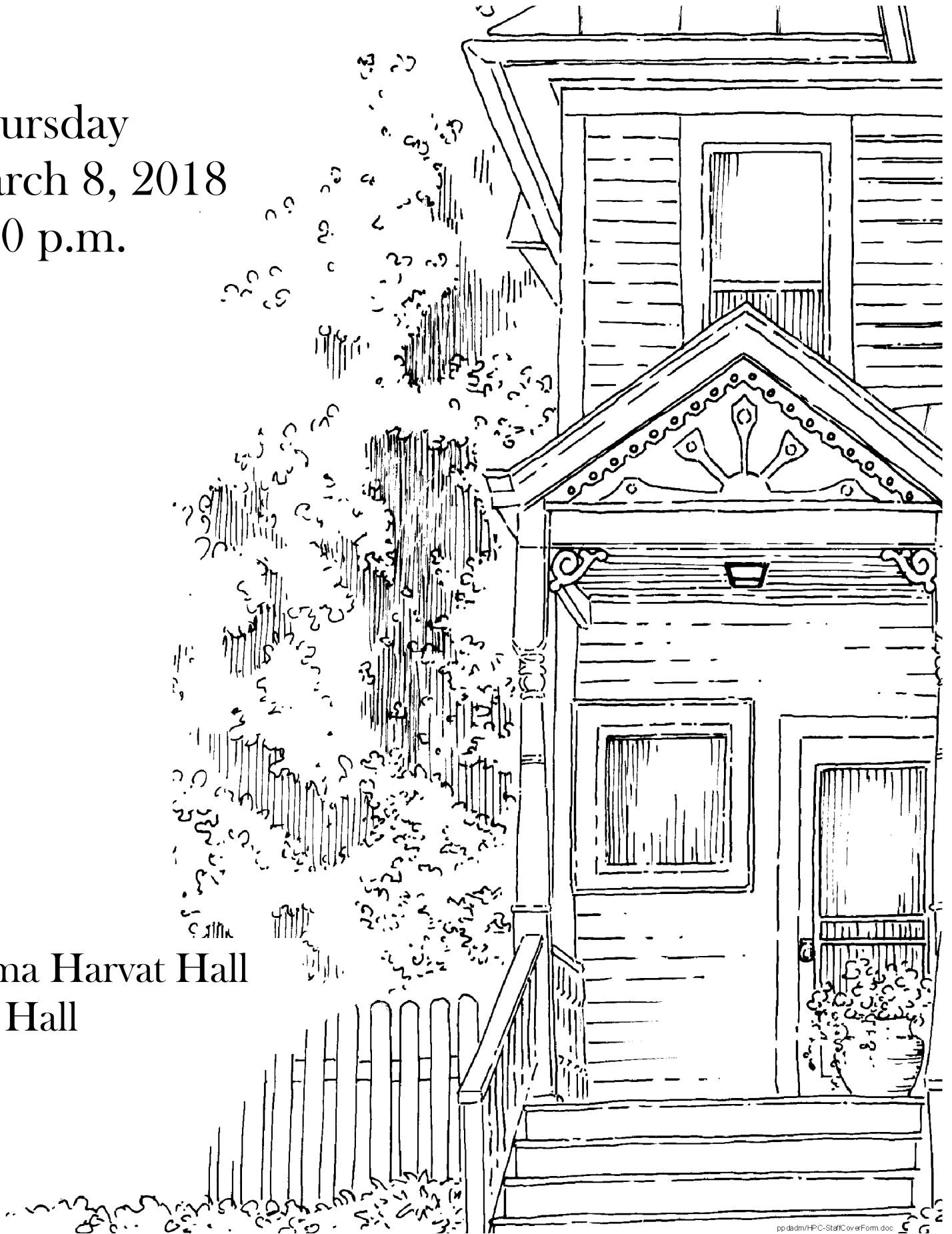
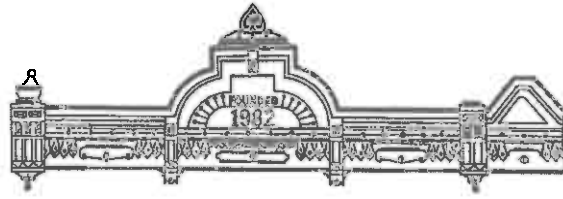


# Iowa City Historic Preservation Commission

Thursday  
March 8, 2018  
5:30 p.m.

Emma Harvat Hall  
City Hall





## **IOWA CITY HISTORIC PRESERVATION COMMISSION**

**Thursday, March 8, 2018**

City Hall, 410 E. Washington Street

Emma Harvat Hall

**5:30 p.m.**

**A) Call to Order**

**B) Roll Call**

**C) Public discussion of anything not on the agenda**

**D) Certificate of Appropriateness – Consent Agenda**

**E) Certificate of Appropriateness**

1. 10 S. Gilbert Street – Local Landmark (stair and elevator addition)
2. 8 Bella Vista Drive – Brown Street Historic District (basement egress window)
3. 720 North Dodge Street – Brown Street Historic District (addition)
4. 727 Dearborn Street – Dearborn Street Conservation District (rear addition)
5. 424 Davenport Street – Goosetown/Horace Mann Conservation District (garage demo and reconstruction)

**F) Consideration of Minutes for February 8, 2018**

**G) Commission Information and Discussion**

1. Annual Work Plan Report to City Council
2. Gloria Dei letter to Ginalie Swaim re: Sanxay-Gilmore House
3. Chuck Grassley letter to Mayor James Throgmorton re: Historic Tax Credits

**H) Adjournment**

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

**Historic Review for 10 S. Gilbert Street**

Classification: Local Historic Landmark

The applicant, Jesse Allen with Augusta Place/Aspen Ventures, is requesting approval for a proposed Addition project at 10 S. Gilbert Street, the former Unitarian Church and a Local Historic Landmark.

**Applicable Regulations and Guidelines:**

***4.0 Iowa City Historic Preservation Guidelines for Alterations***

4.6 Gutters and Downspouts

4.7 Mass and Rooflines

4.8 Masonry

4.13 Windows

***5.0 Guidelines for Additions***

5.1 Expansion of Building Footprint

***10.0 Secretary of the Interior's Standards for Rehabilitation***

***Staff Comments***

This property, the former Unitarian-Universalist Church, was built in 1907 in the popular Tudor-Revival style and resembles a large residence rather than a church in accordance with Unitarian-Universalist beliefs.

Retaining a high level of historic integrity, the property was rezoned a Local Historic Landmark in September 2017.

The applicant is proposing to construct an accessible entry addition on the east end of the south side of the church where an addition wing had been recently removed. The addition will be a simple rectangular form clad in brick to match and blend with the original brick and bronze curtain wall windows and door. The addition will have a simple flat roof with a membrane roofing material. The addition will be set in more than 2 feet from the masonry corners adjacent to the addition. The addition will include stairs and an elevator to make both floors of the church accessible and improve the egress (exiting) condition of the building. The openings that will be made in the existing masonry are shown in the diagrams in the application.

The guidelines include discussions for residential additions but not additions to commercial or institutional buildings. This project does meet some of the considerations in section 5.0 additions such as located on the back and new walls offset from the existing walls. The new masonry will also appear similar in color, texture, unit size and joint profile to the original masonry. Many of the other design guidelines do not appear appropriate for a building that is not residential. Section 3.1 of Iowa City Guidelines states that when there are issues not addressed in these guidelines, the Historic Preservation Commission will use the Secretary of the Interior's Standards for Rehabilitation for evaluating the project.

In Section 10, Standards 9 and 10 discuss new additions. Standard 9 recommends that the new additions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. Standard 10 recommends that new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

During design, a smaller addition was considered but would have required the loss of the organ and organ room inside the church which the applicant did not want to do at this time. A gable roof to mimic the lines of the historic roof was also considered. This would have meant that a large portion of the church roof would be altered with the construction of the addition. With the elevator and most of the stair occurring on the outside of the original building foot print, the impact to the structure is minimized.

Staff finds that this addition meets the requirements of Secretary of the Interior's Standards 9 and 10. The new addition is differentiated from the old and does not try to recreate a historic context that never existed. The attachment to the Church is minimal and the addition could also be altered or removed without impacting the historic integrity of the church.

***Recommended Motion***

Move to approve a Certificate of Appropriateness for the project at 10 S. Gilbert as presented in the application.

10 South Gilbert Street  
Former Unitarian-Universalist Church



North Facade



West Facade



## 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](http://www.icgov.org/historicpreservationresources)

For Staff Use:

Date submitted: 2/6/2018

- ☐ 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: Augusta Place / Aspen Ventures  
Email: allenhomesinc@gmail.com Phone Number: 319 530 8238  
Address: PO Box 3474  
City: Iowa City State: IA Zip Code: 52244
- ☒ Contractor/Consultant Name: Nick Lindsley  
Email: nlindsley@neumannmonson.com Phone Number: 319 338 7878  
Address: 221 E. College St., Suite 303  
City: Iowa City State: IA Zip Code: 52240

### PROPOSED PROJECT INFORMATION

Address: 10 S. Gilbert St, Iowa City, IA 52240  
Use of Property: Commercial Date Constructed (if known):

### HISTORIC DESIGNATION

(Maps are located at the following link: [www.icgov.org/historicpreservationresources](http://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 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 mixed-use development is being designed and built in accordance with the Development Agreement between the City of Iowa City and Aspen Ventures, dated May 2nd, 2017.

### Materials to be Used:

The materials to be used are curtain wall glazing with dark bronze mullions, clay brick (with a color matching that of the historic structure), and PVC membrane roofing (will not be visible from street level).

### Exterior Appearance Changes:

The addition being placed on the south side of the church will minimally cover, what had until recently, been covered by the previous addition. The reason for the addition is to create an accessible entry point for the church by incorporating a new stair and elevator. The footprint of the addition will be well within the corners of the existing protrusion it attaches to, in order to preserve the visible boundary of the historic building. Materials for the addition were chosen to complement those of the historic building.

