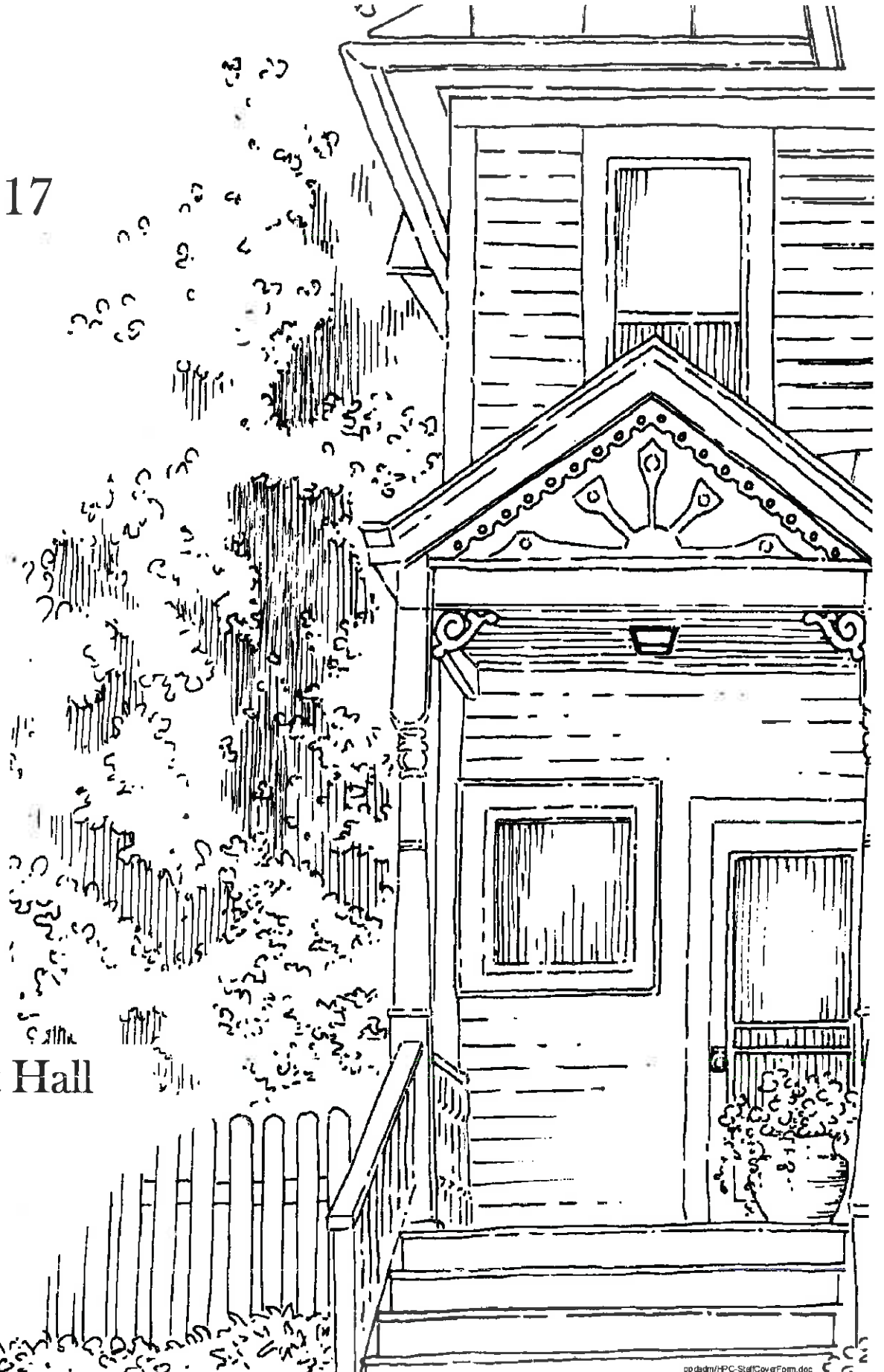
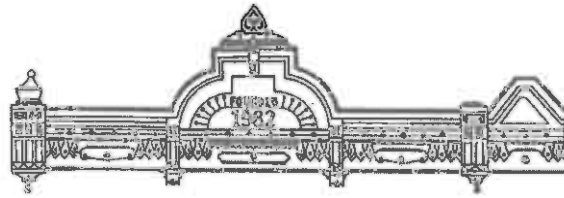


Iowa City Historic Preservation Commission

Thursday
May 11, 2017
5:30 p.m.

Emma Harvat Hall
City Hall





IOWA CITY HISTORIC PRESERVATION COMMISSION

Thursday, May 11, 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. 812 South Summit Street – Summit Street Historic District (rear porch entry removal, new stair tower addition)
2. 8 Bella Vista Drive – Brown Street Historic District (garage demo and reconstruction, porch reconstruction, front wall reconstruction)
3. 619 North Johnson Street – Brown Street Historic District (railing replacement, window replacement, rear entry removal, and roof, retaining wall, and fence repair)

E) Report on Certificates issued by Chair and Staff

Minor Review –Staff review

1. 1132 East Burlington Street – College Hill Conservation District (window repair and replacement)
2. 640 South Lucas Street – Governor-Lucas Street Conservation District (front step and railing replacement)

F) Consideration of Minutes for April 13, 2017

G) Commission Information and Discussion

1. Preservation Summit – Fort Dodge, IA – June 8-10, 2017
2. Unitarian Universalist Church and the Augusta Place Development

H) Adjournment

Historic Review for 812 South Summit Street

District: Summit Street Historic District

Classification: Contributing

The applicant, Jamie Powers, is requesting approval for a proposed addition project at 812 South Summit Street, Deluxe Bakery, a Contributing property in the Summit Street Historic District. The project consists of removing the current 2nd floor apartment access and adding a two-story stair tower addition on the north side.

Applicable Regulations and Guidelines:

4.0 *Iowa City Historic Preservation Guidelines for Alterations*

- 4.3 Doors
- 4.5 Foundations
- 4.6 Gutters and Downspouts
- 4.7 Mass and Rooflines
- 4.10 Porches
- 4.11 Siding
- 4.13 Windows
- 4.14 Wood

5.0 *Guidelines for Additions*

- 5.1 Expansion of Building Footprint

7.0 *Guidelines for Demolition*

- 7.1 Demolition of Whole Structures or Significant Features

Staff Comments

This house was originally constructed about 1900 as a front-gabled American Vernacular house. This is the only commercial building in the Summit Street District. According to Irving Weber, in the 1910's, owner Harry Smith began a grocery in the house. He later moved the store to the "boomtown" storefront that was built beside the house prior to 1933. The back porch entry to the apartment above did not exist prior to 1933.

The applicant is proposing to remove the back porch entry and add a north-facing two-story gable to the north side to allow access to the basement and the upstairs apartment. The basement access would move the internal stair out of the building so that the kitchen can reclaim that space. The existing basement stairs are inadequate for hauling heavy containers of flour and other products out of the basement storage. The new stair would make this safer and easier. In addition, the stair to the second floor would also be moved to the exterior so that the space of the stair could be reclaimed. The 2nd floor apartment door would be relocated to the front or west of the new addition, providing the apartment with a visible connection to the street.

The guidelines recommend against the removal of any important historic, character-defining features. New windows should be added in a location that is consistent with the window pattern of the historic building. If an opening is to be relocated, it should not detract from overall fenestration pattern.

In the guidelines, new additions have several neighborhood requirements in the Summit Street District. The total square footage of the front façade including the new addition may not exceed 1500 square feet. Single family homes, of which this originally was one, must have two full stories in the principal portion of the building. Significant features of the original structure must be preserved and the addition must not diminish the character of the historic structure. Key horizontal lines should be matched and the addition should be offset from the main building so it is possible to tell where one ends and the other begins. The palette of materials should be similar to that of the historic structure. Doors, windows, foundation materials, siding and roof materials should all match the original or existing materials in the historic structure.

Staff finds that removing the existing rear porch entry is acceptable. This porch is an addition that was added at some point after 1933 and does not contribute greatly to the historic character of the building. Currently, the applicant also plans to cover over a rear window on the first floor on the inside and leave the window, with black spandrel glass on the outside. Since this location will be a walk-in cooler, staff finds it appropriate as an alternative to remove this window if keeping it in place would lead to condensation and other moisture issues. Located on the back, the window removal will not impact the historic character of the building.

Staff worked with the applicant to determine the best location for the new addition so that it could appear appropriate to the historic structure. In this case, adding a cross-gable two-story addition was a solution that fit the historic character of the building. The square footage of the main elevation will be less than half of the 1500 SF maximum. The windows that would be covered by the new addition will be moved to the exterior and aligned vertically. Originally the roofline of the new addition and main building were the same height but they seemed to compete on the front elevation. The roofline of the new gable was lowered so that while this makes the new gable less steeply pitched than the original gable, it maintains an appropriate hierarchy.

Staff finds that matching the materials of the historic structure will tie the new addition in with the original building. Some of the elements include a matched lap siding, a concrete block foundation with a stucco coating, matching roof shingles, open soffits with rafter-tail detailing, and trim to match the original. The location of the new addition, set back from the front façade will separate the new addition from the original. The small entry porch is appropriate for this secondary, residential entrance to a building that is a retail bakery.

The roofline of the entry as seen from the north needs to be finessed prior to construction. Currently the siding is flush with the fascia on the north side. The roof would work better if the siding was recessed under an overhang, which would also move the beam and the column in a bit or move the roof overhang out. Alternatively, the roof could become a small hip roof or the structure could be open so that no siding encloses the space under the roof.

