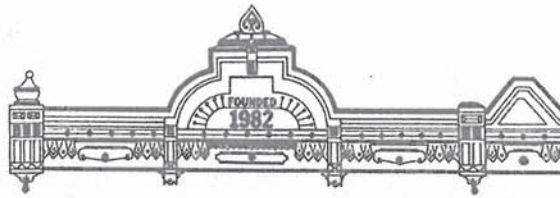


Iowa City Historic Preservation Commission

Thursday
August 9, 2018
5:30 p.m.



Emma Harvat Hall
City Hall



IOWA CITY HISTORIC PRESERVATION COMMISSION

Thursday, August 9, 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

1. 706 E. College Street – College Green Historic District (window removal)

E) Certificate of Appropriateness

1. 1154 E. Court Street – Longfellow Historic District (front step reconstruction and rear sleeping porch conversion)

F) Report on Certificates issued by Chair and Staff

Certificate of No Material Effect –Chair and Staff review

1. 1424 Center Avenue – Longfellow Historic District (roof shingle replacement)
2. 622 N. Van Buren Street – Brown Street Historic District (column base, storm window and trim reconstruction)
3. 1036 Woodlawn Avenue – Woodlawn Historic District (carriage house south foundation wall replacement)
4. 423 Ronalds Street – Goosetown/Horace Mann Conservation District (window repair and storm window installation)
5. 427 N. Dodge Street – Goosetown/Horace Mann Conservation District (carport repair)
6. 701 E. College Street – College Green Historic District (shingle replacement)

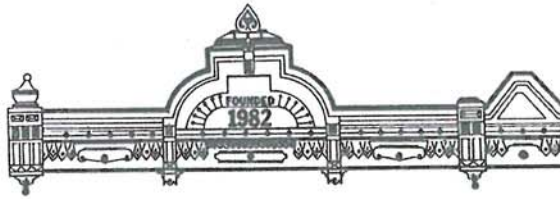
Minor Review –Staff review

1. 15 North Johnson Street – College Hill Conservation District (site stair replacement)
2. 737 Grant Street – Longfellow Historic District (non-historic rear window replacement)
3. 1049 Woodlawn Avenue – Woodlawn Historic District (front step and handrail replacement)

Intermediate Review –Chair and Staff review

1. 833 Rundell Street – Dearborn Street Conservation District (changes to a prior COA)
2. 727 Dearborn Street – Dearborn Street Conservation District (foundation material change on addition)

G) Consideration of Minutes for July 12, 2018



H) Commission Information and Discussion

1. 727 North Lucas Street garage demolition
2. Iowa City-hosted Preserve Iowa Summit postponement
3. Iowa City Public Library Historical Iowa City Newspapers website
4. Clinton Street and Railroad Depot Historic District update
5. 2018 National Alliance of Preservation Commissions Forum- Des Moines

I) Adjournment

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

Historic Review for 706 E. College Street

District: College Green Historic District

Classification: Contributing

The applicant, John Rummelhart, is requesting approval for a proposed alteration project at 706 E. College Street, a Contributing property in the College Green Historic District. The project consists removal of a small metal casement window in the east gable of the house.

Applicable Regulations and Guidelines:

4.0 Iowa City Historic Preservation Guidelines for Alterations

4.13 Windows

Staff Comments

This house appears to have been built as a Greek Revival side-gabled house ca 1867 and was remodel ca 1904 for the Sigma Nu Fraternity. The original two-story house with a one-story rear addition had a narrow full-width front porch and two rear porches in each corner. The 1904 remodel added projections to the front and west side, a dormer to the front, and enclosed and enlarged the rear portion of the house. The new, wider front porch wrapped around the west side to meet the bay and had a pedimented front entry. The remodel followed the interest in Colonial Revival elements with the porch columns and the Palladian window over the entry.

The house has undergone many alterations. The two west chimneys and wrap-around section of the porch were removed. The house was covered with aluminum siding and has vinyl replacement windows. The porch railing was also removed. In 2006, the house was damaged slightly by the tornado and basic repairs and replacement to match existing materials was approved. Earlier this year, the Commission approved multiple projects for this house including the reconstruction of one of the west chimneys to cover a modern metal chimney, the removal of aluminum siding and the wood siding repair and painting, and the removal of the vinyl windows and their replacement with appropriate windows. The possible reconstruction of the wrap-around section of the porch was also approved but not part of the project so far.

Currently, the applicant is proposing to remove a metal-framed casement window located high to the south side of the east facing roof gable. The window will be removed and the siding and fascia will be pieced in to match the existing.

Section 4.13 Windows recommends retaining historic windows. If an opening is to be relocated, it should not detract from the overall fenestration pattern. To close a window opening on a framed structure, appropriate siding that matches the existing should be used with its members begin placed across and randomly extended beyond the opening.

This house currently has two small four-paned metal-framed casement windows. Each is placed high in the front portion of the side (east and west) gables, interrupting the fascia trim. The University of Iowa Special Collections has a photo of this house that was taken between 1920 and 1960 and was used for the porch and chimney reconstruction approvals. This photo shows the front and west facades of the house. In this photo, the small window in the west gable is not shown. While the windows may be historic, they are not original. In an effort to retain elements of the house that have added to its historic character, the now visible window on the west side will be retained. The east window is more deteriorated, less visible, and no longer used. Staff finds it acceptable to remove the east-facing metal casement window and repair the siding.

Recommended Motion

Move to approve a Certificate of Appropriateness for the casement window removal project at 706 E. College as presented in the application.



APPLICATION FOR HISTORIC REVIEW

Application for alterations to the historic landmarks or properties located in a historic district or conservation district pursuant to Iowa City Code Section 14-4C. Guidelines for the Historic Review process, explanation of the process and regulations can be found in the Iowa City Historic Preservation Handbook, which is available in the Neighborhood and Development Services office at City Hall or online at: www.icgov.org/historicpreservationresources

For Staff Use:

Date submitted:

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

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

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

PROPERTY OWNER/ APPLICANT INFORMATION

(Please check primary contact person)

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

PROPOSED PROJECT INFORMATION

Address:
Use of Property: Date Constructed (if known):

HISTORIC DESIGNATION

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

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

Remove the metal frame window in the north side of the east-facing gable. Window does not show in historic photos and is deteriorated. Plan changes make it obsolete.

