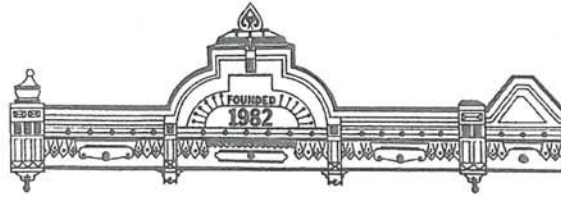


Iowa City Historic Preservation Commission

Thursday
June 15, 2017
5:30 p.m.



Helling Conference Room
City Hall



IOWA CITY HISTORIC PRESERVATION COMMISSION

Thursday, June 15, 2017

City Hall, 410 E. Washington Street

Helling Conference Room

5:30 p.m.

A) Call to Order

B) Roll Call

C) Public discussion of anything not on the agenda

D) Certificate of Appropriateness

430 Brown Street- new garage

E) Report on Certificates issued by Chair and Staff

Certificate of No Material Effect –Chair and Staff review

1. 1145 East College Street – East College Street Historic District (porch roof replacement)
2. 225 East Fairchild Street – Northside Historic District (roof shingle replacement)
3. 447 South Summit Street – Summit Street Historic District (roof shingle replacement)
4. 519 Brown Street – Brown Street Historic District (roof shingle replacement and metal roof recoating)
5. 1322 Muscatine Avenue – Longfellow Historic District (roof shingle replacement)

Minor Review –Staff review

1. 603 Grant Street – Longfellow Historic District (rear deck replacement)
2. 946 Iowa Avenue – College Hill Conservation District (front window replacement and porch and siding repair)
3. 721 Iowa Avenue – College Hill Conservation District (front step and railing reconstruction)

F) Consideration of Minutes for May 11, 2017

G) Commission Information and Discussion

1. Iowa Federation Home, 942 Iowa Avenue, in the March 2017 Iowa Alumni Magazine
2. Historic Preservation Fund Program

H) Adjournment

If you will need disability-related accommodations in order to participate in this meeting, please contact Bob Miklo, Urban Planning, at 319-356-5240 or at bob-miklo@iowa-city.org. Early requests are strongly encouraged to allow sufficient time to meet your access needs.

Historic Review for 430 Brown Street

District: Brown Street Historic District

Classification: Contributing

The applicants, Mark Ruggenberg and Bob Brooks, are requesting approval for a proposed demolition and new construction project at 430 Brown Street, a contributing property in the Brown Street Historic District. The project consists of the demolition of the existing one-car garage and construction of a new two-car garage and concrete driveway in its place.

Applicable Regulations and Guidelines:

4.0 Iowa City Historic Preservation Guidelines for Alterations

- 4.3 Doors
- 4.7 Mass and Rooflines
- 4.11 Siding
- 4.12 Site and Landscaping
- 4.13 Windows

6.0 Guidelines for New Construction

- 6.2 New Outbuildings

7.0 Guidelines for Demolition

- 7.1 Demolition of Whole Structures or Significant Features

Staff Comments

This house is an example of a Colonial Revival house built in 1913. The side-gabled gambrel roof with continuous dormer and full front porch under the main roof are elements that make this house part of a sub-type known as Dutch Colonial. The rear-projecting gambrel roof addition was added in the 1960s or 1970s. The garage was built between 1926 and 1930. The house currently functions as a bed and breakfast.

In 1997, the Commission approved the installation of a fire escape on the west side of the house. In 2000, the Commission approved the replacement of the windows on the north and northeast corner of the rear addition.

The applicant is proposing to remove the existing garage and build a new two-car garage with fiber-cement lap siding and trim, metal clad windows and paneled carriage-style overhead garage doors. The new garage will be moved slightly east and south from the current garage location, which is on the property line, to meet setback requirements. The existing gravel drive will be widened at the new garage but will utilize the existing curb cut. New retaining wall and steps will replace the existing wall.

The guidelines recommend retaining historic garages and if the garage is insufficient for modern vehicles, efforts should be made to construct a new garage on another portion of the site. Where it is not possible to save an existing garage, the guidelines recommend designing replacement garages to be compatible in design with the primary structure and/or other outbuildings in the neighborhood. New outbuildings should be constructed to the rear of the property and subordinate in size and ornamentation to the primary structure, but 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 existing garage on the property is too small for modern vehicles. It has also had the size and configuration of the overhead door altered over time. More recently it has suffered from termite damage. The garage is currently located on the north and west property lines. Given the slope of the lot, the desire to

separate the owner's parking and garage from the guest parking, and setback requirements, the best location for a new car-size garage is in the general location of the existing garage. Staff finds that an exception may be allowed to permit the removal of the existing garage based on the fact that the existing garage is too small for modern vehicles, has been altered and damaged by termites and that there is not sufficient space in another location for a new garage to be built without removing it.

The proposed garage meets the design requirements for a new garage or outbuilding. It is a simple front-facing gable that would be an appropriate configuration for this property. A gambrel roof would be too elaborate for a small outbuilding. The roof and siding materials would match the house. It would be painted to blend with the house. The windows would be simpler than the house, without divided lights. The paneled carriage-style garage door would also fit the guidelines.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 430 Brown Street 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

For Staff Use:

Date submitted:

- 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:
Email: Phone Number:
Address:
City: State: Zip Code:
- Contractor/Consultant Name:
Email: Phone Number:
Address:
City: State: Zip Code:

PROPOSED PROJECT INFORMATION

Address:
Use of Property: 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.)
- 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:

This project will replace a small single-car garage with a two-car garage. The existing structure has been impacted by termite activity

Materials to be Used:

wood frame with fiber-cement siding and trim, metal clad wood windows, clad garage overhead door

Exterior Appearance Changes:

A new building with traditional cladding and trim details.

