY ARE CURRENTLY BEING SUPPORTED
BY THE WOOD FLOOR JOISTS AND A WOOD BEAM.

Materials to be Used:

Exterior Appearance Changes:

REMOVE TWO CHIMNEYS.



to be removed

both chimneys to be removed



to be removed



to be removed



Staff Report

February 2, 2017

Historic Review for 804 Ronalds Street

District: Brown Street Historic District

Classification: Key Contributing

The applicants, Cornelia Lang and Mike Fallon, are requesting approval for a proposed alteration project at 804 Ronalds Street, a Key Contributing property in the Brown Street Historic District. The project consists of the removal of a roof dormer, adding, altering, and replacing windows, and relocating and adding a landing to a side entry door.

Applicable Regulations and Guidelines:

4.0 Iowa City Historic Preservation Guidelines for Alterations

4.1 Balustrades and Handrails

4.3 Doors

4.7 Mass and Rooflines

4.11 Siding

4.13 Windows

Staff Comments

This house is an American Foursquare which is a vernacular house form defined by its internal room arrangement. This house shows details influenced by the Colonial Revival Style such as Ionic columns supporting an entablature-style porch roof. The house was likely constructed between 1904 and 1910 and was the likely the residents of the Gaulocher's who owned a brick yard where Happy Hollow Park is now located. A single-story rear addition was added sometime after 1993. A modern deck and rear dormer were also added.

The applicant is proposing to replace and relocate various openings on the east side and rear of the house. The east side entry door, which is shorter than original doors on the house, will be removed and the opening will be sided over. The pair of windows adjacent to this door will be replaced with a pair of new windows with a higher sill so that they clear the kitchen counter. On the east side of the rear addition, the existing full-size window will be relocated around the corner to the north. In the place of the window, a new full-height entry door will be added and a new entry stoop with handrails to meet the guidelines will be added and connected to the deck. On the north side, a pair of windows, matching windows on the west side in that addition, will be added to the right side of the French doors. Currently there is an option to replace the French doors with a pair that will be full height with trim to match other doors on the house. On the second floor the central, bathroom window will be replaced with a new more appropriately sized window that meets the frieze board like the other second floor windows. Originally the application called for altering the rear dormer but now it is proposed to be removed and replaced with an operable skylight for light and ventilation.

The guidelines recommend that new windows are added that match the type, size, sash width, trim, and overall appearance of the historic windows. New windows should be added in a location that is consistent with the window pattern of the historic building. New door openings may be added that are trimmed to match other doors and windows.

In Staff's opinion, the proposed work will remove some non-historic alterations and retain some of the original historic character of the home through the use of appropriately sized new openings. The east-side door is shorter than the other doors in the house so it may not be original or may be removed without altering the rhythm of openings on the house. The pair of windows next to the door are already shorter than other windows on the house. Replacing them with windows that have a higher sill for the kitchen seems to be an appropriate exception for this property.

All of the rest of the first floor work is in a rear addition to the house. Adding a more appropriately sized door to the north end of the rear addition will retain a continuity of head height for openings on the east of the house. On the north side the relocated window and new pair will match other windows on the house and be trimmed to match existing windows. The possibility of replacing the French door will add to the continuity of the openings on the house.

The existing rear roof dormer is not original and not appropriate on the house. The roofline does not match the original dormers and the windows is oversized and not trimmed to match the other windows on the house. Staff finds that removing this dormer will greatly improve the historic character of the home. Adding a skylight in this location would be appropriate because it is in the back of the house and will not negatively impact either the front or side street views. Similarly, the second floor central window is proportionally incorrect for the house and positioned lower than all of the other second floor windows. Replacing it with a better proportioned bathroom window and relocating it at a head height to match the other windows will also improve the historic character of the home. The proposed wood Jeld-wen windows and Simpson wood entry door are acceptable products for this project.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 804 Ronalds 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 14-4C. 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/HPhandbook

For Staff Use:

Date submitted: 11/25/17

- ☐ Certificate of No material Effect
- ☐ Certificate of Appropriateness
 - ☐ Major review
 - ☐ Intermediate review
 - ☐ Minor review

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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 attached document for application deadlines and meeting dates.

Property Owner/Applicant Information

(Please check primary contact person)

- ☐ Property Owner Name: CORNELIA LANG & MIKE FALLON
Email: CORNELIA-LANG@UIOWA.EDU Number: () 319-6071-2046
Address: 409 BROWN ST
City: IOWA CITY State: IA Zip Code: 52240
- ☐ Contractor / Consultant Name: REHARDING HOME BETH BARSON
Email: elizabeththrapson@gmail.com Phone Number: 319 725-7719
Address: _____
City: IOWA CITY State: IA Zip Code: 52240

Proposed Project Information

Address: 804 RAVENHILLS ST
Use of Property: SINGLE FAMILY Date Constructed (if known): 1907

Historic Designation

(Maps are located in the Historic Preservation Handbook)

- ☐ This Property is a local historic landmark.
OR
- ☐ This Property is within a historic or conservation district (choose location):

- ☒ Brown Street Historic District
- ☐ College Green Historic District
- ☐ East College Street Historic District
- ☐ Longfellow Historic District
- ☐ Northside Historic District
- ☐ Summit Street Historic District
- ☐ Woodlawn Historic District

- ☐ Clark Street Conservation District
- ☐ College Hill Conservation District
- ☐ Dearborn Street Conservation District
- ☐ Goosetown / Horace Mann Conservation District
- ☐ Governor-Lucas Street Conservation District

CONTRACTOR IS
RICK RICH
HOME WORKS

Within the district, this Property is classified as:

- ☐ Contributing
- ☐ Noncontributing
- ☐ Nonhistoric

MARKED AS KEY PROPERTY

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.)

- | | | |
|--|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Floor Plans | <input type="checkbox"/> Photographs |
| <input type="checkbox"/> Product Information | <input type="checkbox"/> 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.)

- | | | |
|--|--------------------------------------|--|
| <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Photographs | <input type="checkbox"/> Product Information |
|--|--------------------------------------|--|

☐ **Construction** of new building

- | | | |
|--|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Floor Plans | <input type="checkbox"/> Photographs |
| <input type="checkbox"/> Product Information | <input type="checkbox"/> 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.)

- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Photographs | <input type="checkbox"/> Proposal of Future Plans |
|--------------------------------------|---|

☐ **Repair or restoration** of an existing structure that will not change its appearance.

- | | |
|--------------------------------------|--|
| <input type="checkbox"/> Photographs | <input type="checkbox"/> Product Information |
|--------------------------------------|--|

☐ **Other:** _____

Please contact the Preservation Planner at 356-5243 for materials which need to be included with application.

Proposed Project Details

Project Description:

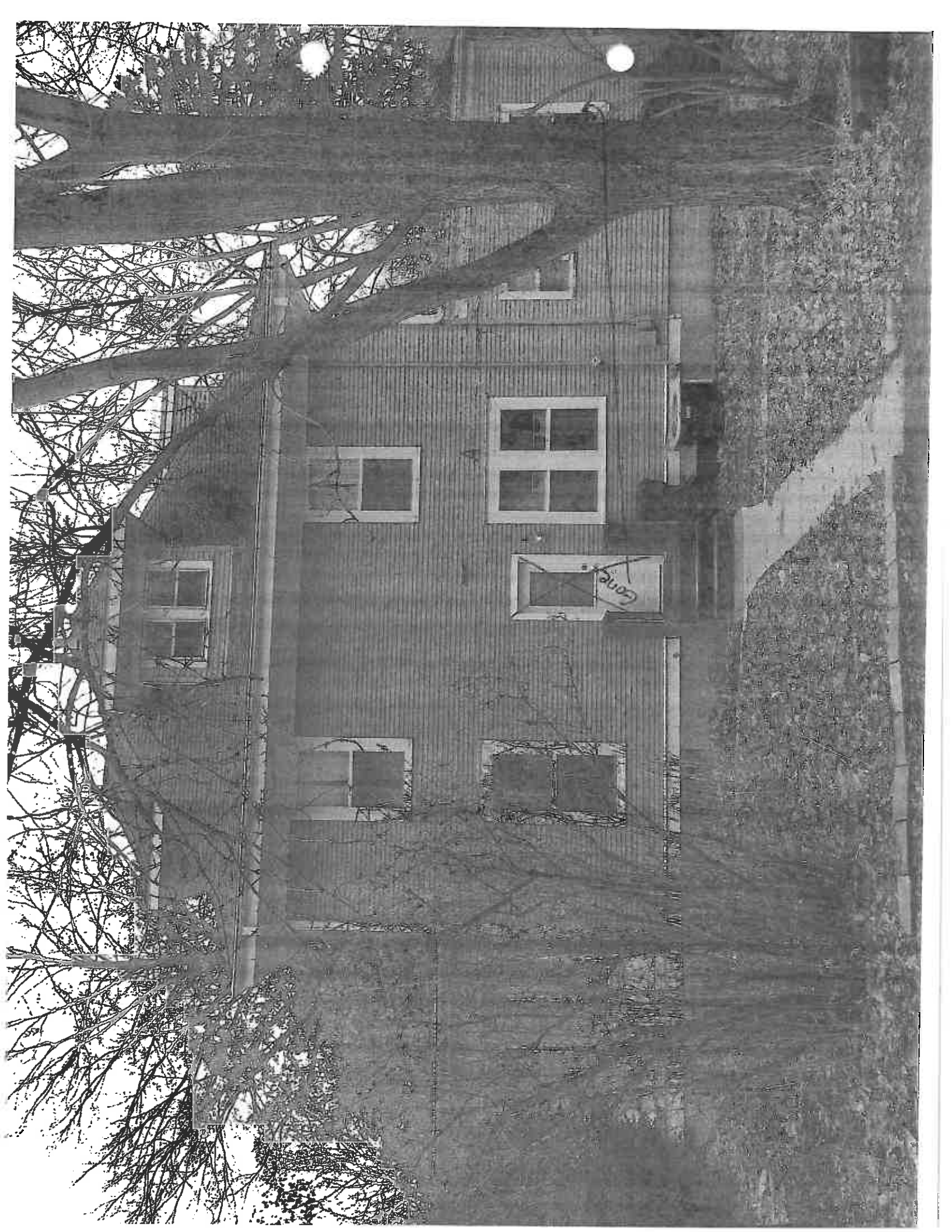
ADDING, ALTERING & REPAIRING WILLOWES
RELOCATE SIDE ENTRY

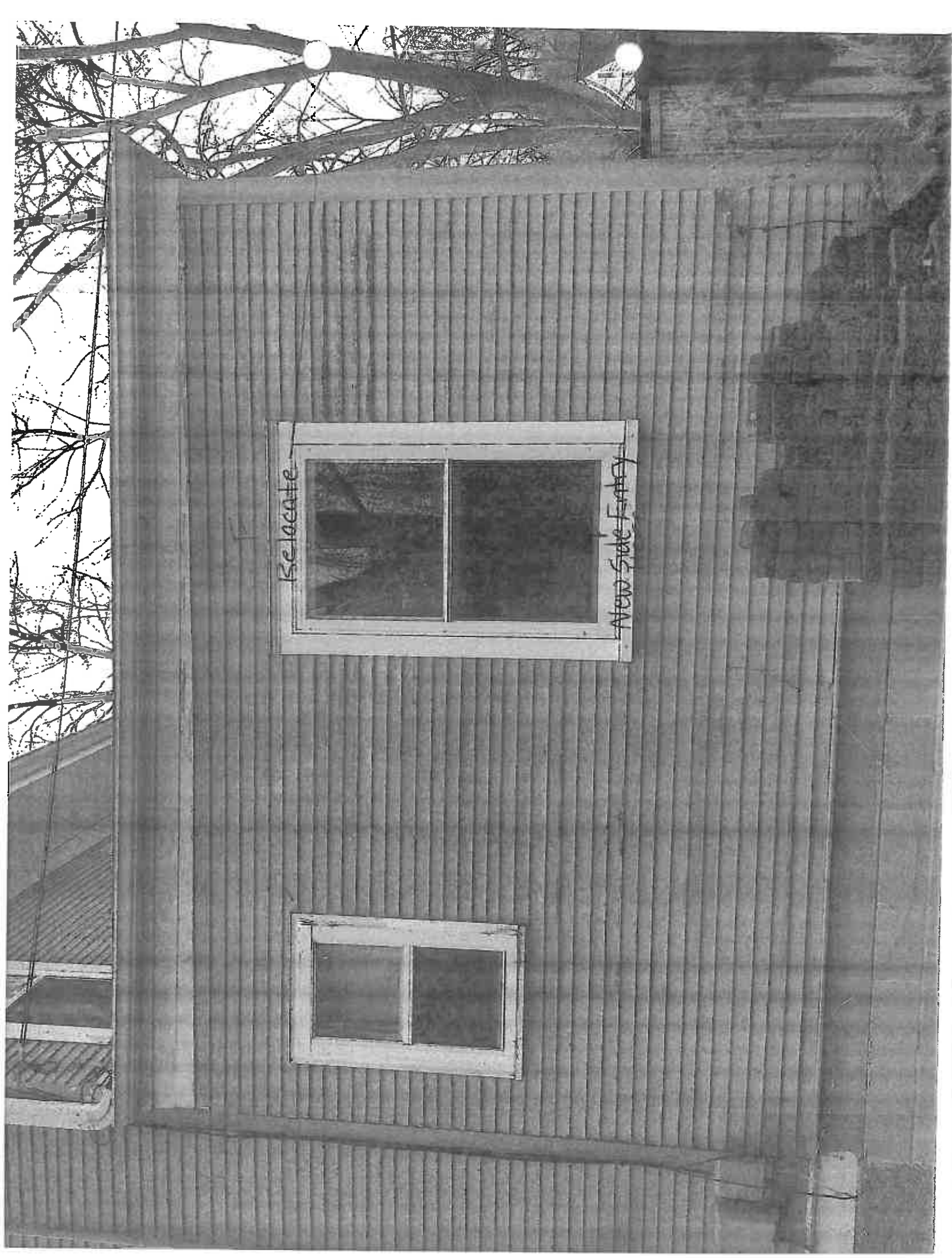
- New landing to connect to existing deck
- remove rear dormer

Materials to be Used:

WILLOWES Custom Wood Windows
SIMPSON Wood Exterior Door

Exterior Appearance Changes:





skylight
F ↓



QUOTE BY: Liz

QUOTE #: JLIZ03317

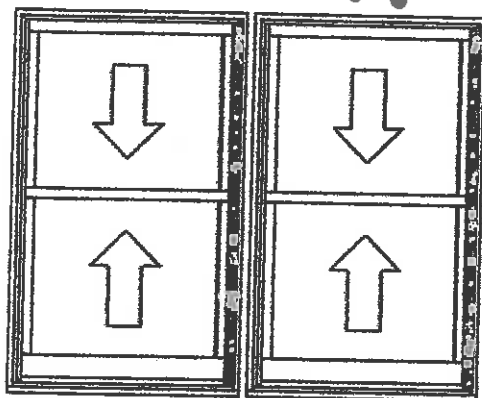
SOLD TO: Regarding Home

SHIP TO:
PO#:
PROJECT NAME: Phase 1

REFERENCE: Ronalds

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
Line-1	Kitchen RO Size: 63 X 48 3/4	Main Line Item Frame Size : 62 1/4 X 48 (Outside Casing Size: 68 1/16 X 52 1/4) Custom Wood Mull Auralast Pine, Stack Mull, Double Hung Product, Primed Exterior, Brilliant White-AAMA 2605 Finish Sash, Primed Interior, 3 1/2" Flat Casing, Extended Sill Nosing, 2 Wide 1 High, Factory Mull, 5 1/4 Jamb, 4/4 Thick, Insulated Low-E 366 Annealed Glass, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, Mull Window Assembly Has Not Been Tested To AAMA 450. Vertical Spread Mull 1 Vertical Spread, 3 1/2" Wide, PEV 2016.1.1.1371/PDV 6.363 (03/03/16) PW	1



Viewed from Exterior. Scale: 1/2" = 1'

 Line-2 Family Room
 RO Size: 71 3/8 X 90 3/4

(Outside Casing Size: 76 5/16 X 92 7/8)

Custom Wood Inswing 2-Pnl Auralast Pine Left Sta

Actual Frame Size: 70 5/8 -in X 90 -in

Prm FRM Primed Sash

1-3/4" Thick Pnl, Natural Interior.

