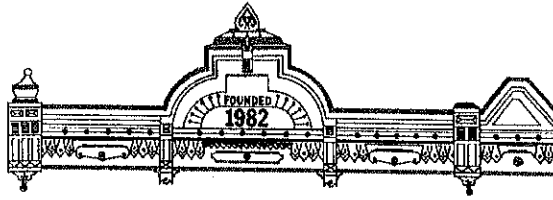


Iowa City Historic Preservation Commission

Thursday
October 10, 2019
5:30 p.m.

Emma Harvat Hall
City Hall





IOWA CITY HISTORIC PRESERVATION COMMISSION

Thursday, October 10, 2019

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. 1037 East Washington Street – College Hill Conservation District (window sill height change for kitchen remodel)
2. 117 North Linn Street – Local Historic Landmark (signage installation)

E) Certificate of Appropriateness

1. 513 Grant Street- Longfellow Historic District (second floor rear addition) deferred from August 8, 2019 meeting
2. 601 Oakland Avenue – Longfellow Historic District (window pair replaced with French Doors)
3. 1127 Maple Street – Longfellow Historic District (new garage/storage building)

F) Report on Certificates issued by Chair and Staff

Certificate of No Material Effect –Chair and Staff review

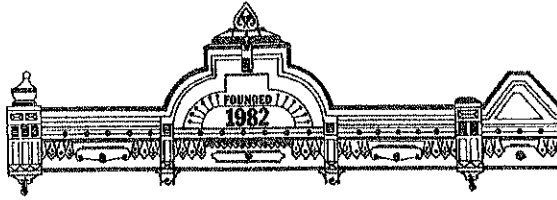
1. 411 South Summit Street – Summit Street Historic District (roof shingle replacement)
2. 611 Oakland Avenue – Longfellow Historic District (roof shingle replacement)

Minor Review –Staff review

1. 721 Rundell Street – Longfellow Historic District (temporary access ramp)
2. 529 Church Street – Goosetown/Horace Mann Conservation District (window replacement)
3. 116 South Dodge Street – College Green Historic District (front door replacement)
4. 619 North Linn Street – Northside Historic District (carriage house passage door replacement)
5. 919 East Washington Street – College Hill Conservation District (porch pier and stair replacement)

Intermediate Review –Chair and Staff review

1. 802 South Summit Street – Summit Street Historic District (new driveway)
2. 1117 Seymour Avenue – Longfellow Historic District (minor changes to a previous COA)
3. 10 South Gilbert Street – Local Historic Landmark (minor changes to a previous COA)



G) Consideration of Minutes for September 12, 2019

H) Commission Information and Discussion
803 South Summit outbuilding demolition

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.

Staff Report

October 3, 2019

Historic Review for 1037 Washington Street

District: College Hill Conservation District

Classification: Contributing

The applicants, Lynne Nugent and Kembrew McLeod, is requesting approval for a proposed alteration project at 1037 E. Washington, a Contributing property in the College Hill Conservation District. The project consists of the alteration of one window opening on the back of the house by raising the sill for a kitchen remodel project.

Applicable Regulations and Guidelines:

4.0 *Iowa City Historic Preservation Guidelines for Alterations*

4.11 Siding

4.13 Windows

Staff Comments

This Queen Anne Victorian was built ca 1900 as a two-story house with a front facing gable and east and west crossing gables. It has decorative spindlework and fishscale siding in the gable peaks, cornice returns and one-over-one double-hung windows. It also has a one-and-half story projecting gable with a long sloping roof on the rear of the house. The garage was added to the basement facing Muscatine Avenue sometime after 1933. At the time of the formation of the district, the house was covered in aluminum siding which has since been removed. At some point, the area under the front porch had been enclosed with concrete block. Later, the block was painted black and wood trim and lattice was added to give the illusion of a traditional porch structure with piers and skirting.

In 2004, the Commission approved the removal of an enclosed rear porch and rear door and the replacement of the south-facing kitchen window for one with a raised sill, all for a kitchen remodel project. In 2009, staff and the Chair approved the replacement of the front porch stairs and handrail. In 2014, a replacement overhead door for the garage was approved. In 2018, staff and the Chair issued a Certificate of No Material Effect for the repair of five second-floor windows and the installation of new storm windows.

The applicant is proposing to alter the east-facing window at the rear of the first floor of the house by raising its sill to avoid a new kitchen counter. The new window will be a Windsor Pinnacle metal-clad double-hung window that will match the sill height of the window around the corner to the south which was approved in 2004.

In Section 4.13 Windows, the guidelines recommend that new windows should be metal-clad wood or wood and match the divided-lite condition of the existing historic windows as well as the size, profile, and trim. The sashes should be black. If a window is to be relocated or added, it should not detract from the overall fenestration pattern on the house. Small changes to window openings such as sill height, especially when located toward the rear of the house, have become changes that are regularly approved, gaining consensus as a change that allows for kitchen remodels to current standards and have little impact on the historic character of the home.

In Staff's opinion, this change, while on a street-facing side of the house, is toward the rear of the house and adjacent to a window that was also changed for this purpose in the past. The windows will match and the siding and trim will also match. Staff recommends approval of this application because it will facilitate a modern kitchen remodel and is a type of project that has gained Commission consensus over time.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 1037 East Washington Street as presented in the application.



APPLICATION FOR HISTORIC REVIEW

Application for alterations to the historic landmarks or properties located in a historic district or conservation district pursuant to Iowa City Code Section 14-3B. 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:

9/25/2018

- ☐ 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: Lynne Nugent and Kembrew McLeod
Email: lynne.s.nugent@gmail.com Phone Number: 319-530-3209
Address: 1037 E Washington Street
City: Iowa City State: IA Zip Code: 52245
- ☐ Contractor/Consultant Name: Mark Russo
Email: markrussoic@gmail.com Phone Number: 319-430-0038
Address: 614 Clark Street
City: iowa city State: iowa Zip Code: 52240

PROPOSED PROJECT INFORMATION

Address: 1037 East Washington Street
Use of Property: Residence Date Constructed (if known): c. 1900

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 checked="" 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:

Kitchen remodel to include altering one window on the the East side of the house. Kitchen requires decreasing the overall height of this window approximately two feet.

Materials to be Used:

Anderson 400 Series Double-Hung Window TW2436

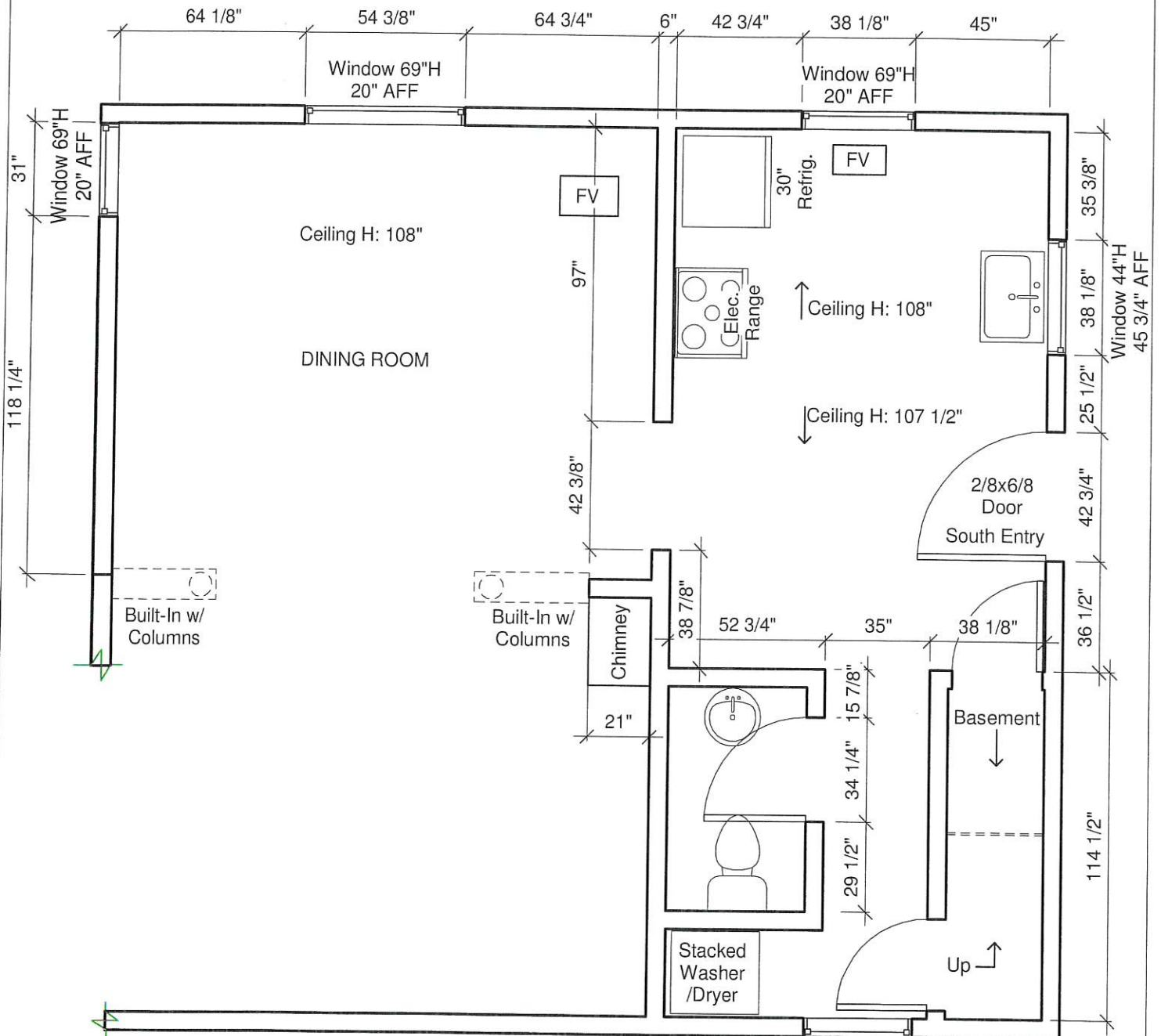
Exterior Appearance Changes:

Window to remain in same location but the sill will be approximately two feet higher.

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



Existing Plan



Mark Russo
KITCHEN & BATH DESIGN

130 1/2 East Washington Street
Iowa City, IA 52240
PH: 319-430-0038
EMAIL: markrussoic@gmail.com

