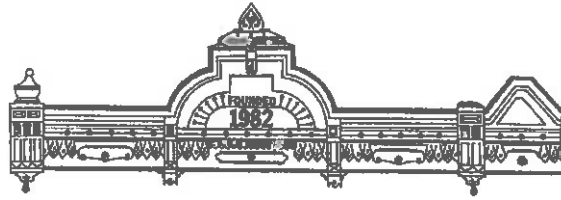


Iowa City Historic Preservation Commission

Thursday
July 9, 2015
5:30 p.m.



Meeting Room A
Iowa City Public Library



IOWA CITY HISTORIC PRESERVATION COMMISSION

Thursday, July 9, 2015

Iowa City Public Library, 123 S. Linn Street

Meeting Room A

5:30 p.m.

A) Call to Order

B) Roll Call

C) Public discussion of anything not on the agenda

D) Consent Agenda: Certificate of Appropriateness

1. 411 E. Davenport Street – Goosetown/ Horace Mann Conservation District (basement egress window, window well and cover addition)

E) Certificate of Appropriateness

1. 828 Dearborn–Dearborn Street Conservation District (siding, gutter, and downspout replacement and window relocation)

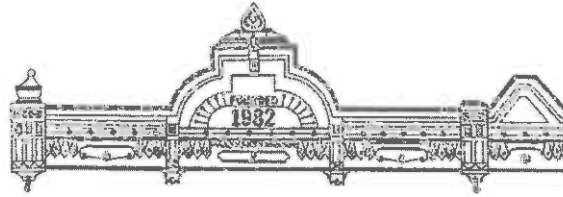
F) Report on Certificates issued by Chair and Staff

Certificate of No Material Effect – Chair and Staff review

1. 325 N. Gilbert - Northside Historic District (roof replacement on rear 1-story addition and adjacent 2nd floor porch floor)
2. 223 S. Dodge – College Green Historic District (HVAC replacement and patching stone exterior)

Minor Review – preapproved item – Staff review

1. 606 N. Gilbert - Goosetown/ Horace Mann Conservation District (replacement of non-historic door with a wood window to match existing windows and in original window location)
2. 402 N. Dodge - Goosetown/ Horace Mann Conservation District (repair and replacement of three double hung windows and two single sash windows with wood windows to match existing)



Intermediate Review – Chair and Staff review

1. 932 E. College – College Hill Conservation District (Roof, gutter, downspout and trim replacement)

G) Discussion of Historic Preservation Plan priorities and annual work program

H) Consideration of Minutes for June 11, 2015

I) Commission Information and Discussion

1. Incentives for continued occupancy of historic buildings
2. Grant Wood fence
3. Report from the Preservation Iowa Summit
4. Roof and door review passed the first round with the city council

J) Adjournment

Staff Report

June 18, 2015

Historic Review for 411 E. Davenport Street

District: Goosetown/ Horace Mann Conservation District

Classification: Contributing

The applicant, Zach Evans, is requesting approval for a proposed construction project at 411 E. Davenport Street, a Contributing property in the Goosetown/ Horace Mann Conservation District. The project consists of adding a basement egress window, window well and cover.

Applicable Regulations and Guidelines:

4.0 Iowa City Historic Preservation Guidelines for Alterations

4.5 Foundations

4.13 Windows

Staff Comments

This house was constructed in 1881, according to Tax Assessor's Records and is located in the Goosetown/Horace Mann Conservation District. It is named for Julius Haberstroh, a carpenter and pressman for S.W. and C.S. Mercer, who purchased the house in 1881. This home is an example of a common vernacular residential house form in Iowa City during the late 19th and early 20th centuries: the Gable-Front form.

This home has a low-pitched gable roof and no porch or dormers. The home has had a large number of alterations over the years, including replacement siding, an added door hood, and a one-story wing added after 1985.

The applicant is proposing to add a basement egress window to the west side of the basement wall. The basement extends under the concrete patios on the front and back of the house. The egress window would be in the side foundation wall of the rear patio. (see photo) The applicant proposes to use a Crestline metal-clad casement window painted dark to match the other windows on the property. The window well would be cast concrete extending about 5 inches above grade. Because of the adjacent porch slab and the proximity to the property line, the applicant will cover the egress window with a steel grate compliant with city code.

The guidelines recommend using materials that appear similar to the existing foundation material for new window wells and using a smooth faced concrete foundation for new construction. New egress windows should match the size, trim, use of divided lights and overall appearance of other windows in the house. Casement windows are allowed only for egress when they are not original. The use of metal-clad, wood-frame combination is acceptable.