3 1/2" Flat Casing

5 1/4 Jamb Width. 5/4

Authentic Oil Rub Brz Traditional Multi-pt Hdl Set 3pt Mort Prep

Authentic Oil Rubbed Bronze Adj Hinges

Std Sill

, Std Btm Rail

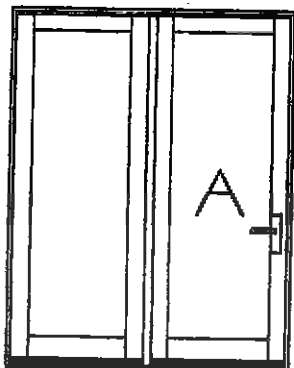
Ins Wet Int Glz Low-E 366 Tempered Neat Standard Color Spacer,

Traditional Glz Bd,

No Grid

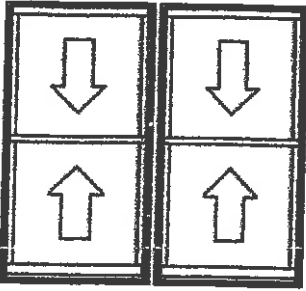
Brilliant Wht Scrm BetterVue Mesh

PEV 2016.1.1.1371/PDV 6.363 (03/03/16) PW



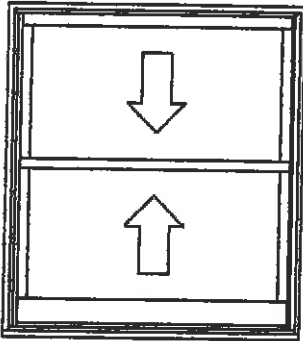
Viewed from Exterior. Scale: 1/4" = 1'

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
Line-3	Family Room	Main Line Item	
RO Size: 79 X 70 3/4		Frame Size : 78 1/4 X 70 (Outside Casing Size: 84 1/16 X 74 1/4) Custom Wood Mull Auralast Pine, Stack Mull, Double Hung Product, Primed Exterior, Brilliant White-AAMA 2605 Finish Sash, Natural Interior, 3 1/2" Flat Casing, Extended Sill Nosing, 2 Wide 1 High, Factory Mull, 5 1/4 Jamb, 4/4 Thick, Insulated Low-E 366 Annealed Glass, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, Mulled Window Assembly Has Not Been Tested To AAMA 450. Vertical Spread Mull 1 Vertical Spread, 3 1/2" Wide, PEV 2016.1.1.1371/PDV 6.363 (03/03/16) PW	1



Viewed from Exterior. Scale: 1/4" = 1'

Line-4 Bath
RO Size: 38 1/8 X 42 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 37 3/8 X 42
Custom Wood Double Hung, Auralast Pine,
Concealed Interior Jamb Liner Primed Exterior, Brilliant White-AAMA
2605 Finish Sash, Jamb Liner Filler to Match Frame,
Primed Interior,
3 1/2" Flat Casing, No Head Casing,
5 1/4 Jamb, 4/4 Thick,
Standard Double Hung, Beige Jambliner,
Chestnut Bronze Hardware, Deluxe Cam Lock(s) w/Concealed Tilt
Latch No Finger Lifts,
US National-WDMA/ASTM, PG 35,
Insulated Low-E 366 Tempered Glass, Neat, Preserve Film, Standard
Spacer, Argon Filled, Traditional Glz Bd,
UltraVue Mesh Brilliant White Screen,
Clear Opening: 34w, 16.1h, 3.8 sf
PEV 2016.1.1.1371/PDV 6.363 (03/03/16) PW

1

Total Units:

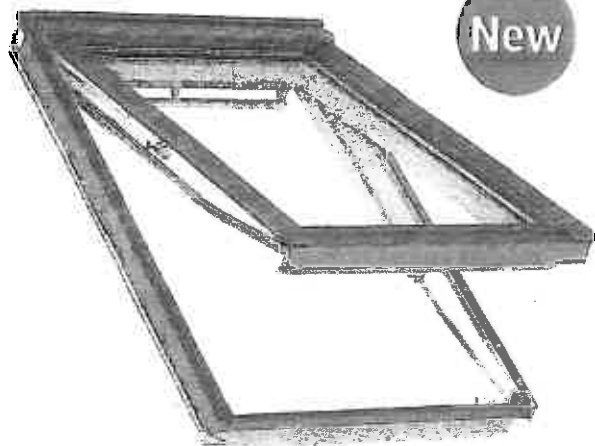
4



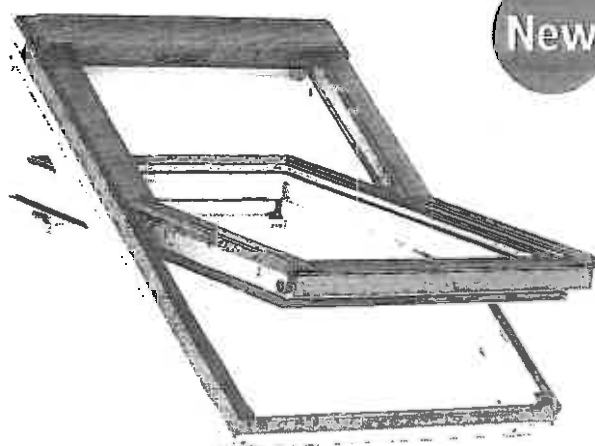
Protect yourself when you choose JELD-WEN® Auralast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

Roof windows

Top hinged roof window - GPU
Center-pivot roof window - GGU



Top hinged roof window - GPU



Center-pivot roof window - GGU

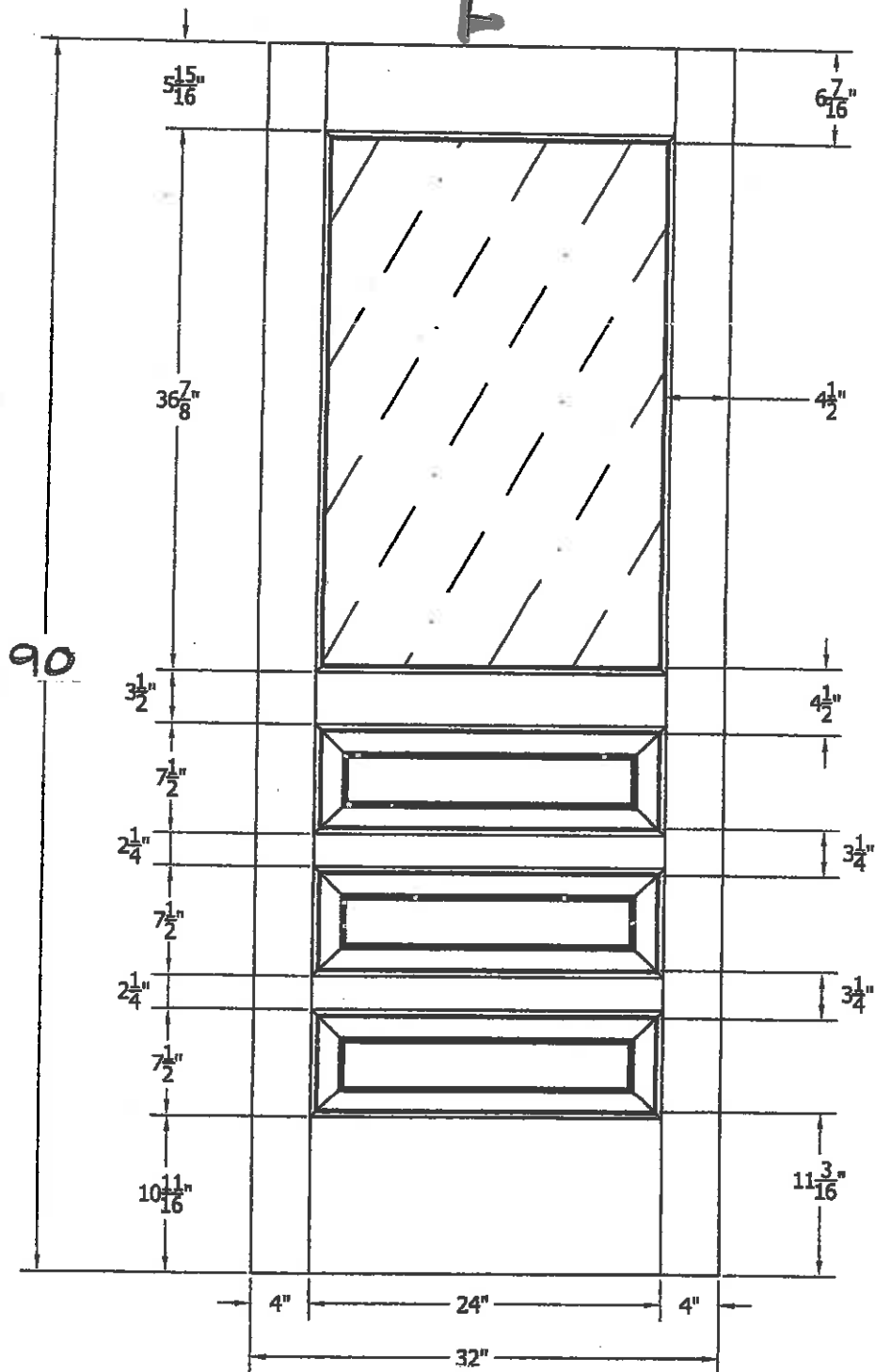
Benefits:

- Enjoy panoramic views while increasing your energy efficiency and natural ventilation.
- Greatly Increase the amount of natural light in your rooms.
- Convenient bottom operation - the perfect choice for loft conversions with windows in easy reach.
- GGU roof windows are only available for special order.
- Convenient - even with furniture placed beneath the roof window.
- Easy to open and quick to close with the top control bar. (GGU only)
- Low installation allows for more flexibility and better views.

		<div>Size code GPU</div> <div></div>																																																	
		<div>Rough opening</div> <div>(W-in. x H-in.)</div> <div><table><tr><td>CK04</td><td>CK06</td><td>MK04</td><td>MK06</td><td>MK08</td><td>PK10</td><td>SK06</td><td>UK08</td></tr><tr><td>22¹/₈ x 39</td><td>22¹/₈ x 46¹/₈</td><td>31¹/₄ x 39</td><td>31¹/₄ x 46¹/₈</td><td>31¹/₄ x 55¹/₂</td><td>37³/₈ x 63¹/₂</td><td>45¹/₈ x 46¹/₈</td><td>53¹/₄ x 55¹/₂</td></tr></table></div>																CK04	CK06	MK04	MK06	MK08	PK10	SK06	UK08	22 ¹ / ₈ x 39	22 ¹ / ₈ x 46 ¹ / ₈	31 ¹ / ₄ x 39	31 ¹ / ₄ x 46 ¹ / ₈	31 ¹ / ₄ x 55 ¹ / ₂	37 ³ / ₈ x 63 ¹ / ₂	45 ¹ / ₈ x 46 ¹ / ₈	53 ¹ / ₄ x 55 ¹ / ₂																		
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New Side Entry

F



THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY TO SIMPSON DOOR COMPANY AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SIMPSON DOOR COMPANY.

Revisions

Rev. #	Description	Date	by Whom

TITLE 7118 2/8 x 7/0
Customer Layout

DRAWING NO. D-7118-208-700-0700

LAYOUT 00 SCALE NTS BORE PATTERN # 7010
DRAWN BY: J. Decker DATE 11/28/2007

Simpson®

East Elevation



Door removed- too short to be reused

A- new pair of windows with sill raised for kitchen

F- existing window moved around corner to north side and new door and new landing at this location



new landing



New landing to have railing to match guidelines. (in future deck railing will be replaced to match guidelines. not part of current project)

B- optional project to replace existing French doors with taller pair to match height of other doors on the house.

C- new pair of windows to match window on west side (in same room)

E- non-historic dormer removed and replaced with operable skylight



D- squat bathroom window replaced and raised to meet frieze



C- pair of windows to match west window

[For SHPO use only]		
Received _____		
Minimum no. of meetings?	yes	no
Required training?	yes	no
Fully appointed commission?	yes	no
Has the commission been active?	yes	no
Has the commission accomplished at least one project?	yes	no
Comments: _____		

Approved/CLG in good standing	yes	no
More information requested _____		

Entered into database _____/_____		

**IOWA CERTIFIED LOCAL GOVERNMENT
2016 ANNUAL REPORT (January 2016-December 2016)**

NAME OF THE CITY, COUNTY, OR LAND USE DISTRICT: **IOWA CITY**

Section I.

Locating Historic Properties

Identification, Evaluation, and Registration Activity

CLG Standards found in CLG Agreement and National Historic Preservation Act

- ◆ The CLG shall maintain a system for the survey and inventory of historic and prehistoric properties in a manner consistent with and approved by the STATE.
- ◆ The CLG will review National Register nominations on any property that lies in the jurisdiction of the local historic preservation commission.

Please provide complete reports and site inventory forms from historic identification/survey, evaluation, and/or registration/nomination projects that your commission completed in 2016. Do not include projects that were funded with a CLG grant or mandated by the Section 106 review and compliance process as we already have these in our files.

917 Bowery Street is included. 2 continuation sheets were added this year

2. How many National Register of Historic Places (NRHP) properties in your City, County, or LUD were altered, moved, or demolished in 2016? Please identify the property (historic name and address) and the action.

See list below. 28 NRHP properties are known to have been altered in 2016, based on project approval by Iowa City Historic Preservation Commission and/or staff. Most of these properties are located with National Register Historic Districts. The list does not include repair projects that were issues a Certificate of No Material Effect; list does not include interior alterations.

- 728 Rundell Street:** front door replacement*
- 113 South Johnson Street:** entry door replacement*
- 610 Ronalds Street:** window, roof, and rear addition alterations
- 623 College Street:** demolition of fire-damaged, mold-infested home and relocation of historic home (at 422 Iowa Avenue) to cleared lot
- 404 East Jefferson:** window panel alteration, roof replacement, window replacement, and dormer residing
- 721 Oakland Avenue:** window sash replacement with new screens*
- 613 Grant Street:** window relocation and door installation
- 716 North Dubuque Street:** window replacement, tuckpointing, roof replacement, deck removal and porch stair reconstruction, dormer residing, historic brick wall reconstruction
- 914 South Dubuque Street (Tate Arms):** soffit, fascia and door replacement, and column reconstruction*
- 810 North Johnson Street:** window sash replacement*
- 608 Grant Street:** screen porch addition
- 818 North Linn Street:** window relocation for renovation
- 747 Grant Street:** replacement of concrete steps with wood landing and stairs*
- 813 Ronalds Street:** garage roof solar panel
- 304 South Summit Street:** window repair and replacement*
- 120 Fairchild Street:** window replacement*
- 501 Oakland Avenue:** stair and railing replacement *
- 408 Fairchild Street:** garage demo and new storage building, and dormer expansion
- 8 Bella Vista Drive:** French door installation, and porch and stoop reconstruction
- 422 Brown Street:** roof replacement and internal gutter removal
- 820 Ronalds Street:** new garage construction
- 610 Ronalds Street:** rear deck addition*
- 618 Brown Street:** window replacement*
- 821 North Gilbert Street:** door replaced with window
- 1130 Seymour Avenue:** addition and renovation
- 1190 Court Street:** addition
- 715 South Summit Street:** aluminum siding removal*
- 328 Brown Street:** minor stair change to a Certificate of Appropriateness**

***denotes Minor Review**

****denotes Intermediate Review**

3. In 2016, how many additional properties did your city place on its list of locally designated historic landmarks and/or historic districts?

716 North Dubuque Street- ordinance and Commission proceeding attached

*(As a reminder, **before** your elected officials approve or change local districts or ordinances, you must send a copy to the State Historic Preservation Office for review and comment.)* Please attach a copy of the final designation nomination(s) and ordinance(s).