Lynne Nugent &
Kembrew Mcleod

1037 E Washington St.
Iowa City, IA 52245

First Floor - As Built

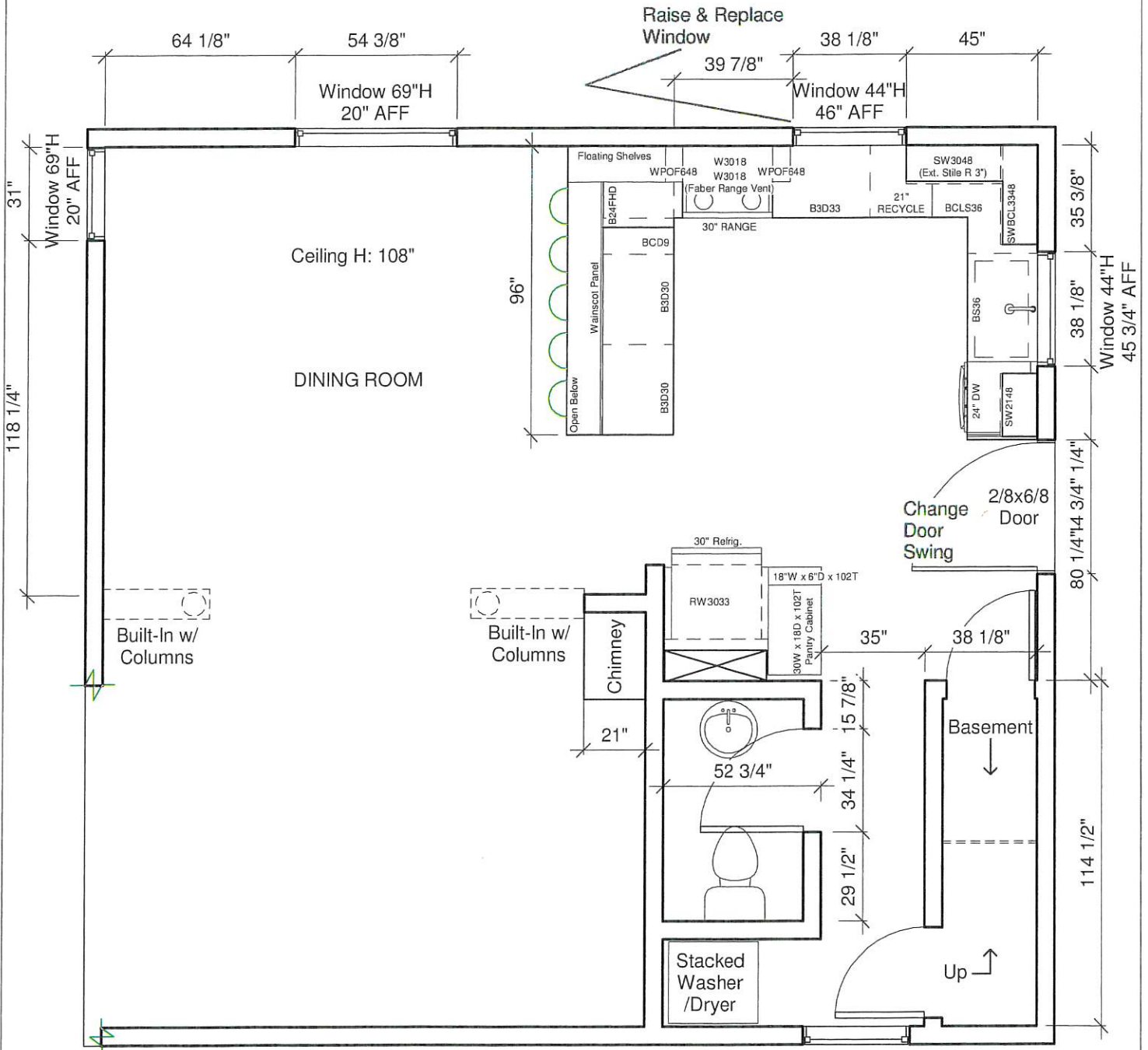
Date	8/10/19
Drawn by	E.K.
Reviewed by	M. Russo

A1

Scale 1/4" = 1'-0"



New Plan



Mark Russo
KITCHEN & BATH DESIGN

130 1/2 East Washington Street
Iowa City, IA 52240
PH: 319-430-0038
EMAIL: markrussoic@gmail.com

Lynne Nugent &
Kembrew Mcleod

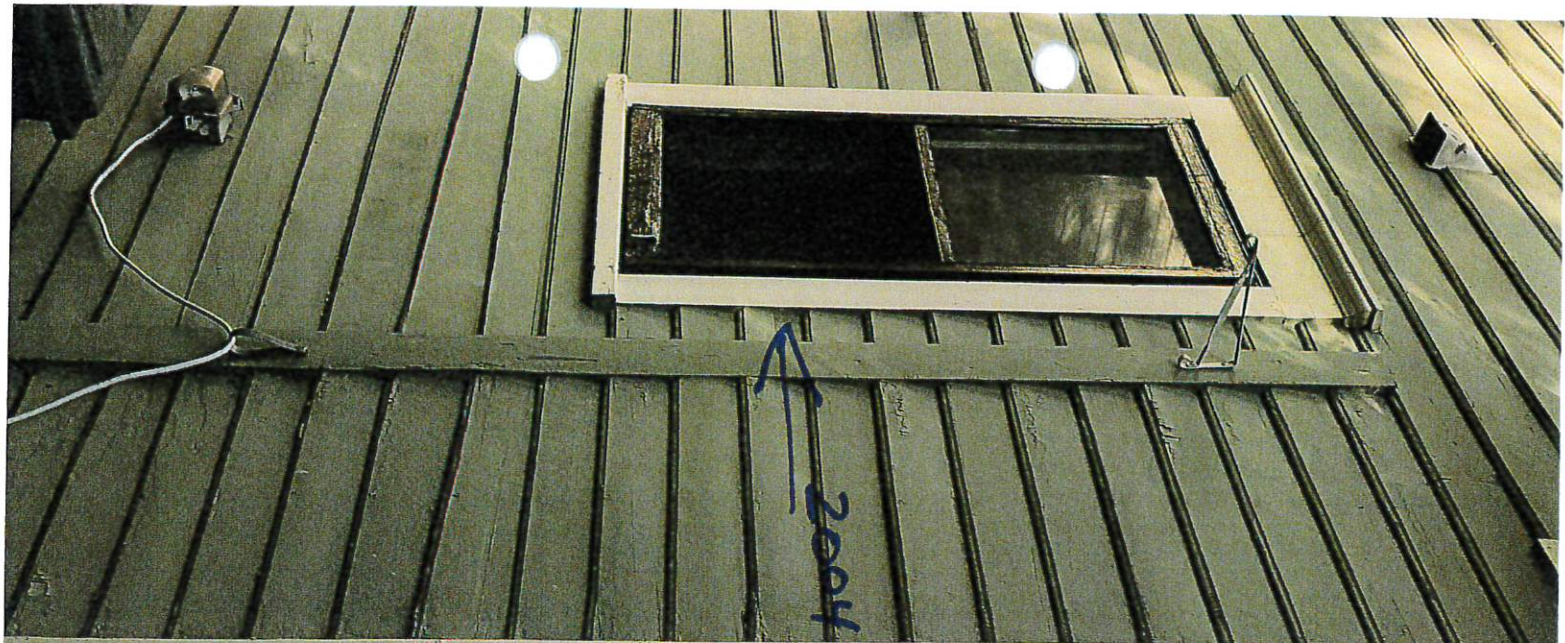
1037 E Washington St.
Iowa City, IA 52245

Kitchen Remodel - Plan A

Date	8/23/19
Drawn by	E.K.
Reviewed by	M. Russo

A2

Scale 1/4" = 1'-0"





Historic Review for 117 North Linn Street

District: Northside Marketplace

Classification: Local Landmark

The applicants, The Baker Family Partnership and MediaQuest Signs, are requesting approval for a proposed alteration project at 117 North Linn Street, the Economy Advertising Building, a Local Historic Landmark property in the Northside Marketplace neighborhood. The project consists of installing an illuminated flag-mounted sign near the corner of the building above the window awning.

Applicable Regulations and Guidelines:

10.0 The Secretary of the Interior's Standards for Rehabilitation

Iowa City Downtown District Storefront and Signage Guidelines

Staff Comments

The Economy Advertising building at 117-123 North Linn Street was built in 1923 as a two-story brick commercial building with large multi-paned, almost industrial windows. The upper floor windows feature 20 divided-lites each. Located just off-center in the first floor, the building has one main entrance between the broad band of windows. A cast concrete name plaque is located in a stepped parapet above the center of the building. The building was listed in the National Register of Historic Places in 1986 and received Local Landmark designation in 1996. Earlier this year, staff and the Commission Chair approved the replacement of the fabric awning over the south section of the building.

The applicant is proposing to install a double-faced, illuminated flag-mount sign above the southern-most business storefront. The sign will be mounted in the mortar joints between the brick near the south corner of the building. The sign will be centered between the second-floor window band and the awning below. It will be aligned with the outside edge of the upper window. The sign is aluminum, prefinished yellow with a green and yellow face. The yellow letters and surrounding oval will be internally illuminated by LEDs.

The guidelines are limited in recommendations applicable to this project. In order to review projects that are not covered in individual sections, the Secretary of the Interior's Standards for Rehabilitation are included in Section 10. Number Nine of the standards states that exterior alterations shall not destroy historic materials that characterize the property and the new work shall be differentiated from the old and compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

For more guidance, the National Park Service has published Preservation Brief 25 which includes a section on new signs on the last page (included in the packet). This Brief states that signs should work with the building rather than against it. Often features or details of the building will suggest a motif for new signs. Signs should not obscure significant features of the historic building. Sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.

The Iowa City Downtown District has also published Storefront and Signage Guidelines (included in the packet). The signage guidelines encourage projecting signs, durable materials, dimensional letterforms, and a scale to fit the building. Sign placement should take into consideration the architectural features and proportions of the building and when a sign band exists fit signs into the original space of the sign band. Storefront projecting signs are located below the second-floor window sill, a minimum of 8 feet above the sidewalk and project a maximum of 4 feet. Plastic signs with painted letters where the entire face of the sign is illuminated is not allowed.

In Staff's opinion, new sign designs are a necessary and welcome part of a vibrant, active commercial district that require a blending of old and new materials and designs. As with many modern signs in brick commercial buildings, the materiality tends to not reflect the masonry construction but modern tastes. Since this building does not have a dedicated sign band, a projecting sign was preferred and is a type of sign seen on many buildings in the Central Business District and more of them have been in use in the Northside Marketplace as well.

The sign drawing shows six locations for fastening the plate to the brick wall. Staff reviewed the general mortar joint spacing on the building and confirmed that the drawing appears to take that spacing into account. Installing the sign into the mortar joints (or existing anchors) instead of adding new holes into the historic brick is one of the biggest concerns with sign installation on historic buildings.

The metal sign material is a common material for modern signs but could also be considered compatible with the industrial nature of the windows on the building. The colors otherwise relate to the restaurant branding and the new fabric awning. The sign design is a simplified design that distinguishes it from the historic building. Sign installation of this type has also gained a consensus for approval from the Commission in recent years. Staff finds the new sign design appropriate for the historic building.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 117 North Linn Street as presented in the application.



APPLICATION FOR HISTORIC REVIEW

Application for alterations to the historic landmarks or properties located in a historic district or conservation district pursuant to Iowa City Code Section 14-3B. 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: 9/17/2019

- ☐ 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: Baker Family Partnership
Email: N/A Phone Number:
Address: 535 Emerald St
City: Iowa City State: IA Zip Code: 52246
- ☒ Contractor/ Consultant Name: MediaQuest Sign Company, LLC - *Morala Pelley*
Email: mpelley@mediaquestsigns.com Phone Number: 3198487446
Address: 5100 20th Ave SW
City: Cedar Rapids State: IA Zip Code: 52404

PROPOSED PROJECT INFORMATION

Address: 117 N Linn St Iowa City, IA 52246
Use of Property: Marco's Grilled Cheese - Restaurant Date Constructed (if known): N/A

HISTORIC DESIGNATION

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

- ☒ This Property is a local historic landmark.
OR
- ☐ This Property is within a historic or conservation district (choose location):
- | | | |
|---|--|---|
| <input type="checkbox"/> Brown St. Historic District | <input type="checkbox"/> Northside Historic District | <input type="checkbox"/> College Hill Conservation District |
| <input type="checkbox"/> College Green Historic District | <input 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
- 11

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:

Install quantity 1 double face, illuminated, exterior 4'6" x 2' flag mount sign. Install in mortar joints centered vertically between awning and window. Right edge of plate even with left edge of window. Sign to project from building a total of 5'4". Bottom of the plate to be installed at exactly 13'.

Materials to be Used:

Materials used: aluminum, acrylic, vinyl and LED illumination with power supply

Exterior Appearance Changes:

Adding projecting flag mount style sign to storefront.

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

DESIGN: SS



Historic Review for 513 Grant Street

District: Longfellow Historic District

Classification: Contributing

The applicant, Brian Ekdale, is requesting approval for a proposed addition project at 513 Grant St, a contributing property in the Longfellow Historic District. The project consists of building a second-floor addition over an existing first-floor addition.

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

- 4.2 Chimneys
- 4.3 Doors
- 4.4 Energy Efficiency
- 4.6 Gutters and Downspouts
- 4.7 Mass and Rooflines
- 4.11 Siding
- 4.13 Windows
- 4.14 Wood

5.0 *Guidelines for Additions*

- 5.1 Expansion of Building Footprint

Staff Comments

This two-story house was built c. 1920 with a Foursquare Design. It has a pyramidal hip roof with broad hipped dormers and wide eaves. The house exterior is covered with narrow clapboard. Other stylistic attributes include Craftsman five-over-one double-hung windows and a heavy broad porch. The porch, extending across the façade, has porch posts that are square and rest on masonry piers. The existing addition is a one-story structure built in 1973 on the west side of the house.