SUBMIT



ROHRBACH ASSOCIATES PC
ARCHITECTS

BROWN STREET INN GARAGE

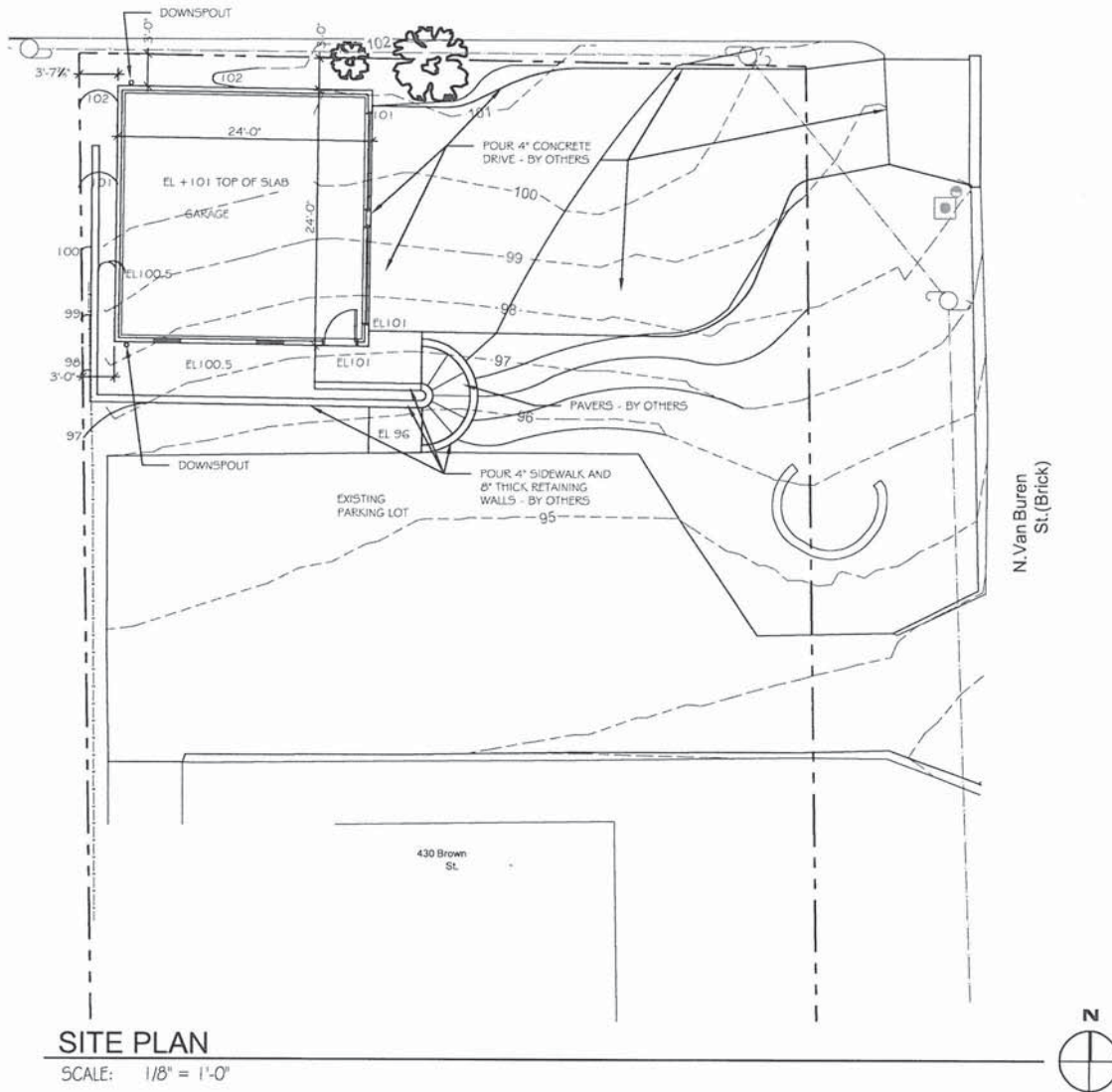
Construction Documents
May 15, 2017

RAPC Project No. 1713

DRAWING INDEX

COVER SHEET

A100	DEMOLITION AND CONSTRUCTION PLAN
A101	FOUNDATION PLAN AND DETAILS
A200	ELEVATIONS
A300	SECTION AND DETAILS



SITE PLAN

SCALE: 1/8" = 1'-0"

	I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly registered ARCHITECT under the laws of the State of Iowa.	
	Name: William Talbot Downing	Reg. Number: 5805
	Signature: <i>William Talbot Downing</i>	Date: 5/16/17
	Registration Expires: 5/30/2018	Date Issued: 1/30/1981
	Pages or Sheets covered by this seal: G100, A100 THRU A300	

Architect:
Rohrbach Associates PC
325 E Washington
Suite 400
Iowa City, Iowa
319 338-9311
Fax: 319 338-9872

Project Name:

BROWN STREET INN GARAGE

Iowa City, Iowa

RAPC Project Number:
1713



ROHRBACH ASSOCIATES PC

ARCHITECTS

Commerce Center
325 E. Washington
Suite 400
P.O. Box 2238
Iowa City, Iowa 52244
Tel: 319.338.9311
Fax: 319.338.9872
Email: info@rohrbachassociates.com

Consultants:
Mechanical/Electrical Engineers:

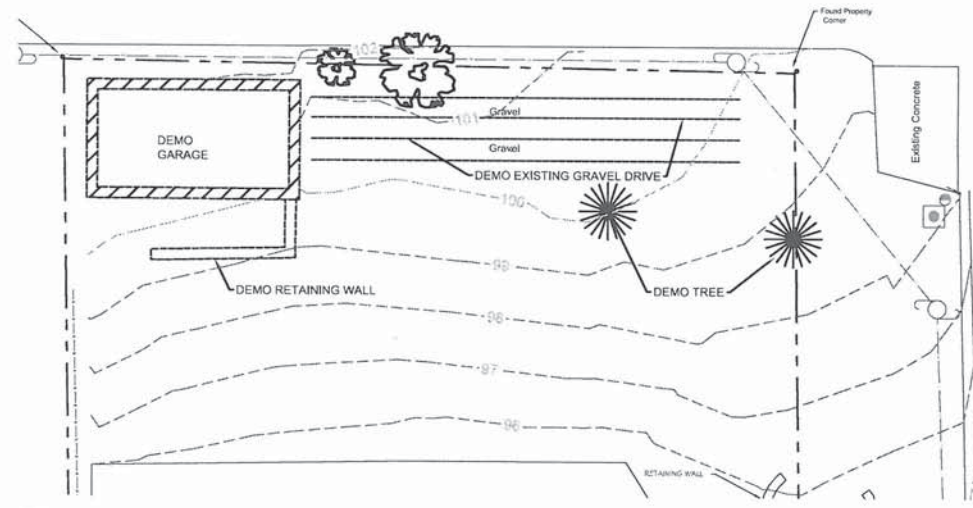
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Issue Date:

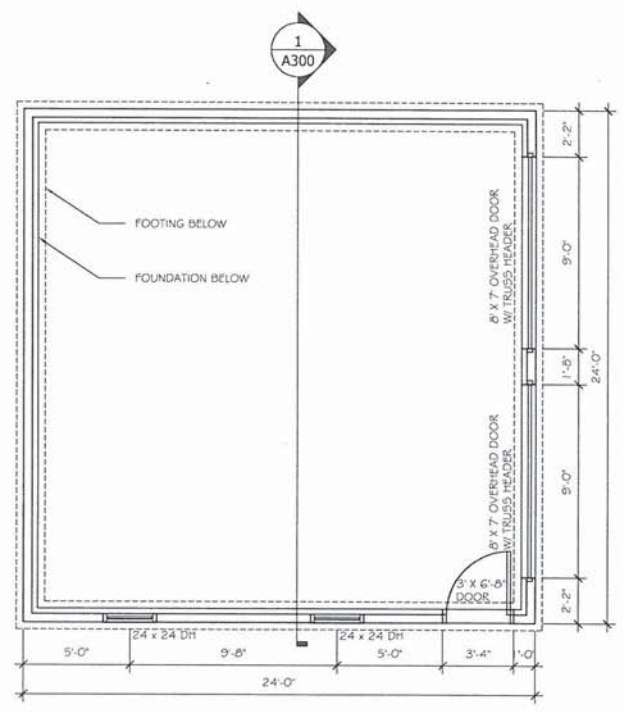
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2	05/15/17	CONST. DOCS
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-	-	-
-	-	-
-	-	-

Drawn By: Checked By:
SJH WTD

Sheet Number:
A100



1 DEMOLITION SITE PLAN
SCALE: 1/8" = 1'-0"



2 CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

Project Name:

BROWN STREET INN GARAGE

Iowa City, Iowa

RAPC Project Number:
1713



ROHRBACH ASSOCIATES PC

ARCHITECTS
Commerce Center
325 S. Washington
Suite 400
P. O. Box 2236
Iowa City, Iowa 52244
Tel: 319 338 9311
Fax: 319 338 9872
E-MAIL: iac@rohrbach.com

Consultants:
Mechanical/Electrical Engineers:

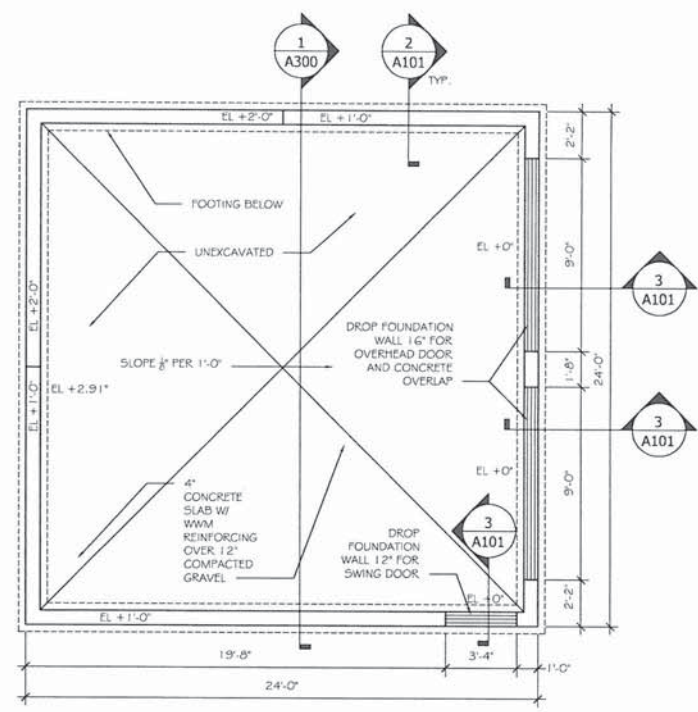
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FOUNDATION PLAN AND DETAILS

Issue Date:

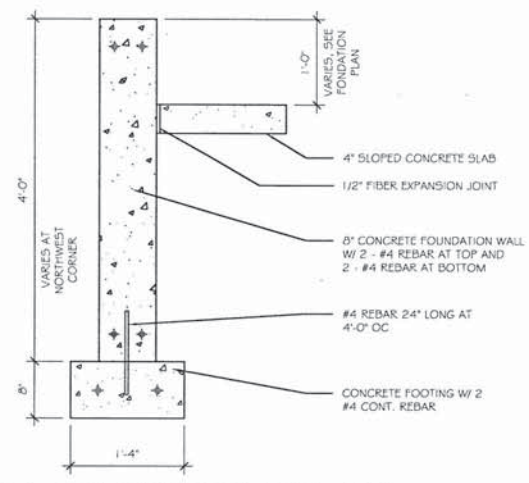
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Drawn By: _____ Checked By: _____
SH WTD

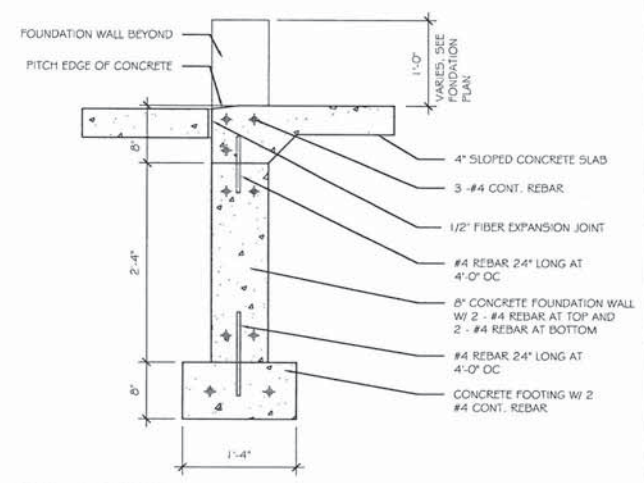
Sheet Number:
A101



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 FOUNDATION SECTION
SCALE: 1" = 1'-0"



3 FOUNDATION SECTION
SCALE: 1" = 1'-0"

Project Name:

BROWN STREET INN GARAGE

Iowa City, Iowa

RAPC Project Number: 1713



ROHRBACH ASSOCIATES PC

ARCHITECTS

Commerce Center
325 E. Washington
Suite 400
P. O. Box 2226
Iowa City, Iowa 52244
Tel: 319 338 9311
Fax: 319 338 9872
E-Mail: rapc@rohrbachassociates.com

Consultants:

Mechanical/Electrical Engineers:

Sheet Title:
ELEVATIONS

Issue Date:

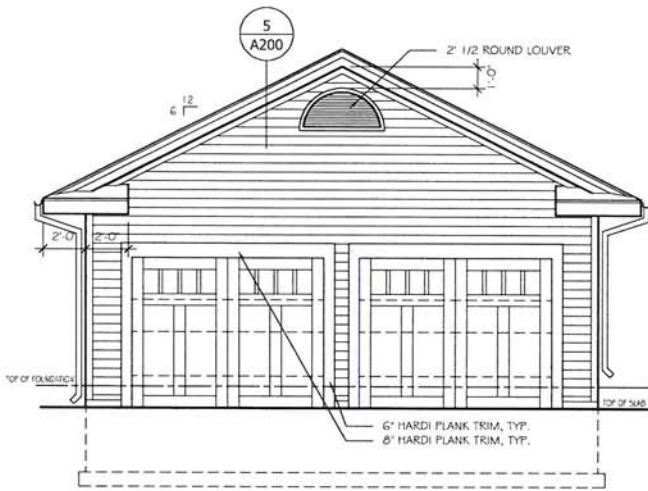
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SRH WTD

Sheet Number:

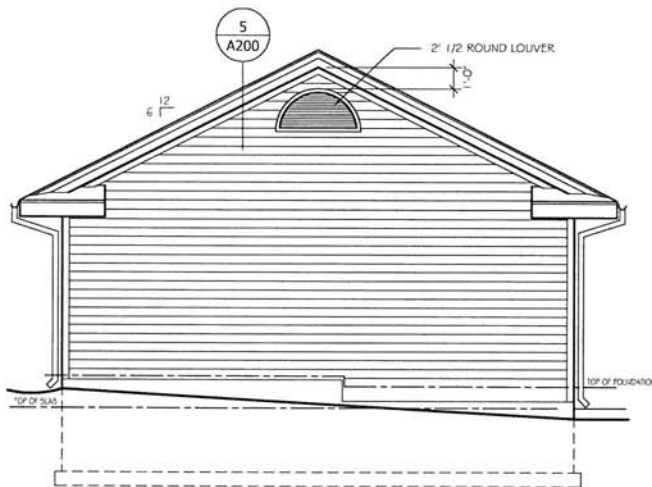
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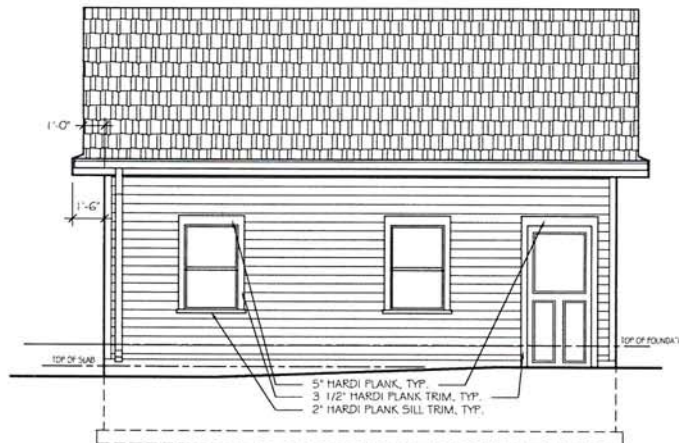
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



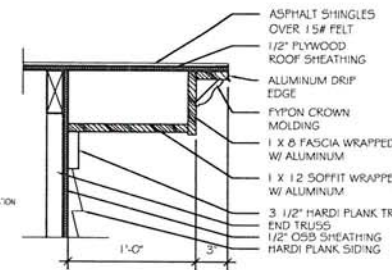
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 FASCIA - SOFFIT
SCALE: 1 1/2" = 1'-0"

Project Name:

BROWN STREET INN GARAGE

Iowa City, Iowa

RAPC Project Number: 1713



ROHRBACH ASSOCIATES PC

ARCHITECTS

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Consultants:
Mechanical/Electrical Engineers:

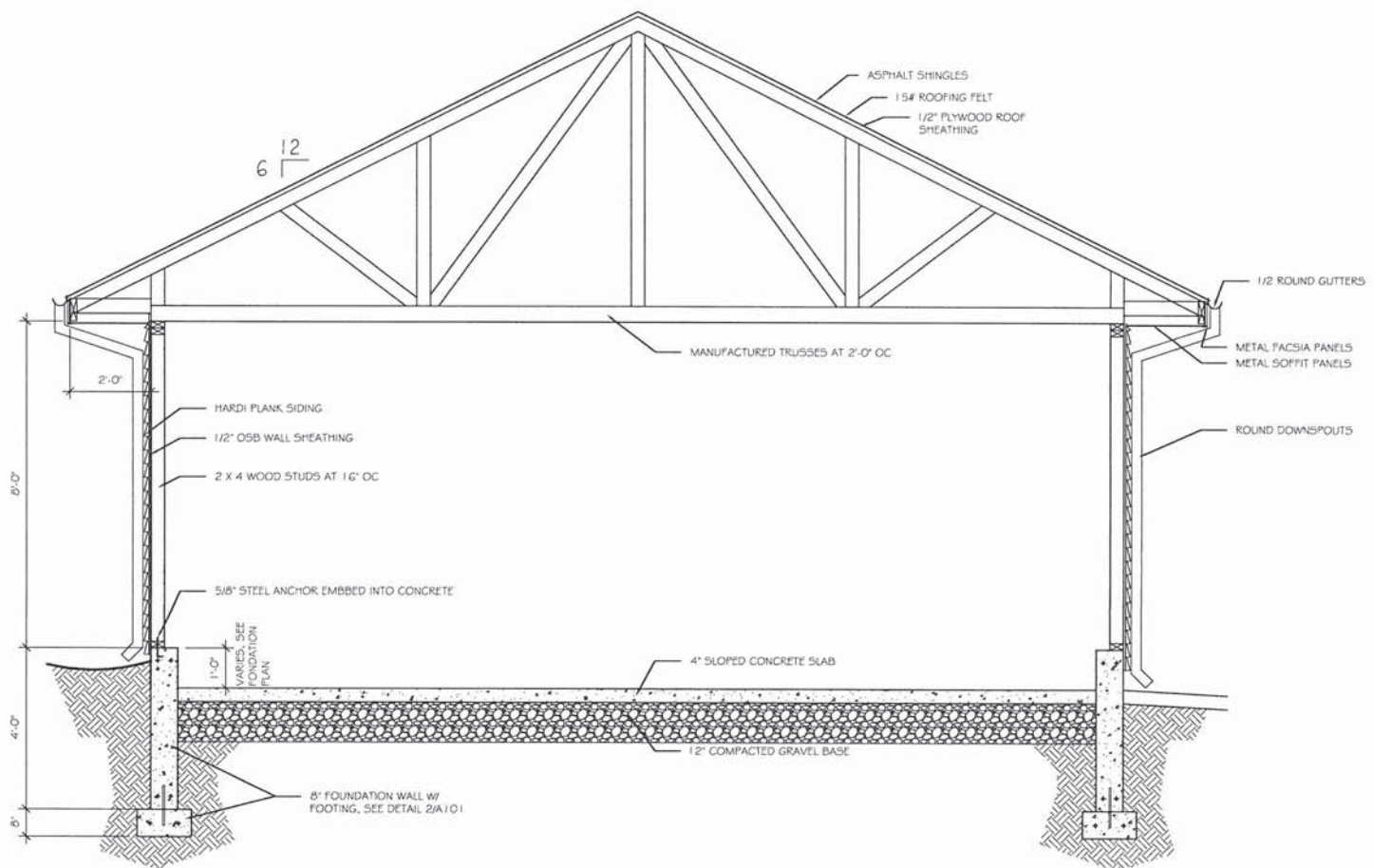
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BUILDING SECTION