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







HISTORICALLY ZONED PORTION OF PROPERTY



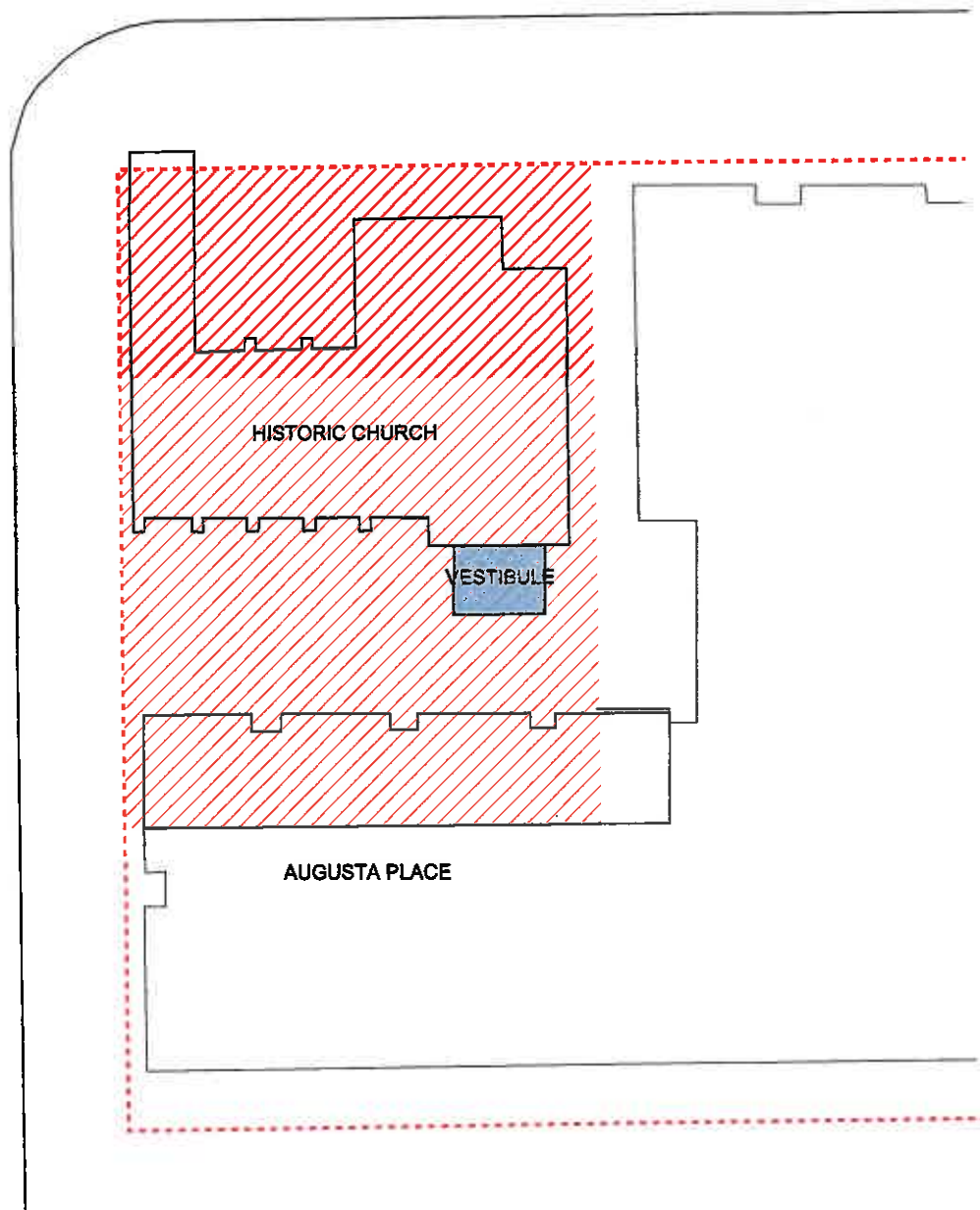
PORTION OF UNITARIAN CHURCH  
UNDER REVIEW



PROPERTY LINE

IOWA AVENUE

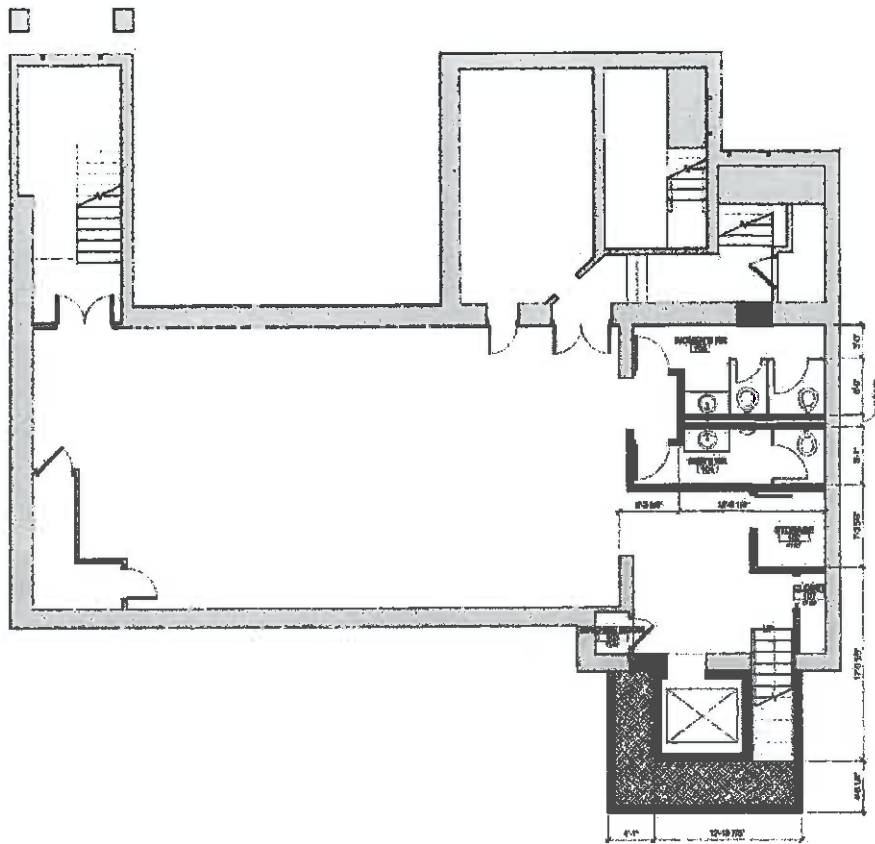
IOWA AVENUE



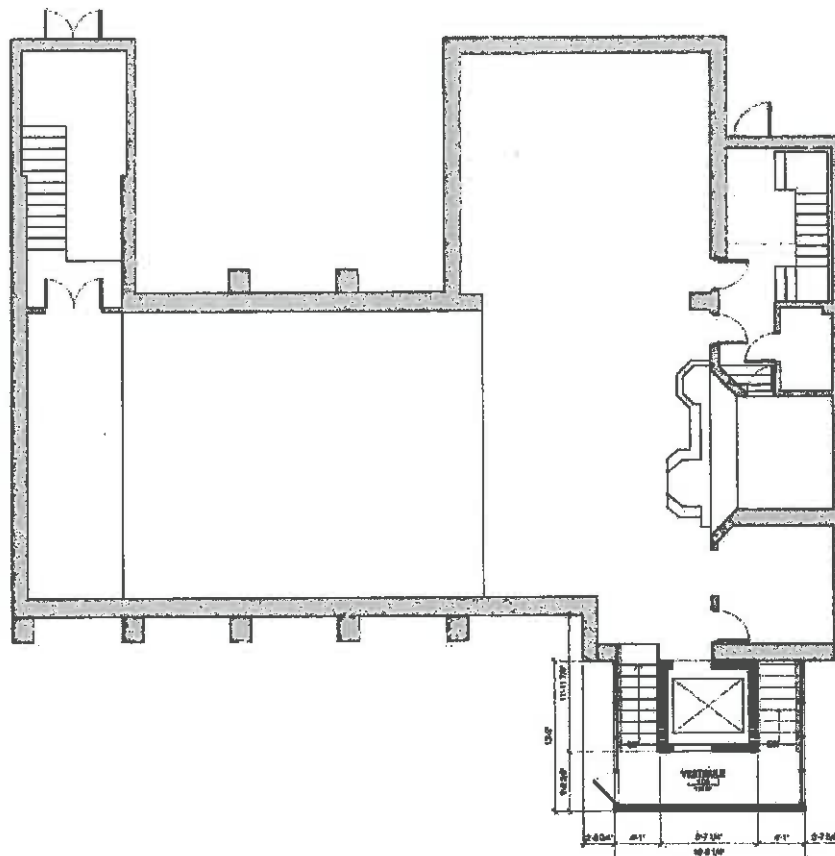
HISTORIC CHURCH

VESTIBULE

AUGUSTA PLACE



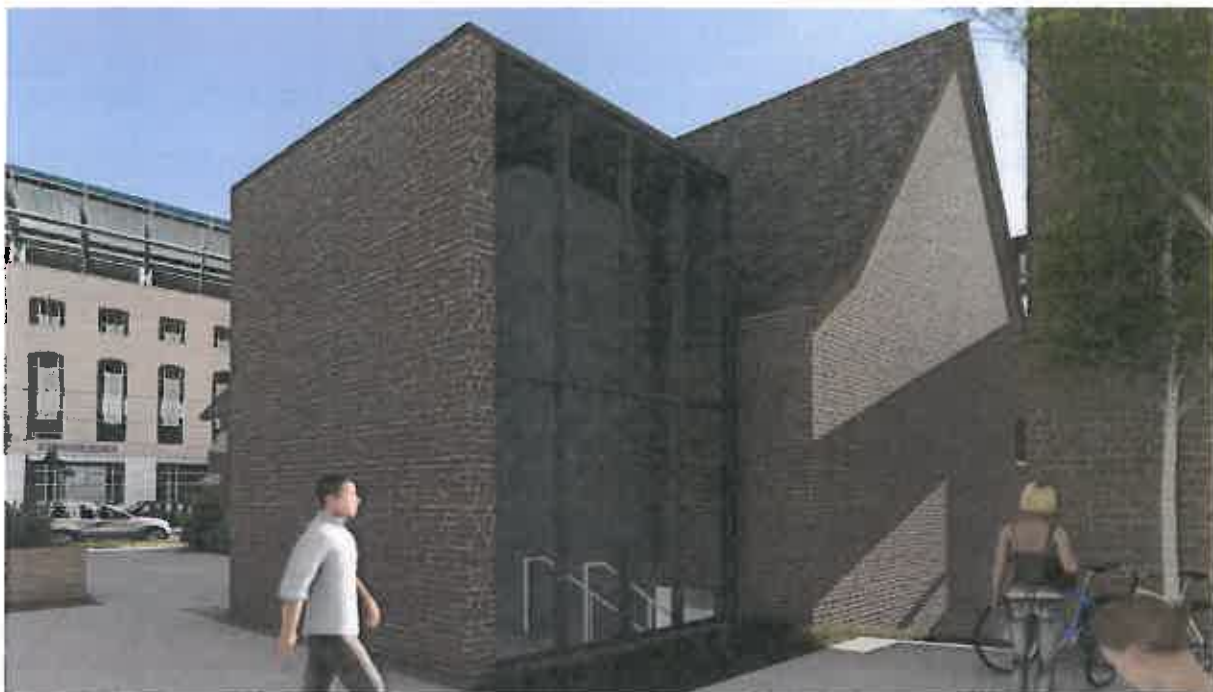
LOWER LEVEL FLOORPLAN



UPPER LEVEL FLOORPLAN



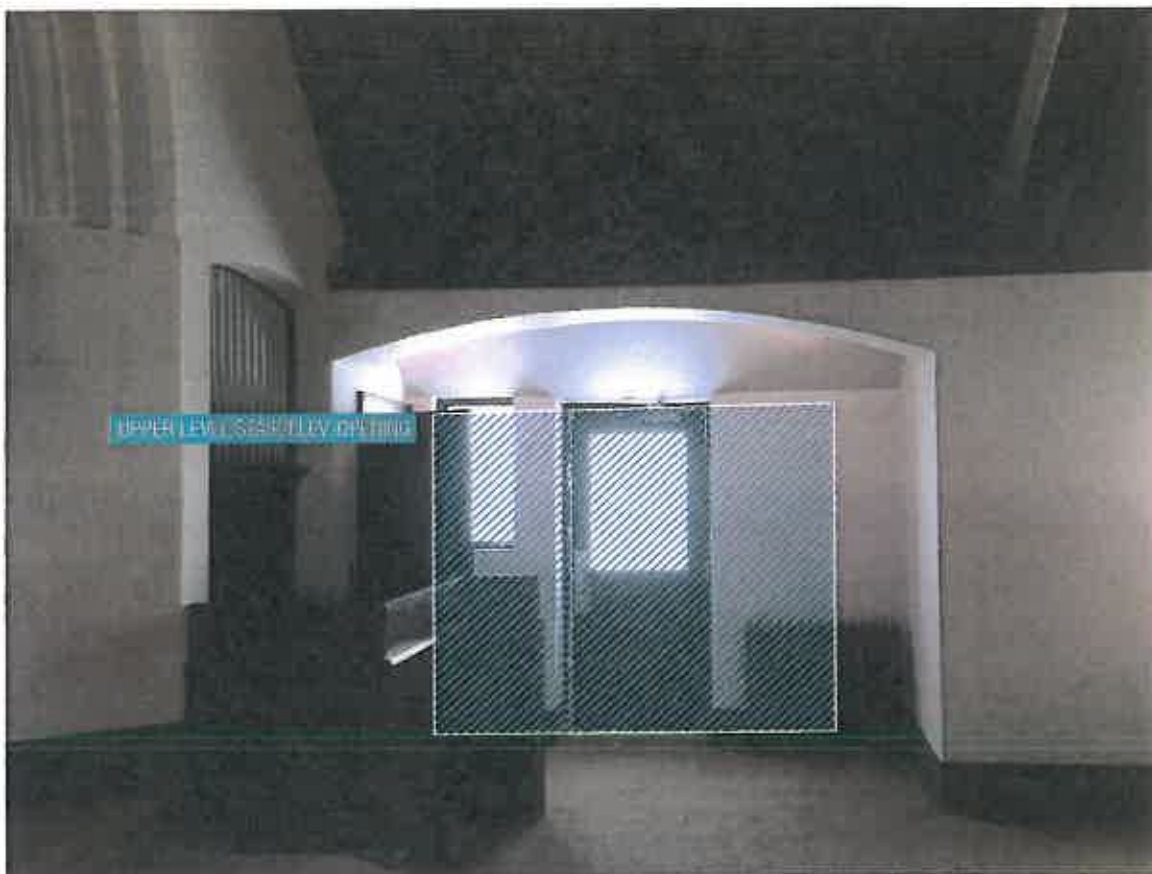
**RENDER - FACING NORTHEAST**



**RENDER - FACING NORTHWEST**



EXISTING MODIFICATIONS - EXTERIOR

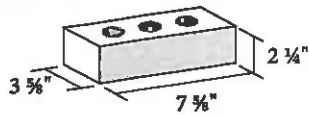


EXISTING MODIFICATIONS - INTERIOR



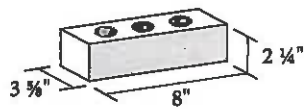
# ARCHITECTURAL AND RESIDENTIAL BRICK

## Modular



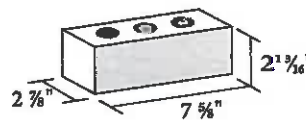
Weight: 3.8 lbs  
Brick/Sq Ft (3/8 joint): 6.86

## Standard



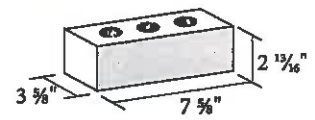
Weight: 4.2 lbs  
Brick/Sq Ft (3/8 joint): 6.67

## Queensize



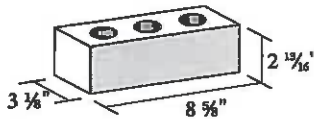
Weight: 3.7 lbs  
Brick/Sq Ft (3/8 joint): 5.65

## Engineer



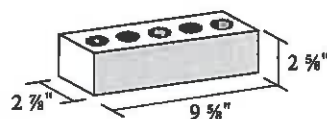
Weight: 4.7  
Brick/Sq Ft (3/8 joint): 5.65

## Builders Special



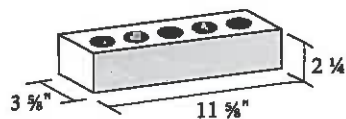
Weight: 4.3 lbs  
Brick/Sq Ft (3/8 joint): 5.02

## Kingsize



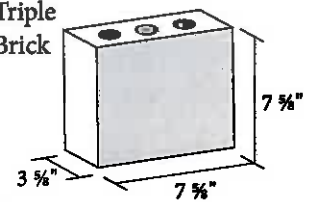
Weight: 4.4 lbs  
Brick/Sq Ft (3/8 joint): 4.80

## Norman



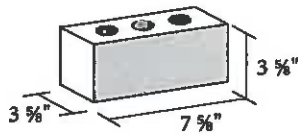
Weight: 6.0 lbs  
Brick/Sq Ft (3/8 joint): 4.50

## Triple Brick



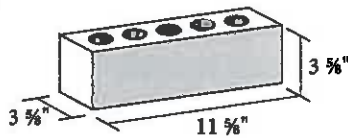
Weight: 12.1  
Brick/Sq Ft (3/8 joint): 2.25

## 8" Utility



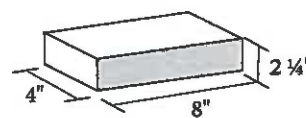
Weight: 6.1 lbs  
Brick/Sq Ft (3/8 joint): 4.5

## 12" Utility



Weight: 9.1 lbs  
Brick/Sq Ft (3/8 joint): 3.0

## Pavers



Weight: 5.8 lbs  
Brick/Sq Ft (3/8 joint): 4.50\*

\*Pavers laid without mortar

## Mortar Type

## Mortar Mixes & Quantities

## Portland Cement

## Masonry Cement

## Hydrated Lime

## Sand

M

High compressive strength and somewhat greater durability.  
For unreinforced masonry below grade and in contact with earth, such as foundations, retaining walls, walks, sewers, and manholes.

1.00  
1.00

-  
1.00

.25  
-

3.75  
6.00

S

High tensile bond strength with reasonably high compressive strength.  
For reinforced and unreinforced masonry for maximum flexural strength and where mortar adhesion is the sole bonding agent.

1.00  
.05

-  
1.00

.50  
-

4.50  
4.50

N

Medium strength for general use in exposed masonry above grade.  
For parapet walls, chimneys, and exterior walls subject to severe exposure.

1.00  
-

-  
1.00

1.00  
-

6.00  
3.00

## Specification Data

The face brick in this brochure meet the following ASTM Specifications: C-216 Facing Brick, C-652 Hollow Brick

The Pavers in this brochure meet the following ASTM Specifications: C-902 Pedestrian and Light Traffic, C-410 Industrial Floor Brick

We also sell a wide variety of special shapes and sizes manufactured to architect's designs and specifications.