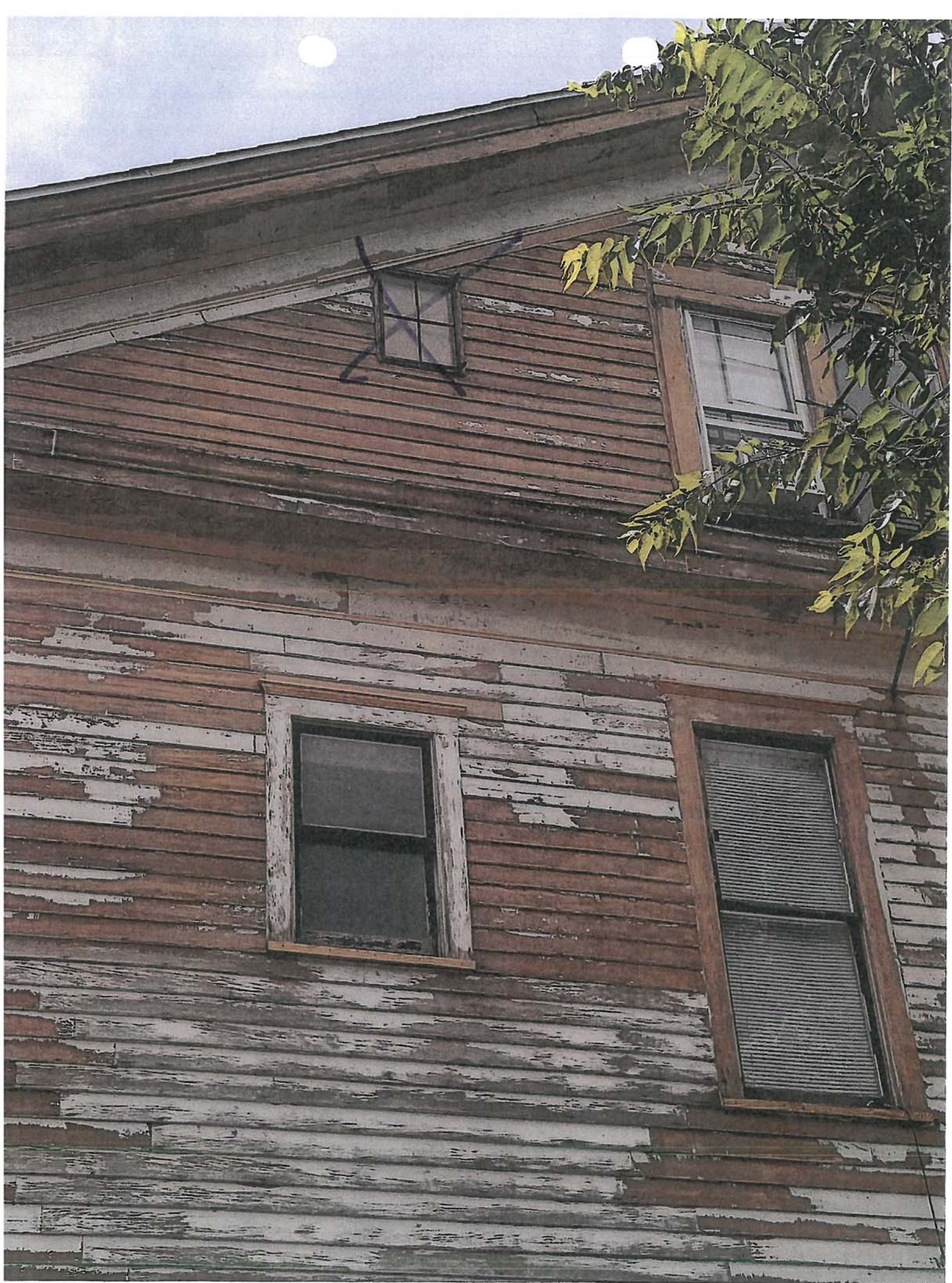
Materials to be Used:

siding and trim to match existing

Exterior Appearance Changes:

small window removed from east side.

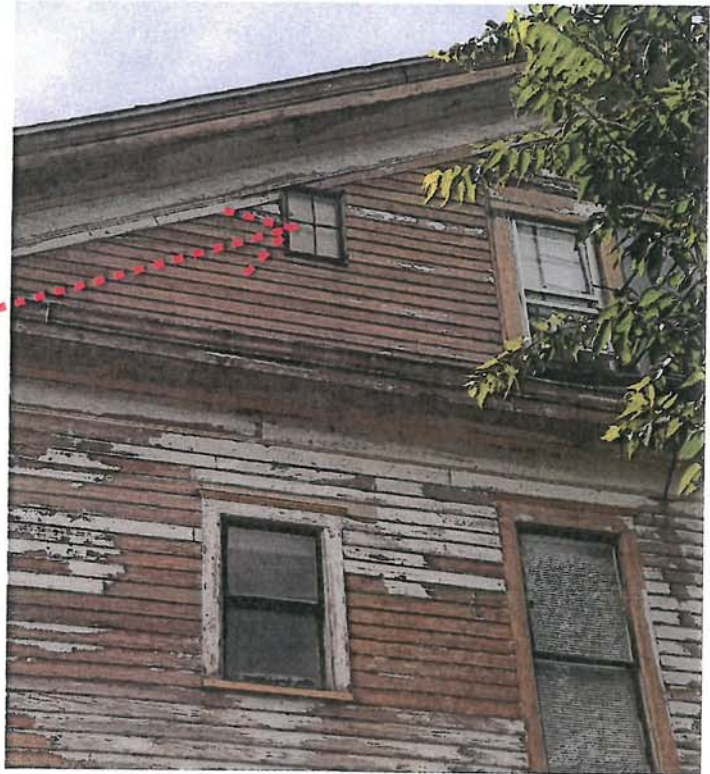
SUBMIT





University of Iowa Special Collections

East window to be removed



West window to remain



Historic Review for 1154 East Court Street

District: Longfellow Historic District

Classification: Contributing

The applicant, Kevin Hanick, is requesting approval for a proposed alteration project at 1154 E. Court Street, a Contributing property in the Longfellow Historic District. The project consists of replacing the degraded precast concrete front steps and rear wood steps and remodeling the rear sleeping porch into a bathroom by altering the window patterning.

Applicable Regulations and Guidelines:

4.0 Iowa City Historic Preservation Guidelines for Alterations

- 4.1 Balustrades and Handrails
- 4.10 Porches
- 4.11 Siding
- 4.13 Windows
- 4.14 Wood

Staff Comments

This two-story Foursquare, built between 1905 and 1915, exhibits Prairie Style elements in the low-pitched hip roof with wide flaring eaves and a broad low porch. The square wood columns are supported on rock-faced block piers. While asbestos siding covers or replaces the original siding, the original balusters remain. A small bay window carried on brackets projects from the east side. A 1965 addition was added to the northeast rear corner.

The applicant is proposing to replace the deteriorated 1960s precast concrete stairs and metal railing at the front porch with new concrete stairs, rock-faced block sidewalls, limestone caps and a simple black metal handrail. Deteriorated caps on the porch piers will also be repaired or replaced. The applicant will also replace the deteriorated wood steps at the rear of the house with new wood steps that meet the guidelines. The second-floor rear sleeping porch will be remodeled as a bathroom. The center windows in the rear elevation will remain but their glass will be replaced with obscure glass. The corner windows on the rear and sides will be replaced with smaller windows with raised sills to accommodate the bathroom fixtures. The windows closest to the house will be removed. Beadboard siding to match the existing will extend to the fill the spaces vacated by window. A band board trim piece will be added below the sleeping porch to demarcate it from the enclosed space below. Additional trim pieces will accent the window patterning and provide a necessary break between sections of beadboard.

In Section 4.1 Balusters and Handrails, the guidelines recommend providing handrails on porch steps as required by the building code. The handrail should either match the porch balustrade or be made of round steel pipe. Missing balustrades or handrails should be constructed based on historic photographs or by choosing a style that is consistent with the architectural style of the building. In Section 4.10 Porches, the guidelines recommend using wood steps for a wood porch and tile, brick, or concrete steps for a masonry porch. Using precast concrete steps on the front or side elevation is disallowed. Section 4.11 Siding and 4.14 Wood recommend matching existing siding and replacing missing trim with pieces that match the existing.

Section 4.13 Windows recommends that if a window is to be relocated, it should not detract from overall fenestration patterns. If an opening is to be closed on a frame structure, appropriate siding that matches the existing should be used with its members being placed across and randomly extended beyond the opening. Using new wood windows is preferred but metal-clad wood windows are acceptable.

This project includes three main portions. The replacement of the deteriorated wood steps at the rear entry door to meet the guidelines is acceptable. With this portion of the project, the applicant will include closed

risers, skirting under any entry stoop and stairs, and either a wood railing with appropriate square spindles or a simple black metal railing. Staff find this acceptable.

At the front porch, the existing concrete steps are not original but replacements for steps of an unknown configuration. There is no evidence in the existing materials of footings for either concrete or wood steps, or tie-ins for a wood baluster. Sanborn Fire Insurance maps which show porch configurations do not show porch steps regardless of the material used.

Several similarly aged and styled houses in Iowa City have side walls like those proposed. 604 Ronalds Street had original ones that deteriorated and were reconstructed in 2014. The house at 528 Iowa Avenue has original block sidewalls intact. Both of these stairs serve as a model for the current project. Since the original step configuration is unknown, staff finds the construction of side walls in rock-faced block and limestone caps acceptable.