Date the ordinance(s) reviewed and commented by SHPO letter sent to SHPO February 24, 2016. No response received. Ordinance dated April 19, 2016

4. In 2016, what were the actions to revise, amend, change, or de-list a locally designated property? Please attach documentation of the review and appeal process and decisions made by the historic preservation commission, planning and zone commission, city Council, District Court or other governmental agency or official involved with the process. (use additional pages if needed) _____

July 14, 2016 our Commission voted to amend the College Green Historic District to remove the original house at 623 College and replace it with the house moved there from 422 Iowa Avenue. The documentation is attached. The process to amend the district at the Federal level began in 2016 but has not been completed. The documentation of this change at the local level is attached.

November 10, 2016 our Commission voted to change the status of 724 Ronalds Street from Contributing to Non-contributing in the Brown Street Historic District. The process to make this change at the Federal level has not yet begun. The documentation of this change at the local level is attached.

Section II

Managing, Protecting, and Preserving Historic Properties

- ◆ The CLG will enforce all appropriate state and local ordinances for designating and protecting historic properties
- ◆ The CLG shall provide for adequate public participation in the local historic preservation programs

Did your city, county, LUD or its historic preservation commission undertake any of the following activities in 2016? Please think broadly about this question and include any activity (small or large) that facilitated historic preservation in your community. This is your opportunity to boast about your accomplishments and get credit for the great work you do!

- a. Historic preservation planning. Examples include the development or revision of a preservation plan, development of a work plan for your commission, etc.

The Commission continued on their work plan to identify candidates for local landmark designation

- b. Provided technical assistance on historic preservation issues or projects. Examples include working with individual property owners, business owners, institutions to identify appropriate treatments and find appropriate materials, research advice, etc. Please be specific.
 - **The Commission staff provides technical and design assistance to applicants for Historic Review. The applicants are encouraged to meet with the staff well ahead of time in the project planning process, prior to submitting applications, to discuss their projects.**
 - **The Commission staff provides guidance on tax credit applications**
 - **A Historic Preservation Specialist provides technical assistance**
 - **The Commission staff worked with a property owner to evaluation the property at 716 N. Dubuque as a potential local landmark and identify work needed to rehabilitate the property for future use**
 - **The Commission staff worked with city departments and local utilities and other groups to move a historic house in order to save it from demolition. Staff also worked with SHPO to determine the future NR eligibility of the property once it is moved.**
- c. Sponsored public educational programming in historic preservation. Examples include training sessions offered to the public, walking tours, open houses, lectures, Preservation Month activities, etc.

- **Staff and Commissioners attended “Dollars and Sense of Preserving Community Character” in Cedar Rapids on February 4, 2016.**
- **Jessica Bristow, the Historic Preservation Specialist for the City of Iowa City presented at the 2016 Historic Preservation Summit in Davenport, Iowa.**
- **January 2016 Historic Preservation Awards:** home owners, contractors, craftspersons, consultations, as well as community organizations were honored for their historically appropriate work on sixteen historic properties in the 33rd annual event celebrating historic preservation
- **Historic Preservation Commission Facebook Page:** Staff maintains a Facebook page for Community education and outreach

4. If the city or county amended its historic preservation ordinance or resolution or passed additional ordinances or resolutions that impact historic properties, please attach copies of the amendments and new ordinances or resolutions.

None in 2016

(As a reminder, before your elected officials approve local districts or ordinances, you must send a copy to the State Historic Preservation Office for comment.)

7. If new or revised design standards and/or guidelines were developed and adopted during 2016, please attach a copy. **None in 2016**

8. Are there any particular issues, challenges, and/or successes your preservation commission has encountered or accomplished this year?

- **The city’s dedication to historic preservation was exemplified this past year by the relocation of the historic Metzger House in order to avoid its pending demolition**
- **Staff successfully submitted an HRDP grant for the rehabilitation of the City Park Cabin roofs, one part of a larger rehabilitation project that will be completed over the coming year.**
- **Staff time was increased from 15 to 20 hours a week to accommodate growing needs.**

9. Does your commission have a website and if so, what is the address?

<https://icgov.org/city-government/boards/historic-preservation-commission>

<https://www.facebook.com/Iowa-City-Historic-Preservation-1147873091895644/>

Section III

Historic Preservation Program Administration

- The CLG will organize and maintain a historic preservation commission, which must meet at least three (3) times per year.
- The commission will be composed of community members with a demonstrated positive interest in historic preservation, or closely related fields, to the extent available in the community.
- The commission will comply with Iowa Code Chapter 21 (open meetings) in its operations.
- Commission members will participate in state-sponsored or approved historic preservation training activities.

10. List dates of meetings held (please note these are meetings actually held with a quorum, not just those that were scheduled).

- January 14, 2016
- February 11, 2016
- February 25, 2016
- March 10, 2016
- April 14, 2016
- May 12, 2016
- June 9, 2016
- July 14, 2016
- August 11, 2016
- September 8, 2016
- October 13, 2016
- November 10, 2016
- December 8, 2016

11. We recommend that each commission have a budget with a minimum of \$750 to pay for training and other commission expenses. In 2016, what was the dollar amount for the historic preservation commission's annual budget? \$34,00 for staff salary and \$1,000 for education and training

12. Where are your official CLG files located?

Neighborhood Development Services Department of City Hall

12. Please update the attached CLG Personnel Information Table (this must be completed).

13. Please attach biographical sketches for commissioners who were newly appointed in 2016 or 2017. Please be sure newly appointed commissioners sign and date their statement.

14. Please complete the 2016 Commission Training Table.

PLEASE SIGN and DATE

Signature of person who completed this report

Date

Signature of Mayor or Chairman of the Board of Supervisors

Date

Please retain a copy for your official CLG file and send one hard copy with original signatures by February 28, 2017 to:

Paula A. Mohr
State Historical Society of Iowa
600 East Locust St,
Des Moines IA 50319-0290
Paula.mohr@iowa.gov

If you have questions, please contact me at: (515) 281-6826.

Thank you for your timely response!

2016 Historic Preservation Training Table

An important requirement of the Certified Local Government program is annual training undertaken by at least one member of the historic preservation commission and/or staff liaison. In this table, provide information about the commissioners' involvement in historic preservation training, listing the name of the conference, workshop or meeting (including on-line training opportunities); the sponsoring organization; the location and date when the training occurred. Be sure to provide the names of commissioners, staff, and elected officials who attended.

Name of Training Session: 2016 Preserve Iowa Summit

Sponsoring organization: SHPO/Davenport Historic Preservation Commission

Location: Davenport, Iowa

Date: September 15-17, 2016

Names of commission members, staff and elected officials who attended the Preserve Iowa Summit (*please note this must be completed. If no one attended, enter none*):

Ginalie Swaim, Shari De Graw, Bob Miklo, Jessica Bristow

Name of Training Session: **"Dollars and Sense of Preserving Community Character"**

Sponsoring organization: City of Cedar Rapids

Location: Cedar Rapids Public Library, Whipple Auditorium

Date: February 4, 2016 at 6:30 PM

Names of historic preservation commissioners, staff and elected officials who attended:

Bob Miklo, Jessica Bristow, Ginalie Swaim, and Ben Sandell

Name of Training Session: So, What's the Skinny on the Federal Historic Tax Credit Program?"

Sponsoring organization: National Park Service

Location: Webinar

Date: December 21, 2016

Names of historic preservation commissioners, staff and elected officials who attended:

Jessica Bristow

Name of Training Session: _____

Sponsoring organization: _____

Location: _____

Date: _____

Names of historic preservation commissioners, staff and elected officials who attended:

CLG Personnel Table

A. Please list the names of the Historic Preservation Commissioners who served during calendar year 2016:

Kent Ackerson, Brown Street Historic District- term ended March 2016
Thomas Agran, Northside Historic District
Esther Baker, East College Street Historic District
Kevin Boyd, At-Large- term began September 2016
Zac Builta, At-large- term began April 2016
Gosia S. Clore, Longfellow Historic District
Kate Corcoran, At-large- term ended March 2016
Sharon DeGraw, Brown Street Historic District- term began April 2016
Frank Durham, Summit Street Historic District- term ended February 2016
Cecile Kuenzli, Summit Street Historic District- term began April 2016
Andrew Litton, At-large
Pam Michaud, College Green Historic District
Ben Sandell, At-large- term ended August 2016
Ginalie Swaim, Woodlawn Historic District
Frank Wagner, At-large

B. CHIEF ELECTED OFFICIAL 2017 **(note this is beginning January 2017)**

Name of Mayor, Chairman of Board of Supervisors, or President of LUD Trustees:

First Name: **James**

Last Name: **Throgmorton**

Mailing Address: **410 East Washington Street Iowa City, IA 52240**

Phone Number: **(319) 621-9391**

Email Address: **jim-throgmorton@iowa-city.org**

C. STAFF PERSON FOR THE HISTORIC PRESERVATION COMMISSION

First Name: **Jessica**

Last Name: **Bristow**

Job Title: **Historic Preservation Specialist**

Mailing Address: **410 East Washington Street Iowa City, IA 52240**

Phone Number: **(319) 356-5243**

Email Address: **jessica-bristow@iowa-city.org**

2017 HISTORIC PRESERVATION COMMISSION: Please note that this is for 2017

Please complete the following and provide information about your new 2016 commission.