The sizes shown are not standard manufacture for all brick colors or manufacturing locations. Final color selections should be made from actual brick samples.

## YOUR MASONRY LANDSCAPE SOURCE

**KING'S**

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Marquart Concrete Products · Clear Lake · Marshalltown · Waterloo · [www.marquartconcreteproducts.com](http://www.marquartconcreteproducts.com)

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# Autumn Leaves



## Specifics

**Size:** Modular, Utility

**Plant:** Adel, IA

*Additional Considerations*

[View larger image](#)

# EnCORE™ Framing System

A Proven Performer  
Recognized for  
Economical Installation



Forever 21 - Hawaii  
Architect: J.T. Nakabika Associates Architects, Los Angeles, California, USA  
Glazing Contractor: Reflections Glass, Waimanalo, Hawaii, USA  
Photography: © Aqua Photo

Taking center stage in Kawneer's lineup, the EnCORE™ Framing System is a two-piece, face-and-gutter system that offers thermal economy, a Structural Silicone Glazing (SSG) option and numerous design choices. Engineered for easy installation and lower costs, features include the unique QuickSeal™ self-sealing system, a broad selection of system depths and a 1-3/4" (44.5 mm) minimal sightline. EnCORE™ Framing System readily adapts to remodel projects and new construction, whether traditional or modern architecture.

## Economy

The EnCORE™ Framing System QuickSeal™ dry-glazed self-sealing framing system is the first to eliminate joint sealant at horizontal joints, making it more cost effective. The vertical gasket runs through, and when "pinched" by the head, sill and intermediate horizontals, a watertight seal is created, eliminating the need for sealant.

By using the same extrusions for horizontal and vertical mullions, metal utilization is maximized. In addition, the tongue on the extrusions eliminates the need for a secondary, continuous water deflector, thus economizing on installation costs and time.

EnCORE™ Framing System also requires no setting block chair at intermediate horizontals. And at the sill, the system utilizes a simple setting block chair that fits snugly within the glazing pocket and requires no fastening. The system accepts standard 1" (25.4 mm) or 1/4" (6.4 mm) infills and can also be adapted to accept other infills in 1/8" (3.2 mm) increments.

The top-loaded glazing gaskets are the same as those used in the Kawneer flagship Trifab™ Framing Systems, which helps reduce field labor and minimize inventory requirements.

Providing single-source responsibility, Kawneer entrances, windows, curtain walls and slope glazing are compatible with EnCORE™ Framing System.

### Performance

A specially engineered thermal clip eliminates metal-to-metal contact by snapping onto the mullion. The cover then snaps onto the clip for true thermal integrity. In addition, the clip has an extended leg on one side, which acts as a "w" block and prevents shifting of glass due to climate changes and building movement.

Engineered to meet or exceed certified performance requirements for air and water infiltration, EnCORE™ Framing System has been fully tested according to ASTM E283 and ASTM E331. Thermal testing was completed in accordance with AAMA 1503.

EnCORE™ Framing System also offers architects and building owners the ability to determine project-specific U-factors by referring to thermal tables in our architectural manual. Unique to Kawneer, these tables enable U-factor calculations for each project by utilizing the total glass percentage and the project's center of glass (COG) U-factor.

### Aesthetics

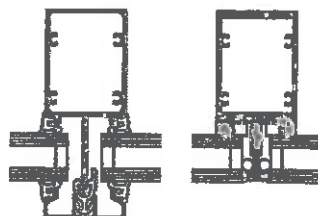
For additional freedom of expression, EnCORE™ Framing System offers front or center glazing options. A Structural Silicone Glazing (SSG) option is also available. And to provide greater design flexibility, the face-and-gutter system offers system depths of 3-9/16" (90.5 mm), 4-1/2" (114.3 mm) or 6" (152.4 mm) front glazed and 4-1/2" (114.3 mm) center glazed.

The 1-3/4" (44.5 mm) minimal sightline provides consistent design aesthetics, while a 1-1/4" (31.75 mm) perimeter sightline is also available. Since the exterior face and interior mullions are separate pieces, two-color design considerations are easily realized.



Forever 21 – Hawaii

Architect: J.T. Nakaoka Associates Architects, Los Angeles, California, USA  
Glazing Contractor: Reflections Glass, Waipahu, Hawaii, USA



Another key feature of the EnCORE™ Framing System separate components is that they are easily adapted to curved applications. The framing is available in three fabrication methods: screw spline, shear block or Type B, which is a combination of both.

### For the Finishing Touch

Permanodic™ anodized finishes are available in Class I and Class II in seven different color choices.

Painted finishes, including fluoropolymer, that meet or exceed AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Kawneer Company, Inc.  
Technology Park / Atlanta  
555 Guthridge Court  
Norcross, GA 30092

kawneer.com  
770 . 449 . 5555

 **KAWNEER**  
AN ARCONIC COMPANY

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EnCORE™, QuickSeal™, Trifab™ and Permanodic™ are trademarks of Kawneer Company, Inc.



**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 alteration project at 8 Bella Vista Place, a Contributing property in the Brown Street Historic District. The project consists of replacing two of the existing south-facing basement windows with egress windows and an egress window well.

**Applicable Regulations and Guidelines:**

***4.0 Iowa City Historic Preservation Guidelines for Alterations***

4.5 Foundations

4.12 Site and Landscaping

4.13 Windows

***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. In 2016, the 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. In 2017, the Commission approved the removal of the existing garage and the construction of a new garage matching the house and connected with a breezeway as well as the construction of a pergola over the porch at the northeast corner of the house.

The applicant is proposing to remove the two existing basement windows in the rear of the south side and replace them with a black casement egress windows with muntin bars to appear double-hung. A new concrete window well meeting egress requirements will be installed. The applicants are finishing the basement of the house, which requires the installation of an egress window. While there is not a proposed bedroom, the east room on the south side would be the most likely location for one if one was created in the future. The window to this area is adjacent to another basement window. Since the window wells are adjacent and must be made larger, changing both windows will simplify the exterior changes with one larger window well and two matching windows instead of a larger one adjacent to a smaller one. This will also add more light to the finished basement space of this owner-occupied single-family home.

Section 4.5 Foundations of the guidelines state that if new window wells are required, the materials used must appear similar to the existing foundation material. In section 4.12 Site and Landscaping, the guidelines recommend that accommodating parking, site access and other modern outdoor needs should be done in a discreet manner. To the extent possible, these modern site features should be located in the backyard. Section 4.13 Windows recommends replacing a bedroom window, if required for egress by the Building Code, with a new one that matches the size, trim, used of divided lights and overall appearance of the other windows. An exception exists for all properties that a change in the window size may be allowed for egress requirement. The change of window size should be considered a last resort.

In Staff's opinion, replacing a south-facing basement window for egress requirements is an acceptable change. The house faces west so it is not recommended to put it on the west side. The north and east sides are not part of the open living space but the south side is. On this site, the house sits well above the street so a

southside egress window well should not be readily visible. While the guidelines allow only changing windows to meet egress required by code, staff finds that changing both windows, because they are adjacent will streamline the appearance of the new larger window well.

While the guidelines state that the new window well should match the foundation, which is brick, this house has a precedent for concrete window wells. The existing south-facing window wells are already concrete. For this reason, staff finds it acceptable for the new window well to be smooth concrete.

In the upper levels of the house, the windows have white sashes and are one-over-one divided lights. In the basement, however, the sashes are black with three divided lights. This color minimizes the visual impact of the basement windows in the brick foundation wall. For this reason, staff recommends matching the color and divided light condition of the basement windows rather than the upper story windows.

### ***Recommended Motion***

Move to approve a Certificate of Appropriateness for the project at 8 Bella Vista Place as presented in the application with the following condition:

- Window product information 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](http://www.icgov.org/historicpreservationresources)

### For Staff Use:

Date submitted: 2/13/2018

- ☐ 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: John Courtney  
Email: johnpatrickcourtney65@gamil.com Phone Number: 773-908-2547  
Address: 8 Bella Vista Pl  
City: Iowa City State: IA Zip Code: 52245

☐ Contractor/Consultant Name: McDonough Structures  
Email: scott@mcdonoughstructures.com Phone Number: 319-631-0405  
Address: 340 Highland Ave  
City: Iowa City State: IA Zip Code: 52240

### PROPOSED PROJECT INFORMATION

Address: 8 Bella Vista Pl  
Use of Property: Residential Date Constructed (if known): 1926?

### HISTORIC DESIGNATION

(Maps are located at the following link: [www.icgov.org/historicpreservationresources](http://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:

Add an egress window on the south side of the house. This is a requirement with the building department for finish off a basement

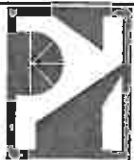
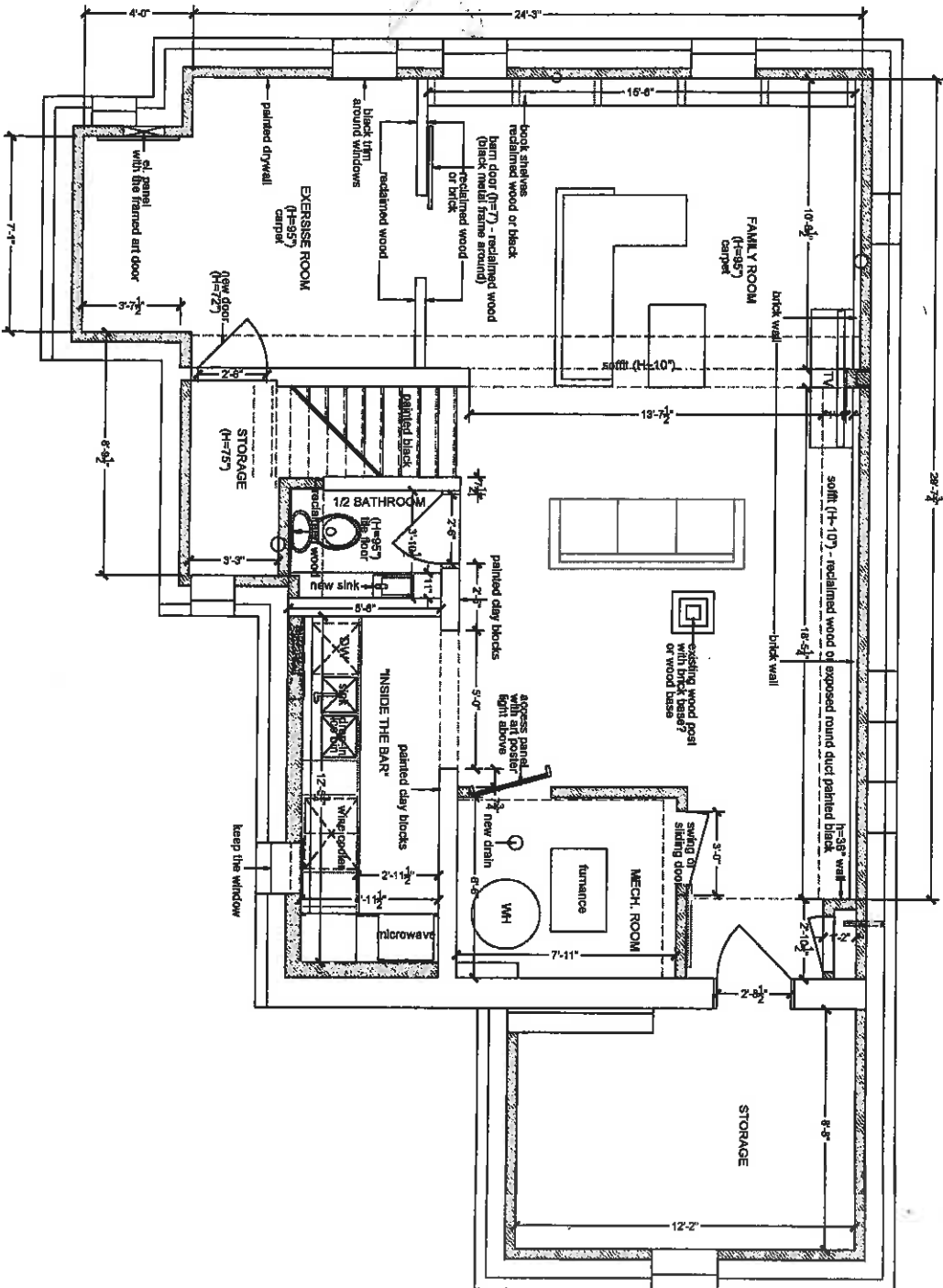
### Materials to be Used:

Same as currently approved project

### Exterior Appearance Changes:

Bigger basement window and window well

**SUBMIT**



**McDONOUGH  
STRUCTURES**

340 Highland Ave.  
Iowa City, IA 52240  
Phone: (319) 512-4441

www.mcdonoughstructures.com

Project Name:

**COURTNEY-  
BADER  
RESIDENCE**

DELA VERA  
IOWA CITY  
IOWA

Sheet Title:  
**BASEMENT PLAN  
NEW**

FOR INFORMATION ONLY

Issue Date:  
**JANUARY, 2018**

Designed and Drawn By:  
**OLGA BADORNKO**

Scale:  
**1/4"=1'-0"**

Sheet Number:  
**A1-1**



south side



windows and window well to replace





**Historic Review for 720 North Dodge Street**

District: Brown Street Historic District

Classification: Contributing

The applicants, Renee Schlueter and John Logel, are requesting approval for a proposed Addition project at 720 North Dodge Street, a contributing property in the Brown Street Historic District. The project consists of a one-story, hipped-roof kitchen and bath addition to the rear half of the north side of the house.

**Applicable Regulations and Guidelines:**

**4.0 *Iowa City Historic Preservation Guidelines for Alterations***

- 4.5 Foundations
- 4.6 Gutters and Downspouts
- 4.7 Mass and Rooflines
- 4.9 Paint and Color
- 4.11 Siding
- 4.13 Windows
- 4.14 Wood

**5.0 *Guidelines for Additions***

- 5.1 Expansion of Building Footprint

***Staff Comments***

Built c. 1930, this house is a one-and-a-half story, side-gabled, Bungalow Cottage with a rear shed roof dormer and a southside projecting bay. The small front porch has a gable roof supported on square columns with exposed rafter tails matching the other eaves on the house. The narrow clapboard siding is mitered at the corners. The windows are one-over-one double hung windows that are paired in the gable ends and the south bay. The basement garage appears to be original to the house and was a unique opportunity provided by the site.