In Staff's opinion, creating a street-view presence for the entrance to the upstairs apartment is a desirable change to the exterior of the building. By moving both the basement and second floor stairs into a new stair addition, the access to these floors becomes safer, more convenient, and allows the kitchen to use that usable space.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 812 S. Summit as presented in the application with the following conditions:

- Door product information for the addition is approved by staff and chair;
- Roof design for the apartment entry is approved by staff and chair.



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: March 2011
☐ 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: JAMIE POWERS
Email: janie.powers@blue.iowa.com Phone Number: 319 541 5501
Address: 1029 Brewery
City: IOWA CITY State: IA Zip Code: 52240
- ☐ Contractor/Consultant Name: MARK RUSSO
Email: markrussoic@gmail.com Phone Number: 319 430 0038
Address: 614 Clark St
City: IOWA CITY, IA State: IA Zip Code: 52240

PROPOSED PROJECT INFORMATION

Address: 812 Summit Ave
Use of Property: Bakery Date Constructed (if known):

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 type="checkbox"/> Northside Historic District | <input type="checkbox"/> College Hill Conservation District |
| <input type="checkbox"/> College Green Historic District | <input checked="" 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

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

APPLICATION REQUIREMENTS

Project Description:

Removed

~~Remove front stoop to accommodate wheel chair lift~~
 Add stairway "tower" to N. side to accommodate new access to 2nd floor apt.
 Remove N. side stoop porch & enclose
 Enclose ~~1st~~ floor N.E. window on inside.

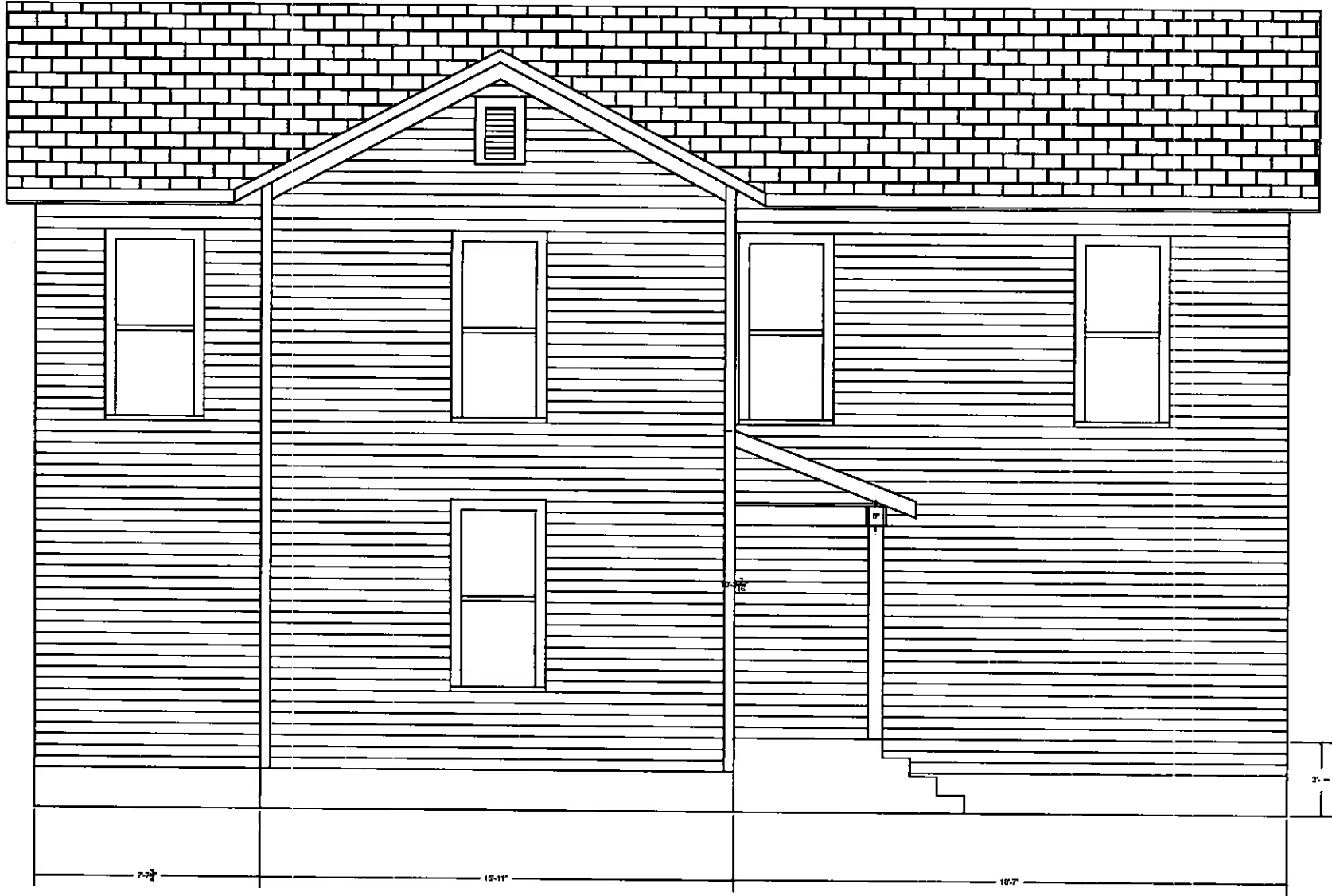
Materials to be Used:

cement bl siding to match, window to be determined
 Re-use existing stairway door

Exterior Appearance Changes:

new & enlarged front stoop, stairway, & handrail
 new addition N. side
 new siding & trim - N. side

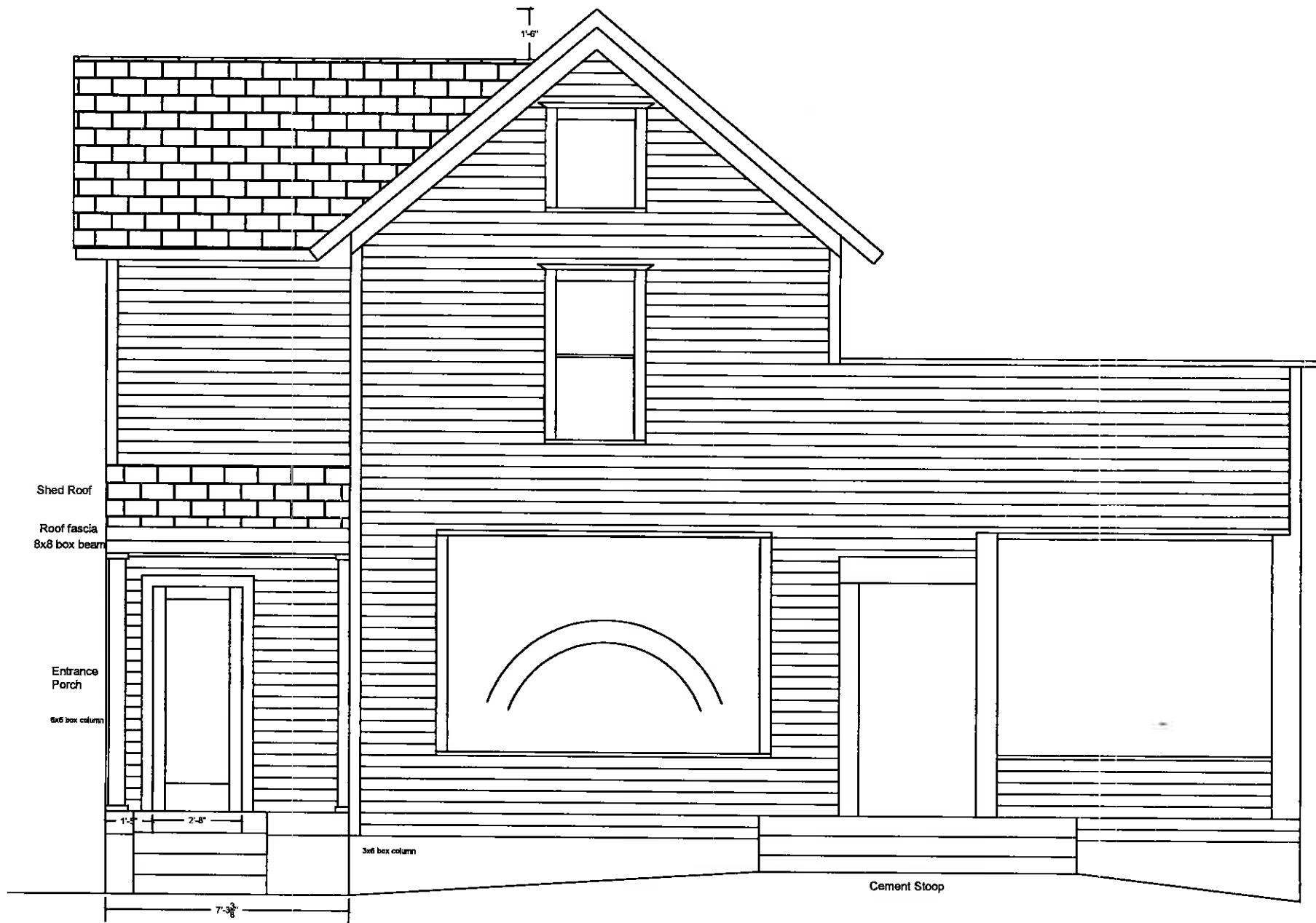
SUBMIT



A

Deluxe **Mark Russo Kitchen and Bath Design** Remodel
 812 Summit Ave. N. Addition
 Iowa City, Ia. Mark A. Russo
 319 338 5000 April 28, 2017
 Revision 0 (319) 430-0038

1



Proposed W. Elevation w/existing stoop
 Deluxe Bakery
 812 S. Summit, Iowa City, Ia.
 4-27-17

Rear window will either remain with spandrel (black) glass
or, as an alternative, be removed

North rear porch to be removed





Approximate location of addition

Rear porch and entry door to be removed

Historic Review for 8 Bella Vista Place

District: Brown Street Historic District

Classification: Contributing

The applicants, John and Kathy Courtney, are requesting approval for a proposed demolition and new construction project at 8 Bella Vista Place, a Contributing property in the Brown Street Historic District. The project consists of the demolition of the garage and reconstruction of a new garage with breezeway connection to the house and construction of a new entry canopy and a new covered porch at the northeast corner of the house.