The applicant is proposing to build a second-floor addition over the existing first-floor addition while also modifying the existing addition so that it better fits with the historic architecture. For the existing addition, the siding will be removed and replaced with wood siding with a lap to match the historic house. The rear, or west, window will be replaced with a pair of French Doors to let in more light and provide exterior access. Only one section will be operable. On the south side, the pair of windows will be replaced with two individual windows spaced similar to the window patterning on the house. The window and door openings will have trim to match the historic portion of the house. The radon system will also be moved inside so that it projects through the roof, reducing its impact.

The new addition will continue the foot print of the existing addition up for a full second floor. The windows will generally match the window patterning on the house and relate to those in the addition as described above. The siding and trim will also match that on the house.

The design of the roof for the addition was not resolved at the time of the August 2019 Commission meeting. The Commission deferred further discussion of the project until the applicant could acquire additional drawings and work through the design of the roof. The existing first floor addition did not meet Historic Preservation guidelines that are intended to help minimize complications with the way additions tie into the historic house. Design of this roof was more complicated than an addition that meets the guidelines because of this past work. It had been determined that altering the 1973 addition to meet the guidelines was outside the scope of this project. Reducing the footprint of the second floor to meet the guidelines would create unnecessary structural issues. Two options that exist for most rear additions to a Foursquare, a flat-roofed

addition or a centered hip-roof addition both created issues along the south side that made this option not ideal.

The newly design roof for the addition includes a roof edge or eave condition that matches that on the historic house. The slope, open soffit, and gutter will tie into the historic roof and continue around the perimeter of the new addition. Above the point where the new roof ties into the historic roof on the south side, the slope of the new roof changes to a very low slope hip roof. This change minimizes the impact and scale of the addition. It also simplifies the roof tie-in by reducing the distance in which the new roof would overlap the old. The low-slope portion of the roof will likely be covered in a membrane roofing while the matching eave condition will have shingles to match the main roof.

The guidelines for new additions recommend that additions are designed so that they do not diminish the character of the existing building by being placed at the rear of the property, distinguished from the original by offsetting the walls or connecting with a breezeway, and using a palette of materials similar to that on the house. Key horizontal lines such as eave height, watertable, and window head height should be matched. Doors and windows should match those on the house in style, size, patterning and trim. Additions should be constructed with massing and roofline consistent with the historic building so that wall areas and corners, roof pitches and spans all have a proportion similar to the existing building. Roof overhangs and eaves should also match. It is disallowed by the guidelines to leave large expanses of wall surface uninterrupted by windows or doors.

In Staff's opinion, the renovation of the existing first floor addition so that it reflects the historic character of the home will help reduce the impact of the addition. Moving the radon system inside will be a positive change. It could also be moved to the back of the addition and painted to match the wall to be considered appropriate. Replacing the windows on the addition to match the size, pattern, and type of the windows on the original house as well as changing the siding and trim to match are all appropriate changes for the existing addition. The reuse of the second floor window that will be removed for the addition is highly recommended. The proposed Windsor Pinnacle metal-clad windows are appropriate. Replacing the rear pair of windows with a pair of French Doors is an appropriate change to access the back yard and let in more light. Product information for these doors has not been submitted.

The current addition unfortunately is not set back from the side of the original house so that it meets the goals of the guidelines. By extending further south, the addition is seen from the street and creates a condition that makes it more difficult to tie in a roof on a 2nd floor addition. Staff worked with the applicant to determine whether or not it was appropriate to constraint the second floor to a smaller footprint than the first but it appeared to cause more problems, especially structurally, than it solved. Therefore, staff does find that the proposed footprint for the 2nd floor addition is appropriate. Similarly, because of the interior configuration of the addition, staff finds it appropriate to mimic the window patterning on the house instead of the sleeping porch model which would require more 2nd floor windows. Window product material has been recently submitted but not reviewed by staff. Staff finds this

While staff finds the addition appropriate, the roof resolution acceptable and appropriate to tie this addition in with the main house and meeting the intent of the guidelines.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 513 Grant Street as presented in the application and staff report with the following conditions:

- Door product material 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:

6/21/2015

☐ 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)

<input checked="" type="checkbox"/>	Property Owner Name:	Brian Ekdale		
	Email:	bekdale@gmail.com	Phone Number:	815-751-8283
	Address:	513 Grant Street		
	City:	Iowa City	State:	IA
			Zip Code:	52240
<input type="checkbox"/>	Contractor/Consultant Name:	Rick Mason		
	Email:	Nyhillsidefarm@gmail.com	Phone Number:	607-382-3739
	Address:	2127 Friendship Street		
	City:	Iowa City	State:	IA
			Zip Code:	52245

PROPOSED PROJECT INFORMATION

Address:	513 Grant Street		
Use of Property:	Residence	Date Constructed (if known):	1920

HISTORIC DESIGNATION

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

<input type="checkbox"/>	This Property is a local historic landmark.		
	OR		
<input checked="" type="checkbox"/>	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 Green Historic District	<input type="checkbox"/>	Summit St. Historic District
<input type="checkbox"/>	East College St. Historic District	<input type="checkbox"/>	Woodlawn Historic District
<input type="checkbox"/>	Jefferson St. Historic District	<input type="checkbox"/>	Clark St. Conservation District
<input checked="" type="checkbox"/>	Longfellow Historic District	<input type="checkbox"/>	College Hill Conservation District
		<input type="checkbox"/>	Dearborn St. Conservation District
		<input type="checkbox"/>	Goosetown/ Horace Mann Conservation 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
- ☐ **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:

We would like to build a flat roofed, second-floor addition over existing first-floor addition. Also, we will replace the windows, window trim, and siding on the existing first-floor addition to match the original home, and we will move the radon mitigation system inside the exterior wall of the addition so that it is hidden from view. These changes will bring the existing structure into compliance without changing the existing footprint of the house.

Materials to be Used:

Windows, window trim, and siding to match existing home. Traditionally styled entry door and wood screen door. 2 1/2" x 11 7/8" I-Joists for flooring and roofing. 2" x 6" studs for exterior walls. (see attached for more information)

Exterior Appearance Changes:

The windows, window trim, and siding will match the style of the original home (the existing first-floor addition will be brought into compliance, and the new second-floor addition will be built in keeping with the preservation commission's guidelines). The Northern wall of addition is set in 10 1/2' from the original home, so the new entry door will not be visible from the street.

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

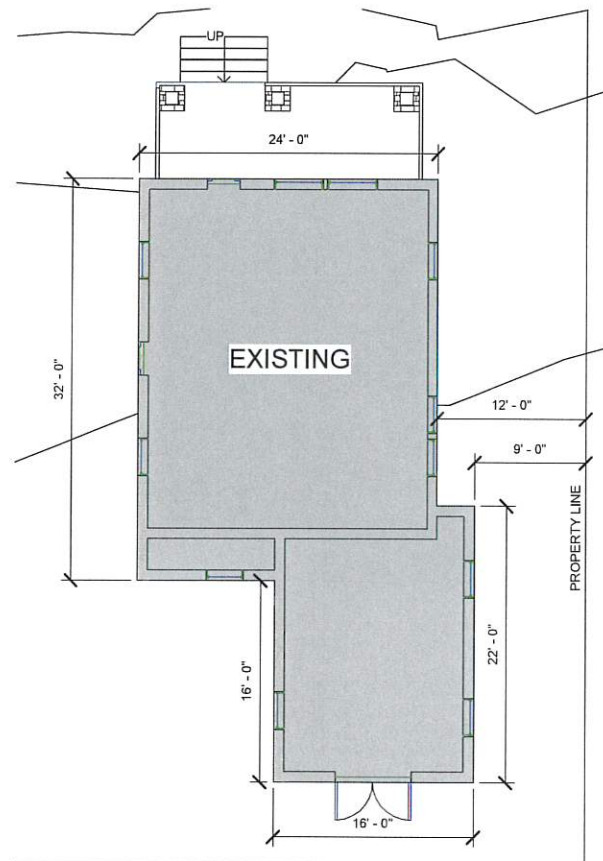






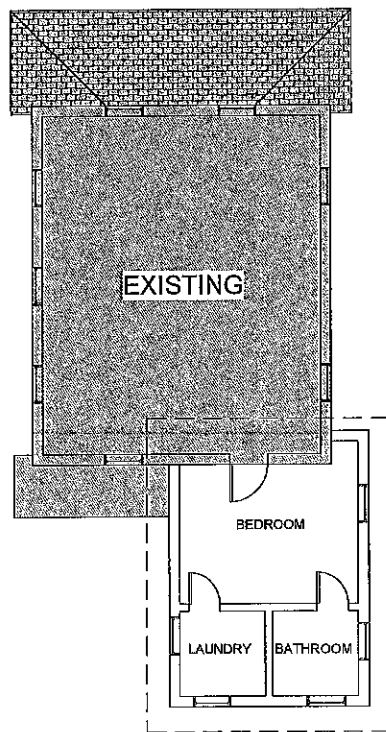






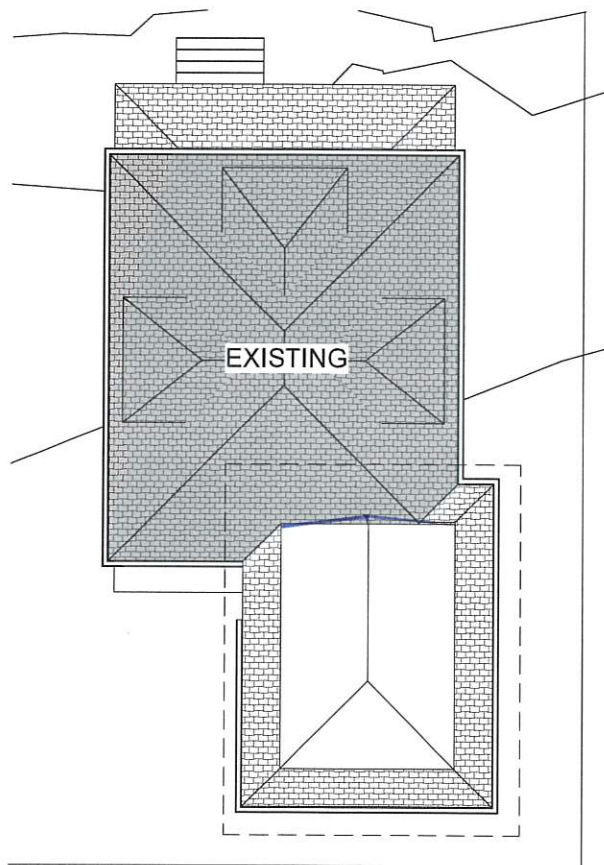
513 GRANT STREET

LEVEL 1



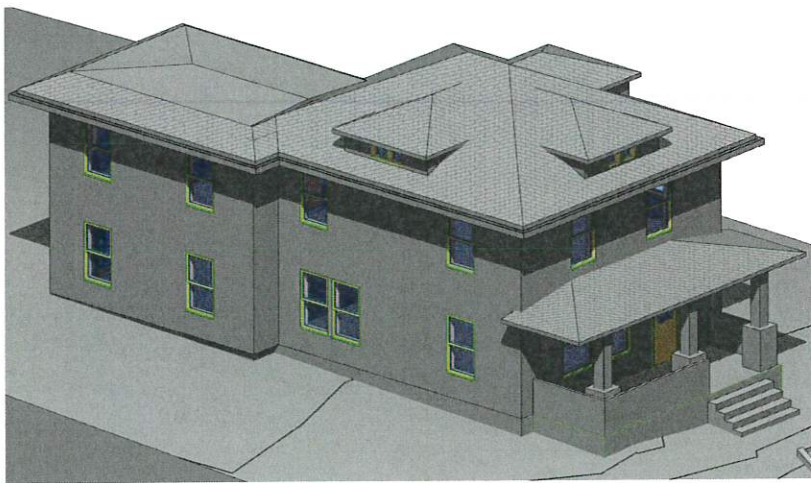
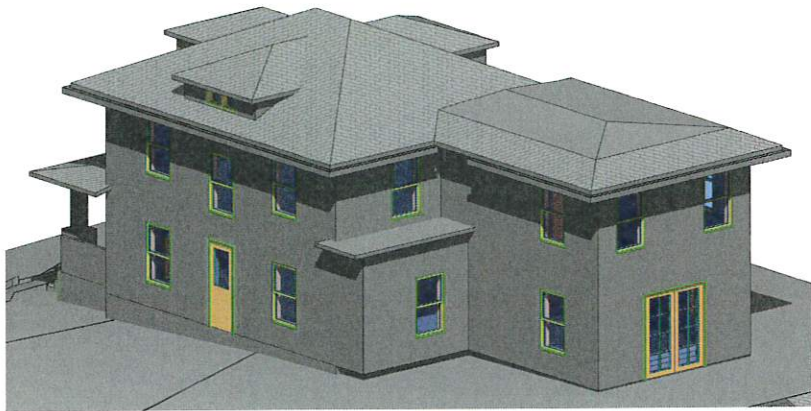
513 GRANT STREET