The applicant is proposing to construct a new kitchen and bath addition to the rear portion of the north side of the existing house. The foundation will have rock-faced block to match the existing. The siding will be cedar lap to match the existing. Two existing windows in the north wall will be relocated to the new addition and two new Marvin Integrity Double hung windows will be installed in the east (rear) of the addition. The new addition will have a low hip roof and exposed rafter tails to mimic the roof edge on the existing house while also allowing the second-floor windows to remain.

The guidelines recommend that new additions preserve historic materials and do not diminish the character of the historic structure. The new addition should be distinguished from the existing building by offsetting the walls of the addition from the walls of the original structure. Key horizontal lines should be matched and the palette of materials should be similar to the historic structure. Siding, windows, trim, foundation, and roof should all match the existing. The guidelines also recommend preserving significant historic materials and features of the original structure such as decorative windows, brackets, porches, and trim. Building additions should be placed at the rear of a property.

In Staff's opinion, because of site constraints, the existence of an old cistern and the location of the back door, placing the addition on the side of the house is acceptable and allows the construction to proceed with minimal impact on the character of the existing house. The scale of the addition also works well, proportionally, with the house. While the rear wall of the addition is not offset from the rear wall of the house, staff finds this acceptable because the house does not have corner boards to resolve and the hip roof eliminates many of the awkward conditions created by shed-roof additions. In addition, an offset would have minimized the space created in the new kitchen. This connection is also on the back of the house.

The owners have a commitment to reusing as much material as possible, including the existing windows. The front-facing (west) window on the addition was originally the smallest of the existing north-facing windows. This did not work well with the rhythm of the windows on the front of the house. By using the larger window in this location, the front of the addition does not detract from the historic character of the house. An existing window on the north side of the house toward the front is not shown in the drawings but will remain. Horizontal lines for the top of the windows are maintained. The new Marvin window are also acceptable for this project. Generally, the addition is sympathetic to the historic character of the existing house and provides necessary additional space for modern living.

In the drawings the standing seam roof is labeled existing. The house currently has asphalt shingles. Staff finds that the house may have originally had asphalt shingles and that they may be most appropriate. The guidelines do allow for the application of standing seam metal roofs in some instances as long as the roof has a flat panel between seams. For this house, the roof and the addition could both be asphalt shingle or the addition could have a flat metal or membrane roof or both roofs could have flat panel standing seam. At this point it is unclear which direction the applicant's wish to pursue.

### ***Recommended Motion***

Move to approve a Certificate of Appropriateness for the project at 720 N. Dodge Street as presented in the application with the following conditions:

- Roof material will be 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](http://www.icgov.org/historicpreservationresources)

For Staff Use:

Date submitted: 1/29/2018

- ☐ 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: Renee J. Schlueter and John L. Logel  
Email: [rschlue@icloud.com](mailto:rschlue@icloud.com) Phone Number: 319-339-1344  
Address: 720 N. Dodge St.  
City: Iowa City State: IA Zip Code: 52245
- ☒ Contractor/Consultant Name: Art Chapman  
Email: Phone Number: (319) 631-4108  
Address: 307 Maple Dr.  
City: Lone Tree State: IA Zip Code: 52755

### PROPOSED PROJECT INFORMATION

Address: 720 N. Dodge Street

Use of Property: residence

Date Constructed (if known):

### HISTORIC DESIGNATION

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

- ☐ This Property is a local historic landmark.  
OR  
☒ This Property is within a historic or conservation district (choose location):
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| <input checked="" type="checkbox"/> Brown St. Historic District | <input type="checkbox"/> Northside Historic District     | <input type="checkbox"/> College Hill Conservation District           |
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| <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 type="checkbox"/> Building Elevations | <input type="checkbox"/> Product Information | <input type="checkbox"/> Photographs |
|--|--|--------------------------------------|
- ☐ **Construction** of a new building
- |  |                                      |                                      |
|--|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Floor Plans | <input type="checkbox"/> Photographs |
| <input type="checkbox"/> Product Information | <input type="checkbox"/> Site Plans  |                                      |
- ☐ **Demolition** (Projects entailing the demolition of a primary structure or outbuilding, or any portion of a building, such as porch, chimney, decorative trim, baluster, etc.)
- |                                      |  |   |
|--------------------------------------|--|---|
| <input type="checkbox"/> Photographs | <input type="checkbox"/> Evidence of deterioration | <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 Specialist at 356-5243 for materials which need to be included with applications

## APPLICATION REQUIREMENTS

### Project Description:

Extension of existing galley-style kitchen and bathroom addition with walk-in shower. The addition will adapt our bungalow-style home to 21st century living needs without compromising its character. The addition will closely match but be differentiated from the existing structure. The residence is a contributing house in the Brown Street Historical District. The new structure will be set back 9 feet and 4 inches from the front facade (West). The addition will preserve the District's character by matching existing house materials and will not affect existing doors or windows. Cedar siding will match existing siding. The shed roof on the addition will be differentiated from existing roof. We are proud recipients of a 2012 Historical Preservation Award and will select historically-appropriate, harmonious materials to beautify our home and contribute to the neighborhood historical character.

### Materials to be Used:

The type of finish, siding, color, and style of the addition will match the existing color, texture, material type, hue, and shape of the existing structure. Wood sash windows will be used for the addition and we will use Marvin integrity doublehung windows. A shed roof will be constructed at the appropriate pitch and dimension. All dimensions are frame to frame. Roof trusses will be designed and certified by an engineer licensed in the state of Iowa. All exterior and bearing wall openings will have 2-ply 2x12 headers as required.

### Exterior Appearance Changes:

The addition will not be readily visible from the street and will comply with minimum setback requirements for principal buildings in our residential zoning district. There is ample space and privacy between our residence and 724 N. Dodge. The south property side faces an alley and large backyard for 704 Ronalds Street. This one-story addition reflects the general building scale and placement of structures in our neighborhood. Attached are photos of properties in Iowa City historical districts of with side additions, or appearance of side additions from street view. Most are designated as contributing to the historical character of their neighborhoods.

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





Location for addition



Moved to front

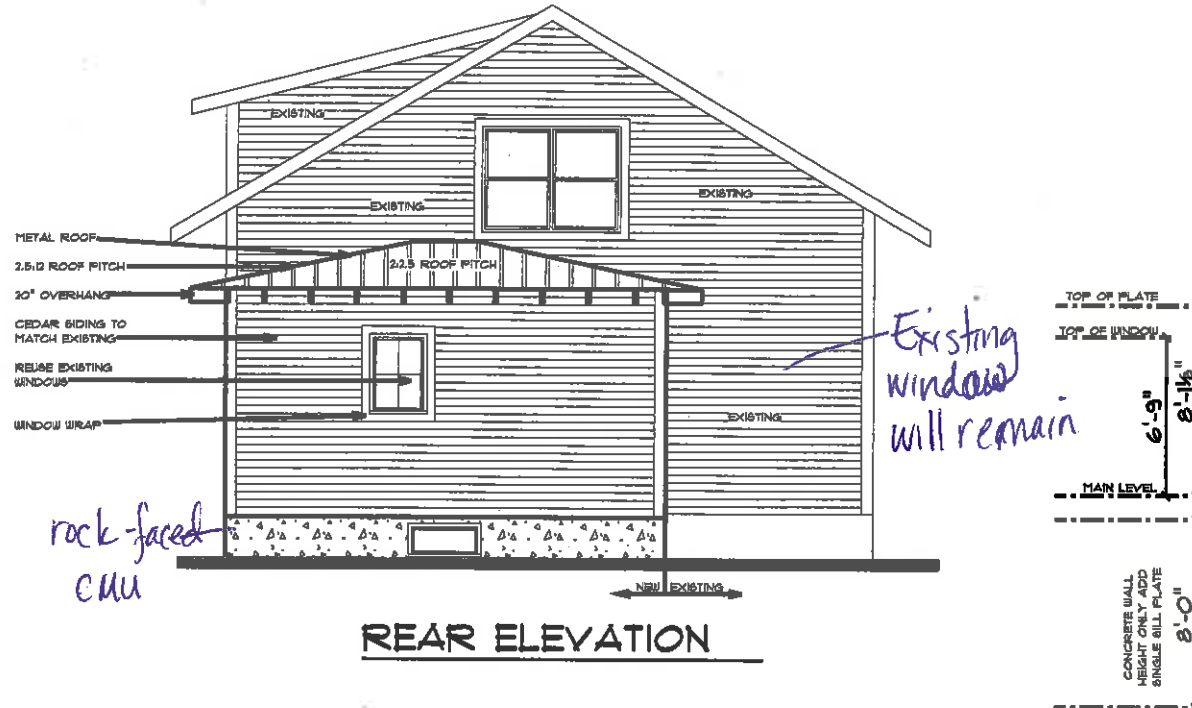
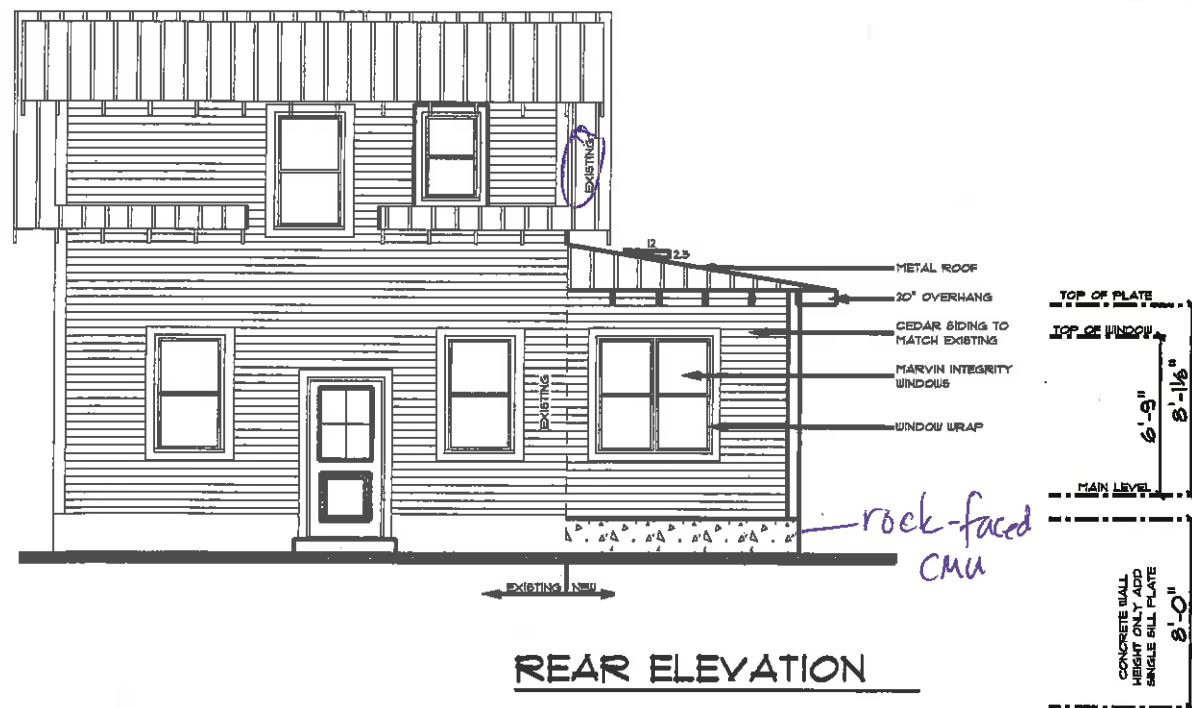
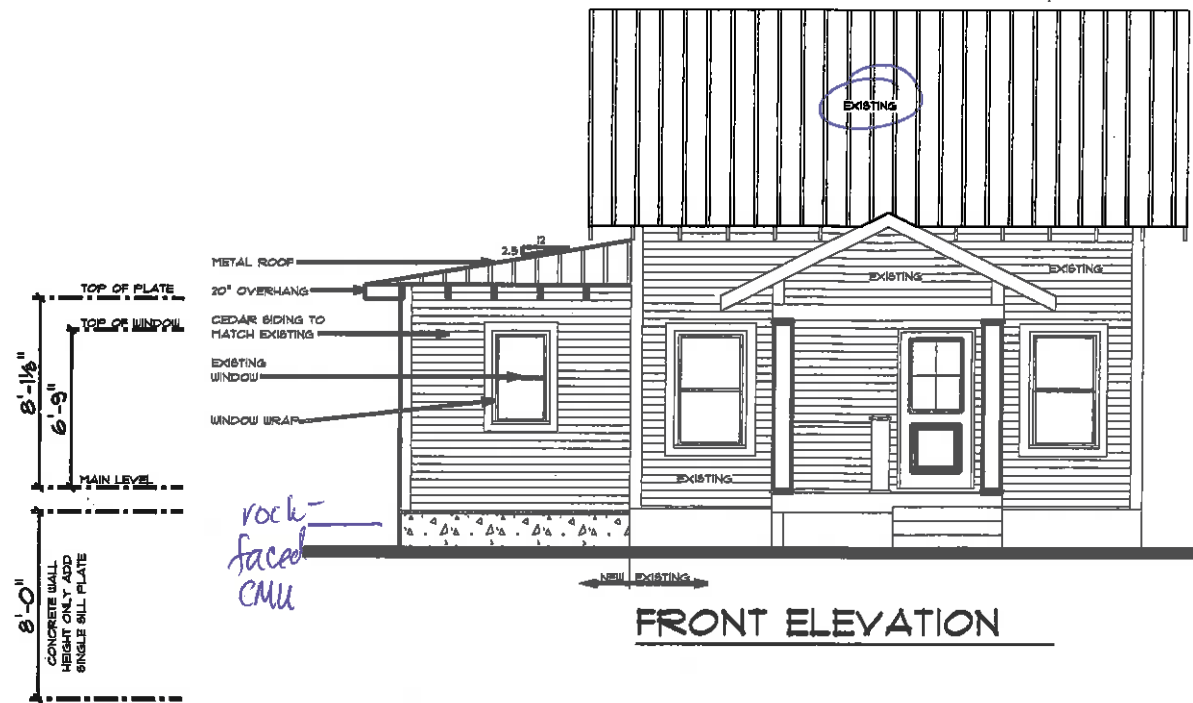