While the back of the house has been altered with the earlier addition, possible enclosure of a first-floor open porch and two sets of projecting windows, the original sleeping porch remains. The proposed project retains two of the larger original windows and retains the window patterning by continuing the horizontal line of the window heads with the new windows. While two windows are removed for the project, they are on the back of the house and their removal will not detract from the overall window patterning. The proposed siding and trim configuration is sympathetic to the historic siding configuration and alludes to the existence of the original windows. Because of the earlier alterations, the fact that this portion of the project is on the back of the house, and the window patterning, siding, and trim will work with the existing architectural details, staff finds this portion of the project acceptable.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 1154 E. Court Street as presented in the application with the following conditions:

- Window product information is approved by staff.



APPLICATION FOR HISTORIC REVIEW

Application for alterations to the historic landmarks or properties located in a historic district or conservation district pursuant to Iowa City Code Section 14-4C. Guidelines for the Historic Review process, explanation of the process and regulations can be found in the Iowa City Historic Preservation Handbook, which is available in the Neighborhood and Development Services office at City Hall or online at: www.icgov.org/historicpreservationresources

For Staff Use:

Date submitted:

7/24/2016

Certificate of No material Effect

Certificate of Appropriateness

Major Review

Intermediate Review

Minor Review

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

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

PROPERTY OWNER/ APPLICANT INFORMATION

(Please check primary contact person)

Property Owner Name:

Email:

Phone Number:

Address:

City:

State:

Zip Code:

Contractor/Consultant Name:

Email:

Phone Number:

Address:

City:

State:

Zip Code:

PROPOSED PROJECT INFORMATION

Address:

Use of Property:

Date Constructed (if known):

HISTORIC DESIGNATION

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

This Property is a local historic landmark.

OR

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

Brown St. Historic District

Northside Historic District

College Hill Conservation District

College Green Historic District

Summit St. Historic District

Dearborn St. Conservation District

East College St. Historic District

Woodlawn Historic District

Goosetown/ Horace Mann

Jefferson St. Historic District

Clark St. Conservation

Conservation District

Longfellow Historic District

District

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	

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

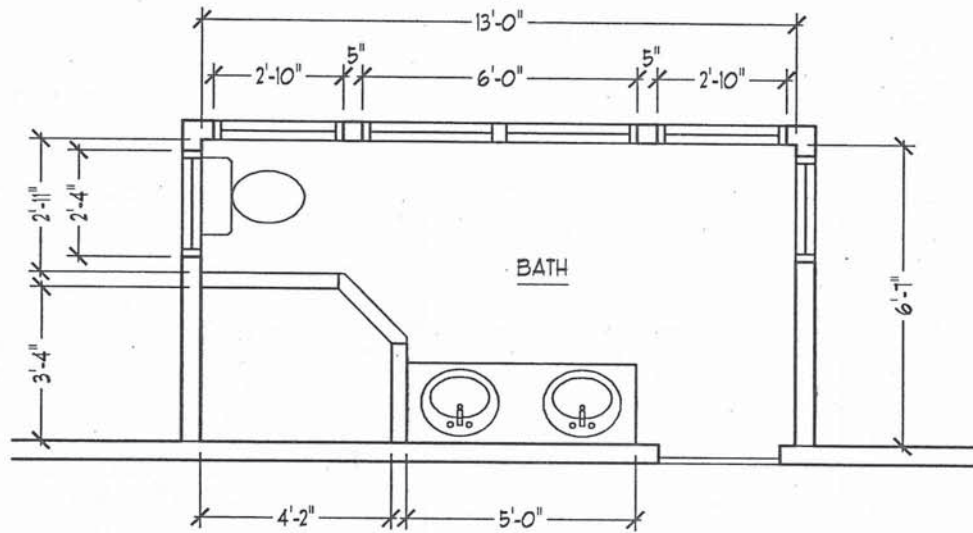
Project Description:


1. Reconstruct front entry steps. Removal of deteriorating prefab cement steps and replace with new steps featuring historic rock face block sides, limestone caps, and poured steps.
2. Convert existing sleeping porch at rear of house on the second floor to a 3/4 master bathroom.

Materials to be Used:

Exterior Appearance Changes:

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




Bathroom - Floor Plan
 Scale: 1/4" = 1' - 0"

designer

Shelley McCafferty

shellmac7@yahoo.com

605.209.7898

141 Whitney Spur
Whitney, NE 69367

Hannick Residence

1154 E. Court Street, Iowa City, IA

drawing title

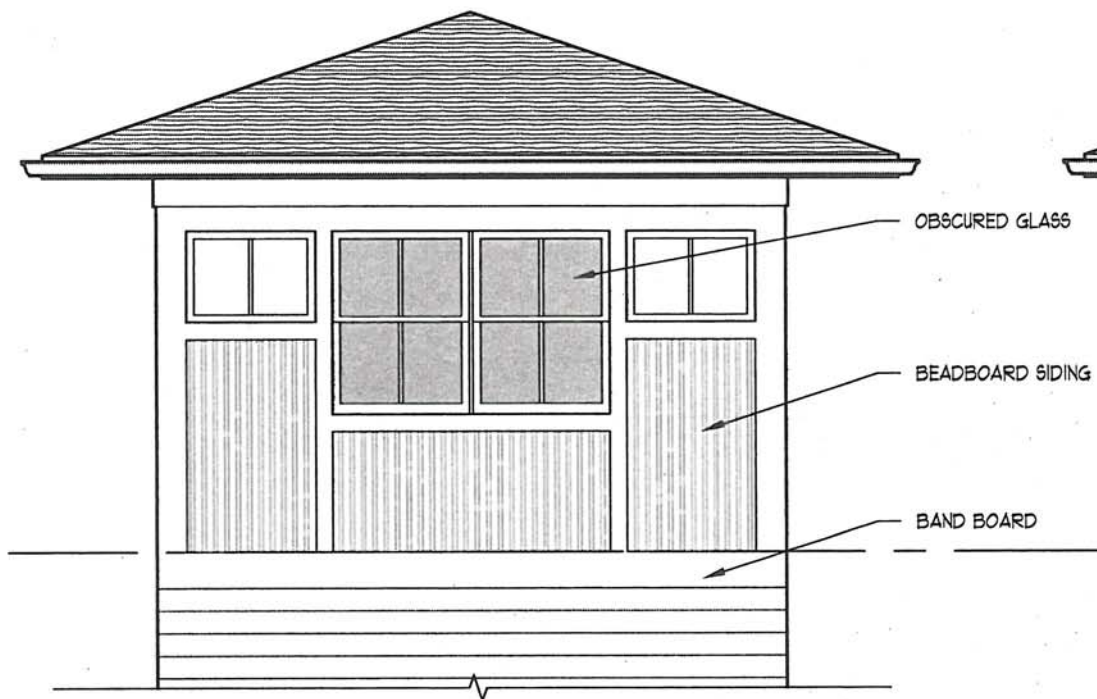
Bath Plan

date

August 1, 2018

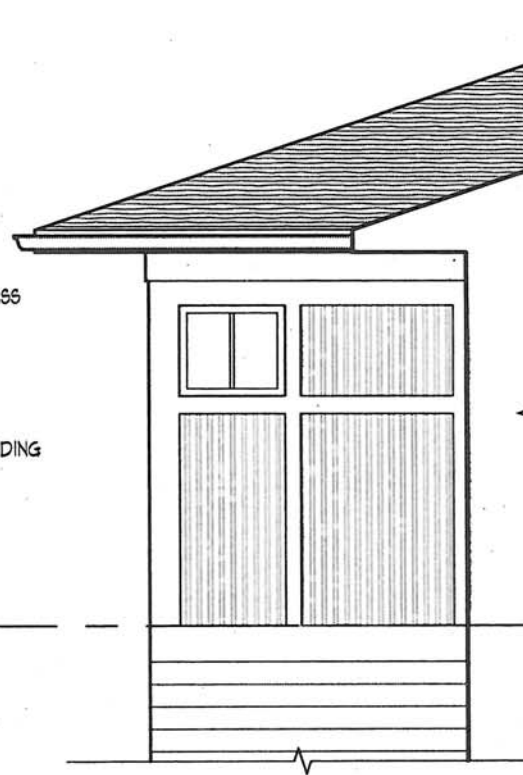
sheet number

1



Bathroom - North Elevation

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



Bathroom - East Elevation

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

designer

Shelley McCafferty

shellmac7@yahoo.com
605.209.7898

141 Whitney Spur
Whitney, NE 69367

Hannick Residence

1154 E. Court Street, Iowa City, IA

drawing title

Bath - Elevations

date

August 1, 2018

sheet number

2



House - North Elevation

Scale: 3/16" = 1' - 0"