LEVEL 2



513 GRANT STREET

ROOF PLAN



513 GRANT STREET

AXONOMETRIC



NORTH



SOUTH

513 GRANT STREET

ELEVATIONS



WEST



EAST

513 GRANT STREET

ELEVATIONS



GILCREST JEWETT LUMBER CO

1100 SE ALICES RD

PO BOX 1000

WAUKEE

IA 50263-1000

Phone: 515-987-3600

Fax: 1-515-987-7184

Customer Quote

Short Form

QUOTE EXPIRES

N/A

QUOTE DATE

Quote Not Ordered

BID BY

PRICE BOOK

Price Book 2019

CREATED

7/26/2019

gjcoralville1@
qwestoffice.net

PK # 250

Customer Information:

Phone:

Fax:

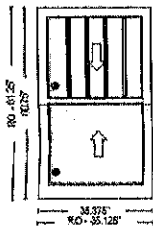
Delivery Information:

Phone:

Fax:

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
1643265	None		7/26/2019 9:17 AM
CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		HISTORICAL	CASH

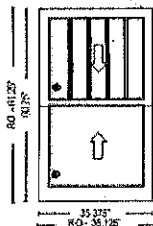
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
100	None Assigned	36 1/8" X 61 1/4"	35.375" X 60.75"	\$532.84	8	\$4,262.72



Pinnacle Clad White Double Hung 3026-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Callout:)(Pine Species)(None Int. Finish)(Grey Spacer)(Beige Jambliner)(Champagne Hardware)(No Brickmould)(Flexible Nail Fin)(7/8" Standard WDL w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 5W1H/No Grilles Bottom Sash)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(R-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.41)(CR: 59)

* Units viewed from exterior.

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
200	None Assigned	36 1/8" X 61 1/4"	35.375" X 60.75"	\$457.38	8	\$3,659.04



Pinnacle Wood Prime Double Hung 3026-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:)(Pine Species)(None Int. Finish)(Grey Spacer)(Beige Jambliner)(Champagne Hardware)(No Brickmould)(No Sill Nosing)(7/8" Standard WDL w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 5W1H/No Grilles Bottom Sash)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(R-PG35-H) Performance Data:(U-Value: 0.28)(SHGC: 0.18)(VT: 0.42)(CR: 60)

* Units viewed from exterior.



Existing rear addition to be renovated
and added to on the second floor





North side of existing addition

Historic Review for 601 Oakland Avenue

District: Longfellow Historic District

Classification: Contributing

The applicant, RP Design, LLC, is requesting approval for a proposed alteration project at 601 Oakland Avenue, a Contributing property in the Longfellow Historic District. The project consists of the replacement of a pair of double-hung windows on the rear portion of the south side of the house with a pair of French Doors as part of an interior kitchen remodel.

Applicable Regulations and Guidelines:

4.0 *Iowa City Historic Preservation Guidelines for Alterations*

4.3 Doors

4.13 Windows

Staff Comments

This house was built ca 1920 as a two-story stucco house with a hip roof and strong Prairie School details. The wide eave overhang, low-pitched roof, asymmetrical façade and horizontally ganged double-hung windows with divided lights in the upper sash are all elements of Prairie School residential architecture. The stucco exterior cladding was covered with synthetic siding in 1979-80. The two-story bump out on the south side was repaired from termite damage in 2007 for which a Certificate of No Material Effect was issued and the property went through the Section 106 review process. This project appears to show that the bump out was not clad in stucco like the rest of the house but had wood siding. Despite this change in material, it is assumed the bump out is part of the original house.

The applicant is proposing to replace an original, existing pair of windows, located on the south side behind the bump out, with a pair of French Doors. The property is currently undergoing an extensive rehabilitation project for which this window to door change is only one element. Additional portions of the project will include: the rehab of the original rear open porch; the removal of a non-historic refrigerator alcove; painting and repair of the existing siding, painting of the garage, and the construction of either a patio or a deck that is accessed through the new doors. Interior changes will relocate the kitchen from the Northwest corner of the house to the southwest corner. Exterior access for entertaining will be achieved through the new doors. The new French Doors will fit within the width and height of the existing windows, requiring very little additional trim. The new trim will match the existing. It will also be suggested that the pair of windows preferably remain with the house but are otherwise donated for salvage instead of being sent to the landfill.

The guidelines recommend in Section 4.13 Windows, if an opening is to be relocated (changed), it should not detract from overall fenestration patterns. New openings should not be introduced into primary elevations. In section 4.3 Doors, it is recommended that new door openings are trimmed to match other doors and windows in the building. Also, it may be appropriate to substitute a material in place of wood for doors only if the substitute material retains the style and appearance of the historic doors. The substitute material must be durable, accept paint and be approved by the Commission. Installing sliding patio doors, if not original to the building, are not allowed.

In Staff's opinion, the location of the new door is toward the back of the property and obscured from the street by the south bump-out on the house and therefore in an acceptable location. By replacing an existing pair of windows with a pair of doors, the impact of the change to the structure and pattern of openings is minimized. The proposed new doors are fiberglass, which meets the guidelines for wood substitute. The new doors will also have simulated divided lites because the windows on the house have divided lites in the upper sash. Staff recommends approval of the project.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 601 Oakland Avenue as presented in the application and staff report.



Application for Historic Review

CITY OF IOWA CITY
UNESCO CITY OF LITERATURE

Application for alterations to the historic landmarks or properties located in a historic district or conservation district pursuant to Iowa City Code Section 14-3B. Guidelines for the Historic Review process, explanation of the process and regulations can be found in the Iowa City Historic Preservation Handbook, which is available in the Neighborhood and Development Services office at City Hall or online at: www.icgov.org/historicpreservationresources

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

Meeting Schedule: The HPC meets the second Thursday of each month. Applications are due in the office of Neighborhood and Development Services by noon on Wednesday three weeks prior to the meeting. See [deadlines and meeting dates](#).

Property Owner / Applicant Information

Property Owner

Property Owner Name *

RP Design LLC

Email *

t.ralston@hotmail.com

Phone *

319-530-0978

Address *

Street Address

16 WILDBERRY LANE NE

Address Line 2

City

Iowa City

Postal / Zip Code

52240

State / Province / Region

IA

Country

usa

Primary Contact *

☒ Yes ☐ No

Contractor / Consultant

Name *

tiffany ralston

Email *

t.ralston@hotmail.com

Phone *

319-530-0978

Address

70

- ☒ 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
- ☒ Alteration
- ☐ Construction
- ☐ Demolition
- ☐ Repair or Restoration
- ☐ Other

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 *

image1.jpeg	785.37KB
IMG_6986.jpg	222.64KB
oakland kitchen interior 2.pdf	155.97KB
oakland kitchen interior.pdf	155.15KB

Product Information *

oakland kitchen interior 2.pdf	155.97KB
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Photographs *

image1.jpeg	785.37KB
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Additional Requirements

Project Description: *

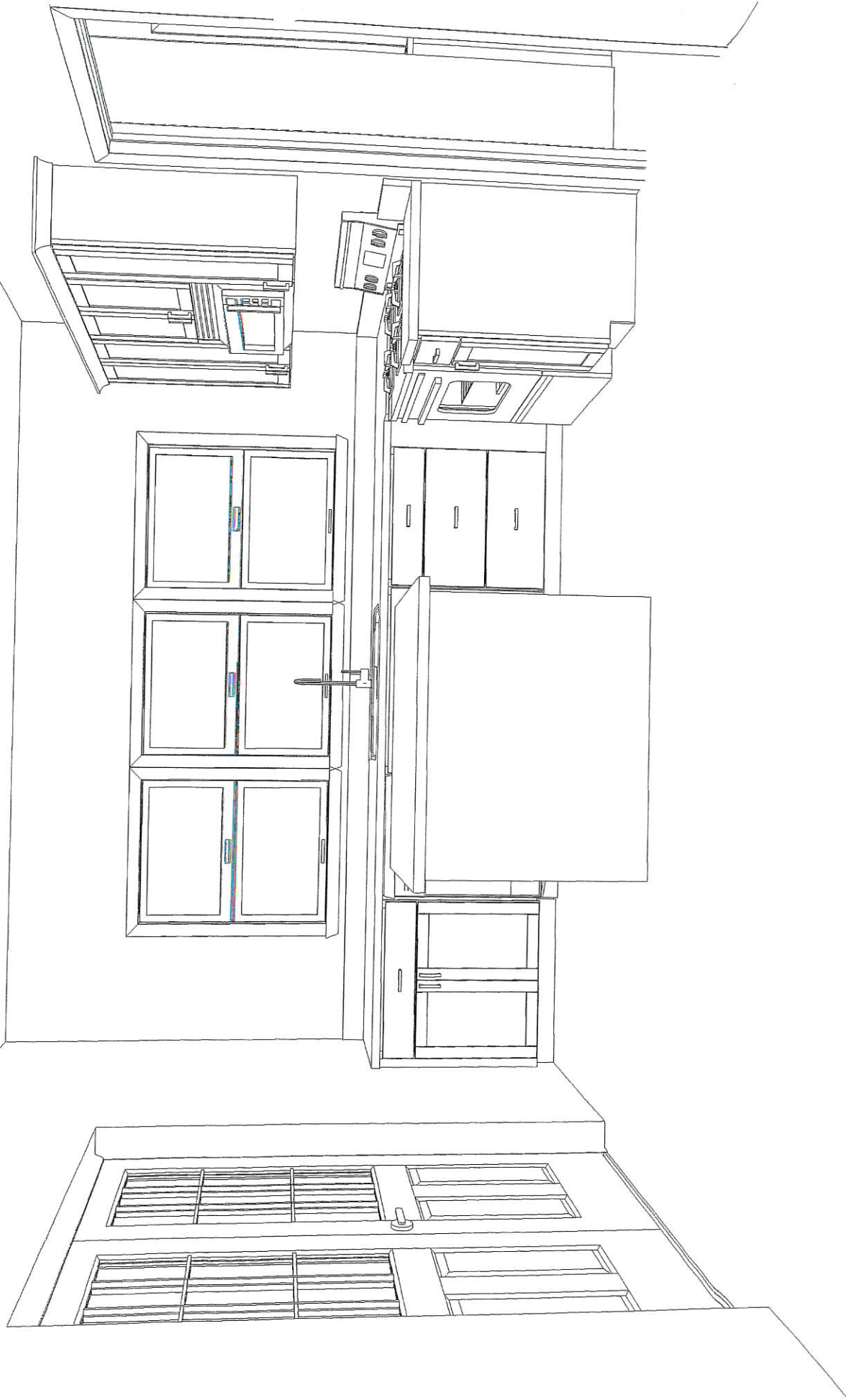
We would like to replace a set of windows on the side of the house with french doors that open on to a deck or patio. We will choose deck or patio based on cost and design to fit historic character of the home and follow historic guidelines provided from the city.

Materials to be Used: *

French doors, wood.

Exterior Appearance Changes: *

72" width windows to be replaced with a 72" width french door opening on to a patio or deck. If deck is chosen it will be built within historic rules. If patio is chosen, stairs and rail to patio will be constructed of wood and built within historic rules.