cistern







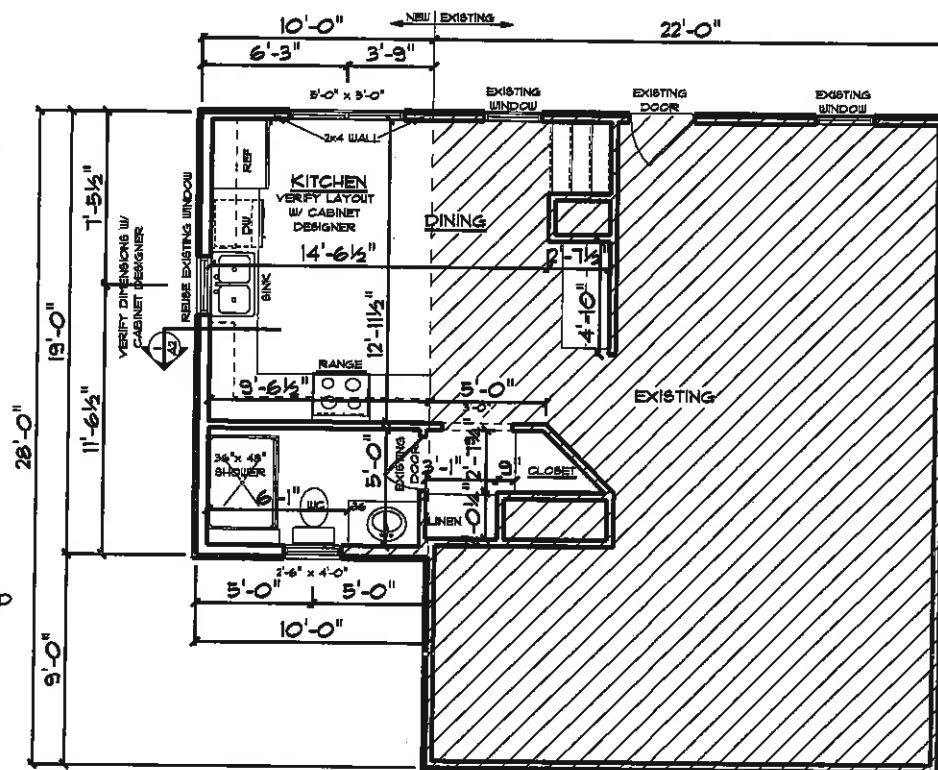
NOTE: ALL DIMENSIONS ARE FRAME TO FRAME  
AND OUTER DIMENSIONS ARE TO  
OUTSIDE OF STUD

<p>REVISIONS</p> <p>...</p> <p>DESIGN ELEMENTS® RESIDENTIAL, LIGHT COMMERCIAL DRAFTING LONE TREE • WVA • 50725 504-689-4445 CLUSTON@DESIGNELEMENTS.COM</p>	<p>SCHLUETER ADDITION</p> <p>...</p> <p>SCALE: 1/8" = 1'-0" DATE: 02/26/2008 DRAWN BY: JAC CHECKED BY: CDM PROJECT NUMBER: 18R 1893</p>
--	---

DESIGN ELEMENTS IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD FIRST BE REVIEWED BY A QUALIFIED PROFESSIONAL. THE CLIENT AND HOLDER OF THIS PLAN RELEASES DESIGN ELEMENTS FROM ANY CLAIMS OR LIABILITY THAT COULD BE INCURRED OR AFTER THE CONSTRUCTION OF THIS WORK OR HEREIN. IN CONCLUSION ALL STRUCTURAL MEMBERS, FINISHES AND DETAILS MUST BE CAREFULLY REVIEWED BY A STRUCTURAL ENGINEER OR QUALIFIED PROFESSIONAL.

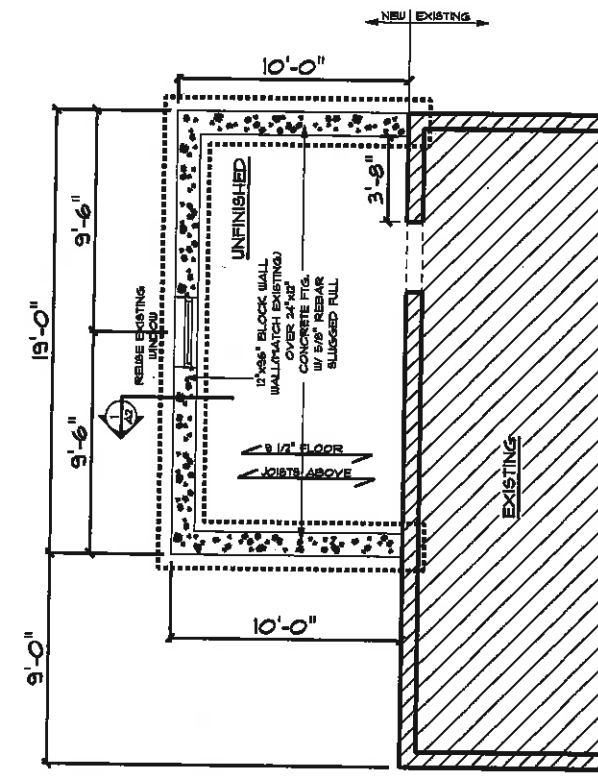


- 3'-1 1/8" WALL HEIGHT UNLESS NOTED
- MARVIN INTEGRITY DOUBLEHUNG WINDOWS TO BE USED UNLESS NOTED - VERIFY SIZES
- ALL DIMENSIONS ARE FRAME TO FRAME
- ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
- EXTERIOR WALLS ARE 2x6'S AT 16" O.C.
- INTERIOR WALLS ARE 2x4'S AT 16" O.C.
- GARAGE WALLS ARE 2x4'S AT 16" O.C.
- FLOOR JOISTS AND BEAM'S SIZES ARE TO BE DETERMINED BY SUPPLIER
- 2x6 PLUMBING WALLS AS REQUIRED
- 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
- 21" CLEARANCE IN FRONT OF WATER CLOSET
- STAIRS - MIN. RUN 10" - MAX RISE 7 3/4"
- LOCATION OF ATTIC ACCESS TO BE DETERMINED BY CONTRACTOR
- SMOKE DETECTORS ARE TO BE INSTALLED IN ALL BEDROOMS, HALLWAYS AND AT ALL STAIRWELLS PER CODE
- ALL EXTERIOR & BEARING WALL OPENINGS TO HAVE 2-PLY 2x12 HEADERS AS REQUIRED UNLESS SPECIFIED BY ENGINEER



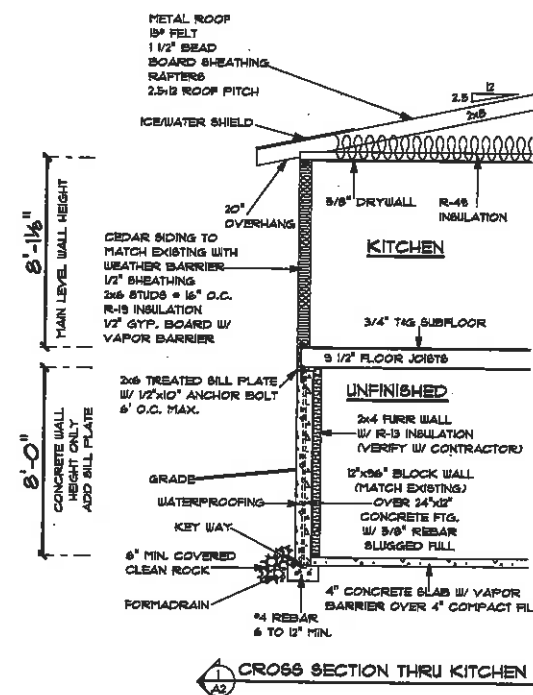
MAIN LEVEL FLOOR PLAN	
MAIN LEVEL SQ. FT.:	190 SQ. FT.
TOTAL FINISHED SQ. FT.:	190 SQ. FT.

- 8'-0" CONCRETE WALL HEIGHT UNLESS NOTED
- MARYIN INTEGRITY DOUBLEHUNG WINDOWS TO BE USED UNLESS NOTED - VERIFY SIZES
- ALL DIMENSIONS ARE FRAME TO FRAME
- ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
- EXTERIOR WALLS ARE 2X6'S AT 16" O.C.
- INTERIOR WALLS ARE 2X4'S AT 16" O.C.
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- FLOOR JOISTS AND BEAMS SIZES ARE TO BE DETERMINED BY SUPPLIER
- 2X6 PLUMBING WALLS AS REQUIRED
- 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
- 21" CLEARANCE IN FRONT OF WATER CLOSET
- STAIRS - MIN. RUN 10" - MAX RISE 7 3/4"
- LOCATION OF ATTIC ACCESS TO BE DETERMINED BY CONTRACTOR
- SMOKE DETECTORS ARE TO BE INSTALLED IN ALL BEDROOMS, HALLWAYS AND AT ALL STAIRWELLS PER CODE
- ALL EXTERIOR & BEARING WALL OPENINGS TO HAVE 2-PLY 2X12 HEADERS AS REQUIRED UNLESS SPECIFIED BY ENGINEER



LOWER LEVEL / FOUNDATION PLAN

MAIN LEVEL	SQ. FT.:	190 SQ. FT.
TOTAL FINISHED	SQ. FT.:	190 SQ. FT.



NOTE: ALL DIMENSIONS ARE FRAME TO FRAME  
AND OUTER DIMENSIONS ARE TO  
OUTSIDE OF STUD

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REVISIONS

• • •

• DESIGN ELEMENTS •

RESENTING LIGHT COMMERCIAL DRAFTING

LARK TREE • DWA • 52755

39-6639-4443

CHRISTINA@LCTDESIGN.COM

• • •

SCHLUETER ADDITION

• • •

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

DATE: 02/26/2018

DRAWN BY: JAC

CHECKED BY: CDM

PROJECT NUMBER: 192 1893

• A2 •

DESIGN ELEMENTS IS NOT AN ARCHITECT OR ENGINEER AND DOES NOT PROVIDE ENGINEERING AND CONSULTATION FROM THESE PLANS. PLANS SHOULD FIRST BE REVIEWED BY A PROFESSIONAL ENGINEER. THE CLIENT AND DRAFTER OF THIS PLAN RELEASED DESIGN ELEMENTS FROM ANY CLAIMS OR LAWSUITS THAT COULD ARISE DURING OR AFTER THE CONSTRUCTION OF THIS HOME, AND WILLING IN CONCLUSION ALL STRUCTURAL MEMBERS, DIMENSIONS AND DETAILS MUST BE CAREFULLY REVIEWED BY A STRUCTURAL DESIGN PROFESSIONAL.

VERIFY ALL  
DIMENSIONS  
AT SITE

**Historic Review for 727 Dearborn Street**

District: Dearborn Street Conservation District

Classification: Non-historic at the time of the survey

The applicants, Ginny and David Naso, are requesting approval for a proposed addition project at 727 Dearborn Street, a non-historic property, that has reached the 50-year mark since it was classified, in the Dearborn Street Conservation District. The project consists of a one-story gable addition to the south end of the rear of the existing house.

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

- 4.5 Foundations
- 4.6 Gutters and Downspouts
- 4.7 Mass and Rooflines
- 4.11 Siding
- 4.12 Site and Landscaping
- 4.13 Windows
- 4.14 Wood

***5.0 Guidelines for Additions***

- 5.1 Expansion of Building Footprint

***8.0 Neighborhood District Guidelines***

- 8.1 Longfellow Neighborhood

***Staff Comments***

This single-story gable roof house with projecting gabled entrance was likely built about 1950. At the time of the survey the house had not-reached its 50-year mark, which is used as the qualifying age for a historic property. Now that the 50-year mark has passed, the property would be considered historic. Because the house has had several alterations including the front entry steps and railing, a projecting bays, a front stainless-steel chimney, and the possible removal of an entry canopy it is likely non-contributing to the district.

The owners acquired approval in 2006 to remove the existing aluminum siding and replace it with fiber cement board, while retaining the details of the original house including corner boards, window trim, and frieze boards or crown, if any. This work was not completed at the time but will be done as part of the addition project. The roof shingles on the existing house will also be replaced at the same time. Both siding and shingles have been damaged by hail.

The applicant is proposing to construct a single-story rear-projecting, gabled addition. The addition would be set back from the south side wall of the house one foot and extend to the north so that it slightly overlaps and extends beyond a projecting bay addition. The addition would project to the west 14 ft 6 inches beyond the main west wall of the existing house. All siding and trim details, gutters, and roof shingles will match the work on the existing house. The new addition will have two round skylights installed in the north side of the roof. The roof shingles will be Certainteed Landmark shingles. Two existing windows will be relocated for the project and two new Jeld-Wen Custom wood windows will be installed in the south wall of the addition. The existing rear deck will be reduced to accommodate the addition.

The guidelines recommend that new additions preserve historic materials and do not diminish the character of the historic structure. The new addition should be distinguished from the existing building by offsetting

the walls of the addition from the walls of the original structure. Key horizontal lines should be matched and the palette of materials should be similar to the historic structure. Siding, windows, trim, foundation, and roof should all match the existing. Material substituted in place of wood should retain the appearance of wood and be durable, accept paint and be approved by the Historic Preservation Commission.

In Staff's opinion, the proposed addition is compatible with the existing structure in that it maintains key horizontal lines and matches the roof pitch as well as incorporating any exterior details in siding in trim that are on the existing house. Since the siding project will likely uncover details or leave some details unknown, the applicant will work with staff to verify them during construction. The reuse of the existing rear windows is also an appropriate way to handle materials that may or may not be original to the house. While the north elevation of the addition is not designed with windows, staff finds this acceptable because it is in the back of the house at a location where the deck is adjacent and it will not be seen by anyone on the front or side of the house. The interior space is storage that would be reduced by the installation of a window. The application of skylights in this area is also appropriate.

On the south elevation of the addition the applicants have proposed two windows slightly more narrow than other windows on the house and spaced further apart. The applicant proposes this configuration because the space is a master bedroom and this will be the location of the bed. This wall of the new addition is set back from the existing house one foot and the house is only five feet from the property line. Currently the neighbors have a fence on the property line. The south wall of the addition will not be visible from the street. Because of this situation and the fact that this house is likely non-contributing to the Conservation District, Staff finds this window configuration acceptable for this addition. The house has eight-over-one double hung windows in most locations but the narrow windows in the projecting north bay are six-over-one. Staff finds that this proportion would work better for the new windows on the south side.

### ***Recommended Motion***

Move to approve a Certificate of Appropriateness for the project at 727 Dearborn as presented in the application with the following conditions:

- The applicant works with staff to verify the siding and trim details for the house and addition.