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
- 4.8 Masonry
- 4.10 Porches
- 4.13 Windows

5.0 Guidelines for Additions

- 5.1 Expansion of Building Footprint

6.0 Guidelines for New Construction

- 6.2 New Outbuildings

7.0 Guidelines for Demolition

- 7.1 Demolition of Whole Structures or Significant Features

8.0 Neighborhood District Guidelines

- 8.4 Northside Neighborhood

Staff Comments

This house is a Hipped-Cottage form with Prairie School Style design influences built in 1922. The house has brick veneer up to the bottom sill of the second floor windows and stucco walls above the brick to the eave. A low pitch hip roof has a shed roof attic dormer centered over the entrance. The off-center entrance is covered by a portico with square columns and a low arched roof.

In 2000, the Commission approved a concrete sidewalk "bridge" linking the house and garage. In 2004, the Commission approved a major alteration where the front of the house would be significantly changed with a new entry canopy, doors in the north and south sections of the facade, a new patio, new low brick wall and new steps. None of this work was subsequently completed. Last fall, this Commission approved the removal of brick infill and replacement with a pair of French doors on the front elevation along with the reconstruction of the front stoop and the patio at the new doors.

The applicant is proposing to remove the existing single-car garage built on the south property line and replace it with a two-car garage moved north seven feet and connected to the house with a breezeway. The new garage would have a brick base with stucco above, matching the brick of the main house and the proportion of brick to stucco. A limestone band will form the transition from brick to stucco as it does on the house. The roof would be hipped and match the roof material on the house. Simple wood garage doors will also be included on the new garage. The breezeway will be enclosed but include many windows and a full divided-lite door. The applicant proposes to use Jeld-Wen windows for all new windows.

An entry cover over the central rear door will be constructed in the location of a former canopy and the existing light fixture which is not historic will be moved or removed and replaced. A covered porch will enclose the raised pad on the northeast corner. The existing pad will be faced with matching brick and columns matching those on the second floor rear porch will support the roof. This roof will also follow the profile of a roof in that location that had been removed. The applicant will likely construct the low wall and entry canopy originally approved in 2004.

The guidelines recommend against the removal of any important historic, character-defining features. New outbuildings should be constructed to the rear of the property and subordinate in size and ornamentation to the primary structure. New outbuildings should reflect the style of the primary structure. Carriage-style garage doors may be used if they are a style appropriate for the property. Windows should be relatively small and rectangular.

The Northside Neighborhood guidelines refer to the Secretary of the Interior's Standards for site considerations on Bella Vista Place because of unique site characteristics. This Section recommends against removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished. The Section also recommends against introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

In Staff's opinion, the existing garage is not in character with the architecture of the house. It is a historic garage because it was built in 1925 but it does not share materials (including the type of brick), overhangs, or any of the other architectural details with the main house. In addition, the garage is built on the property line. Staff finds that a new garage built with similar materials, roofline, and overhang as the main house and moved off the property line will enhance the character of the property.

The proposed breezeway will be an enclosed connection to the garage but will be open and light-filled continuing the language of large windows that are seen particularly on the north side of the house. Both the rear entry canopy and the covered porch enclosure follow roofed areas that were once a part of the house and have since been removed. The covered porch will make the rear exterior space more useable for the family and staff finds it appropriate.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 8 Bella Vista Place as presented in the application.



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

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: John & Kathy Courtney
Email: Johnpatrickcourtney65@gmail.com Phone Number: (773)J908-2547 K469-222
Address: 8 Bella Vista Place
City: Iowa City State: IA Zip Code: 52245
- ☒ Contractor/Consultant Name: CHD Studio - Clayton Hargrave
Email: Studio@mchsi.com Phone Number: 319-621-4778
Address: 11 Glencrest Dr.
City: University Heights State: IA Zip Code: 52246

PROPOSED PROJECT INFORMATION

Address: 8 Bella Vista Place
Use of Property: Single Residence Date Constructed (if known):

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 checked="" type="checkbox"/> Brown St. Historic District | <input 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.)
- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Building Elevations | <input checked="" type="checkbox"/> Floor Plans | <input checked="" type="checkbox"/> Photographs |
| <input checked="" type="checkbox"/> Product Information | <input checked="" 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 checked="" type="checkbox"/> Building Elevations | <input checked="" type="checkbox"/> Product Information | <input type="checkbox"/> Photographs |
|---|---|--------------------------------------|
- ☒ **Construction** of a new building
- | | | |
|---|--|--------------------------------------|
| <input checked="" type="checkbox"/> Building Elevations | <input type="checkbox"/> Floor Plans | <input type="checkbox"/> Photographs |
| <input checked="" type="checkbox"/> Product Information | <input checked="" 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"/> Evidence of deterioration | <input checked="" 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 Specialist at 356-5243 for materials which need to be included with applications

APPLICATION REQUIREMENTS

Project Description:

The desired request by the Courtney's is to design an addition which will improve the use and maintain the property as a single family home beyond their lifetime. The request is to reposition and increase the size of the current garage from a one car to a two car garage. To relocate it 7'-0" to the North and to remove it's current view from the front elevation of the home. To improve its existing roof structure and redesign to reflect the style and structure in every way of the homes roof design. To reconstruct the roof over the rear entry and incorporate a breezeway from the garage to the existing

Materials to be Used:

Selective bricks and stucco to match existing structure. Windows mullions (when appropriate) along with stone sill will be selected to match the existing. Dimensional bead board & exterior trim molding will be selected or constructed to match the existing where found on home like (roof soffit). We will use "a palette of materials that is similar to that used on the historic structure".

Exterior Appearance Changes:

The exterior appearance changes while minimal will be 80% contained to the rear of the home. All structural changes will take their form from the existing structure of the home in every way. With the shift or the garage to the North 7'-0" it will provide a clean and concise division of the property to its South. It will also allow for the addition of a garage structure which we hope will reinforce and compliment the unique architecture elements of the home.

SUBMIT

8 Bella Vista:

Project description:

The desired request by the Courtney's is to design an addition which will improve the use and maintain the property as a single family home beyond their lifetime. The request is to reposition and increase the size of the current garage from a one car to a two car garage. To relocate it 7'-0" to the North and to remove it's current view from the front elevation of the home. To improve its existing roof structure and redesign to reflect the style and structure in every way of the homes roof design.

To reconstruct the roof over the rear entry and incorporate a breezeway from the garage to the existing kitchen entry.

To reconstruct the roof & screen porch onto the existing raised structure connected to the Northeast of the home.

To add a ~~shed roof~~ ^{removed} Dormer (structure allowing) to the rear (East elevation) of the home identical to the existing front (West elevation) Dormer.

Materials to be used:

Selective bricks and stucco to match existing structure. Windows mullions (when appropriate) along with stone sill will be selected to match the existing. Dimensional bead board & exterior trim molding will be selected or constructed to match the existing where found on home like (roof soffit).

We will use "a palette of materials that is similar to that used on the historic structure".

Exterior Appearance Changes:

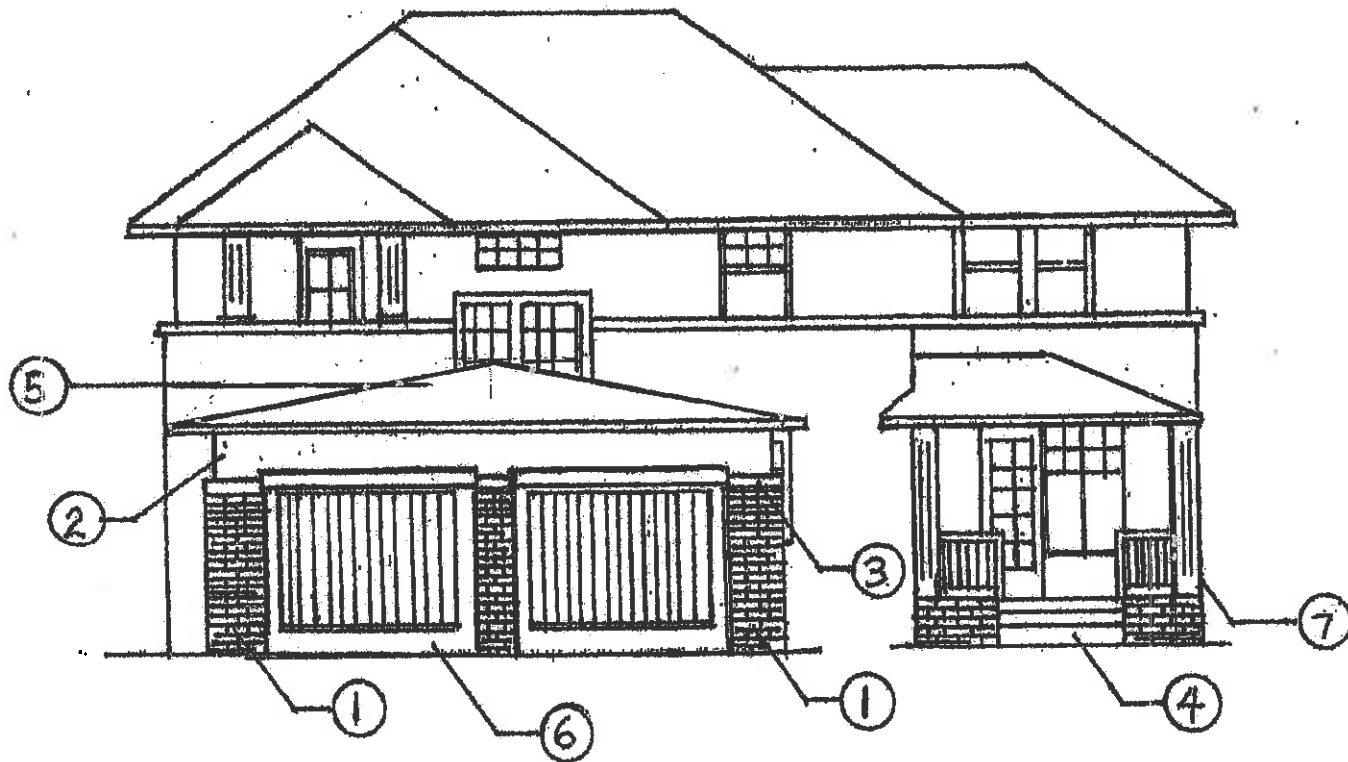
The exterior appearance changes while minimal will be 80% contained to the rear of the home. All structural changes will take their form from the existing structure of the home in every way.