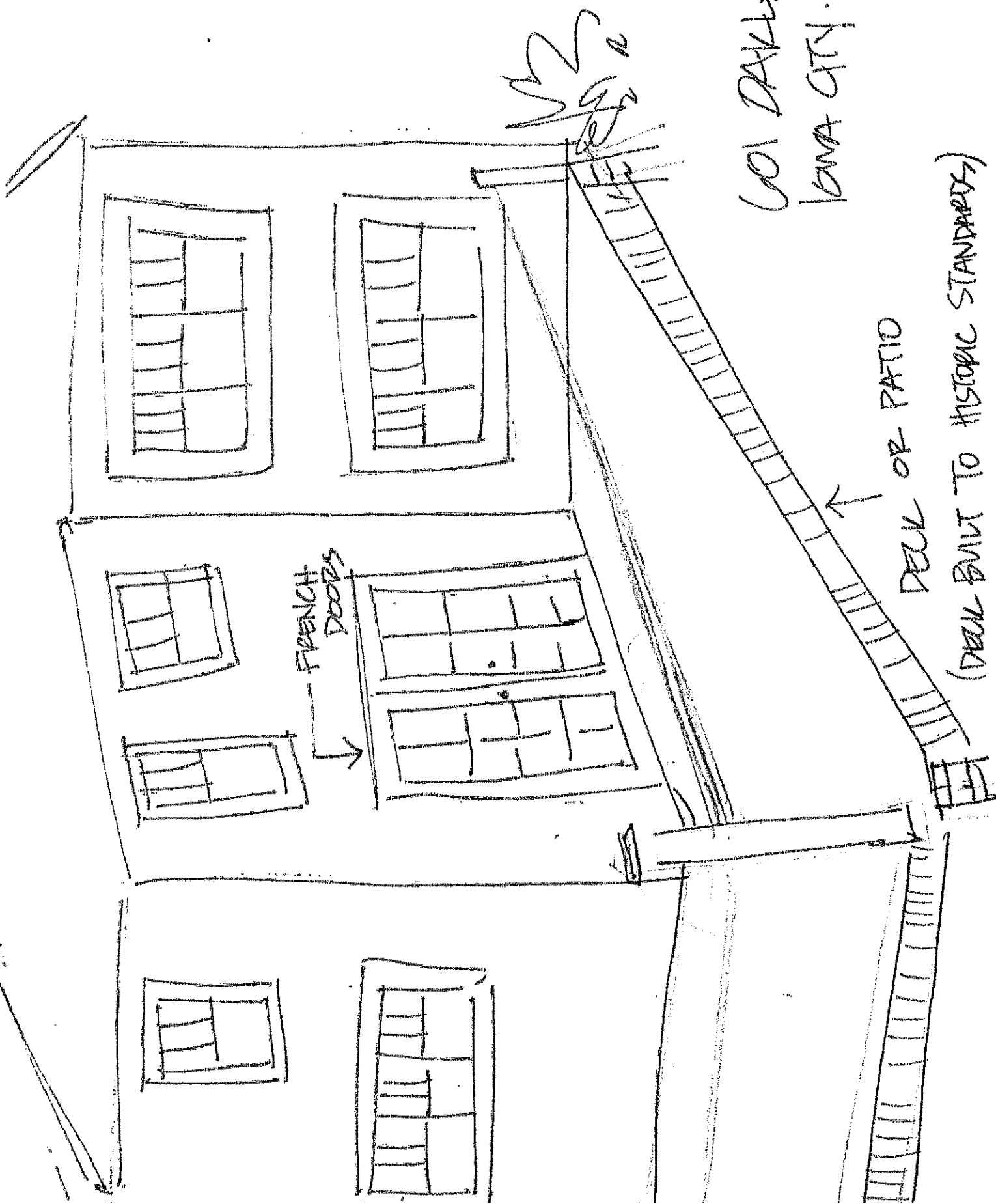


Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Designed: 8/14/2019
Printed: 9/17/2019

2020





WZ
2/2/2

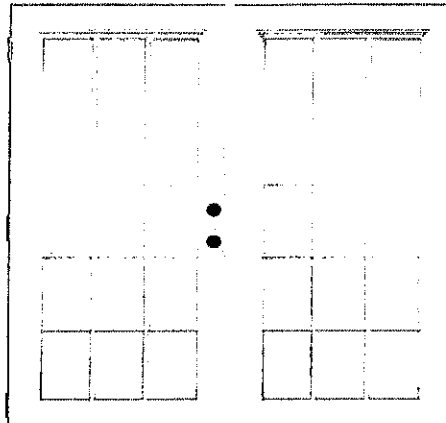
601 DAKLAND AVE
LANA CITY, IA

DECK OR PATIO
(DECK BUILT TO HISTORIC STANDARDS)

[Home](#) / [Doors & Windows](#) / [Exterior Doors](#) / [Patio Doors](#)

Internet #203110455

Model # HT8068L002D3



[Share](#)

[Save to Favorites](#)

[Print](#)

MP Doors

72 in. x 80 in. Fiberglass Smooth
White Left-Hand Outswing Hinged
Patio Door with 15-Lite SDL

★★★★★ (1) [Write a Review](#) [Questions & Answers \(4\)](#)

- Lifetime warranty
- Full composite frame system, will never rot
- High-performance fiberglass flush glaze door for easy maintenance



Historic Review for 1127 Maple Street

District: Longfellow Historic District

Classification: Non-contributing

The applicants, Ben Fortune and Lauren Haldeman, are requesting approval for a proposed new construction project at 1127 Maple Street, a Non-contributing property in the Longfellow Historic District. The project consists of the removal of a non-historic shed and the construction of a new garage and storage building.

Applicable Regulations and Guidelines:

6.0 Guidelines for New Construction

6.2 New Outbuildings

Staff Comments

This house was built in 1957 in a style that appears most similar to the Minimal Traditional style with a low-pitched roof, little to no eave overhang, multi-paned double-hung windows and minimal architectural detail. Most Minimal Traditional homes were built in the 1930s and 1940s. For that reason, this house, and its neighbors were considered by previous historians who surveyed them as early Ranch Houses. They do not appear to exhibit hallmarks of the style. Another challenging aspect of this house, (and the others according to the applicant) is that the traditional front of the house with a centered entry, larger living room window (which is paired here) and windows with lower sills, faces Longfellow Elementary and the rear yard. The traditional rear elevation with back door and basement entry and window with raised sills, faces the street. It appears that the houses in this block were built facing south because the main street was likely intended to be an extension of the existing Clark Ct. Because of the orientation of the houses away from the street, this group is unlikely to ever be Contributing structures in the Longfellow Historic District even though they are over 50 years old and considered historic.

The applicants currently have an open application for reroofing the house which will be approved once appropriate roofing material is submitted.

The applicant is proposing to remove the non-historic small shed (for which they need no approval or permit) and construct a new garage with extra length to accommodate storage and work area. The new garage will have appropriate roof material to match the house, and cement board siding with a lap of about 6 inches which is slightly smaller than the house. The eave condition of the house, as well as the roof pitch, will be matched in the new garage. The garage will also have double-hung windows in a proportion that it more similar to the house than to most historic garages reviewed by the Commission. The single-car overhead door will be a smooth flat-panel door.

The new garage will be set back 60 feet from Maple Street, allowing them to reduce the side setback to 3 feet. A 5-foot space will provide access to the back yard between the house and garage. Because this space is not 6 feet or more, the garage will require fire-proof construction of the wall adjacent to the house. Two elevation sheets are submitted with the application, showing two options for this west-facing wall of the garage. One option has a passage door and two windows spaced similarly to those on the east side. The other has no passage door and two windows located beyond the rear corner of the house. In addition, the applicants may wish to have a second overhead door on the south end of the garage instead of a passage door and window.

While new outbuildings that do not require the demolition of an existing garage can be approved by staff as a minor review, the unique conditions of this site and the extra depth of the garage which does not conform to the pre-approved garage design, resulted in staff bringing this project to the Commission for review. In Section 6.2 New Outbuildings, the guidelines recommend placing new outbuildings to the rear of the primary building and clearly subordinate in size and ornamentation to the primary structure. New outbuildings should

reflect the style of the primary structure. Garage doors should be simple in design, but all openings should be trimmed to match. Windows should be small and rectangular.

In Staff's opinion, the additional length of this garage for storage and work space will not be evident from the street or most neighboring property. The configuration of doors and windows, should blend with those on the house and be located to break-up some of the longer expanses of wall. Even so, staff finds that all of the proposed options for window layout and passage or overhead door are acceptable, especially when located at a non-contributing property. Staff recommends approval of the garage with additional space at the back for storage.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 1127 Maple Street as presented in the application with the following conditions:

- Final layout of openings determined prior to approval
- All door and window product 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:

9/30/2019

Certificate of No material Effect

Certificate of Appropriateness

X

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: Ben Fontone & Lauren Haldeman.

Email:

Phone Number: 515 490 0490

Address: 1127 Maple St.

City: IC

State: IA

Zip Code: 52245

Contractor/Consultant Name: WAGNER BROS, LLC

Email: frankwagnerphd@yahoo.com

Phone Number: 319 321 7910

Address: 519 B 1st Ave

City: Iowa City

State: IA

Zip Code: 52245

PROPOSED PROJECT INFORMATION

Address: 1127 Maple St.

Use of Property: SFD

Date Constructed (if known): 1950s

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:

New single car garage

Materials to be Used:

Fiber Cement board. Doors + windows to be approved.

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

Maple Street

Sidewalk

Future New Driveway

3 foot side
setback

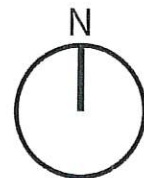
60 feet back
from street

House

New garage
14 feet x 36 feet
1 foot soffit

5 feet
New patio/
courtyard area

Existing 220v

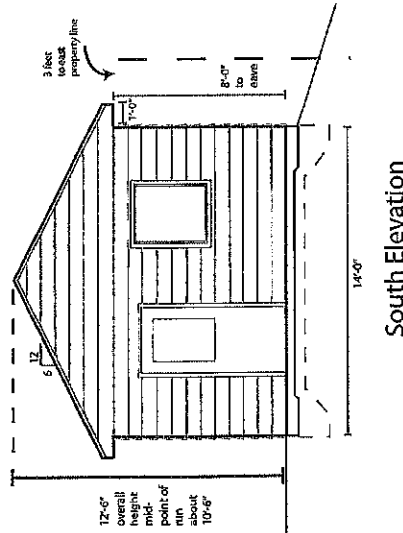
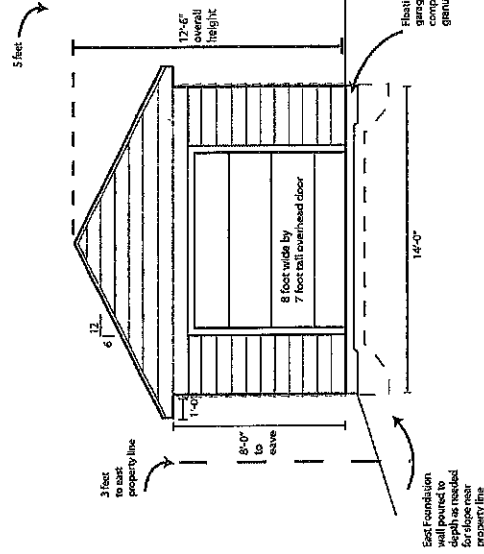
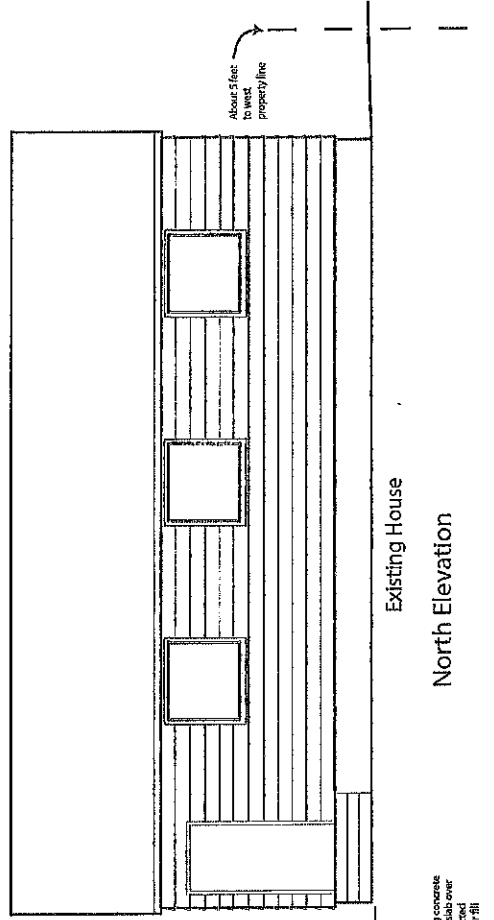
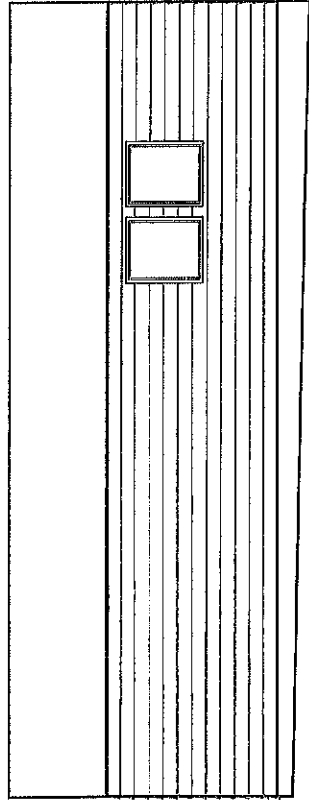
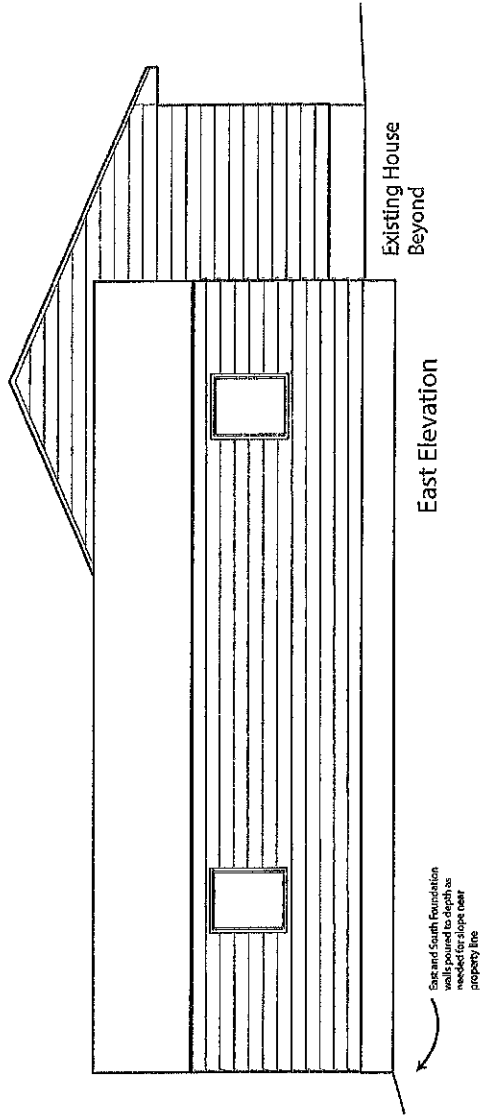