designer

Shelley McCafferty

shellmac7@yahoo.com

605.209.7898

141 Whitney Spur
Whitney, NE 69367

Hannick Residence
1154 E. Court Street, Iowa City, IA

drawing title

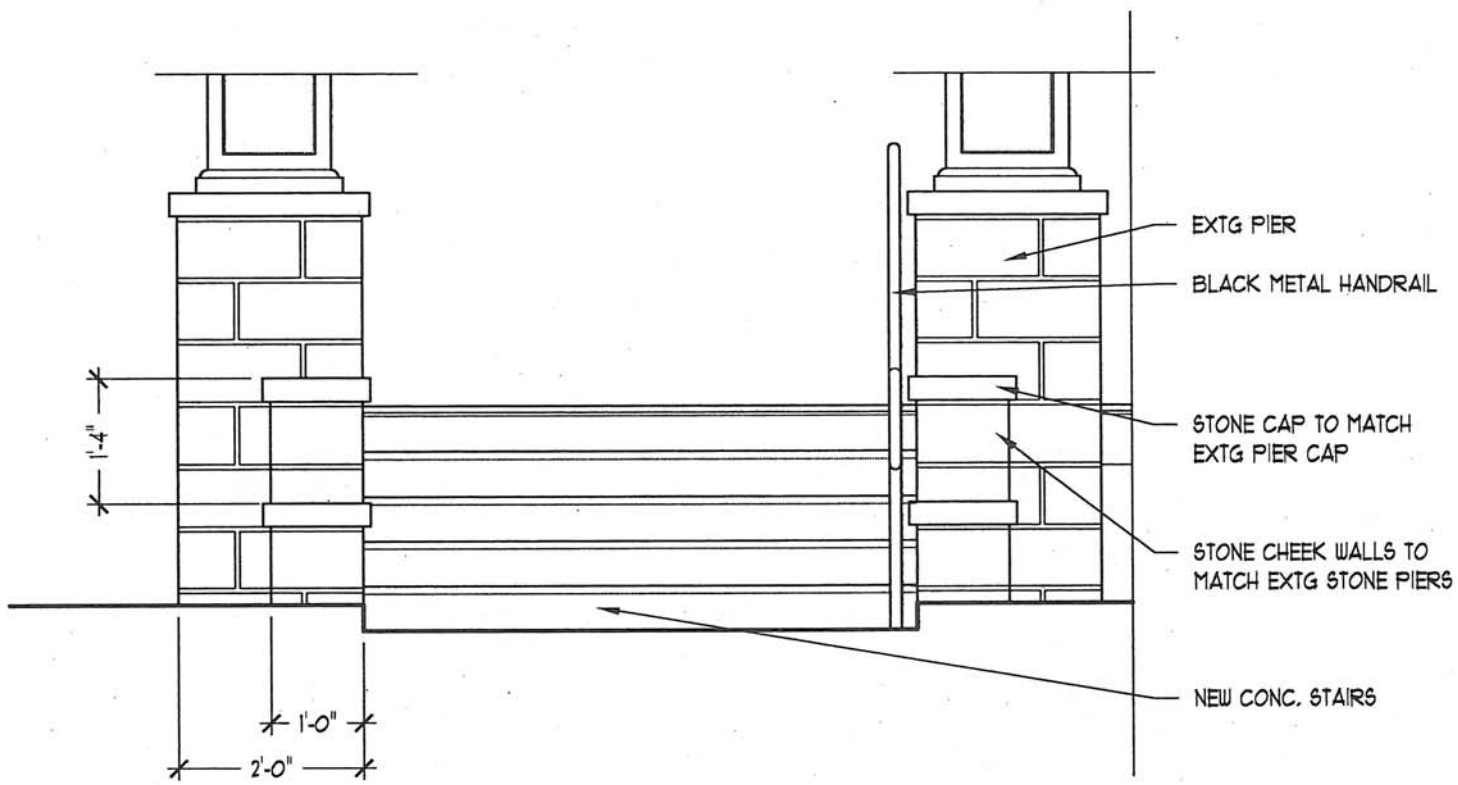
House - Elevation

date

August 1, 2018

sheet number

3




Front Stair Elevation
 Scale: 1/2" = 1' - 0"

designer
Shelley McCafferty
 shellmac7@yahoo.com
 605.209.7898

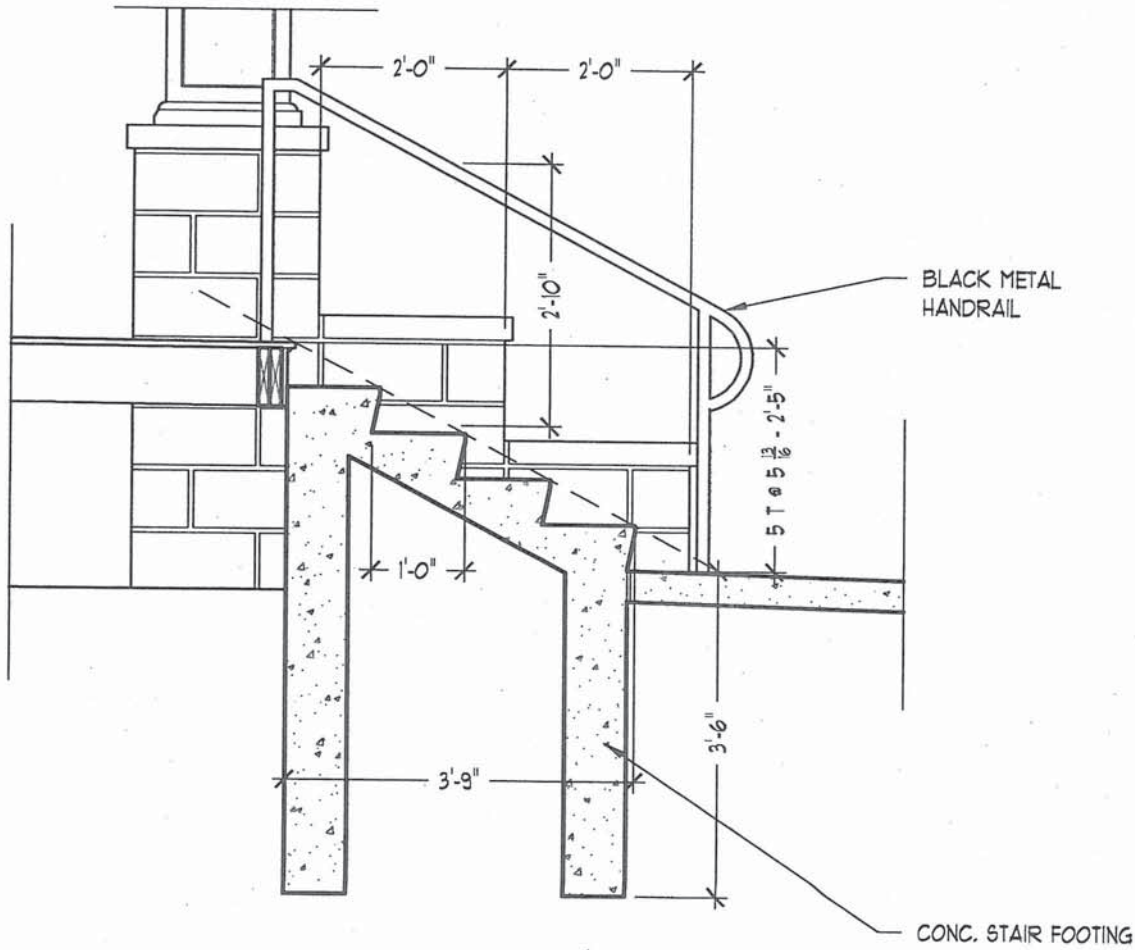
 141 Whitney Spur
 Whitney, NE 69367

Hannick Residence
 1154 E. Court Street, Iowa City, IA

drawing title
Stair Elevation

 date
August 1, 2018

 sheet number




Front Stair Detail
 Scale: 1/2" = 1' - 0"