CHAIRPERSON/COMMISSIONER

First Name: **Ginalie**

Last Name: **Swaim**

Mailing Address (please provide full mailing address including city and zip code):

1024 Woodlawn Avenue Iowa City, IA 52245

Home Phone Number: **(319) 337-9828**

Work Phone Number: **(319) 330-5135**

Email Address: **ginalieswaim@me.com**

Representative, Name of Local Historic District: **Woodlawn Historic District**

Term Ends: Month: **July** Day: **01** Year: **2018**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle ☒ **Yes** ☐ **No**

VICE CHAIRPERSON/COMMISSIONER

First Name: **Esther**

Last Name: **Baker**

Mailing Address (please provide full mailing address including city and zip code):

1022 E. College Street Iowa City, IA 52240

Home Phone Number: **(319) 359-8067**

Email Address: **bakere34@hotmail.com**

Representative, Name of Local Historic District: **East College Street Historic District**

Term Ends: Month: **July** Day: **01** Year: **2018**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle ☐ **Yes** ☒ **No**

SECRETARY/COMMISSIONER

First Name: None

Last Name:

Mailing Address (please provide full mailing address including city and zip code):

Home/Work Phone Number:

Email Address:

Representative, Name of Local Historic District:

Term Ends: Month ____ Day ____ Year ____

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes No

COMMISSIONER

First Name **Thomas**

Last Name: **Agran**

Mailing Address (please provide full mailing address including city and zip code):
512 North Van Buren Street Iowa City, IA 52245

Home Phone Number: **(319) 541-4554**

Email Address: **thomasagran@gmail.com**

Representative, Name of Local Historic District: **Northside Historic District**

Term Ends: Month: **July** Day: **01** Year: **2017**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes **No**

COMMISSIONER

First Name **Kevin**

Last Name: **Boyd**

Mailing Address (please provide full mailing address including city and zip code):

622 North Van Buren Street Iowa City, IA 52245

Home Phone Number: **(319) 40--2051**

Email Address: **kevinmboyd@gmail.com**

Representative, Name of Local Historic District: **At-Large**

Term Ends: Month: **July** Day: **01** Year: **2017**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes ☒ **No**

COMMISSIONER

First Name: **Zachariah**

Last Name: **Builta**

Mailing Address (please provide full mailing address including city and zip code):

415 Woodside Drive, Apt. 7 Iowa City, IA 52246

Home Phone Number: **(319) 432-4172**

Email Address: **zac-builta@uiowa.edu**

Representative, Name of Local Historic District: **At-Large**

Term Ends: Month: **July** Day: **01** Year: **2019**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes ☒ **No**

COMMISSIONER

First Name: **Gosia**

Last Name: **Clore**

Mailing Address (please provide full mailing address including city and zip code):

1133 East Court Street Iowa City, IA 52240

Home Phone Number: **(973) 342-5599**

Email Address: **gosia.clore@gmail.com**

Representative, Name of Local Historic District: **Longfellow Historic District**

Term Ends: Month: **July** Day: **01** Year: **2017**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes ☒ No

COMMISSIONER

First Name: **Sharon**

Last Name: **DeGraw**

Mailing Address (please provide full mailing address including city and zip code):

519 Brown Street Iowa City, IA 52245

Home Phone Number: **(319) 936-0021**

Email Address: **sharondegraw@yahoo.com**

Representative, Name of Local Historic District: **Brown Street Historic District**

Term Ends: Month: **July** Day: **01** Year: **2019**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes ☒ No

COMMISSIONER

First Name: **Cecile**

Last Name: **Kuenzli**

Mailing Address (please provide full mailing address including city and zip code):

705 South Summit Street Iowa City, IA 52245

Home Phone Number: **(319) 338-7362**

Email Address: **cecile.kuenzli@gmail.com**

Representative, Name of Local Historic District: **Summit Street Historic District**

Term Ends: Month: **July** Day: **01** Year: **2019**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes ☒ No

COMMISSIONER

First Name: **Andrew**

Last Name: **Litton**

Mailing Address (please provide full mailing address including city and zip code):

430 West Park Road Iowa City, IA 52245

Home Phone Number: **(319) 621-7072**

Email Address: **andylitton@mchsi.com**

Representative, Name of Local Historic District: **At-Large**

Term Ends: Month: **July** Day: **01** Year: **2017**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes ☒ No

COMMISSIONER

First Name: **Pam**

Last Name: **Michaud**

Mailing Address (please provide full mailing address including city and zip code):

109 South Johnson Street Iowa City, IA 52240

Home Phone Number: **(319) 530-7445**

Email Address: **lowastay@gmail.com**

Representative, Name of Local Historic District: **College Green Historic District**

Term Ends: Month: **July** Day: **01** Year: **2018**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes ☒ No

COMMISSIONER

First Name: **Frank**

Last Name: **Wagner**

Mailing Address (please provide full mailing address including city and zip code):

519 South 1st Avenue Iowa City, IA 52245

Home Phone Number: **(319) 321-7910**

Email Address: **frankfwagnerphd@yahoo.com**

Representative, Name of Local Historic District: **At-Large**

Term Ends: Month: **July** Day: **01** Year: **2018**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes ☒ No

MINUTES
HISTORIC PRESERVATION COMMISSION
JANUARY 12, 2017
EMMA J. HARVAT HALL

PRELIMINARY

MEMBERS PRESENT: Thomas Agran, Esther Baker, Kevin Boyd, Gosia Clore, Sharon DeGraw, Andrew Litton, Pam Michaud, Frank Wagner

MEMBERS ABSENT: Zach Bulta, Cecile Kuenzli, Ginalie Swaim

STAFF PRESENT: Jessica Bristow, Bob Miklo

OTHERS PRESENT: Zach Evans, Royce Chestnut

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

CALL TO ORDER: Vice Chairperson Baker called the meeting to order at 5:30 p.m.

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

There was none.

CERTIFICATE OF APPROPRIATENESS:

1190 East Court Street.

Bristow said this Queen Anne house on an alley is in the Longfellow Historic District. She said the house is pretty much exactly the way it was, in that it does not have any additions at this point. Bristow said the porch was rebuilt using original spindles.

Bristow said the owners want to put an addition on the back of the house to enable them to have some accessible bathroom/bedroom space on the first floor. She showed a top view of the back of the house as well as the east elevation. Bristow showed a 3D model of the addition.

Bristow said this project has gone through several iterations, and many of the issues have been worked through. She said that what staff found to be really important was for the horizontal lines such as the soffit line to match up with the porch horizontal lines and that the roof itself would fit in so that nothing would have to be done to disturb, remove, or resize the rear window. She said it is in an interior corridor that the owners would like to maintain.

Bristow showed the plan view, showing the planned bedroom and bath. She said the plan is to incorporate a bump out that is similar to the projections on the main house. Bristow stated that otherwise it is simple, more like would be seen with a one-story kitchen or porch addition on a Queen Anne house.

Bristow showed the east view. She showed where there is matching in with the wall that currently exists, instead of setting it back, just to kind of simplify how the addition meets the house. Bristow said that on the other side, it does protrude six feet. She said that while the guidelines discuss keeping an addition behind the house and behind the front facade, this is on the alley side. Bristow said there is currently a privacy fence along that side. She said staff

HISTORIC PRESERVATION COMMISSION

January 12, 2017

Page 2 of 9

feels that having a bump out on this side, since the house also has a bump out on this side, would allow the owners to get the space they need and still keep the addition to the back.