With the shift or the garage to the North 7'-0" it will provide a clean and concise division of the property to its South. It will also allow for the addition of a garage structure which we hope will reinforce and compliment the unique architecture elements of the home.

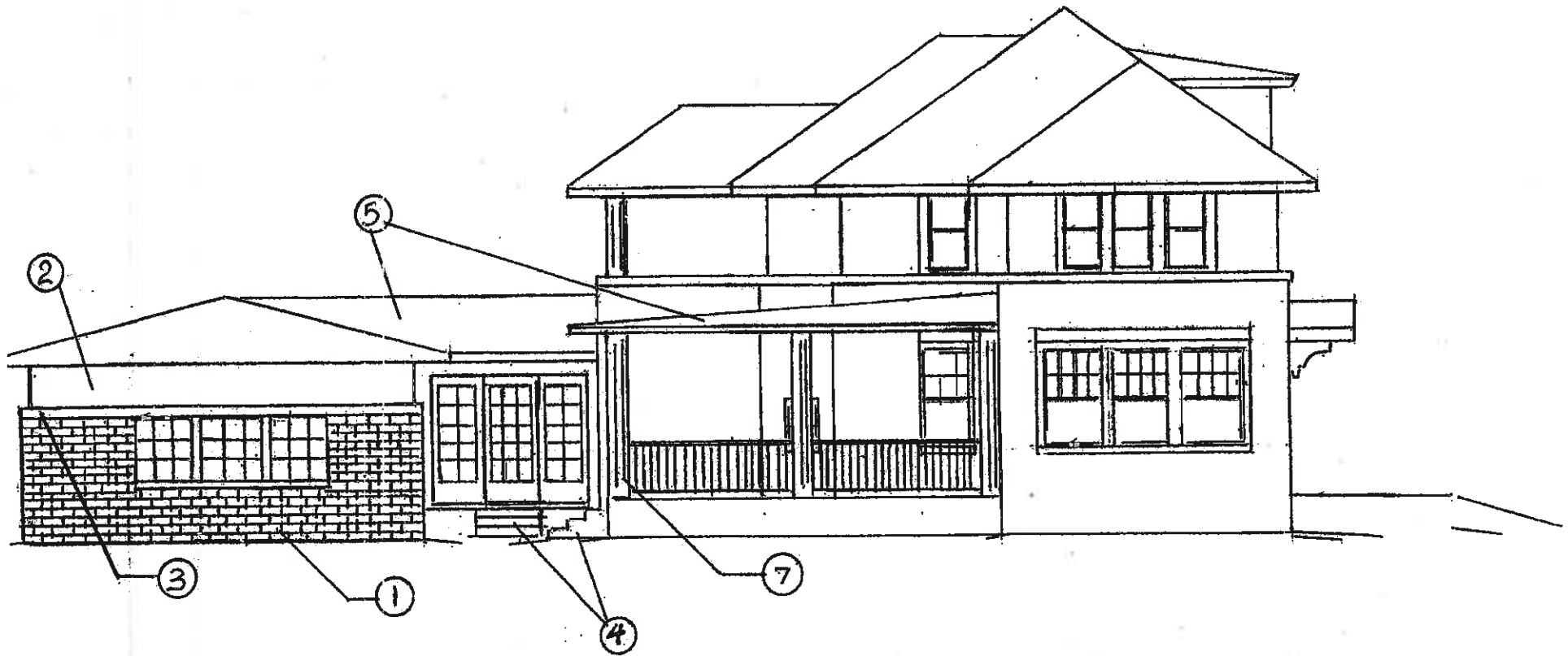
The guidelines within the Iowa City Historic Preservation Handbook along with the direction of the Commission should allow for another unique historical house to become a home.

DRAWING NOTES

- 1) BRICK TO MATCH HOUSE
- 2) STUCCO BAND TO MATCH HOUSE
- 3) INDIANA LIMESTONE
- 4) REINFORCED CONCRETE STAIRS
- 5) ASPHALT SHINGLES
- 6) WOOD PAINT GRADE GARAGE DOORS
- 7) WOOD COLUMNS TO MATCH EXISTING OF UPPER DECK
- 8) JELD-WEN WINDOWS



EAST ELEVATION



DRAWING NOTES

- 1) BRICK TO MATCH HOUSE
- 2) STUCCO BAND TO MATCH HOUSE
- 3) INDIANA LIMESTONE
- 4) REINFORCED CONCRETE STAIRS
- 5) ASPHALT SHINGLES
- 6) WOOD PAINT GRADE GARAGE DOORS
- 7) WOOD COLUMNS TO MATCH EXISTING OF UPPER DECK
- 8) JELD-WEN WINDOWS

NORTH ELEVATION



LANDMARK

SURVEYING AND ENGINEERING

535 SOUTHWEST AVENUE
IOWA CITY, IOWA 52240
PHONE (319) 334-1884

N



LEGEND:

• 3/8" REBAR

• 5/8" REBAR

○ Oak Tree

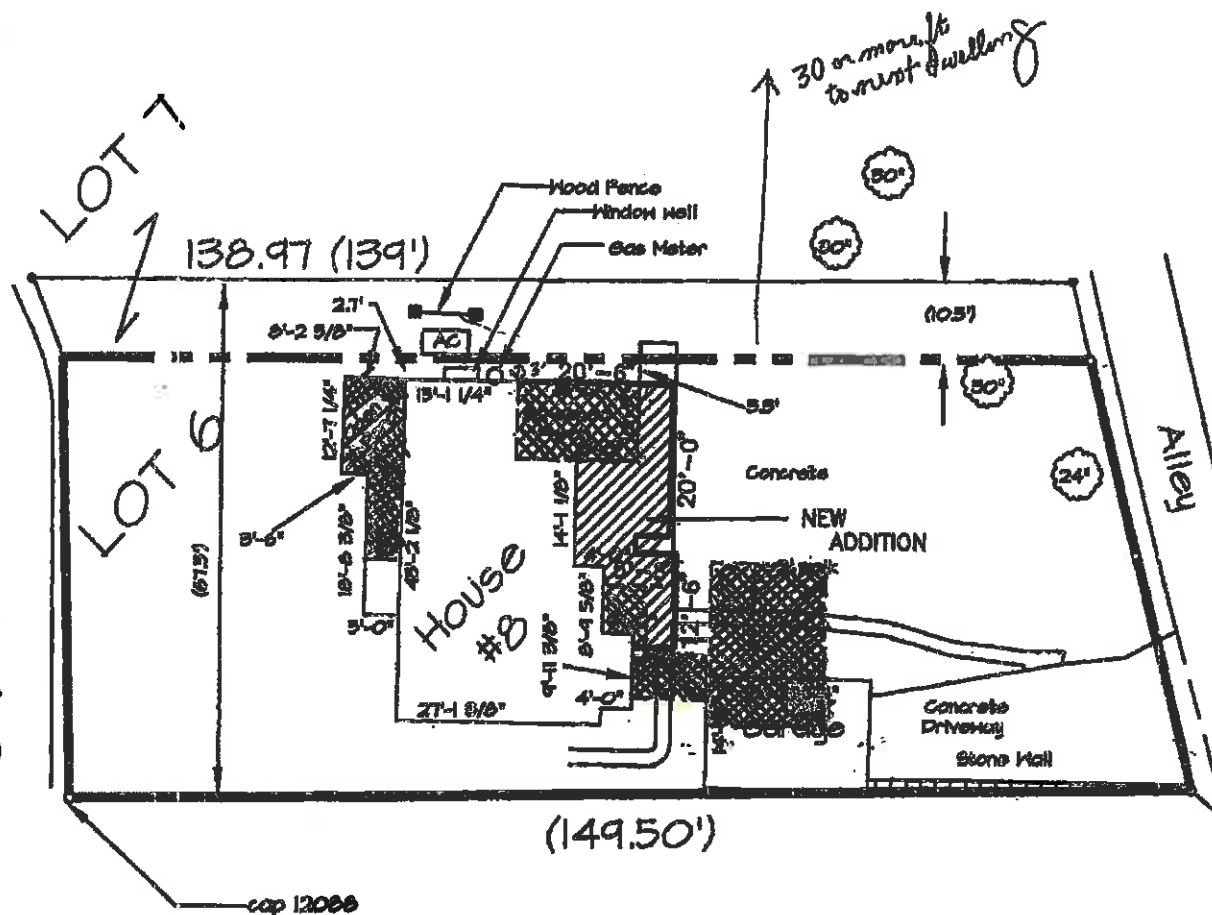
() Recorded Dimension

NEW CONSTRUCTION

Bella Vista Drive

LOT 1

LOT 6



FIELD BOOK	REVISION
BT/02	1604N 00
DRAWN BY	APPROVED BY
LK	JA
DATE	SCALE
6/16/2000	1"=20'
TITLE	
SITE PLAN	
PROJECT	
JAMES HARRIS 8 BELLA VISTA DRIVE LOT 6 BELLA VISTA PLACE IOWA CITY, IA	
DWG. NO. 00026-01	SHEET 1 of 1
REV. NO. 00026	