designer

Shelley McCafferty

shellmac7@yahoo.com

605.209.7898

141 Whitney Spur
Whitney, NE 69367

Hannick Residence
1154 E. Court Street, Iowa City, IA

drawing title

Stair Detail

date

August 1, 2018

sheet number

5

604 Ronalds- stair and sidewall prior to replacement



528 Iowa- original stair and sidewall





1154 Court Street- side detail showing historic projecting bay and 1960s addition behind. Original block porch pier in the foreground matches unpainted foundation wall.

1154 Court- rear elevation showing 1960s addition in the foreground and sleeping porch above and behind it



1154 Court Street detail of west side sleeping porch windows





CITY OF IOWA CITY

410 East Washington Street
Iowa City, Iowa 52240-1826
(319) 356-5000
(319) 356-5009 FAX
www.icgov.org

August 2, 2018

We are in the final stages of rehabilitating 727 N. Lucas Street and have evaluated the garage for repair. Unfortunately, there are serious concerns with the structural integrity of the garage. Danielle Sitzman and Tim Hennes went to look at the garage and found it meets our code definition of a dangerous building per Code Section 6-1-2-H-3, Public Nuisance Defined due to the following:

E. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

G. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

H. Whenever the building or structure, or any portion thereof, because of: 1) dilapidation, deterioration or decay; 2) faulty construction; 3) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; 4) the deterioration, decay or inadequacy of its foundation; or 5) any other cause, is likely to partially or completely collapse.

J. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third (1/3) of the base.

K. Whenever the building or structure, exclusive of the foundation, shows thirty three percent (33%) or more damage or deterioration of its supporting member or members, or fifty percent (50%) damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.

Significant portions of the structure show deterioration of their construction materials. The north garage wall in particular appears to be inclined beyond the plumb line threshold established by code. This wall is on or very near the north property line. The adjacent single-family home at 727 Brown Street is likely within the fall zone of this wall. In its current condition, this structure would not be safe to occupy and is a hazard to the public. We would recommend abatement of the hazard through demolition of the structure.

We did receive a bid for repairs on the garage (we had others look at it as well). Stumpf Construction completed an estimate for almost \$20,000 but will not guarantee the work due to lack of footings under the remaining walls. After discussing with City staff, we don't want to sell the home with a garage that is in danger of collapsing. We also don't want to put \$20,000 into a garage that is not guaranteed and will continue to have structural issues. I reviewed the Site Inventory Form. The home was moved to this site in 1917 from the Horace Mann School. There is no mention of the garage on the site form. I don't believe it is original to the home. The home is individually eligible for the National Register and is contributing to a district. The

August 2, 2018
Page 2

house itself is now stable after the structural work we did and should be structurally sound for years to come.

Our plan is to proceed as the code states for dangerous buildings - According to Section 14-3B-6 "Remedy of Dangerous Conditions" in a Conservation District Overlay Zone, the City is required to give the historic preservation commission at least 30 days' notice of our proposed order to remedy the dangerous building via demolition as it will affect the exterior features of the garage.