1127 Maple St.
Garage

scale= 1/16" = 1'-0"

Property Line
63 feet by 150 feet

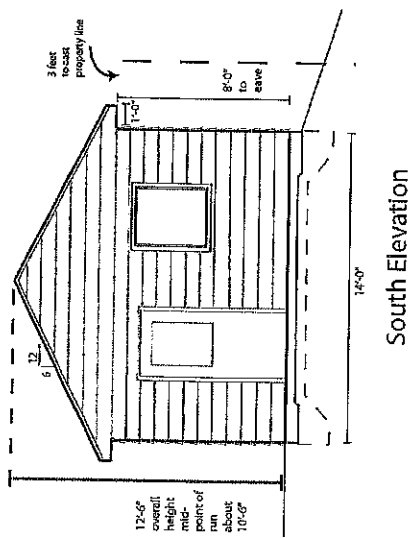
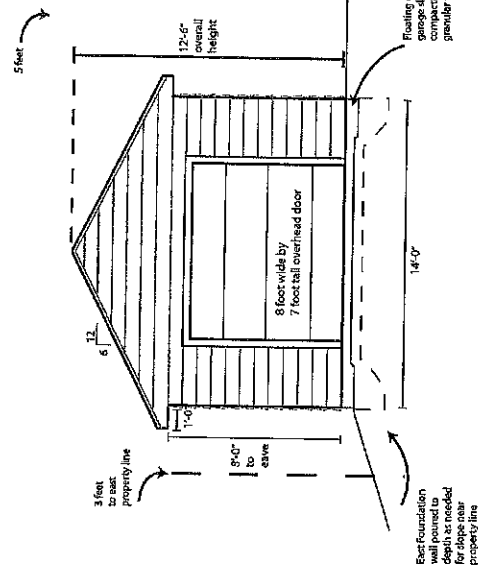
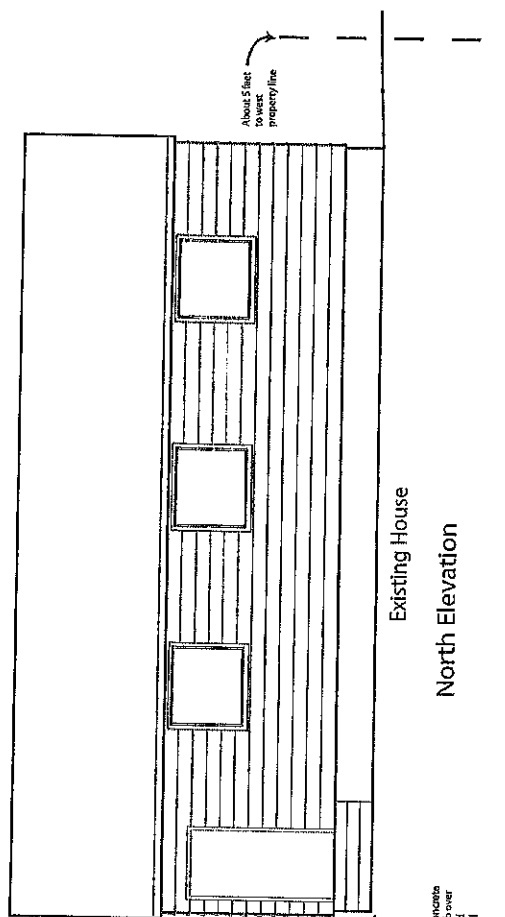
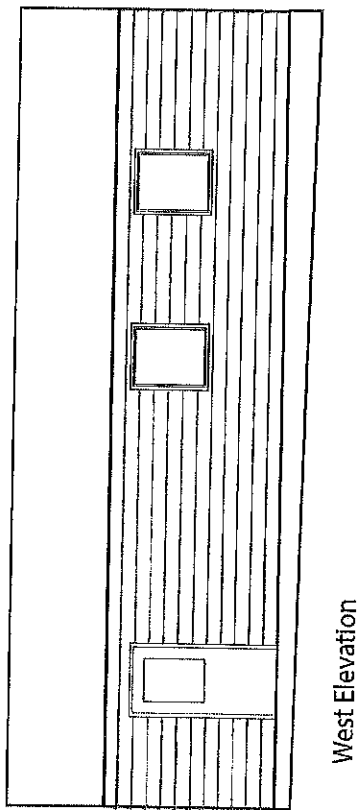
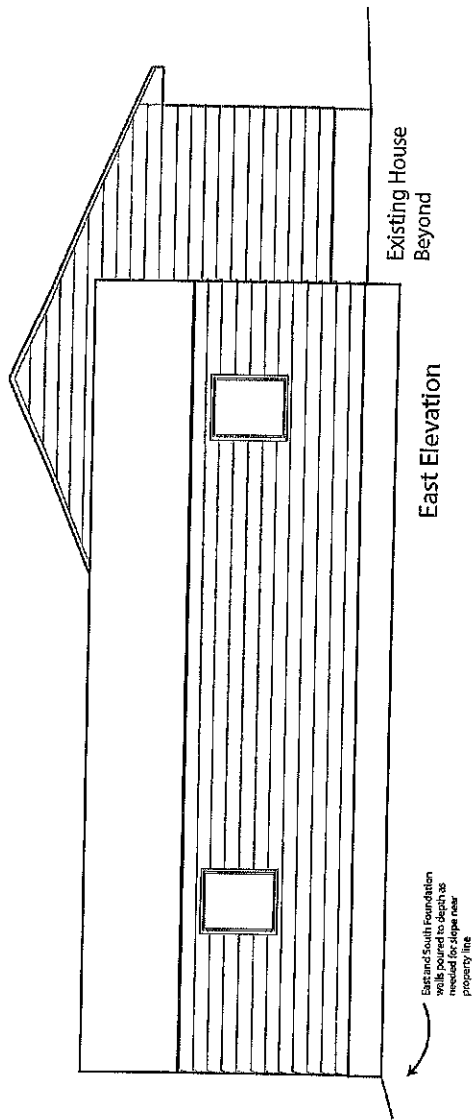
New
Site Plan



1127 Maple St.
Garage

Garage Elevation

scale= 1/8" = 1'-0"



1127 Maple St.
Garage

Garage Elevation
scale= 1/8" = 1'-0"



Existing front of house facing Maple Street (small shed to left in location of new garage)



Existing rear of house facing Longfellow Elementary



CITY OF IOWA CITY

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

October 3, 2019

Historic Preservation Commission

Iowa City, Iowa

RE: Structure/Shed located behind 803 S Summit

During a regularly scheduled rental inspection at 805/807 S. Summit on September 19, 2019, the shed in the backyard of 803 S. Summit came to the attention of Housing Inspection Services Building Inspector, Brian Jensen. Brian reviewed the status of this shed with the owner. There are serious concerns with the structural integrity of this shed.

This property is located in our Summit Street Historic District, but the structure in question does not appear to be original to the home. This structure (shed) was located behind a three-car garage that was removed sometime between 1970 and 1990.

Significant portions of the structure (shed) show deterioration of their construction materials. The structure is no longer plumb, leaning to the south. Roofing members and other roofing materials have decayed beyond repair, leaving the structure open the elements. Exterior walls are also in a state of decay.

Per Iowa City code 14-3B-6. City enforcement agencies and departments must give the historic preservation commission at least thirty (30) days' notice of any proposed order for remedying determined to be dangerous to life, health, or property which may affect the exterior features or structure located in a historic district, conservation district or that has been designated a historic landmark.

This structure has been determined to meet the City of Iowa City's definition of a dangerous building per Code Section 6-1-2-H-3, Public Nuisance due to the following:

1. 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.
2. 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.
3. 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

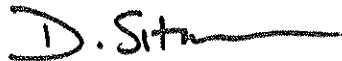
necessary for the purpose of supporting such building; 4) the deterioration, decay or inadequacy of its foundation; or 5) any other cause, is likely to partially or completely collapse.

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

5. 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 non-supporting members, enclosing or outside walls or coverings.

Housing Inspection staff intend to plan to proceed to order remedy of the dangerous building via demolition which will affect the exterior features of the shed and are therefore providing notice to the Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Sitzman", with a long horizontal flourish extending to the right.

Danielle Sitzman, AICP

Development Services Coordinator

MINUTES
HISTORIC PRESERVATION COMMISSION
EMMA J. HARVAT HALL
September 12, 2019

PRELIMINARY

MEMBERS PRESENT: Thomas Agran, Kevin Boyd, Helen Burford, Gosia Clore, Sharon DeGraw, Lyndi Kiple, G. T. Karr, Quentin Pitzen, and Jordan Sellergren.

MEMBERS ABSENT: Cecile Kuenzli

STAFF PRESENT: Jessica Bristow

OTHERS PRESENT: Ginalie Swaim, Joel Kline, Evangeline Kadera

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.

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

There was none.

CERTIFICATE OF APPROPRIATENESS:

10 South Gilbert Street – Local Historic Landmark (generator installation and screening).

Bristow said the applicant sent an email this afternoon asking to withdraw the application. Bristow said the application cannot be withdrawn because the work was already completed without a permit so the Commission will review the project, discuss, and make a decision. The applicant wanted the Commission to know they do plan to find a different location and relocate the generator, but that is not yet determined.

10 South Gilbert, the former Unitarian Universalist Church, was recently locally landmarked in order to preserve it as a development was built around it. The Commission reviewed just a portion of the development building that was located on the edge of the landmarked property for the materials so it could blend with the church. The Commission also reviewed an elevator and stair addition that will attach to the church.

Bristow shared the site plan that was part of the original project where the Commission reviewed the material on this portion of the development. She noted the hashed area identified the property that was landmarked. This is the area that will be discussed. The overall dotted line that continues for the whole half-block is the property line under ownership of the same owner for the development.