Issue Date:

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Drawn By: Checked By:
SLH WTD

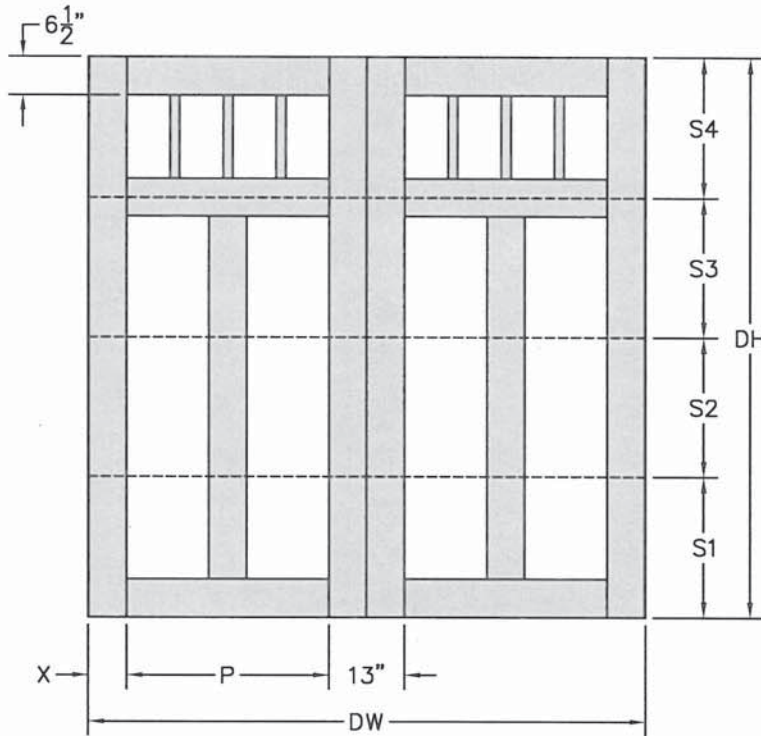
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A300



1 BUILDING SECTION
SCALE: 1/2" = 1'-0"

REVISIONS		
REV. No.	DATE	DESCRIPTION
00	02/03/14	RELEASED

TOP SECTION OPTION: REC14



DW	X	P
6'-2"	6.625"	23.875"
8'-0"	6.625"	34.875"
9'-0"	6.625"	40.875"
10'-0"	6.625"	46.875"
10'-2"	7.625"	46.875"

DH	S1	S2	S3	S4
6'-6"	18"	18"	18"	24"
6'-9"	18"	21"	18"	24"
7'-0"	18"	24"	18"	24"
7'-3"	21"	21"	21"	24"
7'-6"	24"	18"	24"	24"
7'-9"	24"	21"	24"	24"
8'-0"	24"	24"	24"	24"

NOTES:

- 1.) CUSTOMER TO SELECT TRACK AND COUNTERBALANCE OPTIONS WHEN PLACING ORDER.
- 2.) STANDARD DOOR CONFIGURATION INCLUDES ONE SLIDE LOCK. OTHER LOCK OPTIONS ARE AVAILABLE.



IMPORTANT: This document must be signed and returned prior to any fabrication. Please reference this drawing number on all correspondence. Thank you!

NOTICE: Confidential/Proprietary information of CLOPAY BUILDING PRODUCTS CO. is contained herein and may not be disclosed, used, duplicated, made available, or distributed without its prior consent. Failure to observe this notice may result in liability for any damages and losses resulting therefrom.

DRAWN BY: SQB	DATE: 02/03/14	APPROVAL SIGNATURE:	APPROVAL DATE:
CUSTOMER: CANYON RIDGE SERIES			
JOB: FRONT ELEVATION		DRAWING NUMBER:	REV. 00
CSR/DC: TROY, OHIO		CR-2P-4S-12-UG-REC14	SHEET: 1 of 1

FRONT ELEVATION
VIEW DRAWING

Living for Equality

A civil rights grant sheds light on the history of black student housing at Iowa.

This fall, the UI opens **Elizabeth Catlett** Residence Hall, named after a famed African-American artist who herself was not allowed to live in the dorms.

The UI admitted black students as early as the 1870s and was the first U.S. state university to accept students of different genders and races on an equal basis. Yet when the university began building dorms in the 1910s for its growing student population, it enforced an unwritten rule that excluded black students from living in campus housing.

Like other black students of her era, Catlett, 40MFA, searched for alternative options until UI residence halls desegregated in the mid-'40s. The National Park Service recently awarded the Iowa City Historic Preservation Commission with a \$16,000 civil-rights grant, which will support the nomination of the Tate Arms and Federation Home to the National Register of Historic Places. The funding also helps the city develop educational materials about these private properties, which provided a safe and supportive community for Iowa's black students.

From 1940 through the mid-'60s, black male students roomed at the Tate Arms at 914



Students socialize outside the Federation Home at 942 Iowa Avenue, 1938.

S. Dubuque Street. Junious "Bud" Tate and **Elizabeth "Bettye" Crawford Tate** owned the private boarding house.

Beginning in 1920, black female students often stayed in the Federation Home at 942 Iowa Avenue. Later known as Sue M. Brown Hall, its first residents included members of the Delta Sigma Theta, a historically black sorority. The Iowa Federation of ~~Black~~ Colored Women's Clubs purchased the home after extensive statewide fundraising efforts.

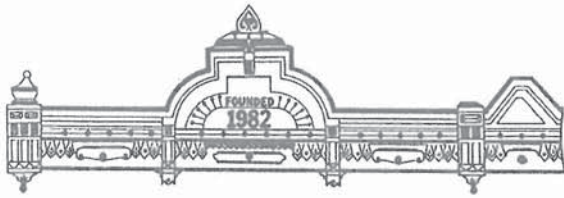
Former resident **Barbara Brown James**, 47BSPE, who died in 2015, once told the

Daily Iowan that the home also carried a lot of memories from the early days of her relationship with her husband, **Lewis James**, 48DDS. "On that front porch, we talked of our dreams, laid out future plans, told each other how many kids we wanted to have," she said in a 2001 article. "I won't ever forget that house."