Historic Review for 619 North Johnson Street

District: Brown Street Historic District

Classification: Contributing

The applicant, Univercity Partnership, is requesting approval for a proposed alteration project at 619 North Johnson Street, a contributing property in the Brown Street Historic District. The project consists of three egress replacement windows, a new front door, removal of a superfluous rear exterior door, stoop, and cover, cleaning and recoating of the roof, tuckpointing and capping the chimney, new railings, and a new retaining wall and fence.

Applicable Regulations and Guidelines:***4.0 Iowa City Historic Preservation Guidelines for Alterations***

- 4.1 Balustrades and Handrails
- 4.2 Chimneys
- 4.3 Doors
- 4.7 Mass and Rooflines
- 4.12 Site and Landscaping
- 4.13 Windows

7.0 Guidelines for Demolition

- 7.1 Demolition of Whole Structures or Significant Features

Staff Comments

This house was built c. 1895 and some site inventory forms describe it as moved to this location in 1924. Staff finds that this is unlikely given that a house is shown in that location in the same configuration on all Sanborn Maps that show the area, including 1906, 1912, 1920, 1926, and 1933. The unusual corner half-porch is original to the house. Otherwise, the house is a 1 ½ story Victorian Cottage with a main hip roof and fish-scale clad gables on all four sides. Several small additions and decks have been built on the back. In 1990 a section 106 review was performed for work to be completed on the house using CDBG funding from HUD. In 2006 the Commission approved the reconstruction of the rear deck and railing.

The applicant is proposing to replace the windows on the front and south gables with new metal-clad wood egress windows. They are also currently including the possibility of replacing the central window on the north side with a new window with a raised sill to accommodate kitchen cabinets. The front door will be replaced with a new fiberglass door with a ¾ lite over one panel. Missing railing on the front porch and stair will be replaced with railing to match existing.

The metal standing seam roof will be cleaned, repaired, and coated with an elastomeric coating. The existing chimney will be tuckpointed and capped with a metal cap painted dark.

On the back of the house, the rear door, landing, and entry cover in the southwest corner will be removed and the siding will match the existing vinyl siding. On the south side of the property the rear fence is failing. Once the property is surveyed, a new concrete retaining wall and fence matching the existing will be built at the correct property line.

The guidelines recommend replacing missing balustrades with a style that is consistent with the building. Chimneys should be repaired and tuckpointed instead of removed. New caps should be as inconspicuous as possible. Traditional styled doors in a material, such as fiberglass, which maintains some of the characteristics of historic wood doors are appropriate replacements. Metal roofs should be maintained rather than replaced where possible. The use of metal-clad wood replacement windows is acceptable. Bedroom windows may be replaced for egress purposes when necessary as long as the new window matches the size, trim, use of divided

lights, and overall appearance of the previous bedroom window. Removing historic architectural features is not allowed.

In Staff's opinion, the work described meets the guidelines and will improve the historic character of the home. The door, canopy and stair to be removed on the exterior are not original and removing them will help to unclutter the appearance of the rear of the home

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 619 North Johnson Street as presented in the application with the following conditions:

- Door product information is approved by staff;
- Window product information is approved by staff.



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: 4 / 19 / 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: CITY OF IOWA CITY / UNIVERSITY PROGRAM

Email: DAVID-POWERS@IOWA-CITY.ORG Phone Number: (319) 356 5233

Address: 410 E. WASHINGTON

City: IOWA CITY State: IA Zip Code: 52240

☐ Contractor / Consultant Name: _____

Email: _____ Phone Number: () _____

Address: _____

City: _____ State: _____ Zip Code: _____

Proposed Project Information

Address: 619 N. JOHNSON ST

Use of Property: SGL FAMILY RESIDENTIAL Date Constructed (if known): 1900

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

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 checked="" 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:

Materials to be Used:

Exterior Appearance Changes:

Project Description:

Complete remodel of the single family residence at 619 N Johnson including extensive interior and exterior repairs. This will include some exterior changes and repairs. The twin window in the front gable and the single window in the south gable will be replaced with new egress wood windows with aluminum clad exteriors. The front door will be replaced with a new smooth fiberglass door with a $\frac{3}{4}$ lite over one panel. The existing standing seam steel roof will be patched, prepped, and coated with an elastomeric coating. The chimney will be tuck pointed and capped. We will be removing a deteriorated porch, roof, and door at the south west corner of the back of the home. Siding will be patched in over the space. The retaining wall and fence on the south west corner of the lot will be removed and replaced aligning with the correct property lines. The missing railing section on the front porch will be replaced and new railings will be built for the existing steps. Railings will be painted wood with top and bottom rails and balusters to match the existing. We are currently evaluating downsizing the western most window on the north wall of the house to allow kitchen cabinets and countertops to run below it. We are requesting approval for the design change, but the decision to proceed with the change will depend on the project budget.

Materials to be Used:

The new windows will be wood with roll formed aluminum cladding with screens and no grills. The new front door will be smooth fiberglass. The new retaining wall will be concrete with a wood privacy fence. The railing on the front steps will be painted wood.

Exterior Appearance Changes:

An existing door on the rear of the home will be removed and sided over.