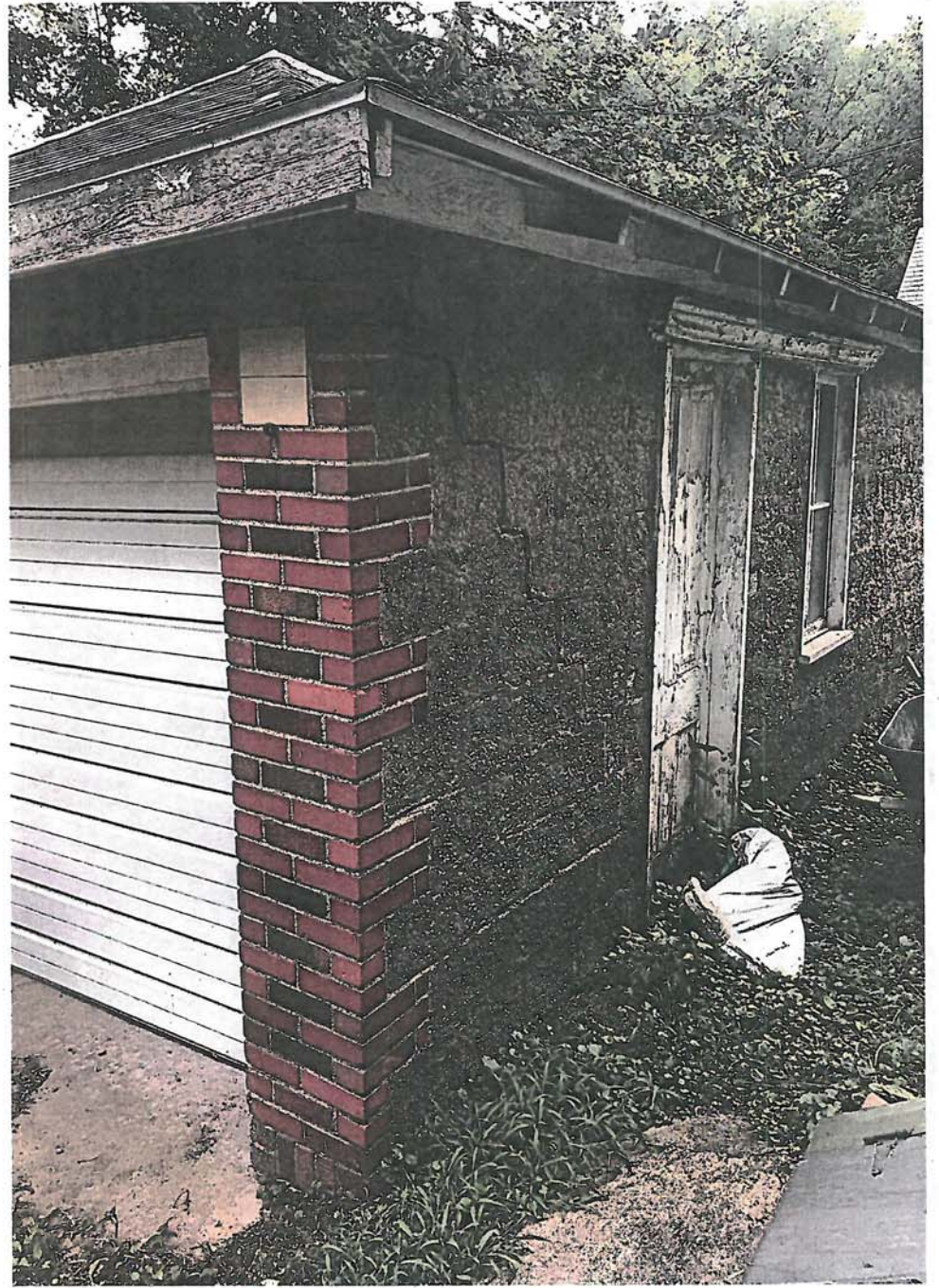
Sincerely,

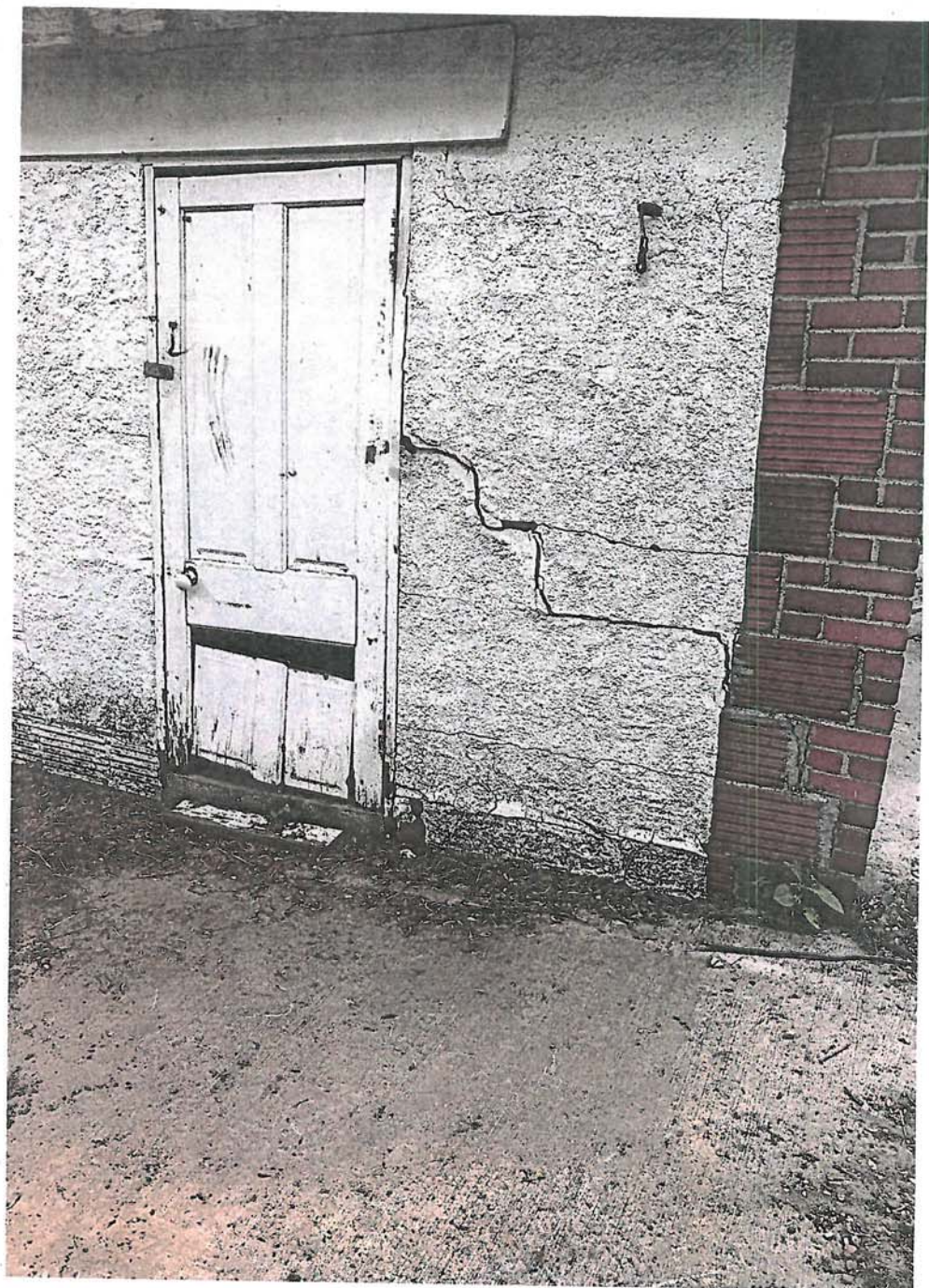
A handwritten signature in blue ink, appearing to read "David J Powers", with a long horizontal flourish extending to the right.

David J Powers











Receive Updates



ICPL introduces Historical Iowa City Newspapers website

City of Iowa City sent this bulletin at 07/24/2018 11:16 AM CDT

Having trouble viewing this email? [View it as a Web page.](#)

City of IOWA CITY

FOR IMMEDIATE RELEASE

Date: July 24, 2018

Contact: Iowa City Public Library

Phone: 319-356-5200

ICPL introduces Historical Iowa City Newspapers website

If you think this summer's road construction is bad, consider the detours locals had to take in the late 19th and early 20th centuries.

By 1908, the City of Iowa City had laid down 12 miles of streets, 23 miles of sewage system, and 35 miles of permanent sidewalks; an investment of \$580,520 or about \$15 million in today's dollars. One can only guess how many detours those horses and buggies had to endure, but one thing is certain: progress continues!

Iowa City Public Library Information Coordinator Maeve Clark discovered this fun fact from a 1908 article in the Iowa City Republican newspaper, which she stumbled upon while exploring the Library's new Historical Iowa City Newspapers website (www.icpl.org/newspapers). The archive covers Iowa City area publications from 1840-1929, previously only available in-house on microfilm.

This new archive is open to online researchers everywhere — no login ID or subscription fee required. Even better, the publications are searchable so the curious merely have to type in what they are looking for and cross their fingers for the right hit.

This searchable archive has "... opened a window to things. You can uncover so much more, and so much more efficiently," Collection Services Coordinator Anne Mangano said. "Historic research is hard, going through newspaper after newspaper on a microfilm machine — your eyes miss things. This archive is going to help immensely."

Researchers and local historians can explore early issues of the Iowa City Press Citizen, the Iowa City Daily Press, and the Iowa City Daily Republican, among others. These papers help history investigators discover unexpected clues while digging for details on their unique subjects.

“Having a primary resource is an invaluable way to get details and day to day information from the time period,” Information Librarian Candice Smith said. “Using a resource published after the fact is more of a review. Plus, newspapers have so much more information that you end up finding things you weren’t looking for.”

Whether you want to read the charges against brewers Conrad Graf and John Englert for their role in the 1884 beer riots, investigate the history of tuberculosis pesthouses in Iowa City, or learn how a young Irving Weber got lost from his mama while shopping downtown in 1907, the Historical Iowa City Newspapers archive allows you to strike history gold.

To get help with researching this new archive, contact the Iowa City Public Library Info Desk at 319-356-5200 or online at www.icpl.org/ask.



[Questions?](#)
[Contact Us](#)

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MINUTES
HISTORIC PRESERVATION COMMISSION
EMMA J. HARVAT HALL
JULY 12, 2018

PRELIMINARY

MEMBERS PRESENT: Kevin Boyd, Zach Builta, Helen Burford, Gosia Clore, Sharon DeGraw, Quentin Pitzen, Lee Shope

MEMBERS ABSENT: Thomas Agran, G. T. Karr, Cecile Kuenzli

STAFF PRESENT: Jessica Bristow

OTHERS PRESENT:

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

CALL TO ORDER: Chairperson Boyd called the meeting to order at 5:30 p.m. He welcomed the three new members to the Commission.

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

There was none.

CERTIFICATE OF APPROPRIATENESS:

1025 Burlington Street.

Bristow said this property has been reviewed by the Commission in the past. She said the house was recently rehabbed by the University Partnership, which opened up the porch, put the windows back to their original size, and did a lot of other great work on the house.

Bristow stated that this application concerns the garage. She said that the existing garage is in the back, southeast corner of the property. Bristow said the applicant would like to replace it with a functional garage that would be just slightly bigger. She said that the new garage would be 25 feet from front to back and 30 feet from side to side.

Bristow said that the existing garage is a stucco garage with a sliding door and a metal roof. She showed where a hole has been patched where a chimney was removed at one time. Bristow said that part of the deterioration of the garage is due to that chimney. She said that before this belonged to University Partnership, part of the chimney had fallen in on the floor and caused some damage.