## 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](http://www.icgov.org/historicpreservationresources)

For Staff Use:

Date submitted: 4/14/2018

- ☐ 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: SINNY + DAVID NASO  
Email: nasos727@yahoo.com Phone Number: 319-621-7050 DAVID  
Address: 727 DEARBORN ST  
City: IOWA CITY State: IA Zip Code: 52240
- ☐ Contractor/Consultant Name: CURTIS NASO  
Email: nasoremodeling@yahoo.com Phone Number: 319-621-6491  
Address: 1120 KIRKWOOD CT  
City: IOWA CITY State: IA Zip Code: 52240

### PROPOSED PROJECT INFORMATION

Address: 727 DEARBORN ST  
Use of Property: Residential Single Family Date Constructed (if known): 1946

### HISTORIC DESIGNATION

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

- ☐ This Property is a local historic landmark.
- OR
- ☐ This Property is within a historic or conservation district (choose location):
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|--|--|--|
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| <input type="checkbox"/> College Green Historic District         | <input type="checkbox"/> Summit St. Historic District    | <input checked="" 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 checked="" type="checkbox"/> Longfellow Historic District |  |  |

Within the district, this Property is Classified as:

- ☐ Contributing ☐ Noncontributing ☒ Nonhistoric  
? but not really

## 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

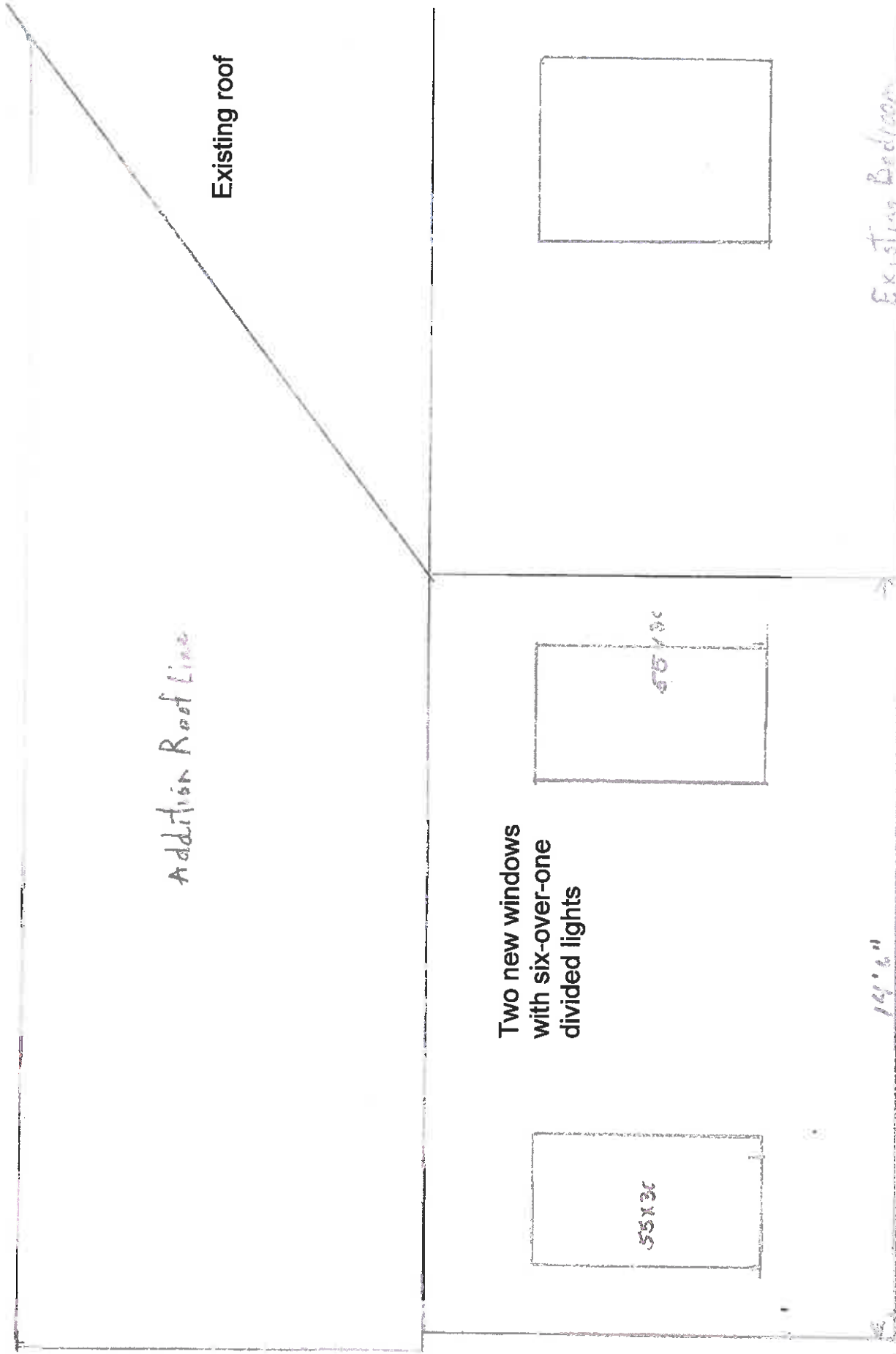
## APPLICATION REQUIREMENTS

**Project Description:**

**Materials to be Used:**

**Exterior Appearance Changes:**

**SUBMIT**



New Addition

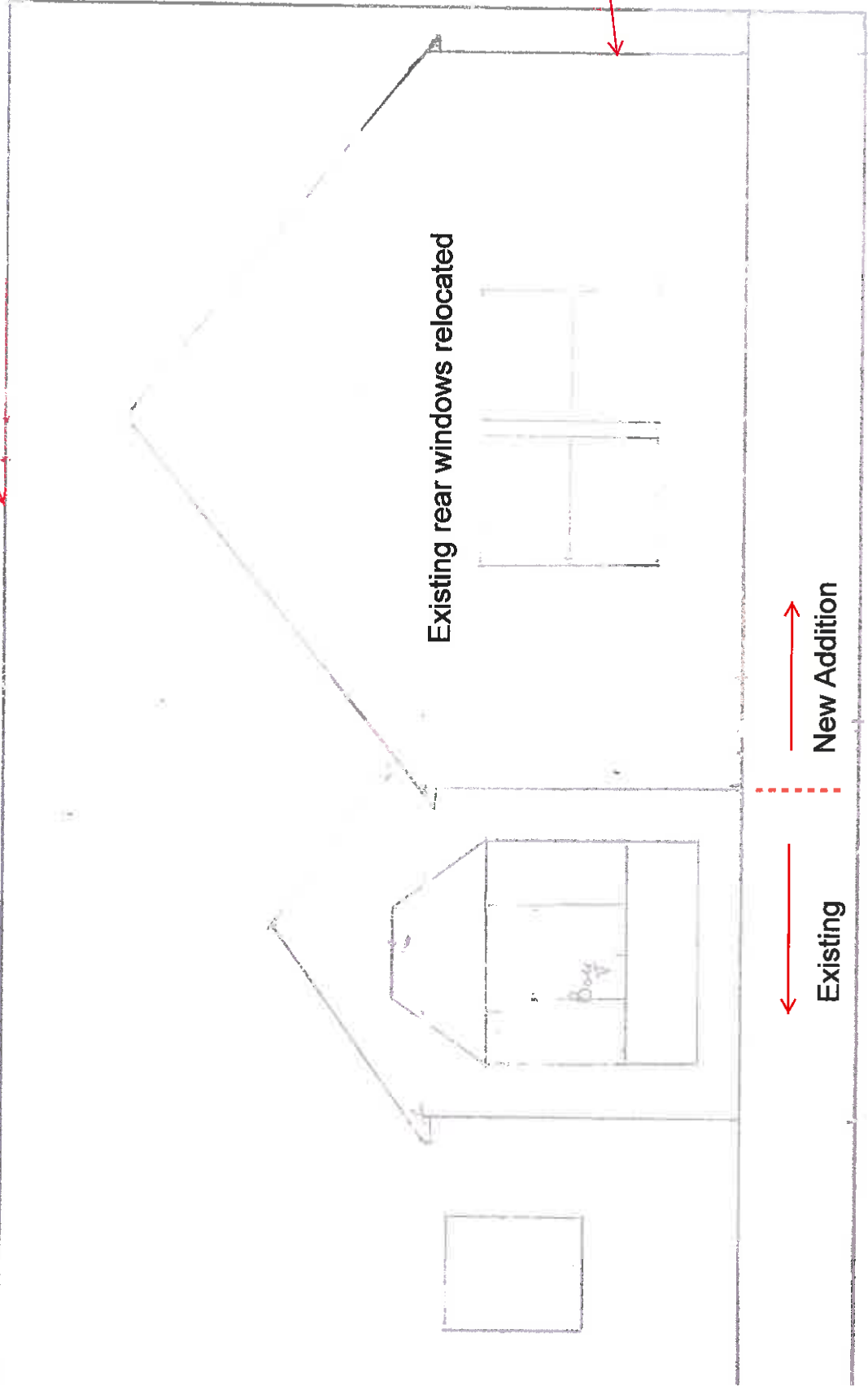
Existing

South Elevation

14'6"

Existing Bedroom

Existing roof beyond



Existing rear windows relocated

Addition set in one foot from south wall of existing house

New Addition

Existing

rear elevation

relocated Elevation



no windows in this face  
positioned against deck  
with closet and bath  
in this location

Kitchen bump out  
Roof Line

3-1-2002

Kitchen  
door

Existing  
(bay is existing)

New Addition

North Elevation

E S W



west









8-over-1 (wide)



NORTH

6-over-1 (narrow)



**Historic Review for 424 Davenport Street**

District: Goosetown/Horace Mann Conservation District

Classification: Contributing

The applicant, Wagner Management, is requesting approval for a proposed demolition and new construction project at 424 Davenport Street, a Contributing property in the Goosetown/Horace Mann Conservation District. The project consists of DESCRIPTION.

**Applicable Regulations and Guidelines:**

***4.0 Iowa City Historic Preservation Guidelines for Alterations***

- 4.1 Balustrades and Handrails
- 4.2 Chimneys
- 4.3 Doors
- 4.4 Energy Efficiency
- 4.5 Foundations
- 4.6 Gutters and Downspouts
- 4.7 Mass and Rooflines
- 4.8 Masonry
- 4.9 Paint and Color
- 4.10 Porches
- 4.11 Siding
- 4.12 Site and Landscaping
- 4.13 Windows
- 4.14 Wood

***5.0 Guidelines for Additions***

- 5.1 Expansion of Building Footprint
- 5.2 Decks and Ramps

***6.0 Guidelines for New Construction***

- 6.1 New Primary Structures
- 6.2 New Outbuildings

***7.0 Guidelines for Demolition***

- 7.1 Demolition of Whole Structures or Significant Features
- 7.2 Prevention of Demolition by Neglect

***8.0 Neighborhood District Guidelines***

- 8.1 Longfellow Neighborhood
- 8.2 College Hill Neighborhood
- 8.3 Woodlawn Historic District
- 8.4 Northside Neighborhood

***9.0 Design Guidelines for Multi-Family Buildings***

- 9.1 Site Elements
- 9.2 Architectural Elements

***Staff Comments***

This two-story foursquare with a hipped roof was built in 1909. The house has Georgian Revival features such as a Palladian-style window in the front-facing gabled dormer. The garage was built between 1912 and

1920. It is a single-story, gable roof garage with exposed rafter tails, Dutch lap siding, three windows, a man-door to the south facing the house, and a combination swinging and sliding door to the alley.

The applicant is proposing to remove the deteriorated existing garage and replace it with a new construction garage built of wood to match the original but moved slightly west and south to meet zoning setback requirements. The garage will have new windows and door. All details will be built to match the existing.

The guidelines recommend retaining historic garages. 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 shows a high degree of deterioration. The corner boards on the northwest corner (alley side) are split vertically which may be evidence that the garage has been hit by a car. Both the east and west walls bow out at the top center, causing the outside corners of the roof to turn down. The foundation in the northwest corner has also collapsed. The historic materials are likely not in salvageable condition due to past neglect. Much of the siding has dried to the point it has split. The sashes of two of the windows are missing and have been boarded shut. All but one rail of the man-door is missing. Many of the rafter tails are rotten and the roof sheathing is deteriorated. Staff finds that the garage has structurally deteriorated so that staff recommends demolition and reconstruction.

The new garage would be built to match the original, which has been documented in photographs. Because of zoning requirements, the new garage would be built 4 feet to the west to move it off the east property line. It would also be moved a few feet south into the back yard so that it meets the requirement to be 5 feet off the alley. In this location, the alley face would align with the garage to the west. The existing garage is an appropriate model to copy for the new construction and also meets the guidelines for new garage construction.