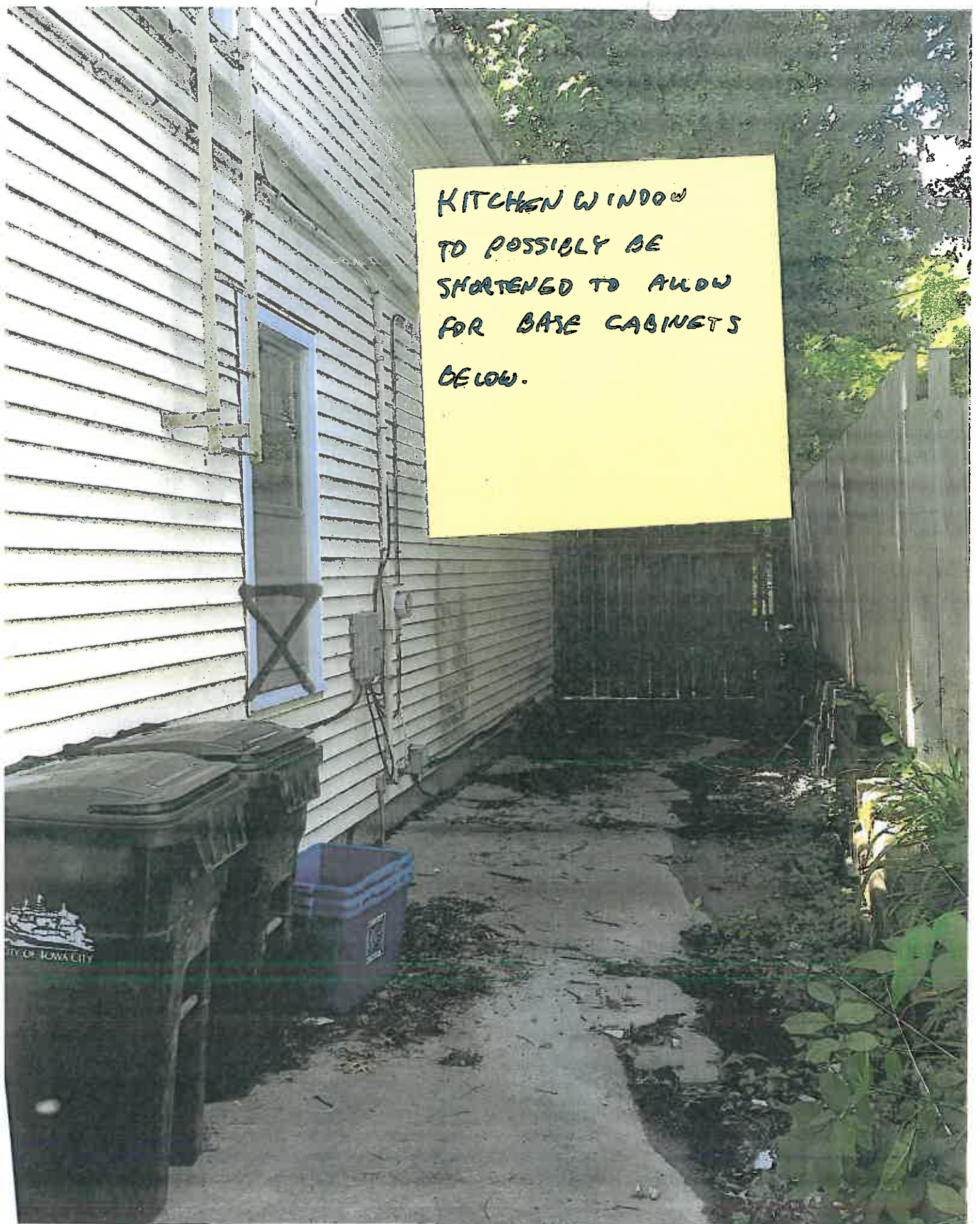


REPLACE
THESE WINDOWS

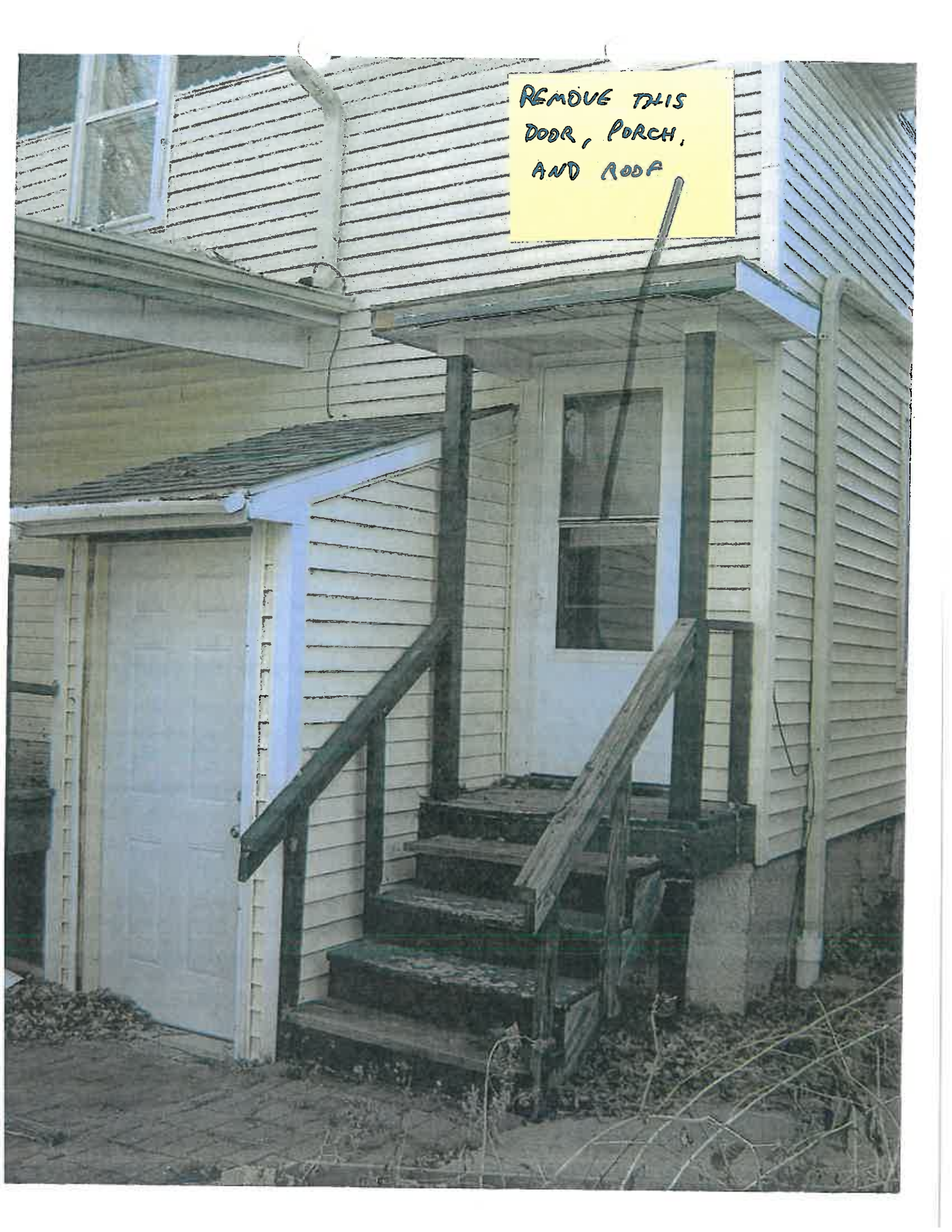
A photograph of a two-story house with light-colored horizontal siding. A yellow sticky note is pinned to the wall, with the text "REPLACE THIS WINDOW" written in black marker. The note is positioned over a window on the second floor. To the left, a white downspout runs vertically. In the foreground, there is a dark trash can and some wooden debris. Bare trees are visible in the background.

REPLACE
THIS WINDOW

KITCHEN WINDOW
TO POSSIBLY BE
SHORTENED TO ALLOW
FOR BASE CABINETS
BELOW.



REMOVE THIS
DOOR, PORCH,
AND ROOF



Council OKs \$35M redevelopment of Unitarian Church site

Katie Brumeloe, Press Citizen Published 2:05 a.m. CT May 3, 2017 | Updated 2 hours ago



Plans are moving forward for a new seven-story development in downtown Iowa City that includes preserving a more than 100-year-old church.

The Iowa City Council took the final steps Tuesday night to approve the development agreement with developer Jesse Allen, which includes providing tax increment financing, also approved Tuesday, to support the \$35.1 million project.

(Photo: Special to the Press-Citizen)

The development, known as Augusta Place, will be built on the city-owned parking lot north of City Hall and the land around the Universalist Unitarian Church at the corner of Gilbert Street and Iowa Avenue.

"So many things have been brought together on this, and will be an asset to our city," Mayor Jim Throgmorton said just before the council approved the development agreement. He added that the project was nearly 18 months in the making.

Previously: [Redevelopment plans, series of approvals for UUSIC church site head to council \(/story/news/local/2017/05/01/series-council-approvals-aimed-preserving-historic-downtown-church/307771001/\)](http://www.press-citizen.com/story/news/local/2017/05/01/series-council-approvals-aimed-preserving-historic-downtown-church/307771001/)

It includes a two-story parking ramp, lined on the north side by 26 two-story townhomes, stacked in four stories. Plans include a terrace on the third level above the parking ramp. Nearly 100 apartments will fill the third through seventh floors above a portion of the parking ramp on the south side of the development, stretching from Gilbert to Van Buren Street.

There will be six one-bedroom, 67 two-bedroom and 18 three-bedroom apartments, according to proposed plans. There also will be six onsite affordable housing units, which will be sold to the city's Housing Authority. The development agreement with the city also calls for 12 offsite affordable housing units.

The city will purchase all 60 parking spaces on the first level of the parking ramp for public safety vehicles. There will be 57 spaces for residents on the second level. Plans also include upgrades to entries for the fire station and City Hall.



This rendering shows the Augusta Place townhomes from Iowa Avenue. (Photo: Special to the Press-Citizen)

The city will provide nearly \$4.7 million in financial assistance to support the development. Those contributions include TIF rebates of \$4.02 million for the commercial and on-site affordable housing components of the project, a forgivable loan in the amount of \$650,831 as a discount on the price of the land, and the purchase of 60 parking spaces for \$602,843 and six one-bedroom apartments with Housing Authority funds for use as affordable housing at a total price of \$1,080,000.

A key part of the development agreement includes preserving the 109-year-old Unitarian Universalist Church, having it rezoned as a historic landmark and restoring the exterior of building to complement the original structure, Economic Development Coordinator Wendy Ford said during Tuesday's meeting.

The church will be designated for commercial use and renovated to include an elevator, accessible bathrooms and replace its old heating system with a modern HVAC system, Ford told the council. The development's name, Augusta Place, also honors one of the church's early ministers, Augusta Jane Chapin, Ford said.

"The project started with Jesse having a vision for saving the church," council member John Thomas said, adding that there was much community support for the project. "There are lots of ways to look at this project and be pleased with the outcome."



This rendering shows the rear entrance of City Hall, with the Augusta Place development to the left. (Photo: Special to the Press-Citizen)

Construction is expected to begin in the fall and will last about 18 months, Ford said Tuesday. The church must be rezoned as a historic landmark before the property will be transferred to Allen, according to the agreement.

Before approving the development agreement Tuesday night, the also approved a code amendment waived off-street parking requirements for the residential units. The council also approved an urban renewal plan amendment, which amends the city's plan to include the project.

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MINUTES
HISTORIC PRESERVATION COMMISSION
APRIL 13, 2017
EMMA J. HARVAT HALL

PRELIMINARY

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

MEMBERS ABSENT: Zach Builta, Cecile Kuenzli, Andrew Litton

STAFF PRESENT: Jessica Bristow, Bob Miklo

OTHERS PRESENT: Kumi Morris, Alicia Trimble

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

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

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

There was none.

NATIONAL REGISTER NOMINATION: JOHNSON COUNTY SAVINGS BANK, 102 SOUTH CLINTON (MIDWESTONE BANK).

Bristow showed the location of the bank on a map of downtown Iowa City. She stated that the nomination includes the main, six-story tower built in 1913; the three-story building to the east of that, which is on the 1882 Sanborn map; and the 1984 addition to the south of that.

Bristow said the nomination discusses the different sections of the bank and talks about it as if it were a column: the base, the shaft, the capitol. She said it discusses the different treatment of the exterior of the bank and how much of it has its original integrity.

Bristow showed some photographs of the building. She showed the north facade and the lion heads right below the frieze. Bristow said those were on each side of the entries, which were modified and closed in over a period of time, beginning in 1921.