Bristow showed a photograph of the base of the wall right next to the opening, showing that the stucco coating is falling away and the bricks behind don't seem to have any mortar holding them together. She said that inside the slab it is just completely busted up. Bristow said that part of the problem with this garage is that the slab is heaved, and the driveway has not extended to the garage for a very long time. She said that currently, the garage sits just a little lower than the rest of the driveway, so if a new driveway were put in, it would slope down toward the garage, which is not the best situation.

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Bristow said that the garage does sit on the busted-up slab. She said that some of the tile construction wall is also breaking apart, although it does have a really nice bead board ceiling. Bristow showed the interior of the west wall on the other side of the garage. She said the concrete is breaking up there, and the tile is separating as well. Bristow showed the other corner of the opening. She said that the slab doesn't really have any relationship to the garage any more.

Regarding the exterior, Bristow said that there have been some cracks that have been patched. She showed where the structure is separating a little bit - enough that the stucco has busted away, and the door frame is separating away. Bristow showed the side where the roof itself is pretty well rusted. She said there may be a way to sand it down and recoat it, but this is just not really a very functional garage. Bristow said the slab doesn't work at all anymore, and there is no overhead door.

Bristow said this really is deteriorated. She said that long ago, when staff knew about this project, there was some hope that this garage could be saved. Bristow said that at this point, staff believes that it is time to move on to a new garage in this case.

Bristow said that the drawings for the new garage are a little minimal right now. She said that it would be of wood frame construction so would not go back to stucco and concrete block or anything like that. Bristow said it would match the house and would have lap siding, corner board, and similar trim to match the house.

Bristow showed the sketch of the new garage. She said it shows really a minimal overhang. Bristow said that the original garage had a nice two-foot overhang, and this should at least go about 12 to 18 inches to have some overhang on this garage.

Regarding overhead doors, Bristow said that nothing has been selected yet, but there are a couple of options. She said the applicant is interested in having some windows in the garage door, and she showed one option with a simple carriage-style type of door with windows in it. Bristow showed another door that does not have windows - a steel-paneled door with separate composite overlay panels for the trim. She said staff finds that either of these two types of doors would be appropriate for this garage.

Bristow showed more sketches of the south, rear elevation and the two side elevations. She said she would recommend a more appropriate overhang here. Bristow added that the proportions of the windows would probably be a little bit thinner so that they look more rectangular instead of approaching square as in the sketches.

Bristow referred to the recommended motion. She said the Commission will want to discuss whether or not the garage could be taken down. Bristow said that if the Commission feels they are leaning toward approving the demolition, it will want to go on and discuss the new design and whether it should be approved. She said that if the Commission approves of the design, it will want to put forth a motion that covers both. Regarding staff's proposed motion, Bristow said she would recommend adding a condition that the design be revised with an appropriate overhang.

DeGraw asked if there is a typical lifespan for the ceramic tiles on the interior. Bristow replied that there is not really. She said she has seen quite a few schools built out of this tile construction. Bristow said that it can last a long time if it is maintained. She said a lot of the problem with this particular garage is that it had this chimney in it that collapsed. Bristow said

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that caused some failure of the slab, which helped pull the walls apart a little bit, along with a little deferred maintenance, since this had not been used as a garage in a long time.

The consensus of the Commission was that there was no problem with demolishing the garage.

Shope asked if, with regard to the overhang, it would be appropriate to use basically the same overhang as on the house. Bristow said the overhang on the house is probably about 18 inches or so.

MOTION: DeGraw moved to approve a certificate of appropriateness for the project at 1025 Burlington Street as presented in the application with the following conditions: the overhead door, passage door, and window product information to be approved by staff; the garage is to have corner boards and window and door trim similar to the house; a revised design with an overhang of at least 18 inches; and demolition of the current garage. Clore seconded the motion. The motion carried on a vote of 7-0 (Agran, Karr, and Kuenzli absent).

821 North Johnson Street.

Bristow said this house is in the Brown Street Historic District. She said that at the time of the survey, this house was non-historic. Bristow said the house is now historic, but assuming that it is outside the period of significance for the district, it would be non-contributing. Bristow said it is a ranch house with a mid-century modern kind of style to it.

Bristow said the house is owned by Successful Living, which will be getting some home grant money for the project. She said that a lot of interior work will be done but also some exterior work for the Commission to review as well as some exterior work that does not require review.

Bristow showed the front step. She said it is pulling away from the brick and is actually being washed away underneath. Bristow said it is starting to really fail - sinking, falling away from the house, and pulling at the retaining walls, so they are going to pour a new set of stairs.

Bristow said staff has been working with the owners to make sure the retaining walls are maintained at this point. She said there is not a plan to rebuild them, but they are damaged. Bristow said that currently, they are just going to stay that way. She said that the brick is apparently a full four inches by ten inches, so it would be difficult to match such an odd-sized brick.

Bristow said that the retaining walls are really an integral part of the design of the front of this house. She said that is why at this point, this is not proceeding with anything that deals with the retaining walls, because it is outside the scope of this project.

Bristow said that the owners will try to reuse the black metal rail. She said if that does not work out, they will have a new rail approved.

Bristow said the owners are also removing the awning that covers the front patio, which will require a little bit of patching of the roof shingles. She said there was some tree damage to the roof shingle area in the past year.

Bristow said the owners are going to change the stair and rail and will be adding a concrete patio. She showed where, because of how the house is used, they want to add an additional

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door. Bristow said they would like to separate the area for the people who live in the house from the office area of those who work to help those who live in the house. She said that having two separate doors is kind of integral to the way the house functions.

Bristow said they have been working on how they might add a second exterior door. She showed where the original plan was to actually have an exterior door and have the stairs come off adjacent to the new stairs. Bristow said that the new stairs at the existing back door will turn 90 degrees to land on the new patio. She said that having the new entry stairs run adjacent to that would create a little bit of an awkwardness with the two stairs parallel but with different runs. Bristow said it would not be possible to have the one set of stairs meet the landing and then have a single stairs down. She said it can't go down that direction, because there is nowhere to have the run of the stairs.

Bristow showed the first option of trying to separate the stairs and have it work. She said that because the property slopes down in this area and the stairs would be running along in the same direction, it results in a conundrum where the stairs and the grade never really meet very well, because they keep sloping down in the same direction.

Bristow said option two was created, and it would still have the existing stairs coming off at a 90 degree angle from where they currently are, along with a new door and landing that is separated from the other stair by a small area. She said they have to be able to get under the stoop to reach a hose bib that is on the back of the house.

Bristow said that putting porch skirting around the back entry as the Commission normally likes to see would make that a little bit difficult. She said that if they separate the one landing and stairs from the adjacent one by enough room to pass through and get to the hose spigot, they might not have to put skirting there. Bristow said that if needed, they can store things in that little spot to help keep the site cleaned up.

Bristow said staff feels that having the stair landing extended by a couple of extra feet so that the stairs can come down and be separated from the other ones would be the way to go on that part of the project. She stated that staff recommends approval of this but would need to approve the rear entry door, which staff has discussed already with the applicant.

Shope asked if staff has any recommendations regarding the type of railing to be used. Bristow responded that, since this is a modern house, a very simple, square spindle design with some newel post to break it up, as discussed in the guidelines, would be the way to go with that.

Shope asked if the same type of wrought iron as is used in the front would be acceptable here. Bristow said it could potentially be, but at the same time, it might be harder to get it to fit in right and look right where there will be wood construction. She said staff feels that wrought iron works better with concrete.

Pitzen asked if there would be risers on the stairs. Bristow replied that it would have to have closed risers. Pitzen asked if the owners have priced having the hose bib moved. Bristow did not know. Pitzen said that perhaps they could bring the higher landing out farther with the stairs doubled back and go down on the lower one and then have a common stair. Bristow said she did not know if that would add to the cost, because then there would be a longer raised area. Pitzen said it would mostly be the cost of extra materials.