Bristow said this will be matching all the siding, all of the corner boards, the fascia, and soffit on the main house. She said the owner wants to put some of the decorative trim, like that found on the house, on the addition. Bristow said that additions are usually simplified, and by having the low, hipped roof, the addition is already simplified. She said staff feels it would be okay to have some of the fish scale in the gable over the bump out so the owners can get a little bit of the decorative quality they want.

Bristow said the model shows the addition with asphalt shingles, but it will not have asphalt shingles. She said the roof slope is low enough that the owners will have to do some kind of membrane roof. Bristow said staff felt this roof slope really works for this addition and trying to make it fit in with the main house and that having a membrane roof would be appropriate in this location.

Bristow said she would work with the contractor to approve window product information so that there is something that works well with all of the original windows that are still on the house. She added that the owners are interested in having a limestone foundation that would match the limestone foundation on the house.

Clore asked if the addition would have a full basement underneath it. Bristow did not know.

Michaud asked if the back door would remain. Bristow confirmed this, saying that the back door and back porch would all stay as they are now.

Litton asked if there should be shutters on the windows. Miklo said there should probably not be, given this character of house. He said they were added by the applicants some time ago, before there was a district here.

Bristow said the shutters on the house seem to be kind of sporadic. She said that to minimize this, there should probably not be more shutters.

MOTION: Wagner moved to approve a certificate of appropriateness for the project at 1190 East Court Street as presented in the staff report with the following condition: window product information to be approved by staff. Litton seconded the motion. The motion carried on a vote of 8-0 (Builta, Kuenzli, and Swaim absent).

728 Grant Street.

Bristow stated that this is a small cottage that has had significant changes. She said that while it was at one point considered at least marginally contributing, staff really feels that because of some of the changes that have occurred over the last 50 years, it is no longer contributing.

Bristow said there is a chance that this house could become contributing, but it has asbestos siding and all the windows that have been changed to smaller windows are set at an unnaturally low position. She said there is also, from the south side view, kind of a break in the foundation where the rear portion and the porch were added at some point in time. Bristow said she assumes that, at least in the front room, it originally had a double hung window like the front double hung window.

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Bristow said the applicant is proposing to rearrange some of the windows. She said that originally, the owner was going to move the gang of three windows on the south side to get more light in and raise all three sets of windows up higher to a natural head height.

Bristow said she went to the site and had discussions with the owner about the house. Bristow said that a lot of it is kind of down to the studs, and the spaces inside have been rearranged. She said that having the head height, even with the front window, which is probably in its original position, would be the most logical place to put it.

Bristow said it seems that, since there was a double hung window in the front room, actually replacing that front window with a double hung window would allow more light and be one step toward bringing this house back to the way it originally was.

Bristow said the proposal is now slightly different from what was in the packet. Bristow said that the proposal is now to put a double hung window in the location at the higher head height and then use the existing square window to replace the gang of three windows in the back. She said that then its head height and the middle window's head height would be raised so that all of those would be equal, but the gang of three windows would go away.

Bristow said she will work with the applicant to get product information on the window to make sure it is something that works well with the front window. She said she believes it looks like a replacement window in the original location. Bristow said the siding is asbestos siding that the contractor would like to reuse and not have to reside the whole house. She said staff will work with the contractor to match if needed or come up with a solution or bring this back before the Commission.

Litton asked, if it turns out the siding is too brittle to be salvaged and reused, is the Commission able to expedite things for the applicant by approving an alternative such as lap siding, rather than having to come back for approval. Bristow said she does not know what the owner would want to do, although lap siding would be the most logical way to go overall for this house. She said that this could end up being in a transition period where one wall is lap siding for years, and she did not know how the Commission would view that.

Chestnut, the contractor, said that the back of the house has very minimal siding on it. He said there is a composite-like product that kind of mimics this. Chestnut thought that if he had to, he could use the material from the back, which faces the creek, until the siding is replaced.

Miklo asked if the original wood, lap siding is still underneath this. Chestnut said it is not. He said it is just planks underneath this.

Bristow said the idea would be to make sure there is not an area that looks patched in. She said that if the siding is taken from the back and moved up, then maybe the back side would need to be resided. Bristow said the Commission might feel that a lap siding for the back would be the best way to go, because that would be the direction it should eventually go.

MOTION: Agran moved to approve a certificate of appropriateness for the project at 728 Grant as presented in the staff report with the following conditions: window product information to be approved by staff, and any siding issues in which the siding needs to be borrowed from other parts of the building to be approved by staff and the chair. Clore

seconded the motion. The motion carried on a vote of 8-0 (Builta, Kuenzli, and Swaim absent).

411 Davenport Street.

Bristow said this house is in the Goose Town/Horace Mann Conservation District. She stated that in July 2015, the Commission approved adding an egress window. Bristow showed where the egress window was intended to go on a portion of the slab. She said it was actually installed on the side of the house in a more traditional location for an egress window and window well. Bristow showed the original plan for the window, including the window, the planned view looking down, and a section with the window well and steel grate.

Bristow stated that the applicant is currently proposing to have a roof canopy approved. She said that it is currently installed and is constructed of shingles to match the house and a trim that is painted to match the house. Bristow said the applicant's proposal states that this is to keep water from going into the window well, to prevent people who walk through this area from falling into the window well, and to prevent leaf clutter and other debris.

Bristow said that staff did research to determine if there is any precedent for historically putting a roof canopy like this over a window well but could not find anything. She said there is not evidence of a change in elevation adding to some need for a low cover like this. Bristow said staff's thought was that the proposed metal grate that was originally approved for this would prevent people from falling in. She said that typically the window well itself is constructed with rock and drainage in the bottom so that the water can drain away, and debris would be removed as part of maintenance.

Bristow showed images of two other successful window wells. She showed one with a wood frame and screening to keep debris out. Bristow said it does have drainage.

Bristow showed another window well for which the contractor made his own mold so that he could make a cap to the block to make the top of the block match the rough texture of the side to match the foundation. The contractor should be commended for going to such lengths to match the foundation with the window well. This window well does not have a cover either.

Bristow said staff finds that having a roof canopy is not something that would fit with the guidelines and would do more to degrade the historic character of the home than it would do to protect from water and debris. She said that a metal grate would work to keep anyone from falling in.

Evans, the owner of the house, said that when he put the canopy on, he had already made a grate and had done everything the way he planned on doing it. He said that after a couple of weeks there were a couple of heavy rains and some situations with tenants, so it just was not working out.

Evans said that to him this was the best option. He said he was not trying to sneak anything by without a permit but was just trying to make it look the same. Evans said he looked at the rest of the neighborhood for ideas and actually found a lot of other properties that had canopy coverings and some with multiple coverings. He said he did that, because it seemed the best way.

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Evans said there is a scenario on that side of the house in that it is really exposed to west. He said that when it rains from the north and the west, the wind and leaves just pummel that area. Evans said the window well has drainage. He said there has not been a water problem inside the structure, but it is more a situation of a constant problem to deal with if it is not covered.

Evans said, regarding the staff comments, he did not understand about the guidelines recommending the material of the foundation but do not include any guidance to allow a roof canopy. He said he did not know if something like this is possible if there are no rules to follow. Evans said that if the canopy cannot stay there, he would like something at least close to it that would achieve the same results to protect the house and the window.

Michaud asked if water has seeped into the window or into the floor in the basement. Evans said he has not had any water in there, but this is more of a proactive thing. He said that when it does rain, there becomes like a drift of leaves in there. Evans said that with an inch of rain, it is three inches from the window, and he is just trying to prevent something that could happen in the future. He said the grate just was not doing what it needs to do, besides keeping people out of it.

Miklo said the applicant pointed out there are others of these roof canopies in the neighborhood. He said that is why this is a conservation district - to prevent these kinds of solutions. Miklo said the goal is that when there is investment in these buildings, it be done in an appropriate way, similar to the examples that were shown. He said this just announces that this is a rental property, bedrooms are being put in the basement, and there is not a good solution, so we're coming up with these unconventional additions to the house. Miklo stated that, in a conservation district, it is important not to carry on this sort of solution.