Bristow showed a photograph of the three-story building. She said there was originally a three-story building on the site occupied by Johnson County Bank. Bristow said the bank needed to grow, so it then took down most of the corner, leaving the one single bay. She said the bank plans always included the second and third floors of that three-story building as part of the floor plan for the bank, so it was going to be continually occupied by the same space. Bristow said the National Register nomination discusses that in more detail and what happened with the first floor.

Bristow said that the stone seen on the base is a 1963 change, so it is a modern or more simplified version of the stone pattern on the six-story tower of the bank. She said that when the six-story tower was built, the facade of the three-story building was updated to have more of a classical, revival feel, so it would fit more in the same language as the new bank building.

HISTORIC PRESERVATION COMMISSION

April 13, 2017

Page 2 of 10

Bristow showed the connection between the six-story bank and the 1984 addition. She stated that there was always kind of a storefront entry in the space. Bristow said that when the addition was put on, the structure of the wall was changed a little to make the connection. She pointed out that the connection is recessed to create a "hyphen" between the original building and the addition as currently prescribed by the National Park Service.

Bristow said that the bank did a simplified version of the stone facade along the street level, which ties it together. She said the facade is divided into three bays with six windows. Bristow said that in the new addition, the same kind of pattern is continued.

Bristow showed an image of the interior, looking toward the corner, after the more recent remodeling. She said it brought back a lot of the original plan of the bank. Bristow stated that during the remodel some of the same column and ceiling details were brought back or exposed, and the floors remained or were refinished. She said the goal was to return to a lot of what the original bank had, which had been modified over time.

Bristow showed an image from just inside the bank, from the south addition looking north toward Washington Street. She said there is a stair, and one of the old vaults was in the bump out. Bristow said one goes up to the second floor from this stair, and then there is a stair tower from the second floor to the sixth floor.

Bristow showed a photograph from the third floor looking down the hall from Clinton Street east and into the third floor of that three-story building.

Bristow said the nomination also discussed this building as an investigation into how Iowa City could handle having tenants in the upper floors. She said the bank was not originally going to occupy all of the floors, and so the bank investigated whether or not it would be able to get tenants. Bristow said it seems as though it was occupied throughout its history.

Bristow showed the fourth floor as one looks east. She said this is where there is no longer a three-story building, so it is the end of the tower. Bristow mentioned the original flooring, stairs, and railing. She said that most of the woodwork around the windows, doors, and transoms is original. Bristow said there were a few places where things were opened a little bit in the recent remodel and that the trim was then moved to areas where the woodwork was missing.

Bristow showed a view on the second floor looking south into the addition. She said it is where the tower stairs start and go up to the sixth floor.

Bristow showed a view on the fifth floor looking south, over the top of the 1984 addition.

Bristow said one of the important things done during the remodel was to remove a fire sprinkler stack running up and down the center core of the stair tower. She showed a view looking down through the stair tower.

Bristow showed the sixth floor. She said there was a hidden skylight that was uncovered to make it a workable skylight again.

Bristow showed a view looking east, toward the end of the building.

HISTORIC PRESERVATION COMMISSION

April 13, 2017

Page 3 of 10

Bristow said staff went through this nomination. She said staff feels this is one of the premiere downtown buildings, is one of the first "fireproof" structures, and is the first high-rise. Bristow said the architectural integrity is really amazing in this building. She said the fact that the cornice was removed and then put back during the remodel really adds to the historic character of this. Bristow said it was replicated pretty well because of historic photographs.

Bristow said that putting this property on the National Register would really be a benefit to the downtown.

Boyd said he thinks this can serve as a model for other downtown businesses. He said it is a great opportunity to showcase people investing and can serve as a model for others.

Swaim said she learned a lot of interesting local history regarding the banks in Iowa City in the 1930s during difficult times, as well as information about the various tenants who were in the community in the 1930s and 1940s.

MOTION: Boyd moved that the Commission recommend that the application be approved for the National Register, under criterion C. Baker seconded the motion. The motion was approved on a vote of 8-0 (Builta, Kuenzli, and Litton absent).

CERTIFICATE OF APPROPRIATENESS:

800 Brown Street, Happy Hollow Park.

Bristow stated that Happy Hollow Park is in the far northeast corner of the Brown Street Historic District. She said that the park structures are non-contributing.

Bristow said the park currently contains a couple of structures under one roof comprising storage, restrooms, and shelter. She said the proposal is to remove the structure and in the same general location of that structure, there are plans to build a separate shelter and restroom with a smaller storage area in the back of it.

Bristow said that the City owns the park. She said that the Parks and Recreation Department therefore went through some research of the Brown Street District and held some neighborhood meetings about this. Bristow said that Parks and Recreation looked at architecture in the district as well as the history. She said there was once a brickyard here, and nearby is a house built by the brickyard owners that served as its office.

Bristow said the shelter facility would have a simple, standing seam metal roof. She said it would be a simple park-like structure. Bristow said the general design idea for both of these buildings is something in the Craftsman style, which would be more appropriate for a park structure than other, more formal styles.

Bristow showed the columns with a limestone base. She said there would be an open structure for the roof. Bristow said the beams would extend out but not beyond the roof covering. She said it would be a simple, open structure.

Bristow said there are a couple of options for the restrooms. She said that at this point, they would go with what works with the bidding. Bristow showed the base bid - the main proposal. She said it is a simple limestone-based structure with some lap siding, some trim, and the

HISTORIC PRESERVATION COMMISSION

April 13, 2017

Page 4 of 10

standing seam metal roof. Bristow stated that there is an option to do an alternate version with columns.

Bristow stated staff feels that maybe in a structure of this size, the columns would not be necessary, because columns would indicate a really formal entry or a porch. She said, however, that this is a park structure, and staff feels either option would be acceptable. Bristow said that if the bids come in such that the columns would be affordable, staff would be fine with using that design.

Agran said that, in terms of the porch, he feels that either option would be fine. He said that all of the designs are so much better than the very first suggestions.

Agran said the one with the little porch on it is nice, and having a little bit of shelter in front of the entrance makes it feel less like it is really adjacent to the elements. He said if that bid is possible, the little restroom will exist for the next one hundred years, so he hopes that it is not too much more expensive.

Agran said that when he moved to Iowa City, he had no idea why that park was there or why it was shaped this peculiar way. He said there is a really fascinating story that is part of the history of the neighborhood in terms of the brickyard. Agran said there are a few Craftsman buildings here, but there are a lot of brick buildings here.

Agran said the limestone hearkens him more to WPA/CCC-era park structures, which is fine. He said there are a few Craftsman properties around here. Agran said there maybe could be a material change on the foundations, using brick instead of limestone.

Agran said the park is non-contributing, but that doesn't mean that the Commission cannot aim to have these be more contributing. He asked if there is any way that these buildings can tell a little more of the story of why this park is here. Miklo said he would not say that the park is non-contributing, but the current structures are non-contributing.

Agran said the design would be fine but feels it is also an opportunity to tell a story. He said the park should not feel so random. Agran said the park is there because the material was dumped out into those houses and properties around it. He said that he would approve this like it is, but perhaps in the bidding or design process, if there is another option that feels right, this could utilize the material to tell that story.

Agran referred to the map and said that when one looks down Lucas Street, there is a sight line in the neighborhood. He said there is a sight line to these buildings, to this park at the end of the street. Agran said that right now, that sight line goes to a parking lot and then to the awful building that is there right now, so it is great that it will be removed.

Agran said that when he looks at the proposal and thinks about how to make this park look nicer, especially as related to what is seen from the neighborhood and how these buildings fit in the neighborhood, he thinks the placement of these buildings makes them feel quite clunky. He said the connections between them feel really disparate; they don't feel like a unified blueprint there.

Agran said that in the old structure, even though it was not nice, it really looks in on the park. He said the park is a vessel, and it is a vessel by its very creation by having taken out all that

HISTORIC PRESERVATION COMMISSION

April 13, 2017

Page 5 of 10

clay and everything. Agran said the shelter doesn't really look into the park, which he says is kind of a strange orientation. He added that the restroom is also at this kind of oblique angle.

Agran said the sightline is then towards the restroom, which is the very first thing one sees from the neighborhood. He said he finds that a little bit strange. Agran said the solution to him could be to have the sidewalk be one, graceful, long arcing curve that really embraces the park. He stated that it might only be tenuously related to the Commission's role, but the buildings will exist for a long time, and he would like them to be as contributing as they can to the park and really embrace the park.

Agran said that right now they just feel a little bit plonked down there in a way that doesn't seem considered in terms of what that park is as a space in the neighborhood. He said he would vote to approve, but those are his thoughts as related to the park and the park's role in the neighborhood.

DeGraw asked Agran what his priority would be in terms of the plans. Agran replied that it would be nice to see what the landscaping might be. He said that if the restroom was turned at more of a 90 degree angle to that path, one would see more of the side of the building and not the front, from the Lucas Street vantage point. Agran commented that mostly he thinks it is strange that the buildings no longer look in on the activity of the park.

Swaim asked if the sidewalk in the plans is already there. Bristow said that with the demolition of the structure, there would be a new sidewalk.

Boyd said his first thought when he saw the plans was why brick is not involved. He said it seems like an obvious place to use some kind of brick in a structure that used to be in a brickyard.

Agran said that if others on the Commission feel sympathetic to this, the Commission could vote on the motion saying it is approved as is, while allowing also for an option in the material. He said it would open that as some kind of option, if it is deemed desirable. Agran said he would not want to see this sent back to square one.