Bristow shared a site plan that was submitted for the construction drawings for Augusta Place. It was a drawing dated 6/01/2017. She noted Augusta Place to be represented in all pink. The church is outlined in black and white. The paving is all tan. They had a limited amount of paving at that point in time. There was no generator anywhere.

Bristow shared the site plan provided for the review of the stair and elevator tower addition. It is the same outline, the same development property. From this rendering it could be seen that the

paving had changed a little bit because they were going to need straight access to the elevator addition.

Bristow shared a photo taken the day before this meeting. It showed the larger paved area, as well as the generator being discussed. It showed the stair tower addition. Bristow noted that the addition's connection to the church appeared to be different from what was approved. A meeting was scheduled to discuss this.

Bristow showed the most recent site plan dated May of this year. It has a larger area of concrete and instead of being tan it is white. No generator was included on this site plan.

DeGraw joined the meeting.

Bristow explained mechanical systems are not discussed in the Historic Preservation Handbook, so will look at the Secretary of the Interior's Standards for Rehabilitation and additional Preservation Briefs, all put out by the National Park Service for this type of review. Adding equipment for a different building to a landmarked site is not discussed in any of the documents. Often properties are landmarked, when local regulations exist, to prevent demolition, intrusive alterations, and relocation, but also to prevent using the site in a way it is not intended to be used. Installing equipment for the surrounding development is not appropriate on this site.

Bristow said if the church needed its own generator, it would be a smaller generator sized for the load needed for the church. It would be located somewhere that would be appropriate, not somewhere visible from the street. She said looking at the site plan, there is room even behind this new addition, if the church needed its own generator, to have it located there.

Currently Staff has been communicating with the owner about removing the generator from the landmarked property. Staff is also aware of the fact that the owner learned during the construction process that the gas line had to come in off Iowa Avenue instead of coming off Gilbert Street. For the current installation, they did go through the church walls with all the piping needed to bring the gas to the generator. When the generator is moved, this will need to be repaired. There are a number of alternative locations for the generator. Staff recommends denying this application. Bristow reminded the Commission that any motion needs to be put in the affirmative, a voted down if a Commissioner did not want to approve it.

Boyd asked for clarifying questions and opened the public hearing.

Ginalie Swaim, President of the Board of Directors of Friends of Historic Preservation, said she became familiar with the history of the Unitarian Universalist Church while she served on the Commission and they were researching the history for possible landmarking. She noted this is a postage stamp-sized lot to begin with. It is a very small building on a small lot, but with a big story in terms of church architecture history and women's role in leadership of the church. She said there is no reason that a generator or gas line that is associated with a new, nearby building should go on property that is landmarked.

Boyd closed the public hearing.

MOTION: Agran moved to approve the Certificate of Appropriateness for the project at 10 South Gilbert Street as presented in the application. Clore seconded the motion. **The motion failed on a vote of 0-9.**

608 Ronalds Street – Brown Street Historic District (garage demolition and new construction).

Bristow noted 608 Ronalds Street is in the Brown Street Historic District. It is a Craftsman bungalow. It has a garage in the back yard that was originally built as the garage for the neighboring house at 610 Ronalds, then the lot was divided, the house at 608 Ronalds was built, and a garage for 610 Ronalds was built next door.

Bristow said this garage shows strong evidence of many changes over time, as well as a high level of deterioration. It still has the original wood shingles under the asphalt. The level of deterioration is at least the same or greater than some of the other garages that the Commission has have approved reconstructing. Bristow said a year ago she talked with the owner about potentially taking this on as an investigative project to repair the garage. She thought he looked into that, but he did come back with an application to demolish the garage and build a new one. He is not looking at changing its size in any way or its orientation. It is simply a matter of having a new garage. It is a rental property, so presumably the Housing inspectors asked him to repair it, and it has come down to rebuilding it instead.

Bristow displayed the south elevation of the proposed new garage, showing no current openings in the south elevation. He did put in this application that openings could be added, and Bristow suggested the Commission approve that. She said it could be rebuilt with the same openings that it had, minus the two double doors on the alley side.

Bristow showed a photo of the south side of the existing garage. The stairs at the passage door have fallen in. The door, itself, is pretty checked and dried out. Bristow showed the double doors on the alley side. She said they are all rotted across the bottom and corrugated metal covers the bottom.

Bristow displayed a view of the southeast corner of the garage. The foundation is pulling away from the hillside. As it pulls away, the sill plate that is intact pulls away with it, which pulls the wall away, which forces the trim on the corner to break apart, as well.

With the condition of this garage, Staff does recommend allowing it to come down and be rebuilt. The new garage does need to be moved in slightly from each property line but would still be oriented so the overhead door faces east off the alley and would be the same size as the existing garage.

Bristow shared the elevation drawings. Staff suggested three changes: a higher pitched roof, more similar to the roof on the garage, assuming that's probably a 6:12 instead of the 4:12 shown, changing the siding from lap siding to something like the Dutch lap siding the garage currently has, and adding openings to the south elevation. Bristow said it could be the same passage door and two windows like it currently has. Neither this product information, nor the overhead door product information, has been submitted for review at this time. Staff assumes the overhead door will be a simple flat panel garage door. Staff does recommend approval of this project.

Boyd asked for clarifying questions, then opened and closed the public hearing.

Burford asked for clarification on the doors, stating they appeared curved, making that a distinctive feature.

Bristow explained the garage sits a little bit lower than grade on the alley side. The two doors with metal at the bottom take up most of the wall. She assumed the metal was curved because as drainage happens and soil gets washed against the garage, it heaves and that has bent the metal over time.

Pitzen said it could also just be the garage settling.

Bristow agreed, especially since part of the foundation is deteriorating and starting to pull away on the south side.

Agran noted the original entry to the garage was off the alley and not easy to park in. He wondered if the orientation could rotate on its axis.

Bristow said they could make that suggestion but noted there was quite a slope from the alley to the back of the house and rotation would call for a taller foundation wall.

MOTION: Agran moved to approve the Certificate of Appropriateness for the project at 608 Ronalds Street as presented in the application with the following conditions: Changes are made to the new garage drawing for the roof pitch, siding, soffits, and all openings as listed in the Staff report and approved by Staff; all door and window product information to be approved by Staff; and the potential reorientation of the garage to be approved by Staff. Clore seconded the motion. The motion carried on a vote of 9-0.

2460 Gilbert Street – Local Historic Landmark (rear addition conversion).

Bristow said 2460 Gilbert Street is a local landmark, the original McCollister farm. She said this house was built in several different parts. At the point in time when the current owner took possession, it was in a heavily deteriorated condition. Quite a bit of work has been done on this house. It is missing some elements such as its original windows. It has been altered with additions over time. If the rear end of the side porch originally was an open porch, it has been enclosed. Around the corner, is a shed enclosure under the same wrap-around porch roof. This enclosed area is the current area that is being discussed with the application. It is in the rear of the property against a slope and will not be visible. One of the things that the application is showing is a desire to infill this area to regain some extra space within the house. Bristow shared a view showing its deterioration and some T1-11 siding. It does not blend well with the house. This project will gain interior space, but it will also help make this corner of this house more compatible with the historic portion of the house.

Bristow explained there is a lot of vegetation on this corner but there is also a slope, so there have been some moisture issues. She said some of the materials being suggested for the trim and the siding is because of the moisture issue.

Bristow showed the interior of that space. It is just a storage shed. It has not been enclosed. It does have at least a partial concrete floor. On the exterior there is a partial low wall. The idea of

keeping this low brick wall as kind of a base around the side of the house will keep the wood products up out of the ground so there will be less deterioration. There seems to be a significant number of bricks on site they can use to add to this wall. They should blend well with what's been used there already.

Bristow shared an older photo of the area of the project. She also shared a project rendering. The main house has a very ornate Italianate cornice. The infill area is a new addition that will have wood siding instead of a full brick wall. Replicating the ornate trim in the new addition would create a false sense of history. A simpler trim would be more appropriate. Similarly, all the arched lintels on the house would not be replicated in this frame structure either. The addition will also have simple square-topped windows and a pair of doors, probably full light in order to have better access out to the patio. The window rhythm works well with the rest of the house and includes a pair of windows also.

Bristow showed a wall detail drawing. It would have stone (or manufactured stone) cap on top of the short brick wall, and then the lap siding above. They are suggesting a 4-inch reveal and an LP SmartSide siding, which is something that has been approved. It does come in what's considered smooth, which has a little bit of texture. (The proposed siding and trim was passed around). For the trim, they would like to use a composite material. We have approved this in some locations on historic properties, especially if it is up on a second floor. Set in the back, basically within a hillside, is probably an equivalent to being up on a second floor. The composite material would be used for all the trim parts of the proposed project – the crown, the window trim, the corner boards, similar things. Bristow said the Commission could approve these materials here, but the windows and doors still need to be submitted and approved. Otherwise, Staff does recommend approval of this project.

Boyd asked for clarifying questions and opened the public hearing.

Joel Kline, property owner of 2460 South Gilbert said they have worked very hard on this house over the last eight years putting in new floorings inside that were salvaged wood from the same period, taking out tile and carpet, putting in gas, electricity, water, kitchen, and bathroom. He said the last three years they have been having historic tuckpointing done.

Boyd closed the public hearing.

Agran & Boyd thanked the owner for his stewardship of this house.

MOTION: Karr moved to approve the Certificate of Appropriateness for the project at 2460 South Gilbert Street as presented in the application with the following conditions: the siding product submitted is approved by Staff, the windows and doors approved by Staff, and the material and configuration of the stone cap approved by Staff. Clore seconded the motion. The motion carried on a vote of 9-0.

1132 Burlington Street – College Hill Conservation District (rear screen porch addition).

Bristow explained 1132 Burlington Street is in the College Hill Conservation District. There was a project that was approved at one point in time to replace a window and the contractor decided to repair it instead. There have been several other projects done without approval, such as enclosing the carport. While it was done in a way that would have been approved, it did not come before the Commission. Last year they started building a deck without a permit that also

did not meet the guidelines so work stopped. The contractor came to us with drawings this year to change this potential deck to a screened porch and deck. The new screened porch would be attached to the back of the current one-story addition and would have the same roof pitch. She noted it was low to avoid the window on the second floor.

Bristow shared a view showing what it looked like before the deck was built. The reconfiguration of this landing was approved at one point by the Commission years back. They are proposing to add a screened porch behind the one-story addition and a deck - a small deck with stair access to the yard. There is a significant slope in this backyard, so they do have several stairs. Bristow showed where the roofline would be and the elevations. Staff requested several changes to these elevations.

The guidelines for decks say if you are building a screened porch it needs to follow the porch guidelines in the new addition part of the handbook. That would mean that the screened porch area should have porch piers and skirting under it. Given the extremely large amount of skirting that would be here, Staff recommends not having skirting on the deck portion and confining it only to the screened porch portion. The contractor has been notified that for approval we would need to have a defined pier at the corner showing us where the screened porch is, so we would have at least a pier on each side. The screened porch, by building code, must have a railing, so the railing will be on the inside of the screened porch.

Bristow said the Staff report talks about the gable having a fascia board across the bottom of the siding that would resemble the beam that's carrying the porch roof structure. After further review, staff recommends a hip roof like the current one-story addition. Since this roof pitch isn't going to match the roof pitch on the house it would make it much simpler to detail if it continued the hip roof on the existing addition.

Boyd asked for clarifying questions, opened and closed the public hearing.

Pitzen asked if there were any guidelines on the type of skirting that would go under the screened in porch.

Bristow said there were guidelines that talk about it being either diamond, vertical, or vertical and horizontal. She said in rare circumstances they have approved something different from that.

Pitzen asked if they could just take the diamond shape and cover everything up from the windows on down.

Bristow noted it had to be framed and will have the corner posts. She said if the Commission wanted, they could recommend an intermediate post that would further break it up.

Pitzen asked if it would be more than just a 4x4.

Bristow said they usually require something a little more substantial, maybe a 6x6.

Boyd wanted to know if the recommendation for a hipped roof was an addition or if it was a replacement of the third bullet point in the suggested motion.

Bristow said it would replace the last bullet point in the recommended motion.

Agran agreed with the request for an intermediate subdivision of the area under the screened porch since it was a big expanse. If moving the pier to underneath the corner of the porch, he would suggest a secondary nonstructural one be included, as well.