Clore asked if there is a non-permanent way to cover that with a plastic, see-through type of rain protection, to keep rain from going into the window well. Evans replied that there are lots of things he could do that would be flat or would cover the top of it.

Miklo said he believes that screening and periodically cleaning out the window well is the solution. He said it doesn't sound like there is a drainage problem, but if there is, it would be a matter of just digging a little bit deeper and putting more gravel in the bottom. Miklo said these are seen all over town, and they function and do not call attention to themselves like this one does.

Wagner asked about the awning image and if that actually still allows for the 5.7 square feet of egress for the window. Evans stated that it does, and it meets the building code. He said he does not want to have an issue with any of the properties he owns. Evans said he personally does not find anything wrong with the aesthetic look of this. He said that in an hour of driving around, he found lots of properties, over 28, that had these covers. Evans said he does not know for sure if they are all rental properties, but he could probably find out.

Evans said there are lots of these that are not even close to as nicely built as this one is, as it matches the house. He said that they are built out of rough metal and have gutters on them. Evans said they are all in historic districts and conservation districts. He said he doesn't want to make this look like something that shouldn't be there, but he also wants to protect the house in a legitimate way that is going to work.

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Michaud asked if it would work to put Plexiglas here instead of the roof material. Bristow said there is an egress window cover that can be custom made that includes a structure and some kind of Plexiglas that would fit flush with the top of the window well or as low profile as the original grate.

Evans said a four by eight sheet of rigid plastic is made that he could put over the grate. He said then there is the issue of flow off of it, because the grate is not sloped, and attaching it somehow to the grate and to the top of the window well itself.

Evans said he can see something happening in the future and is trying to be proactive. He said that without babysitting it every single day, any other option at one time or another may work for a period of time, but this would work forever.

Litton said it is his feeling on this that the Commission approved the grate and there are not drainage issues right now. He said that it sounds like the biggest issue is keeping out debris and things blowing in. Litton said there are solutions to keep things out that are also found all over town. He said the awning also has open sides, so things could maybe blow in just as easily even with the awning.

Evans said that it has made a big difference. He said the only other way he could keep stuff out would be with some type of screen, like the earlier example. Evans said that is problematic, because it could be taken off, moved, or destroyed; it is just problematic for the property.

Litton said he does not exactly see it that way. He said that another clear covering or screen, like in the examples shown, would allow light into the living space, and that also seems like a positive thing. Litton said he would be in favor of approving something less substantial than this.

Clore said she does not think this would have ever passed. She said the Commission should view this as if it was not already here. Clore said there are other ways of dealing with the issue that do not look like this.

Bristow stated that the proposals for this roof could be approved with changes or could be not approved. She said that if it was not approved and the applicant wanted to work on some kind of low-profile method that was not attached to the house, it would not need Commission approval at all.

Miklo said that the original approval had the screen on it. He said the Commission could deny this and leave it at that. Miklo said that for putting in screen or Plexiglas, the applicant will not have to come back.

Bristow stated that she has seen something that is actually manufactured. She said that might be another solution that would solve some of the issues. Bristow said it would allow light in, because it wouldn't actually have the roofing material.

Michaud asked if it would work if the roofing material was detached and Plexiglas was put on that same angle. Miklo said he did not believe so. He said it would have to be something that is not visible.

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MOTION: Boyd moved to deny a certificate of appropriateness for the project at 411 East Davenport Street as presented in the application. DeGraw seconded the motion. The motion carried on a vote of 7-1 (Michaud voting no; Builta, Kuenzli, and Swaim absent).

REPORTS ON CERTIFICATES ISSUED BY CHAIR AND STAFF:

Certificate of No Material Effect - Chair and Staff Review.

431 North Van Buren.

Bristow said that for this house, originally the owner wanted to take out a window and try to sandwich in a manufactured window unit to save the stained glass. She said that instead, the owner made a storm window to put over it, which was all the owner needed to do.

Minor Review - Staff Review.

728 Grant Street.

Bristow said this application came up before the window reconfiguration. She presented a photograph that showed that it was in process.

Bristow stated that this house had a wheelchair access ramp that was really extensive and deteriorated. She said the owner wanted to remove that and put the porch back on.

Bristow said that there are interesting columns here that were added when the shutters and siding were done. She said the owner wanted to repeat that motif on the railing, because it is kind of unusual. Bristow said it is basically just two spindles with a little cut out piece in between each one.

Bristow said it was a little unusual, because this whole thing was added at one point. She said that the roof was not original, and there was a little bit of foundation on the front step that was probably a little bit smaller than this. Bristow said staff found this to be okay.

CONSIDERATION OF MINUTES FOR DECEMBER 8, 2016:

MOTION: Wagner moved to approve the minutes of the Historic Preservation Commission's December 8, 2016 meeting, as written. Agran seconded the motion. The motion carried on a vote of 8-0 (Built, Kuenzli, and Swaim absent).

ANNUAL HISTORIC PRESERVATION AWARDS:

Bristow reminded the Commission that the awards would be held Thursday, January 19, at 5:30 p.m. in Meeting Room A of the Library. She added that there will be refreshments available starting at 5:00.

Bristow stated that 19 properties will be receiving awards.

COMMISSION INFORMATION AND DISCUSSION:

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Miklo announced that the City has received a grant from the National Park Service to list the Iowa Women's Federation Home on Iowa Avenue and to list Tate Arms on the National Register and to develop interpretive material such as a sign in front of each building and web material and pamphlets to highlight the history of these two properties. He said these properties were the answer to an issue brought forward by the African American community, as the University allowed African American students as early as possibly the 1870s but did not provide dormitory space when dormitories started to be constructed in 1919. Miklo said their solution was to provide their own housing.

Miklo said that both of these buildings are still standing. He said the building on Iowa Avenue is pretty much the same as the day it was built, with a few minor changes. Miklo said that Tate Arms was modernized sometime in the 1940s or 1950s, presumably by the Tates.

Miklo stated that there were 39 of these grants issued nationally. He said this was the only one issued in Iowa and one of only three or four in the Midwest. Miklo said there will be more to come as this program is developed.

Bristow distributed a schedule for upcoming meetings. She said that the June meeting was changed, because it conflicted with the Preservation Summit to be held in Fort Dodge.

Bristow asked Commission members for their opinions on the start time for the meeting. The consensus of the Commission was to leave the starting time at 5:30.

ADJOURNMENT:

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

Minutes submitted by Anne Schulte

**HISTORIC PRESERVATION COMMISSION
ATTENDANCE RECORD
2016-2017**

NAME	TERM EXP.	2/11	2/25	3/12	4/14	5/12	6/9	7/14	8/11	9/8	10/13	11/10	12/8	1/12
AGRAN, THOMAS	3/29/17	O/E	X	X	O/E	X	X	O/E	O/E	X	X	X	X	X
BAKER, ESTHER	3/29/18	X	X	X	X	X	X	X	X	X	X	O/E	X	X
BOYD, KEVIN	3/29/17	---	---	---	---	---	---	---	---	X	X	X	O/E	X
BUILTA, ZACH	3/29/19	---	---	---	X	X	X	X	X	X	X	X	X	O
CLORE, GOSIA	3/29/17	X	O/E	X	X	X	O/E	X	X	X	O/E	X	X	X
DEGRAW, SHARON	3/29/19	---	---	---	X	X	X	X	O/E	X	O/E	X	X	X
KUENZLI, CECILE	3/29/19	---	---	---	O/E	O/E	X	X	X	X	X	X	X	O/E
LITTON, ANDREW	3/29/17	X	X	X	X	O/E	O/E	X	O/E	X	X	O/E	O/E	X
MICHAUD, PAM	3/29/18	X	X	X	X	X	X	X	O/E	X	X	X	X	X
SANDELL, BEN	3/29/17	X	X	X	X	X	X	X	---	---	--	--	--	--
SWAIM, GINALIE	3/29/18	X	X		X	X	X	X	X	X	X	X	O/E	O/E
WAGNER, FRANK	3/29/18	X	X	X	X	X	X	X	X	X	O/E	X	X	X

KEY: X = Present
 O = Absent
 O/E = Absent/Excused
 --- = Not a Member