DeGraw asked if it would be possible to use brick in an ornamental way, perhaps in the sidewalks. Miklo said that Morris, who is managing the project for the City was available for questions.

Morris said that initially, the Parks and Recreation Department looked at brick, since it made sense for a facility in a former brickyard. She said that the first designs had brick in both the restroom facility as well as the shelter.

Morris said there is about \$150,000 budgeted for both structures on the site. She stated that most of the restroom facilities in the City have been coming in around \$90,000. Morris said the budget is pretty tight for this.

Morris said they then went back to the drawing board and had the architects, who are looking holistically around the neighborhood, look at prototypes that will be done at many of the park shelters. She said that one of the things to be careful about when putting together restroom projects or projects in neighborhood parks is the issue of equity. Morris stated that what is invested into one neighborhood park should not completely override what is done in other

HISTORIC PRESERVATION COMMISSION

April 13, 2017

Page 6 of 10

neighborhood parks. She said it is something to be careful about when considering materials and the investment.

Morris said that a number of things with the restroom project were discussed. She said that in the second, third, or fourth iteration, when it was realized that using a complete brick structure would be completely out of the budget and would prevent construction of the shelter, it was toned down. Morris said they went to a partial limestone base with a split-face block with some kind of brick trim added in. She said that when they started to play with the language of the architecture, they realized that they were getting further and further away from what they were seeing in the context of the historic neighborhood.

Morris said that what they ended up doing was going back to looking at houses and the construction. She said they were seeing limestone bases and, in terms of what could fit within the budget, Craftsman style, and that is how the plan was derived.

Regarding placement, Morris stated that they looked at a number of things. She said they wanted to make sure there was enough of a distance between the shelter and the restroom.

Morris said that, because of the budget, they wanted to align as closely as possible the utilities of the existing structure. She said that unlike many renovation projects, demolition will also be part of the \$150,000 budget. Morris said they found that if they could align as closely as possible certain parts of the foundations and the existing utilities that more could be invested into the actual structures.

Regarding another issue, Morris said that if one looks at the site where the shadow of the trees is, there are some low elevations and a lot of ponding. She said they want to keep the park as open as possible, but they are looking at natural landscaping to absorb some of the issues with the landscape moisture and ponding on the site. Morris said that the way the sidewalk is set up will allow for a fairly landscaped area in front of that as well. She said that is being worked on by the Parks Department.

Boyd asked, outside of Commission members' roles, but as citizens, what the best way would be to weigh in on this. Morris said that anyone can send her an e-mail or send one to Julie Seydel-Johnson, the Director of the Parks Department. Miklo said that Bristow could forward on any e-mails sent to her.

Swaim said that if the budget allowed for it, it would be nice to have a sign explaining who the park is named after or information about the neighborhood. Morris added that they are trying to find a way to fit brick into the design that makes sense aesthetically as well as historically.

MOTION: Agran moved to approve a certificate of appropriateness for the project at 800 Brown Street, Happy Hollow Park, as presented in the application including either Option A or Option B. Clore seconded the motion. **The motion carried on a vote of 8-0 (Builta, Kuenzli, and Litton absent).**

REPORTS ON CERTIFICATES ISSUED BY CHAIR AND STAFF:

Certificate of No Material Effect - Chair and Staff Review.

523 Grant Street.

HISTORIC PRESERVATION COMMISSION

April 13, 2017

Page 7 of 10

Bristow said the garage at this address had a combination of a few different pieces of siding which are failing. She stated that it will be resided with wood to match the original siding profile.

228 Summit Street Apt. 4D.

Bristow said that one of the apartments on the top floor needed vents in the roof. She said this was approved, and it was not going to damage anything nor would it be visible.

Minor Review - Staff Review.

610 Jefferson Street.

Bristow said this is a local landmark. She said that it has always had a very small entry deck on the back. Bristow said that it was rebuilt without a permit, and the owner needed to change the railing.

Bristow said that during discussions of how to make the railing work to meet the guidelines, the owners came up with idea of enlarging the deck. She said it is still set in well beyond the sides of the house and will now be a usable deck instead of just an extended stoop. Bristow said it will be about 12 feet by 13 feet and will have a railing that meets the guidelines.

719 Ronalds Street.

Bristow said this house will become a rental property. She said that a railing was needed at the stairs. Bristow said there was a railing in the garage, and the owners will re-use it if it fits the current stair configuration. She said that if it does not fit, it will be the model for the new site stairs.

332 Ellis.

Bristow stated that because this building is one of the City's historic fraternity buildings and is eligible for the National Register, the Board of Adjustment put a condition for meeting the historic preservation guidelines on its exterior rehabilitation. Bristow said staff worked with the owners to make certain that what they plan do meets the guidelines.

Bristow said she has a list of things that are relevant. She said this rehabilitation should help and greatly improve this property.

Bristow said there is currently a window where the front door will go. She said the window will be removed, and an appropriate door will be installed in that location.

Bristow said the owners need to come up with an ADA accessible first floor. She said therefore a ramp will be constructed to fit between the columns. Bristow said they will shorten the pilasters that are the trim, just against the wall next to the door, so the ramp can go in and up to the stoop, because it is a little bit raised. She said they are shortening the trim but not removing all the trim.

Bristow said the owners are replacing all of the remaining exterior doors with fiberglass doors that would all meet the guidelines.

HISTORIC PRESERVATION COMMISSION

April 13, 2017

Page 8 of 10

Bristow said that in the front, there are below grade egress windows and window wells. She said the owners are removing all of those and covering over the window wells along the front, so it will be more like the original, probably concrete, running along the front.

Bristow said the owners are replacing all of the windows on the property. She said that when she visited the property, there were only storm windows on the first and second floors. Bristow said the building does have original windows on the third floor, but there are some that are missing and other issues. She said staff worked with the owners to come up with details for this. Bristow said that the top of the third floor window is an arched piece. She said the new windows will have that as well.

Bristow stated that there is a stair tower on the north side that does not meet the guidelines. She said the owners will be replacing the bottom third of it and will match what is there for that part. Bristow added that if for some reason it is determined that the whole thing needs to be replaced, then the railing will meet the guidelines.

Bristow said the dormer in the front has been altered so that it does not match all of the others. She said the owners will be rebuilding it to match what was originally there.

Bristow said the owners will be adding some trim in the arched area above the first floor windows. She said there was never glass there, and it was never an arched window but was some kind of a wood-paneled area. Bristow said that now the owners will be doing an arched trim and a little bit of a pattern, which staff found to be appropriate.

Bristow said the owners have some shutters and will be consistent with the use of shutters. She said they will be replacing them if missing or removing them if they shouldn't be there.

Bristow said that there is original copper flashing in the vertical piece below every single window in the third floor at the Mansard roof. She said the ones in the front have been painted white or replaced with wood and then painted white. Bristow said the owners will either strip them if they are copper, replace them if they are wood, put in new copper, or something along those lines to make them match so that they are no longer white.

Bristow said the building has its original slate roof, and the owners have been instructed to repair it because it appears to be in good condition. She said that was not part of their original plan, because the company that owns the house is also involved with Brava tile and intended to remove the roof and put on Brava tile. Bristow said the company will need to get approval before the roof work is done.

Bristow stated that any deteriorated trim will be repaired and replaced with material that follows the guidelines. She said that there are a few windows on the back that are currently removed. Bristow said there will be a total of three windows on that back that will no longer be there. She said the owners will either come up with a matching brick that will be approved or put in a window like all of the others with black spandrel glass.

Bristow said she thinks the owners will do a good job of bringing this back to having some historic character and helping save this area. She said the property is in the far east side of the overall Manville Heights Neighborhood.

HISTORIC PRESERVATION COMMISSION

April 13, 2017

Page 9 of 10

CONSIDERATION OF MINUTES FOR MARCH 9, 2017:

MOTION: Boyd moved to approve the minutes of the Historic Preservation Commission's March 9, 2017 meeting, as written. Agran seconded the motion. The motion carried on a vote of 8-0 (Buita, Kuenzli, and Litton absent).

COMMISSION INFORMATION AND DISCUSSION:

Preservation Summit - Fort Dodge, IA June 8-10, 2017.

Bristow said the Preservation Summit will be held from June 8-10, which has led to the rescheduling of the June Historic Preservation Commission meeting. She asked any Commission members who would like to attend the Summit to let her know.

Bristow said she would need to register anyone who is interested by May 11. Miklo said that travel expense, meals, hotel, and registration would be paid by the City.

Copy of 2017 Annual Work Plan Report.

Bristow said this is a copy of the report that she sent to the City Council.

Other.

Agran said he received confirmation that perhaps in the next month or so, all of the concrete façade extensions are coming down off the Jefferson Building, and maybe some of the original transoms and everything will be restored. He said it is unclear what is underneath them. Agran said that other downtown building owners may see how much improvement this makes and do it to their own buildings. He said he hopes it all goes according to plan.

Trimble said that Friends of Historic Preservation has a couple of events coming up. She said that the Craft Your Environment Craft Fair will be on April 23. Trimble said she is still taking applications from vendors and added that it will be held at the East Side Recycling Center.

Trimble said on that the weekend of April 28 - 30, Friends of Historic Preservation is having a garage sale to support the final push on the Houser-Metzger House. She said that it will be held at the Houser-Metzger House on College Street.

Trimble said there will be another passive floor restoration class on May 6. She invited anyone interested to attend. Trimble stated that the Parade of Historic Homes, which will be in Manville Heights and River Heights, will be held on May 28.

ADJOURNMENT:

The meeting was adjourned at 6:46 p.m.

Minutes submitted by Anne Schulte

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

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

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