With this grant, neither will Iowa City.



Do you have memories of the Tate Arms or Federation Home? Email alumni-mag@uiowa.edu.



Memorandum

Date: June 7, 2017
To: City Manager, Geoff Fruin
From: Jessica Bristow –Historic Preservation Staff
Re: New Historic Preservation Fund Program

The new Historic Preservation Fund Program will be implemented on July 1. The role of the Fund is to provide owners of historic properties with financial assistance for the improvement of the exterior architectural features of historic properties.

Two types of funding are available to property owners. In order to place importance on the owner-occupied historic properties and owners with financial need, grants are available for owner-occupied households with an income of 140% area median income or less. For landlords and homeowners with incomes over the income limits, the fund would be in the form of a no interest 5-year loan. For both types of funding, the grant or loan pays for 50% of the total cost of qualified expenses up to \$5,000. With this limit and the current \$40,000 budget, the fund would be able to help 8 property owners this coming year.

The flyer which outlines the program and an application are attached. The application can be filled out and submitted digitally or delivered to the Neighborhood and Development Services Department.

cc: Doug Boothroy
John Yapp
Bob Miklo

Iowa City Historic Preservation Fund Program

The Historic Preservation Fund Program is designed to provide owners of historic properties with financial assistance for the rehabilitation and preservation of the exterior architectural features of their property.



Two Types of Funding

Grants Grants are available for owner-occupied homes where the household income is 140% of the median income or less. Grants provide funding for 50% of the total cost of qualified exterior rehabilitation or preservation projects with a maximum grant amount of \$5,000 per project.

Loans Loans are available for landlords and homeowners with household incomes over the 140% median income limit for the grants. Loans provide funding for 50% of the total cost of qualified exterior rehabilitation or preservation projects with a maximum loan amount of \$5,000 per project.

Eligible Properties

- In a Historic District, or
- In a Conservation District, or
- A Local Landmark

Properties in Districts must be

- Key Contributing, or
- Contributing, or
- Non-contributing*

Non-historic properties are not eligible

* Non-Contributing properties are historic properties that have been remodeled to remove architectural features or have replacement siding and windows or similar features that diminish the historic character of the property. Funding to restore historic features or remove non-historic materials must improve the property so that it can be reclassified as Contributing to its Historic or Conservation District.

Eligible Projects

Funded work will only include exterior work that meets the Iowa City Historic Preservation Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and generally involve a restoration or repair of original materials.

Eligible project examples

- repairing original windows and storms
- removing aluminum, vinyl, or asbestos siding
- repairing deteriorated trim
- repairing architectural details
- repairing internal gutters
- re-opening an enclosed porch
- re-pointing historic masonry.

Use of Funds

Grant and loan funds may be used for costs of professional architectural services, materials, and skilled labor. Homeowner and volunteer labor may not be reimbursed. All applications must include at least two estimates by contractors.

Funds must be used within 12 months of funding approval unless a written request for extension is approved. Receipts and photographs of completed work must be submitted for reimbursement.

Any one applicant may receive one grant or one loan per fiscal year (July 1 – June 30). Loans are no interest and payments are due beginning the month after the completion of the project for 5 years until the loan is repaid.

Contact

For more information contact Historic Preservation:
(319) 356-5243 or jessica-bristow@iowa-city.org

Iowa City Historic Preservation Fund Program Application



Property Information

Address:

District: Classification:

Property is owner occupied? Yes No

Owner Information

Property Owner Name:

Email: Phone Number:

Address:

City: State: Zip Code:

Type of Funding

Grant Grants are available for owner-occupied homes where the household income is 140% of the median income or less.

Family Size: Income:
Submit documentation of family size and income for application review including tax returns for the household and documentation of non-wage income

Loan Loans are available for landlords and homeowners with household incomes over the 140% median income limit for grants.

Project Description

Certificate of Appropriateness Acquired? Yes No

Add additional pages as necessary

Project Cost

Estimated Cost: Funding Request:

Funding for 50% of the total cost of qualified exterior rehabilitation or preservation projects with a maximum loan amount of \$5,000 per project.

Estimates received from at least two contractors? Yes No

Contact For more information contact Jessica Bristow: (319) 356-5243 or jessica-bristow@iowa-city.org

SUBMIT

MINUTES
HISTORIC PRESERVATION COMMISSION
MAY 11, 2017
EMMA J. HARVAT HALL

PRELIMINARY

MEMBERS PRESENT: Thomas Agran, Esther Baker, Kevin Boyd, Zach Bulta, Gosia Clore, Andrew Litton, Pam Michaud, Ginalie Swaim, Frank Wagner

MEMBERS ABSENT: Sharon DeGraw, Cecile Kuenzli

STAFF PRESENT: Jessica Bristow, Bob Miklo

OTHERS PRESENT: Kate Corcoran, Dan Lammers

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:

Swaim stated that Friends of Historic Preservation is having a second garage sale. She said it will be May 19, 20, and 21 at the Houser-Metzger House. Corcoran from Friends of Historic Preservation said they are welcoming any items that people would like to donate. She added that the Parade of Historic Homes will be held on May 28 from 12 to 4.

CERTIFICATE OF APPROPRIATENESS:

812 South Summit Street.

Bristow said this property is the Deluxe Bakery on the south side of the Summit Street Historic District. She said the property began as a single-family home, and the grocer who lived there had his grocery in the home. Bristow said the storefront was then built on the side, and the grocery was moved there.

Bristow said that many things have happened with this property. She said that there was a fiber arts store in this location, and it is now a bakery.

Bristow said that the current project is to move the circulation between floors to the exterior of the building, making it easier, safer, and providing a little more room inside the kitchen. She said this might involve the removal of the window on the back. Bristow said that the window on the back will be located inside a cooler. She said that just blocking it off on the inside and then using spandrel glass has been discussed, but she thinks the possibility of removing this window in the application is a good call, just because this could end up with condensation and other issues.

Bristow stated that the window is not really part of any kind of alignment or arrangement of windows. She said it would not make much difference to the back of the house to just remove it.

HISTORIC PRESERVATION COMMISSION

May 11, 2017

Page 2 of 8

Bristow said that the little porch that is around the side also is not original. She said that is the entry to the apartment on the second floor. Bristow said the proposal includes removing the porch and the door that is there.

Bristow showed a photograph of the porch and door. She said the new addition will be coming out of the building in roughly the area of the dashed lines (near the center of the north side). Bristow showed the windows that will be removed and moved to the exterior of the new addition.