### ***Recommended Motion***

Move to approve a Certificate of Appropriateness for the project at 424 Davenport Street as presented in the application with the following conditions:

- Window and door product information approved by staff
- Roof shingle material approved by staff



424 Davenport



Garage

## 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](http://www.icgov.org/historicpreservationresources)

For Staff Use:

Date submitted: 2/13/2013

- ☐ 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: WAGNER Management LLC  
Email: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_
- ☐ Contractor/Consultant Name: WAGNER BROS LLC  
Email: frankfwagnerphl@yahoo.com Phone Number: 319 321 7910  
Address: 519 S. 1st Ave  
City: I.C. IA State: IA Zip Code: 52245

### PROPOSED PROJECT INFORMATION

Address: 424 E. Davenport Street  
Use of Property: Residential Date Constructed (if known): \_\_\_\_\_

### HISTORIC DESIGNATION

(Maps are located at the following link: [www.icgov.org/historicpreservationresources](http://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 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 checked="" type="checkbox"/> Goosetown/ Horace Mann Conservation District |
| <input type="checkbox"/> Jefferson St. Historic District    | <input type="checkbox"/> Clark St. Conservation District |  |
| <input type="checkbox"/> Longfellow Historic District       |  | <input type="checkbox"/> Governor-Lucas St. 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.)
- ☐ Building Elevations ☐ Floor Plans ☐ Photographs  
☐ Product Information ☐ Site Plans
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- ☐ 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:

Demolish garage and rebuild with new materials identical to original, conforming to current setbacks

### Materials to be Used:

### Exterior Appearance Changes:

SUBMIT



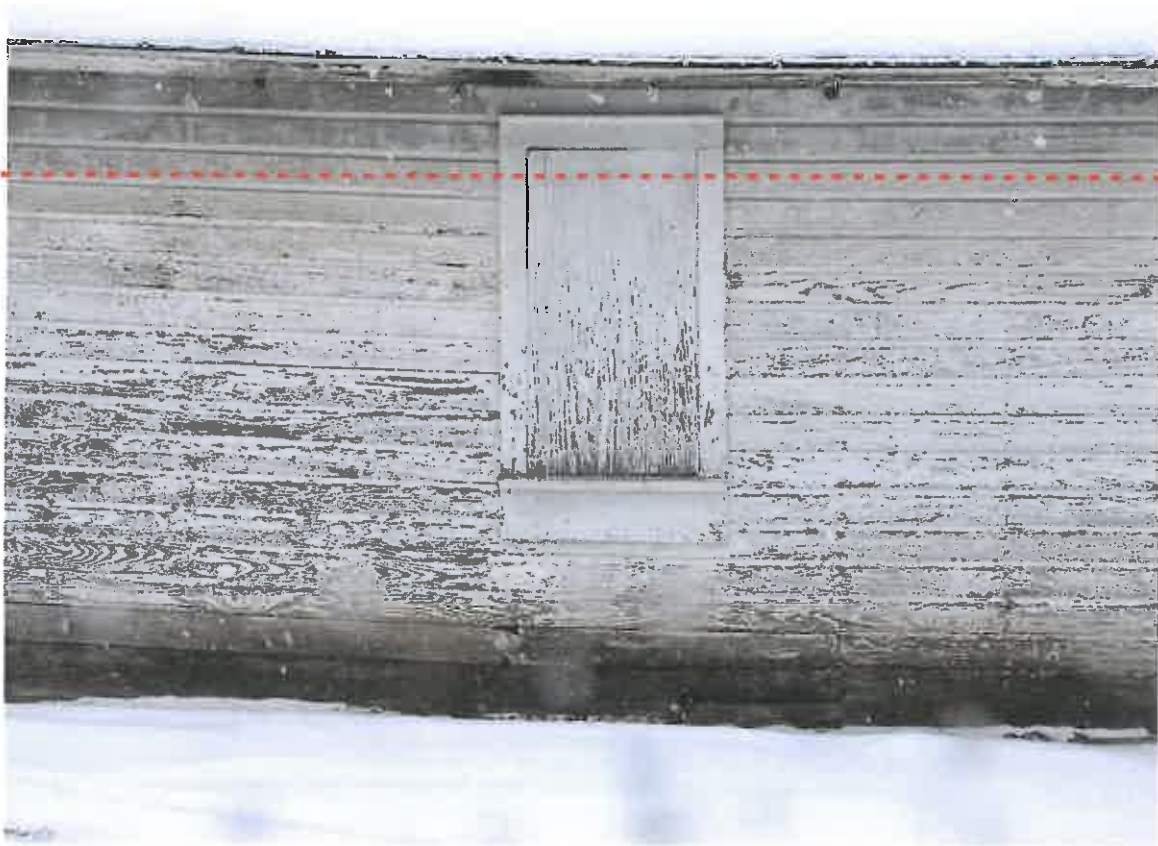
North, alley face



sliding door with hinged doors on each side



Splits



west side- line shows sag in structure



rotten roof material under shingles



east wall bowing out and  
roof turning down at edges



yellow box shows approximate new location



MINUTES  
HISTORIC PRESERVATION COMMISSION  
EMMA J. HARVAT HALL  
FEBRUARY 8, 2018

PRELIMINARY

MEMBERS PRESENT: Thomas Agran, Esther Baker, Kevin Boyd, Gosia Clore, Sharon DeGraw, G. T. Karr, Cecile Kuenzli, Pam Michaud, Ginalie Swaim, Frank Wagner

MEMBERS ABSENT: Zach Bulta

STAFF PRESENT: Jessica Bristow

OTHERS PRESENT: 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:

Bristow said that the bids for the revised Happy Hollow Park came in way too high. She said there will be a public meeting on Tuesday, February 13, from 5:30 to 6:15 at the Recreation Center to discuss which parts of the plan are important and to try to figure out a way to get something built.

Swaim said that on January 18, she and Alicia Trimble held a public education session for the Newcomers Group of the University Women's Club. Swaim said there were 40 people in attendance, and she and Trimble did a two-part show.

Swaim said she did a talk on *Interesting Women and Well-Preserved Houses*. She said she discussed Emma Harvat, Mildred Pelzer, and Elizabeth Catlett and the Federation Home.

Swaim said that Trimble discussed how preservation began in Iowa City. She said that Trimble discussed the Old Brick story. Swaim added that there were a lot of good questions about preservation and sustainability. She said this could be added to the list of educational items for the year.

REVIEW DRAFT CLG ANNUAL REPORT:

Bristow said the term CLG stands for Certified Local Government. She asked anyone who wanted to add something that the Commission worked on to the report to please do so.

Bristow said the Commission reviewed the National Register nomination for the Johnson County Savings Bank at 102 S. Clinton Street. She said that the annual report lists projects reviewed but only looks at the properties in historic districts, not those in conservation districts but National Register listed properties, and that resulted in the 28 listed properties that have had work done on them. Bristow said the list does not include certificates of no material effect. She said she also removed five garage projects, because that involves an outbuilding that may or may not have been contributing. Bristow said this is still the longest list that the Commission has had for several years.

## HISTORIC PRESERVATION COMMISSION

February 8, 2018

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Bristow stated that the Commission and staff actually processed 92 different applications during the past year. She said the Commission also put forth the local landmark of the Unitarian Universalist Church.

Bristow said she has some corrections - some typos and general errors - in just going through the report. She said those will be fixed.

Bristow said that now that the three new grants have been approved - the Civil Rights Grant, the National Trust Grant for downtown, and the HRDP Grant for the cabins - there is \$58,552 worth of grant money to work with right now. Swaim congratulated Bristow for her work on the grants, although Bristow said that she did not do all the work.

Bristow said she will compile the report with any additional items. She said she will then send it to the Mayor, who signs it, after which it is submitted to the State.

### DISCUSSION OF HISTORIC PRESERVATION PLAN PRIORITIES AND ANNUAL WORK PROGRAM:

Bristow suggested going through some of the things from last year's work plan that are still going on and looking at some new things. She said the Commission is in the middle of the local landmark process for several properties. Bristow said they have come before the Commission, the owner meeting has taken place, and the next step is consideration at the Planning and Zoning Commission's March 15 meeting. She said that from there, this will go on to the City Council.

Bristow said that anyone who feels he/she can speak in support of this is encouraged to do so. Swaim said that those interested may also send letters of support.

Regarding the Civil Rights Grant, Bristow said that Richard Carlson from the State Archaeologist's Office has been hired. Bristow said that Carlson has been working on National Register nomination forms for both the Tate Arms and the Iowa Federation Women's Home. She said that Carlson did extra research on the Iowa Federation Home, and she and Carlson have both photographed any interior, existing materials. Bristow said that the Iowa Federation Home actually has quite a lot of its original woodwork and other intact items.

Bristow said that a committee was formed to help with the educational materials. She said there will be signage at each house to document the importance of the house. Bristow said that Carlson is also working on a list of other homes in the community that may have been used for African American students.

Bristow referred to a brochure on the slide that is a handout produced by an intern. She said that Carlson will also be ushering these properties through the whole process to get the properties listed on the National Register.

Regarding the HRDP Grant for the cabins, Bristow said that Heritage Woodworks in Clemons, Iowa is doing the rehab of the cabins. She said the cabins were both dismantled and moved there. Bristow said they are basically repairing and rehabbing all of the wood that is needed. She said she believes they will be constructed in the Heritage Woodworks warehouse with all of



## HISTORIC PRESERVATION COMMISSION

February 8, 2018

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their parts and then dismantled and brought back and reconstructed. Bristow said that project is therefore moving forward and that the grant is only for the roof part.

Regarding the historic preservation fund that was implemented last year, Bristow said there have been two applicants. She said that staff did not put out a press release about this, because they wanted to do a soft rollout. Bristow said that when there is an application that looks like it would be a good project for the fund, staff has told the owner specifically. She said staff has also told other people whose projects might fit. Swaim added that the fund was also mentioned at the Historic Preservation Awards.

Bristow said that since there have only been two applicants, staff will likely be putting out a press release soon. She said there may be up to eight applicants and possibly more if the requested funding is less for each one.

Regarding 816 College Street, Bristow said the base of the porch column was falling; the column base was sinking into the porch floor. She showed a portion that was tilting into the roof structure. Bristow said it was in bad shape. She said that when the owner reached out about getting the building repaired, Bristow mentioned the fund to her.

Regarding 608 Rundell, Bristow said it is all hardboard or masonite siding, and it is all kind of rotten. She said the owner is going to match the shingle siding on the garage, which was probably the original pattern on the house as well.

Regarding the CLG grants, Bristow said that staff will manage them and will hire a consultant for each one. She said that all of them could impact what the Commission does toward the end of the year, depending on the findings.

Bristow stated, regarding the Downtown District, the consultant has completed all of the individual site inventory forms and is working on the text of the multi-property document that discusses the entire district. She said the consultant may have a draft by the end of March, the Commission will comment, and the final proposal should be back by June 1 per the contract.

Bristow said that a public meeting will probably be held toward the end of May. She said all of the information will be put out and discussed, along with the next steps. Bristow said there was a National Trust Grant for part of that work.

Regarding future plans, Bristow said staff's recommendation is to continue with the current work plan and not add a lot to it. She said there are already some walking tour brochures. Bristow said that updating them to be biking and walking tour brochures, especially for RAGBRAI, is something the Commission may want to consider. She said that perhaps it could be one volunteer and another person to comprise a committee to work on this. DeGraw volunteered.

Bristow said that over the next two years, staff really wants to have the guidelines handbook updated. She said there are errors, as well as things that have been added, such as doors and roofs and items that could be clarified.

Bristow stated that a lot of properties that were listed as non-historic are now known to be historic. She said that reviewing the status of each and every property could be done as part of this as well. Bristow said that a grant would be available for this type of thing, or the

## HISTORIC PRESERVATION COMMISSION

February 8, 2018

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Commission members and staff could do it. She suggested that some of the other grant work get done first and off the table, and then this could be worked on.

Bristow said that counties are supposed to set up a property tax abatement, but Johnson County has not yet. She said that the County has to designate that a property is worth having a property tax abatement before it would happen. Bristow said it is a process that could be worked on with the County.

Swaim stated that besides the seven properties going through the landmark process, there are another ten or twelve waiting in the wings. She said the Commission will want to keep moving those forward.

Regarding the Preservation Summit, Bristow said she has spoken with the State about this. She said that because Newton is holding it next year, the State wanted the next host to be from the west side of the State, and it looks like there will be an applicant from Western Iowa.

Bristow said that Iowa City would then be pushed back to holding a seminar in 2021, and the grant application for that is due in 2019. She said that Dubuque is also interested in holding the Preservation Summit in 2021, but Dubuque has held it before and Iowa City has not. Bristow said Iowa City would probably therefore take precedence but will have to put in a good proposal for what it can do.

Swaim said that there will be new Commission members this year. She said that she, Baker, Michaud, and Wagner have terms that expire on July 1.

Agran said that, in terms of the guidelines and handbook information, there is a letter that goes out to property owners in the spring. He said that seems like a really great opportunity to get information out. Agran asked if that is sent to all the property managers as well or just goes to the property addresses. Bristow responded that it is sent to the owners of the properties.

Agran said there might be an opportunity there to work with a designer to do something more like a visual guide rather than just of list of requirements. He said perhaps something more interesting and engaging and ultimately clearer could be done in terms of how the information is communicated.

Kuenzli said the letter goes out to the owners. She said that it would be great to send the brochure to the various realty companies. Kuenzli said that not all realtors are necessarily aware of where historic district properties are. Agran agreed that the brochure looks a little friendlier and less like a list of regulations.

Bristow said staff receives a lot of questions from realtors. She said she believes that realtors are slowly being educated over time. Bristow said that might be an opportunity to hold another education session.

Michaud said there is going to be a local news piece on KCRG about a local foursquare house and the UniverCity Project helping people live near downtown. Agran said he was interviewed for that piece and said he talked a lot about historic preservation.

Regarding the work plan for the current year, Bristow said she will write a report again and send it to the City Manager so that he can share it with the City Council. Boyd said that it might be

## HISTORIC PRESERVATION COMMISSION

February 8, 2018

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worth outlining the year's work plan and then items for upcoming years. He said then perhaps if one of the City Council members who is making policy for the whole City sees something to prioritize, he/she may suggest moving it up or not, especially since it has already been determined. Boyd said it would be a helpful tool to City-wide policymakers. Bristow said the last page of the work plan also discusses other upcoming issues.

### CONSIDERATION OF MINUTES FOR JANUARY 11, 2018:

Baker stated that on page three, in the discussion on 516 Fairchild Street, in the first paragraph, the word University should be changed to UniverCity.

Baker said that on page five, paragraph six, the last sentence should be amended to read, "...putting on asphalt shingles."

**MOTION: Boyd moved to approve the minutes of the Historic Preservation Commission's January 11, 2018 meeting, as amended. Agran seconded the motion. The motion carried on a vote of 10-0 (Buita absent).**

### COMMISSION INFORMATION AND DISCUSSION:

Bristow said the Mayor signed the contracts earlier in the day for the three CLG grants. She said that the next step is to write a request for proposal for each one and get them out to those who may be able to work on them.

#### CLG Grant for a Preservation Plan for the Summit Street Monument.

Bristow showed a couple of images for this. She produced a map, showing the monument, which is on the southeast corner that was the original boundary of Iowa City. Bristow showed a 1900-era photograph. She said that in the 1930s, the Daughters of the American Revolution put the plaques on the monument.

Bristow said that the monument has deteriorated, and the limestone is being eaten away by acid rain and other things. She said the grant is to have a person who is an expert in these kinds of stone monuments come in and evaluate this and make recommendations for what to do.

Bristow said suggestions have included moving this to a museum and putting a replica here. She said if that is done, another question would be how to display it. Bristow said the grant would then pay for designing and building the display.

Bristow said that another option is if there is some way to preserve the monument in place that the consultant thinks would be best. She said that either way that recommendation would be evaluated and then there would be a vote to move forward from there. She said that the grant would cover all of that type of evaluation.

Bristow said staff spoke to someone at the Fort Dodge Preservation Summit who was a gravestone expert. She said he was the main person staff used for budget numbers for the grant. Bristow said that the expert has actually already visited the monument and done some evaluation. She said he would likely be a good candidate for the work, but it would be something for which multiple bids would be solicited.