MOTION: Agran moved to approve the Certificate of Appropriateness for the project at 1132 East Burlington Street as presented in the application with the following conditions: Porch posts define the structural bearing under the screened porch portion and subdividing posts to be approved by Staff, referencing the minutes of this meeting; skirting is installed under the screened porch portion; the roof be a hip roof to match the existing condition. Karr seconded the motion. The motion carried on a vote of 9-0.

430 Ronalds Street – Goosetown / Horace Mann Conservation District (demolition of historic rear addition and new addition).

Bristow said this was a rental property until it was purchased by its current owner, who is turning it into a single-family home, and it requires a great deal of work. There have been window projects. One of them is on the agenda later. We know this house is covered in synthetic siding. It did have a wrap-around porch originally.

The current project is to remove and then rebuild what is a small shed addition on the back of the house. It was built prior to 1933. Bristow showed where it was located on the house. It is set in and meets all our general guidelines, even though it was built in 1933. It is heavily deteriorated. It is not covered in synthetic siding. There is also no evidence that it was originally an open porch, but the window configuration is very similar to a porch that has been enclosed, so it must have been some kind of shed – a potting shed kind of thing. The sill plate is rotting away.

Bristow shared a view of the street-facing side, or the east side. The door has been replaced and it is a larger than normal door. This application also has several suggested changes by Staff. The applicant does have a desire to have a larger than normal door because the new shed will be part of the workspace for the continuing rehabilitation of the home. It is a very big project that is not completed. They would like to have one larger door for getting equipment, tools and things out of the house. Staff recommends that the larger door be on the west side, which is not the street-facing side.

Bristow displayed a view of the west side showing lap siding. There is a little bit of shingled siding above here, some old windows, and a door. The current proposal is to remove the shed completely and build it deeper, which will change the slope of the roof slightly, but that is not a very big change. A sketch of the proposed west side showed how a larger door would look on that opening. It does show a window. This window has different proportions than the existing window, but the applicant does propose to salvage many of the materials, including windows to do this project.

Staff suggests that at least two windows are added to the north-facing side to make it more similar to the existing shed and to reduce this street-facing door to a size that mimics better some of the other doors on the exterior of the house. With a potential change to the window pattern and the street-facing door, Staff recommends approval of this project.

Boyd opened the public hearing.

Evangeline Kadera, current owner and resident of 430 Ronalds Street, said she had a picture of the north side of the shed if the Commission would like to see it. It does currently have six windows. They all need to be restored. They need new glazing and the wood needs to be repainted, and a lot of the glass has been spray painted over. She said she intended to use as many of the windows as she could, but there were two that would not work at all. She was thinking of putting two or even four windows on the north side, as well as one each on the east and the west side.

Burford asked the owner if she had intentions of coming back later asking to remove the shed so she could expand the small house.

Kadera said no, she just needed the workshop space since she is doing the work herself.

Pitzen asked if the existing siding to be matched was on the house.

Bristow said Staff would recommend that the siding on the shed be matched, assuming that underneath the current siding we have something that is similar to this.

Kadera said it is similar. It is a little bit wider than the shed, but it's the same kind of lap siding.

Boyd closed the public hearing and opened discussion.

Agran said he was comfortable with the siding matching either the shed as it stands or the known condition of the siding on the house under the synthetic siding.

Bristow said Staff would recommend, once this shed is removed, to know what the lap and coursing of the siding is on the house and to have it tie in so it aligns.

MOTION: Agran moved to approve the Certificate of Appropriateness for the project at 430 Ronalds Street as presented in the application with the following conditions: At least two windows are included in the north wall of the addition and the east-facing door is changed to match other standard-size historic exterior doors on the house, and the lap siding can match either the existing shed or the original condition after reveal of the siding on the house. DeGraw seconded the motion. The motion carried on a vote of 9-0.

REPORT ON CERTIFICATES ISSUED BY CHAIR AND STAFF

Certificate of No Material Effect – Chair and Staff Review.

221 East Fairchild Street – Northside Historic District (window repair).

Bristow said this was an application to replace all the windows in the house. Now that they will all be repaired 20 double-hung windows have been saved from the landfill.

930 East College Street – College Hill Conservation District (chimney repair).

Bristow noted this was an emergency repair of the chimney.

12 Bella Vista Place – Brown Street Historic District (porch roof membrane replacement).

Bristow said this is a very interesting Prairie School house with an extensive porch roof. The porch roof membrane is being replaced.

225 North Gilbert Street – Local Historic Landmark (roof shingle replacement).

The roof will be redone on this recent local landmark.

430 Brown Street – Brown Street Historic District (roof shingle replacement).

430 Brown Street is having its roof redone to match the garage that was more recently approved.

Agran left the meeting.

104 East Jefferson Street – Jefferson Street Historic District (roof replacement).

This church is considered noncontributing as part of the Jefferson Street Historic District. It includes not only the modern Catholic Student Center, but also the original and very historic Abbey (for the Catholic School that used to be on the site). Both standing seam metal roofs need to be replaced. Both roofs are copper. Staff has worked with the owners to make sure things like the cross details at the ridge are kept. The new standing seam metal roof will have a flat panel, but the color will match the Student Center next door. It will not be green, and it also will not be copper. There is an extensive amount of copper to be removed and sold. It will be removed from the site every day to make sure there is no vandalism. The historic building will be reroofed soon because of water getting in. The Catholic Student Center will probably be reroofed next year. Staff has recommended that they hire an architect to make sure that it is done properly because this is a very elaborate roof. Because it is in an historic district, even though it is more modern, the goal is to help this building retain its architectural character.

320 Fairchild Street – Northside Historic District (storm window installation for HP fund).

This property is just getting new storm windows, but this was another one where they wanted to replace the eleven double-hung windows on the first floor. They are getting new storm windows instead and will repair the windows as needed over time.

112 South Summit Street – College Hill Conservation District (roof repair and shingle replacement).

Bristow said this house was in this condition without any shingles this spring. Now, they will be putting on shingles.

Minor Review – Staff Review.

210-212 Johnson Street – College Green Historic District (porch floor and stair replacement).

This porch has been in a heavily deteriorated condition for quite a while and it now has new ownership. The floor structure will be replaced taking care not to harm the piers which would be very difficult to match. The stairs and the floor will be replaced.

430 Ronalds Street – Goosetown / Horace Mann Conservation District (window replacement).

This project was one where the owner applied to use the Historic Preservation Fund to rehab all these windows. They have a dispute with the contractor, who will not return the windows. So now they must replace all the first-floor windows. They can use sash packs in this instance instead of replacing the actual entire window and frame, so it is possible that if the windows ever

come back, they could be put back in. They are no longer on the property. The second-floor windows still are there.

515 North Van Buren Street – Northside Historic District (roof shingle replacement).

This will be a reshingling. It is not an appropriate roof currently, but was popular at the time, and will be an appropriate roof.

Intermediate Review – Chair and Staff Review.

117 North Linn Street – Economy Advertising – Local Landmark (fabric awning replacement).

The awning on a portion of this local landmark will be replaced. In reviewing this, staff looks at the awning structure and how it attaches to the building so that it doesn't damage the building. The awning fabric is something that can be easily replaced. Staff considers the actual material temporary like a house being painted. It will be a rather elaborate stripe. Historically many of these awnings were also striped. It will be matching one of the food trucks that you see on the Ped Mall.

CONSIDERATION OF MINUTES FOR AUGUST 8, 2019

MOTION: Burford moved to approve the minutes of the Historic Preservation Commission's August 8, 2019 meeting. Pitzen seconded the motion. The motion carried on a vote of 8-0.

CONSIDERATION OF MINUTES FOR AUGUST 19, 2019

MOTION: Burford moved to approve the minutes of the Historic Preservation Commission's August 19, 2019 meeting. Pitzen seconded the motion. The motion carried on a vote of 8-0.

COMMISSION INFORMATION AND DISCUSSION:

Correspondence to Council from Jesse Allen – Re: Augusta Place.

Bristow said this letter was sent from Jesse Allen to the Mayor in appreciation of all the work that made the Augusta Place possible and it was suggested that we share it with the Commission. The Commission did have a role in this project. It's just for information.

Civil Rights Grant – Tate-Arms and the Iowa Federation of Colored Women's Homes.

Bristow said the Civil Rights grant is being wrapped up that nominated Tate-Arms and the Iowa Federation of Colored Women's Homes to the National Register. Those have been reviewed by our State Nominating Committee. They are being sent to the National Park Service and we will hear back in 45 or 60 days. We have never been concerned about the Iowa Federation Home being approved, but we have had some concerns about Tate-Arms because nothing on the interior is original. The National Park Service gave the City a grant for this project. They suggested several large changes to the nomination after it had already been reviewed by the State Committee. They didn't realize that the State Committee had already approved it. The consultant made some of those changes. The grant also provided for some signage, which is currently being fabricated and will be installed before the end of the month in front of each house. Then there is an educational component that will be a web page on the City website with more information about them. Commission members will be sent a link once it goes live.

Boyd thought there was an opportunity to share this as one of the City's weekly video updates.

Bristow said there is also a Facebook page about "so you used to live in Iowa City" and it does include historic information.

Historic Awards Ceremony.

Boyd said the working committee has a scheduled meeting in four weeks. There will be more to come.

Deferred Projects.

Bristow brought up the two projects deferred at the August meeting. She said the other project was deferred to have the applicant do other drawings or a model to resolve a roof condition. The owner only recently came back from Europe, so that's still in progress. There is a chance that they will decide to just enlarge the single-story addition in a way that would be appropriate instead of adding a second floor.

Downtown Landmarking.

Burford asked if there was any information about the proposed downtown project that would landmark some buildings on the Ped Mall.

Bristow said we are currently going through the National Register nomination process for downtown. She said the urban renewal area was included because that allows us to include College Street in our National Register boundary. If we did not include urban renewal, we could not include College Street because the relationship with cars and such is ruined by the Pedestrian Mall. The buildings along the south side of College Street in the 100-block are all very significant to the downtown story. The Crescent Block was sold in recent years and was toured by staff at that time. That building, except for the bar part, is amazingly intact in the upper floors, though it had been vandalized for quite a while. The new owner has proposed to landmark the buildings in that block that are not landmarked except, of course, the corner building, and to build a tower addition behind four of those buildings, set back almost 80 feet. Staff had studied sight lines in this area about a year ago. The proposal had several issues such as it said they would landmark the College block building and it is already a landmark. The project would likely come before the Commission if the buildings are landmarked.

ADJOURNMENT: DeGraw moved to adjourn the meeting. Seconded by Sellergren.

The meeting was adjourned at 6:45 p.m.

Minutes submitted by Judy Jones

HISTORIC PRESERVATION COMMISSION

September 12, 2019

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HISTORIC PRESERVATION COMMISSION

ATTENDANCE RECORD

2018-2019

NAME	TERM EXP.	10/1 1	11/0 8	12/1 3	1/10	2/14	3/14	4/11	5/09	5/23	6/13	8/08	8/19	9/12
AGRAN, THOMAS	6/30/20	O/E	X	X	O/E	O/E	X	O/E	O/E	X	X	X	X	X
BOYD, KEVIN	6/30/20	X	O/E	X	X	X	X	X	X	O/E	X	X	X	X
BUILTA, ZACH	6/30/19	X	X	X	X	X	X	X	X	X	X	--	--	--
BURFORD, HELEN	6/30/21	O/E	O/E	X	X	X	X	O/E	X	X	X	X	X	X
CLORE, GOSIA	6/30/20	O/E	X	X	O/E	X	X	X	O/E	X	O/E	O/E	X	X
DEGRAW, SHARON	6/30/19	X	X	X	X	O/E	X	X	X	X	O/E	X	X	X
KARR, G. T.	6/30/20	X	X	X	X	X	X	X	X	X	X	X	X	X
KUENZLI, CECILE	6/30/19	X	X	X	X	O/E	X	X	X	X	O/E	X	X	O/E
KIPLE, LYNDI	6/30/22	--	--	--	--	--	--	--	--	--	--	X	X	X
PITZEN, QUENTIN	6/30/21	X	X	X	X	X	X	X	X	X	X	X	X	X
SELLERGREN, JORDAN	6/30/22	--	--	--	--	--	--	--	--	--	--	X	X	X
SHOPE, LEE	6/30/21	X		X	O/E	X	X	X	X	X	O/E	--	--	--