Bristow said the entry to the apartment will no longer be on the back of the building but will be on the front of the addition. She said it will give the apartment kind of a street presence.

Bristow showed the plans and showed a drawing of the new addition on the side. She showed the stairs coming in, the open porch, and where the tenant will go up to the second floor. Bristow showed the area where some remodeling will be done, because of the fact that the basement stairs are in the vicinity and need work. She said that a lot of the impetus for the project has to do with the safety and ease of transporting products needed for the bakery.

Bristow showed where the coolers go and where the second floor entry is. She showed the stairs going up that will be removed. Bristow showed how the basement under the bakery would be accessed.

Bristow showed the view from the north. She said that only the next door neighbor will actually ever be able to see this view, because of the proximity of the houses. Bristow said they have worked on coming up with a T-shaped plan. She said the addition is just another gable end that will be projecting off of the north. Bristow said it has been kept under the ridge of the main house, because it looked too overpowering when it was the same height. She said that changes the slope of the roof on the new addition, and that is acceptable because it is a subordinate addition to the house.

Bristow said this would have the same lap siding that is found on the rest of the house. She showed the two windows that will be moved out. Bristow said there will be some kind of shed roof over the new apartment entry.

Bristow said the addition will be about 18 inches shorter than the main house. She said it will have matching roof material. Bristow said that because of the stair arrangement, the door is off to the side a little bit. She said this is acceptable in such a small projection.

Bristow said the materials should all match the existing. She said there is a change that the owners might do some siding repair and fixing things on the main building as they go along.

Bristow said the recommended motion for this includes approval of the door product information by staff and chair, as well as the design of the entry canopy roof at the new apartment entry. She said they would not want to have something where the sloped gable end is flat and flush with the fascia on the roof side. Bristow said that they could project it beyond a little bit, and they are also looking at an example where it actually is open in the triangular area. She said that working out exactly what the roofline does at this entry canopy is something that could be reviewed by staff and chair.

Michaud asked how many feet away from the lot line the proposed stair tower would be. Bristow said they have to maintain the three-foot setback. She asked Lammers if there would have to be a minor modification approved for this.

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Lammers stated that he works for Lammers Construction. He responded that this has to remain at the five-foot offset from the property line. Lammers said that right now that allows them to have approximately an eight-foot wide addition. He said he would like to pull it up as close as possible so that there is adequate room inside.

As far as the setback from Summit Street, Lammers said that will kind of depend on where one can enter the second floor and also where it goes down into the basement. He said those stairs have to be set up, and it won't be centered on the north side but will be moved back toward the east, probably about three feet off center.

Corcoran said she lives near this house in the same neighborhood. She said this request by the owner was part of another request that was made to the Planning and Zoning Commission to zone this commercial.

Corcoran said she believes this use was grandfathered in long ago. She said it was a grocery store in the 50s and has always had a commercial use. Corcoran said the owner recently requested that the property have a full zoning change to commercial so that she could put in an accessible entrance. She said that overall the owner wants to improve the building. Corcoran said it is really a neighborhood center for those who live in the area.

MOTION: Baker moved to approve a certificate of appropriateness for the project at 812 South Summit Street as presented in the application with the following conditions: door product information for the addition to be approved by staff and chair and roof design for the apartment entry to be approved by staff and chair. Clore seconded the motion. The motion carried on a vote of 9-0 (DeGraw and Kuenzli absent).

8 Bella Vista Place.

Bristow showed a photograph of the house with some of the recent front work done. She said this application is for work on the back. Bristow showed a sketch of the plan.

Bristow said that in 2004, the Commission approved an alteration for this house that was looked at when the Commission approved the work for the front. She said that included a low brick wall and more extensive patio. Bristow said that some of that work will occur now, after many years of delay.

Bristow said the current application is to remove the existing garage, which is on and possibly over the property line to the south, and replace it with a two-car garage with a breezeway connection to the house at the kitchen door. She said the application includes plans to reinstall and rebuild the entry canopy over the central back door that goes down into the basement and put a porch roof over the raised porch that is in the back.

Bristow showed a photograph of the garage as seen from the front of the house. She said the garage was built about five years after the house. Bristow said it is an historic garage but does not have much character and has been altered. She said the garage is very small and very boxy. Bristow said the garage bricks do not match the house, and the garage roof overhang and slope do not match the house. She said it does not share any combination of characteristics that would make it work with the house. Bristow said the garage exists, but it could be improved.

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Bristow showed a photograph of the back of the house. She showed where the breezeway would connect to the back kitchen door. Bristow showed where the new entry canopy over the back door would be re-installed. She showed a roofline on the back of the house that delineates where at one time there was a screen porch on the back of the house. Bristow said the proposal is to put a roof back over the porch.

Bristow stated that the bricks would clad the concrete at the back porch. She said the design will also include columns that would work with the design of the second floor porch columns so that they are tied together.

Bristow showed a side view from the north, as one is looking back toward the garage and the house. She said the new garage will be moved seven feet closer, and it will also be larger with the breezeway connection.

Bristow showed a drawing of what is basically the same view but also showing the side of the house. She said there is now a brick that was found when the front work was done that is a pretty good match for the brick on the house. Bristow said on the garage there will be brick with a stone band and stucco in roughly the same proportion as on the house.

Bristow said the breezeway would have a door to the north. She said it will be mostly open windows and glass, following the language of some of the other windows on the house. Bristow pointed out the columns on the porch again, which will be designed to kind of match the columns on the second floor.

Bristow showed a view from the back, which shows the small garage and the garage clearly going over the property line. She said the new garage will be moved a full seven feet off of the property line, which will also be good for the neighboring property owners.

Bristow pointed out the new garage with some kind of painted wood, carriage-style paneled door, but not paneled as modern doors would be. She said it is not yet known what the door would be, so that would be one of the conditions - approval of the door and window product information. Bristow said the applicant has talked about using Jeld-Wen Windows, which would be appropriate here.

Bristow showed the railing and columns to be on the back porch, with the brick around the bottom of the concrete slab.

Bristow said the conditions she would add to this include approval of the window and the door product material. She said staff has been discussing the configuration of the canopy over the rear entry. Bristow said that how the roofline is designed should also be approved by staff and chair.

Agran said there have been discussions about people asking to remove garages in Goose Town and in the North Side area. He said that it has been very difficult if not impossible for them to remove those garages. Male said this project sounds great and he agrees that this would be a nicer garage, but when people approach Commission members about trying to build something nicer, there is a precedence of having to retain the garage somewhere else on the property. He said this case sets up an interesting precedent.