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DeGraw asked if staff would share Pitzen's idea with the homeowner. Bristow said that the applicant's representative was in attendance at the meeting.

Burford asked if the owners have to have anything associated with the house be ADA compliant. Bristow said she did not know. She said that at this point she would assume not, because there is no ADA compliant entry. Bristow said the only way that could be done is from the garage, and then there would have to be a lift of some sort.

MOTION: Clore moved to approve a certificate of appropriateness for the project at 821 North Johnson Street as presented in the application with the following conditions: the new stair and landing is revised according to option two, and materials such as new front railing (if needed) and new door product be approved by staff. Builta seconded the motion. The motion carried on a vote of 7-0 (Agran, Karr, and Kuenzli absent).

REPORT ON CERTIFICATES ISSUED BY CHAIR AND STAFF:

Certificate of No Material Effect - Chair and Staff Review.

1012 Burlington Street.

Bristow said this house is in the College Hill Conservation District. She said that the owners replaced all of the shingles on the mansard and the upper roof.

701 Oakland Avenue.

Bristow said the owners had already replaced the membrane roof on the dormer and are now replacing the shingles on the main roof.

Minor Review - Staff Review.

1206 Court Street.

Bristow said this house was originally a bungalow. She said that in the 1970s, the homeowner decided to add a floor. Bristow said that everything about the upper floor is completely inappropriate.

Bristow said that the house now has new owners, who opened the front porch and replaced the pre-cast concrete steps. She said the railing was not done appropriately, and there was no skirting on the sides. Bristow said the owners know that, and they will be modifying the railing to be nice, simple, square spindles.

727 North Lucas Street.

Bristow said this is a University home that is being remodeled. She said it needed to have the inappropriate stairs repaired.

1118 East Court Street.

Bristow said this project came up last fall, and the owners only recently decided to do it. She showed the addition, a two-story with sleeping porch. Bristow said the owners have incorporated this area into the kitchen. She said that at some point in time, most of the windows - the two ends and on both sides - were all replaced with double hungs.

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Bristow said that the two central windows were casements. She said that initially, the owners were going to keep and repair them, but they are having big issues with water getting in. Bristow said that now the owners will replace them to match the others but with better quality windows than the others.

420 North Linn Street.

Bristow said the house at 420 North Linn is having the porch skirting reconstructed.

513 Summit Street.

Bristow said this house recently changed hands. She showed the area where the radon mitigation system is being installed near the air conditioning units.

528 North Gilbert Street.

Bristow said that the house at 528 North Gilbert Street will have a piece of bead board soffit replaced. She said the rear porch stairs will be replaced with wood stairs. Bristow said the owners may keep the simple metal railing or might put in the appropriate railing with just square spindles.

Intermediate Review - Chair and Staff Review.

1111 East Burlington Street.

Bristow said this house at 1111 East Burlington Street is receiving historic preservation funds for multiple projects including, but not limited to: repairing the internal gutter, repairing the soffit, reconstruction of the rotted porch floor including retaining the columns and redoing the skirting.

Bristow showed where there used to be a side porch. She said that it was sort of enclosed long ago. Bristow said it has some studs in there, and the metal siding just kind of goes over it. She said the owners will take that section and actually put in a real wall with insulation.

Bristow said the owners can tell what the siding is under all of the rest of the siding on the house. She said they will be using a siding to match the lap that is underneath everything, because they eventually plan to remove the aluminum siding on the house.

Bristow said there is one window that does not have a jamb extension so that there is a gap between the original siding and the aluminum siding that lets water in the wall, and it has been that way for a long time. She said they will put the jamb extension in to close that up. Bristow said there are some other issues, but the historic preservation fund will help this house move forward at least one step.

CONSIDERATION OF MINUTES FOR JUNE 14, 2018:

MOTION: DeGraw moved to approve the minutes of the Historic Preservation Commission's June 14, 2018 meeting, as written. Clore seconded the motion. The motion carried on a vote of 7-0 (Agran, Karr, and Kuenzli absent).

COMMISSION INFORMATION AND DISCUSSION:

Clinton Street and Railroad Depot Historic District to City Council.

Bristow said this potential new district will go before City Council, although it is still a little bit up in the air. She said Commission members who are in town at that time are encouraged to attend the meeting, and staff hopes to have a full City Council at that time.

Bristow said that making certain there are Commission members at the City Council meeting who are willing to speak will be a big plus. She said she will let the Commission know when the meeting will take place.

Boyd thanked DeGraw for speaking and Builta for attending the Planning and Zoning Commission meeting. He said the motion came out of the Planning and Zoning Commission meeting unanimously.

Shope asked exactly what is contained in that district. Bristow responded that the depot is at the south side of the district. She said it goes up Clinton Street and includes the next block - the hotel; the two houses in the middle of the block; the big, angled house on the end of the block; and 530 Clinton, the big, brick house across Prentiss Street.

Bristow said the Commission has a certified local government grant to put that district on the National Register. She said that will be done, regardless of the City Council vote.

Bristow said that the whole transfer of development rights that came up before City Council with regard to local landmarks is also relevant to this area. She said this area already has that potential written into the zoning code, so that is one benefit for the property owner, in that he could potentially transfer rights from some of the properties he owns in the district to properties he owns that are right next door and not included in the district or could potentially sell them to someone else who might use them in the Riverfront Crossings area.

Shope asked about the status of the properties. Bristow replied that they are all rental properties.

Update on Historic Preservation Fund.

Bristow said that the City Council and the City Manager gave the Commission \$40,000 each fiscal year to work with for matching grants and loans for the Historic Preservation Fund. She said that the maximum per project is \$5,000, which means there is a potential for eight or more applicants each year.

Bristow stated that a soft rollout was done last year to let people know, as they were putting in applications for other work, that this funding is available. She added that by December, there had only been two applicants, so a press release was put out and it was put in the annual newsletter to homeowners. Bristow said that resulted in a barrage of calls. She said the goal is to help with anything that would retain original, historic materials or would put an historic element back on a house. Bristow said between \$30,000 to \$35,000 will probably end up being used from last year. She added that the unused money does not carry over to the next year. July 1 began the next fiscal year and

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Bristow said that a homeowner can apply more than once, even more than once a year. She said she does not know how long the funding will last, but it will have to be renewed by the City Council as it holds its budget talks for the next fiscal year.

Bristow said that for owner-occupied homes with owners below a certain income limit, the money is a grant. She said that for those above that limit and for rental property owners, the money is a no interest loan with a five-year term.

Bristow said that she and Boyd will both be at this year's Preserve Iowa Summit. She said it is also the National Alliance of Preservation Commissions Annual Meeting. Bristow said the national group is holding its annual meeting in Des Moines, so SHPO decided to combine them into one meeting.

ADJOURNMENT:

The meeting was adjourned at 6:07 p.m.

Minutes submitted by Anne Schulte

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ATTENDANCE RECORD
2018

NAME	TERM EXP.	1/11	2/8	3/8	4/12	5/10	6/14	7/12	8/9	9/13	10/11	11/8	12/13
AGRAN, THOMAS	6/30/20	X	X	X	X	X	X	O/E					
BAKER, ESTHER	6/30/18	X	X	X	X	X	X	--					
BOYD, KEVIN	6/30/20	X	X	X	X	X	X	X					
BUILTA, ZACH	6/30/19	X	O/E	X	X	X	X	X					
BURFORD, HELEN	6/30/21	--	--	--	--	--	--	X					
CLORE, GOSIA	6/30/20	O/E	X	O/E	X	X	X	X					
DEGRAW, SHARON	6/30/19	X	X	X	X	X	X	X					
KARR, G. T.	6/30/20	X	X	X	X	X	X	O/E					
KUENZLI, CECILE	6/30/19	X	X	X	X	X	X	O/E					
PITZEN, QUENTIN	6/30/21	--	--	--	--	--	--	X					
SHOPE, LEE	6/30/21	--	--	--	--	--	--	X					

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