## HISTORIC PRESERVATION COMMISSION

February 8, 2018

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### CLG Grant for the National Register Nomination for the Clinton Street and Railroad Historic District.

Bristow said this grant involves the National Register nomination for the Clinton Street and Railroad Historic District. She stated that when the Sabin School was going to come down to build a new Music School after a chain of events, the Southside District was surveyed by Richard Carlson. Bristow said that Carlson came up with a potential historic district that was later reduced because of integrity issues, etc.

Bristow showed the new area being considered for the historic district. She said the grant is to rewrite and reduce Carlson's nomination forms to fit this district and then present the nomination to the State.

Bristow said this is an area where the Commission had been looking at a local district as well. She said that the initial owner meeting was held, after which the Commission moved forward with the individual landmarks first.

Bristow showed the buildings that are included in the district. She said the passenger station is already on the National Register and is a local landmark. Bristow said therefore it would not really be affected, but a district would give some context to the building, which would be really good.

Bristow showed the Hotel O'Reilly, which would be included in the district. She showed the two houses mid-block one of which was designed by architect O. H. Carpenter. Bristow showed the two houses on the corner of Prentiss and Clinton Streets that would also be included in the district.

### CLG Grant for an Intensive Level Survey of 2040 Waterfront Drive, Cyrus Sanders House.

Bristow said this grant is for an intensive-level survey of the property at 2040 Waterfront Drive. She commented that it was included in the list on the work plan of potential local landmarks to be researched. Bristow said some preliminary research led to the belief that this might be an important person's home.

Bristow said the whole point of this is to find out if the preliminary research is going in the right direction and to look for relevant dates. She said there is no survey form for this home, so the process involves who the owner is and tracing back the property transfer records and looking at other information.

Bristow said this property is a working farm and has been since the beginning and said the barn is also very old. Bristow said the outside has had an addition on the front, but she does not know what has been done on the inside. She said the owners are very enthusiastic about this.

Bristow added that the potential for this property being a local landmark and possibly a National Register landmark is very high. She said it may not necessarily need to be associated with a person or not, just because of its age and architectural integrity. Bristow said some additions have been put on, but the main part of the original house is pretty much the way it was before.

### ADJOURNMENT:

HISTORIC PRESERVATION COMMISSION

February 8, 2018

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The meeting was adjourned at 6:04 p.m.

Minutes submitted by Anne Schulte

HISTORIC PRESERVATION COMMISSION  
ATTENDANCE RECORD  
2017-2018

NAME	TERM EXP.	6/15	7/31	8/10	9/14	10/12	11/9	12/14	1/11	2/8	3/8	4/12	5/10	6/14
AGRAN, THOMAS	7/1/20	X	X	X	X	X	X	X	X	X				
BAKER, ESTHER	7/1/18	X	X	X	X	X	X	X	X	X				
BOYD, KEVIN	7/1/20	X	O/E	X	O/E	X	X	X	X	X				
BULTA, ZACH	7/1/19	X	O/E	X	X	X	X	X	X					
CLORE, GOSIA	7/1/20	X	X	O/E	X	X	X	O/E	O/E	X				
DEGRAW, SHARON	7/1/19	X	X	X	X	X	X	O/E	X	X				
KARR, G. T.	7/1/20	--	X	X	X	X	X	X	X	X				
KUENZLI, CECILE	7/1/19	X	O/E	O/E	X	O/E	X	X	X	X				
MICHAUD, PAM	7/1/18	X	X	O/E	X	X	X	X	X	X				
SWAIM, GINALIE	7/1/18	X	X	X	X	X	O/E	X	X	X				
WAGNER, FRANK	7/1/18	O/E	O/E	X	O/E	X	X	O/E	O/E	X				

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





# CITY OF IOWA CITY MEMORANDUM

---

**Date:** February 15, 2018

**To:** City Council  
Geoff Fruin, City Manager

**From:** Ginalie Swaim, Chair, Historic Preservation Commission  
Jessica Bristow, Historic Preservation Planner

**Re:** Historic Preservation Commission Annual Planning Session Report and Work Plan  
for Calendar Year 2018

Attached please find the Historic Preservation Commission's Annual Planning Session Report from its planning session held on February 8, 2018. The report outlines the Commission's work plan and priority issues for the 2018 calendar year.

# IOWA CITY HISTORIC PRESERVATION COMMISSION

## Annual Planning Session Report

### Priority Issues for 2018

The Iowa City Historic Preservation Commission held its annual planning session on Thursday, February 8, 2018, as part of its regular monthly meeting, at 5:30 p.m. in Emma Harvat Hall. At this time, the Commission discussed and prioritized its activities and projects for the 2018 calendar year. Each year the Commission holds a planning session to review its progress in implementing the goals and objectives of the Historic Preservation Plan, and to set objectives for the upcoming year. This report details the results of that planning session, and is intended to serve as a guide for the Commission's activities for the upcoming calendar year.

#### Key Projects:

The Commission felt it was important to focus its efforts on current active projects for the upcoming year. These key projects include elements of many of the Goals outlined in Iowa City's Historic Preservation Plan.

**Local Landmark Designations:** Originally added to the work plan during the 2015 calendar year, the Commission determined that the proactive effort to identify and nominate potential landmark properties is a critical project for continuation. Properties have been identified and researched by staff and a Commission Sub-committee. In 2017, a selection of 6 brick structures that represent selections of city history began the local landmark process. A National Register listed property was included in the group. In March the properties will be presented to the Planning and Zoning Commission. They will come before City Council after that. Once completed the Commission will likely begin the process for more properties.

**Civil Rights Grant Implementation:** In late 2016, the City was successful in a grant request for the National Register Nomination, signage, and educational materials for the Tate Arms on Dubuque Street and Iowa Federation Home on Iowa Avenue. A committee including individuals in both the Preservation and African American communities has begun to discuss educational materials for those properties. The Office of the State Archeologist is preparing the National Register Nomination.

**Downtown District Survey Implementation:** At the request of City Council, an updated downtown survey is underway and will be completed by June 1, 2018. The Commission is working with Alexa McDowell of Akay Consulting to review and update the 2001 survey to identify properties and/or areas of downtown that are eligible for listing in the National Register of Historic Places. Upon receipt of the results and recommendations generated from this survey, the Commission will have to re-evaluate its work plan to see how downtown preservation initiatives should be prioritized.

#### Other Current Issues:

**HRDP Cabin Grant Implementation:** In June 2016, the City was successful in a grant request to rehabilitate the roof structures of the City Park Cabins. Staff will continue to work with the Parks and Recreation Department as they implement the grant. The entire cabin rehabilitation project, including roof rehabilitation, is set to be complete by October 1, 2018.

**Historic Preservation Fund rollout:** Staff and the Commission had a soft rollout of the new Historic Preservation Fund. A press release will soon be sent out to increase public knowledge of the program.

**Certified Local Government (CLG) Grants:** In September 2017 the Commission was successful in three grant requests. Staff will create a Request for Proposal for each project. Consultants will then be hired. The grants include a preservation plan for the Summit Street Monument, National Register Nomination for the proposed

Clinton Street and Railroad Historic District, and an intensive-level survey of the property at 2040 Waterfront Drive.

**Efforts to preserve the Sanxay-Gilmore House and the Park House Hotel/ St. Agatha's historic courtyard:** The Chair of the Commission will continue to work on efforts to save the house from demolition while maintaining the Park House Hotel/St. Agatha's historic courtyard.

**Walking and Biking Tour Maps:** In the past, the Commission had developed walking-tour maps of historic districts and landmark properties. The Commission will update them with volunteer help so that they may be included for RAGBRAI celebrations if needed and for public use.

**Commission Members:** In July 2018, the Commission will lose four of its longest-serving Commissioners. In order to meet the Certified Local Government conditions, the Commission will make an effort to recruit applicants that meet several of the professional areas required by the State.

#### **Other Issues for Future Consideration beyond 2018:**

**Preservation Conference:** The Commission will work toward preparing for the possibility of hosting the Annual Iowa Preservation Summit in 2021. Working with Economic Development and the Chamber of Commerce the Commission will apply for a Certified Local Government Grant in 2019 to host the Summit.

**Education/Outreach:** This includes efforts to organize special events and assist in the planning for the annual awards program in January. Many of the maps, brochures and other publications produced by the Commission in the past are in need of an update for web-based distribution.

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

**Design Guideline Update:** The current Historic Preservation Handbook, adopted in September 2010 and revised from the original adoption in June 2000, will need to be revised to include the current updated maps of all districts, revised lists of local and National Register landmarks, and updated guidelines. While it does not appear that major changes will be necessary, the update will ensure consistency.

**Tax Abatement:** The Commission and other local preservation groups may consider working with the county to develop and implement a state-mandated property tax abatement program.

**Additional Survey and Evaluation Work:** Additional survey areas for the Commission to consider in future years include Kirkwood Avenue and the Lucas Farms Neighborhood.

#### **Other Items:**

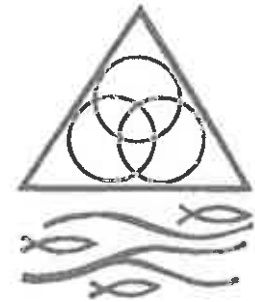
- Continue annual reminder letter to Historic and Conservation District and Landmark property owners and possibly develop this into a friendly brochure.
- Continue to update the Iowa City Historic Preservation Facebook Page.
- Continue to work with other Iowa City and Johnson County preservation organizations.

February 2018

# **GLORIA DEI LUTHERAN CHURCH**

*A Congregation of the Evangelical Lutheran Church in America*

123 EAST MARKET STREET IOWA CITY, IOWA 52245-1731 (319) 338-2893 FAX (319) 338-1899



**February 21, 2018**

**To: The Honorable Mayor, James Throgmorton; City of Iowa City  
Ms. Ginalie Swaim; Chairperson, Iowa City Historic Preservation Commission**

**Re: Gloria Dei Christus House (Sanxay-Gilmore House) 109 East Market Street**

Representatives of Gloria Dei Lutheran Church appreciate the thoughtful dialogue we have shared over the last several weeks in regard to our proposal to relocate and to restore the Christus House on the green space on the north side of the 100 block of East Jefferson Street. The history of the house, believed to have been built in 1843, and the significance of green space within the Jefferson Street Historic District have been highlighted. We have heard the concerns you expressed of the negative impact of relocating the house to the green space might have on the neighborhood and on the entire historic district. Based on the information we have received from The State Office of Historic Preservation, The Iowa City Historic Preservation Commission, and The Friends of Historic Preservation as well as concerns expressed by Iowa City Councilors, we have reconsidered our proposal. Gloria Dei congregation will no longer pursue nor support moving the house to the green space on the 100 block of Jefferson Street or to any other location on the current block.

The congregation wishes to thank the Hodge Family for their willingness to consider donating their land for the move. It was a wonderful offer we now find the congregation must decline.

Having been good stewards of the historic house for over 25 years, Gloria Dei congregation has determined that we can no longer continue in that role. The stewardship of the house must be passed on to others whose mission and expertise match the need.

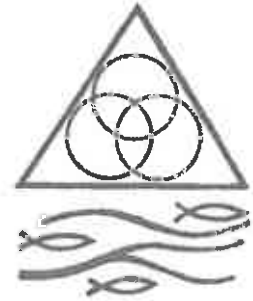
Since 1858, Gloria Dei Lutheran Church's mission on the corner of Dubuque and Market Streets has been to spread the good news of Jesus Christ to our community. These last few months have been spent in discernment on how best to continue our support for the Lutheran Campus Ministry – to whom we have gifted the use of the Christus House – and their mission to work with the students of the University of Iowa. We must clearly declare our mission is not about a historic structure; our mission is sharing the message of God's saving grace!



# GLORIA DEI LUTHERAN CHURCH

*A Congregation of the Evangelical Lutheran Church in America*

123 EAST MARKET STREET IOWA CITY, IOWA 52245-1731 (319) 338-2883 FAX (319) 338-1899



We are thankful to the leadership of the University of Iowa for their support in the purchase of our two houses which will allow the congregation to maintain our facilities and continue our mission to serve all people, especially students and members of the University of Iowa community. Their expressed and steadfast support for faith-based churches in the heart of our community and near the campus is deeply appreciated.

Therefore, the Gloria Dei congregation desires to gift the Christus House (Sanxay-Gilmore House) to an entity whose mission is to preserve Iowa City's historic properties and who has the financial resources to relocate, restore, and maintain the house in a safe location beyond the current block in which it is located. We will assist in the relocation effort to an approved site by donating \$50,000 for that purpose.

We invite you to find a qualified steward and a safe location, out of development's way, so that the house may be preserved for future generations.

Jean Donham  
Vice President, Gloria Dei Lutheran Church

Roger Dykstra  
Senior Pastor, Gloria Dei Lutheran Church

cc: Geoff Fruin, City of Iowa City  
David Kieft, Jessup Hall, The University of Iowa  
Alicia Trimble, Friends of Historic Preservation  
Iowa City Press Citizen  
The Gazette

**Reply To:**

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- ☐ 721 Federal Building  
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- ☐ 111 7th Avenue SE, Box 13  
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**United States Senate**  
**CHARLES E. GRASSLEY**  
WASHINGTON, DC 20510-1501

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- ☐ 201 West 2nd Street  
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- ☐ 307 Federal Building  
8 South 6th Street  
Council Bluffs, IA 51501-4204  
(712) 322-7103

February 16, 2018

Mr. Jim Throgmorton  
Mayor  
City of Iowa City  
410 East Washington Street  
Iowa City, IA 52240-1826

Dear Mr. Throgmorton,

Thank you for contacting me about the Historic Tax Credit (HTC). As your Senator, it is important that I hear from you and I welcome the opportunity to respond.

I appreciate hearing of your support for maintaining the HTC. I understand there has been some concern about the elimination of the Historic Tax Credit during tax reform. Although there was some discussion of eliminating or reducing the tax credit, it was ultimately maintained in the final Tax Cuts and Jobs Act passed through the Senate by a vote of 51-48 on December 19th and signed into law by the President on December 22, 2017. During the process of tax reform, I co-sponsored an amendment with Senator Cassidy based on a compromise worked out with our colleagues to restore the credit to 20% after the underlying bill would have reduced it to 10%, but require the credit to be taken over a 5 year period.

I have met with Iowans in the past regarding the importance of this tax credit for local economies. Your input was helpful to me during the tax reform process.

Again, thank you for contacting me. It is an honor to serve Iowans like you. Please keep in touch.

Sincerely,



Chuck Grassley  
United States Senator

CEG/vf