Miklo stated that, over a longer period of time, the Commission has approved similar situations where a one-car garage has been removed for a two-car garage. He said that for one particular

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case in Goose Town, the owners wanted to remove their garage and not replace it. Miklo said the distinction there is that garages often add to the value of a property and make it more attractive to owners as well as renters. He said that in some situations, garages kind of form a demarcation and help divide properties, almost like a privacy fence.

Miklo said that approving this would not be a precedent. He said that in the long term, the Commission has approved similar applications. Miklo said that some of the other garages the Commission has looked at have had some unique or special characteristics, whereas this one does not.

Agran said that is what he thought was important in this situation. He said that this garage did not originally look this way and that the brick cladding happened much later. Agran said the Commission usually discusses whether a structure is contributing so that rather than saying he does not think this garage is all that great, it is important to use language to describe this based on the kinds of determinations the Commission makes. He said that because of alterations to the garage, it is not as much of a contributing structure, and the original, historic integrity of the building is no longer intact so that this replacement seems like a logical change.

Michaud said she understands maintaining the proportion of stucco to brick on the garage addition. She said, however, that the garage will be about the height of the brick on the main house so that it might look more unified to have the brick all the way up. Michaud said it might look more substantial.

Swaim said she disagreed in that she sees the stucco and the brick as a defining characteristic of this house. She said it seems that the garage as proposed would have a similar proportion of the brick and the stucco as the house.

Agran said he thinks that by connecting the buildings with the breezeway, it really puts them much more in conversation with each other rather than having the garage be an independent, subservient structure. He said he agrees with Swaim that it puts the garage in more of an architectural conversation with the building.

Boyd asked Bristow to review what would be proposed for staff and chair review. Bristow suggested that it would include doors, including the garage door, and windows; and the roofline at the entry canopy. Miklo said there would likely be two motions: one to allow the demolition of the garage and the second to approve the proposed work.

MOTION: Agran moved to approve the demolition of the garage at 8 Bella Vista Place. Baker seconded the motion. The motion carried on a vote of 8-0 (DeGraw and Kuenzli absent, Wagner abstaining).

Wagner stated that the brick used for the repair work on the front is actually reclaimed brick from a school house near Dubuque, Iowa.

MOTION: Boyd moved to approve a certificate of appropriateness for the project at 8 Bella Vista Place, as presented in the application, with the following conditions: all windows and doors, including the garage doors; and the roofline at the entry canopy to have staff and chair approval. Baker seconded the motion. The motion carried on a vote of 8-0 (DeGraw and Kuenzli absent, Wagner abstaining).

619 North Johnson Street.

Bristow stated that this house is almost at the south end of the Brown Street Historic District on Johnson Street. She said this was probably a Queen Anne house with that entry porch original. Bristow said the house has been purchased by the University Partnership and will have some work done on it.

Bristow said that as part of the current work, some windows will be replaced. She said the sashes are not that bad, but the stud pocket between the two windows where the weights go is so rotten that the City thinks it might go to the first floor. Bristow said that another window is so far out of square that the sash, once the window is opened, requires a hammer to move it back down. She said she therefore finds the replacement of this pair of windows to be completely acceptable.

Bristow showed a location on the second floor where there is a window that also should be replaced. She stated that the sill in the frame of the window is rotten. Bristow said that all of the windows seem to be original and some will remain.

Bristow said that some of the railing is missing, so that will all be replaced. She said staff has suggested using just square spindles so that they look a little more substantial.

Bristow said that the house has vinyl siding, which is going to remain at this point. She said that on the north side, where there is a narrow driveway, it is possible that the applicants may want to replace the window so that they can have something with a higher sill for a kitchen counter to go under the window. Bristow said that work might not happen, but the applicants would like approval for that, if possible.

Bristow stated that in the back of the house, there is a door, stair, and canopy that would go in and go to a stair that goes up to the second floor. She said that this is completely unnecessary now, so the proposal is to completely remove it. Bristow showed an entry that goes to the basement and said that it will remain for now. She showed the other entry to the back of the house.

Bristow said the applicants are surveying the property to find out exactly where the property line is. She said there is a retaining wall here that is degraded and also a problem with the fence. Bristow said that once the property line is determined, the retaining wall and the fence will be rebuilt.

Bristow said she believes window materials should be approved by staff. Swaim asked to see the image of the back of the property with the deck-like structure and asked if it will remain. Bristow said that it will remain for now. She added that the back yard is paved with paver stones; there is no grass.

Swaim asked about the deck near the fence on the far left and if that also needs to stay. Bristow said the deck wraps all the way around. She said that currently, all of that is going to remain.

Swaim said it is interesting that the fish scale is still there. Bristow agreed and said that there is gable on all four sides with fish scale in that. Swaim asked if the shutters will remain. Bristow said she suggested to the applicants that the shutters should be removed, since they are only on two windows.

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MOTION: Boyd moved 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 to be approved by staff and window product information to be approved by staff. Clore seconded the motion. The motion carried on a vote of 9-0 (DeGraw and Kuenzli absent).

REPORTS ON CERTIFICATES ISSUED BY CHAIR AND STAFF:

Certificate of No Material Effect - Chair and Staff Review.

1132 East Burlington Street.

Bristow said that this project moved from minor review status to certificate of no material effect, because windows planned for replacement will now just be repaired.

Minor Review - Staff Review.

640 South Lucas Street.

Bristow said the project involves a long railing and stair. She said the owner has a pre-cast concrete stair with no landing. Bristow said there will be a wood stair with a wood railing, and the lower railing will be replaced with black-painted aluminum railing that has a lot of the same feel as a typical wood railing.

CONSIDERATION OF MINUTES FOR APRIL 13, 2017:

MOTION: Baker moved to approve the minutes of the Historic Preservation Commission's April 13, 2017 meeting, as written. Michaud seconded the motion. The motion carried on a vote of 9-0 (DeGraw and Kuenzli absent).

COMMISSION INFORMATION AND DISCUSSION:

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

Bristow asked any Commission members interested in attending to let her know.

Unitarian Universalist Church and the Augusta Place Development.

Bristow referred to the *Press-Citizen* article on the Unitarian Church. She showed a rendering of the development with the church in place and another further down Iowa Avenue looking straight at the townhouse.

Swaim said the article notes that the building will be called Augusta Place, named after Augusta Chapin, a pioneer woman minister in the United States.

Bristow said that the first thing the developer has to do is to make this a local landmark, which will come before the Commission at some point.

Bristow said that June 15 is a date change for the June meeting because of the Preservation Summit. She said that the meeting will be in the Helling Conference Room.

ADJOURNMENT:

The meeting was adjourned at 6:08 p.m.

Minutes submitted by Anne Schulte

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

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

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