In Staff's opinion, the use of a metal-clad Casement window with wide muntin bars adhered to both sides of the glass to approximate the look of a double-hung window is appropriate in this basement egress window option. Since the foundation is not visible on the house, the use of a smooth poured concrete for the window well is preferred. Since the egress location is adjacent to a patio and a pedestrian path in the yard, a cover over the window well is necessary for safety concerns. The building officials prefer a metal grate that can be lifted and is recognizable by the fire department. Given the low profile, about 2 inches over the wall of the window well, this metal grate should not impact the historic character of the existing house.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 411 E. Davenport Street as presented in the report.

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/HPhandbook

For Staff Use:

Date submitted: 6/15/15

- ☐ Certificate of No material Effect
- ☐ Certificate of Appropriateness
 - ☐ Major review
 - ☐ Intermediate review
 - ☐ Minor review

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

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

Property Owner/Applicant Information

(Please check primary contact person)

☒ Property Owner Name: Zach Evans

Email: Accurate @ Southside.net Phone Number: (719) 631-5089

Address: 1530 Iwu Rd.

City: Oxford.

State: IA.

Zip Code: 52322

☐ Contractor / Consultant Name: SAA

Email: _____

Phone Number: () _____

Address: _____

City: _____

State: _____

Zip Code: _____

Proposed Project Information

Address: 411 Davenport St.

Use of Property: rental property

Date Constructed (if known): -

Historic Designation

(Maps are located in the Historic Preservation Handbook)

☐ This Property is a local historic landmark.

OR

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

- ☐ Brown Street Historic District
- ☐ College Green Historic District
- ☐ East College Street Historic District
- ☐ Longfellow Historic District
- ☐ Northside Historic District
- ☐ Summit Street Historic District
- ☐ Woodlawn Historic District

- ☐ Clark Street Conservation District
- ☐ College Hill Conservation District
- ☐ Dearborn Street Conservation District
- ☒ Goosetown / Horace Mann Conservation District
- ☐ Governor-Lucas Street Conservation District

Within the district, this Property is classified as:

☒ Contributing

☐ Noncontributing

☐ Nonhistoric

Application Requirements

Choose appropriate project type. In order to ensure application can be processed, please include all listed materials. Applications without necessary materials may be rejected.

☐ **Addition**

(Typically projects entailing an addition to the building footprint such as a room, porch, deck, etc.)

- | | | |
|--|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Floor Plans | <input type="checkbox"/> Photographs |
| <input type="checkbox"/> Product Information | <input type="checkbox"/> Site Plans | |

☒ **Alteration**

(Typically projects entailing work such as siding and window replacement, skylights, window opening alterations, deck or porch replacement/construction, baluster repair, or similar. If the project is a minor alteration, photographs and drawings to describe the scope of the project are sufficient.)

- | | | |
|--|--------------------------------------|--|
| <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Photographs | <input type="checkbox"/> Product Information |
|--|--------------------------------------|--|

☐ **Construction** of new building

- | | | |
|--|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Floor Plans | <input type="checkbox"/> Photographs |
| <input type="checkbox"/> Product Information | <input type="checkbox"/> Site Plans | |

☐ **Demolition**

(Projects entailing the demolition of a primary structure or outbuilding, or any portion of a building, such as porch, chimney, decorative trim, baluster, etc.)

- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Photographs | <input type="checkbox"/> Proposal of Future Plans |
|--------------------------------------|---|

☐ **Repair or restoration** of an existing structure that will not change its appearance.

- | | |
|--------------------------------------|--|
| <input type="checkbox"/> Photographs | <input type="checkbox"/> Product Information |
|--------------------------------------|--|

☐ **Other:** _____

Please contact the Preservation Planner at 356-5243 for materials which need to be included with application.

Proposed Project Details

Project Description:

Egress window installation

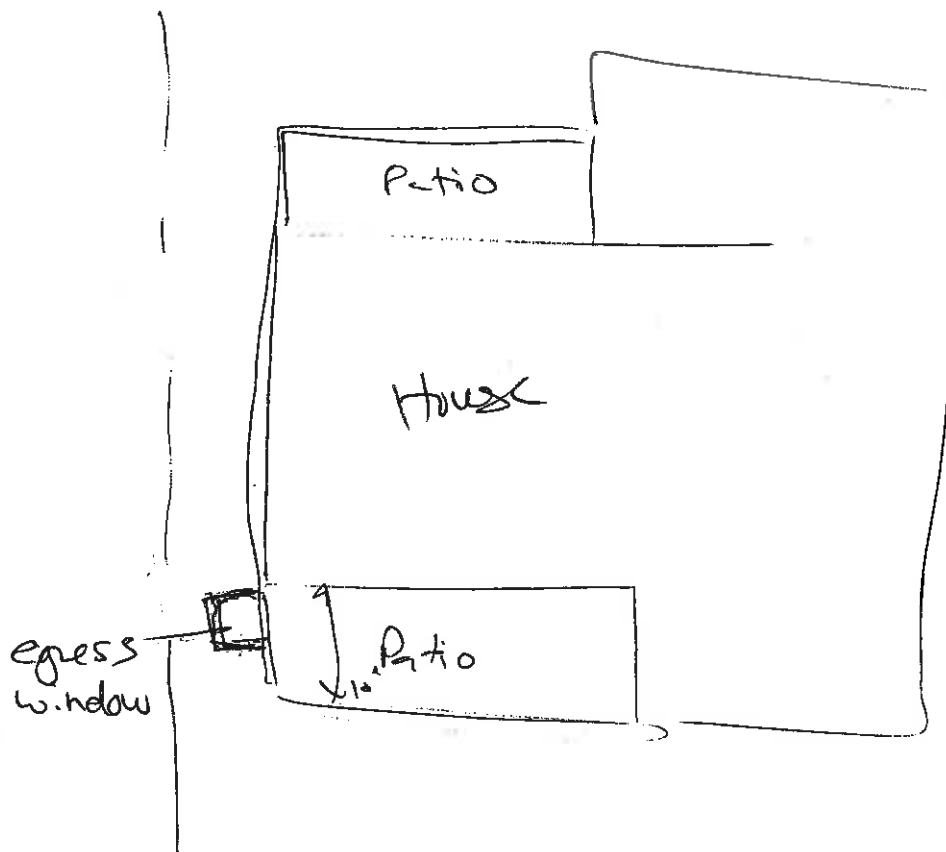
Materials to be Used:

- metal clad (Black to match existing windows) casement window
- (Crestline)
- Surround: concrete (wood texture)

Exterior Appearance Changes:

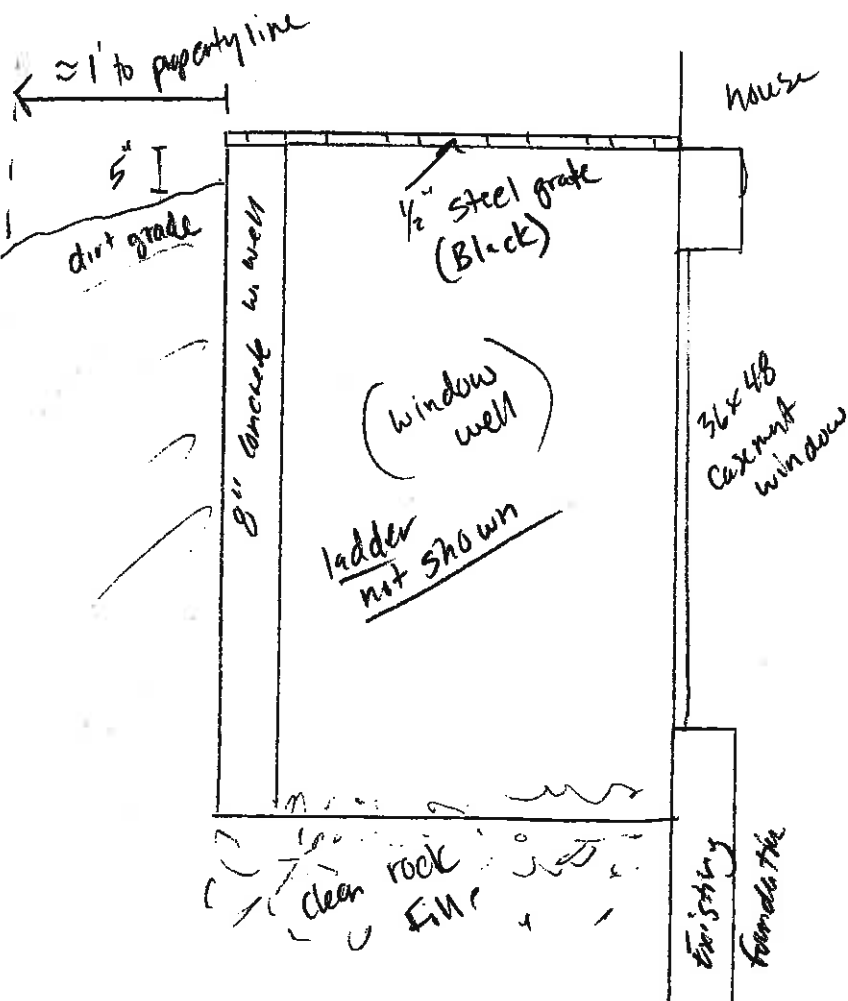
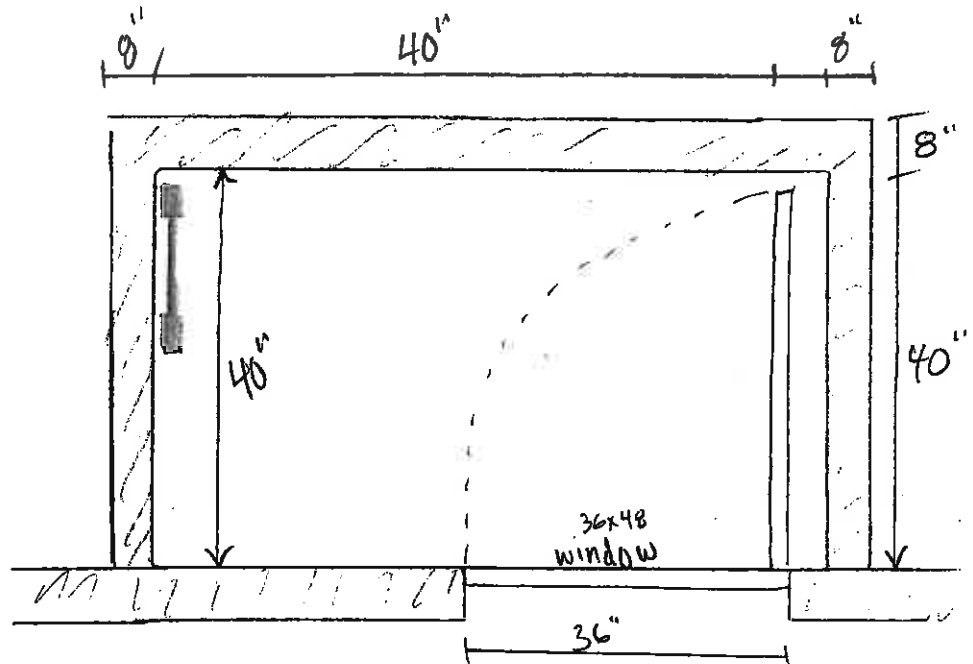
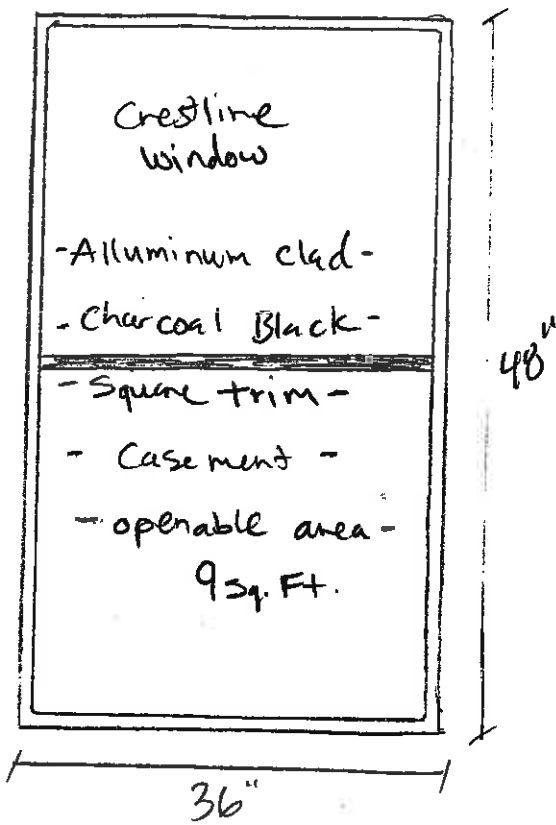


Downport



711 E. Davenport St.
egress window well

Zach Evans
631-5089



- Concrete window well
- 8" Thick Smooth finish
- 36x48 casement window
- Treated wood ladder
- 1/2" steel grate cover (Black)
- window well to be 5" to 6" above finish grade.
- window well ≈ 1' from fence and property line.
- Trim to match existing windows

sill height ≈ 40"

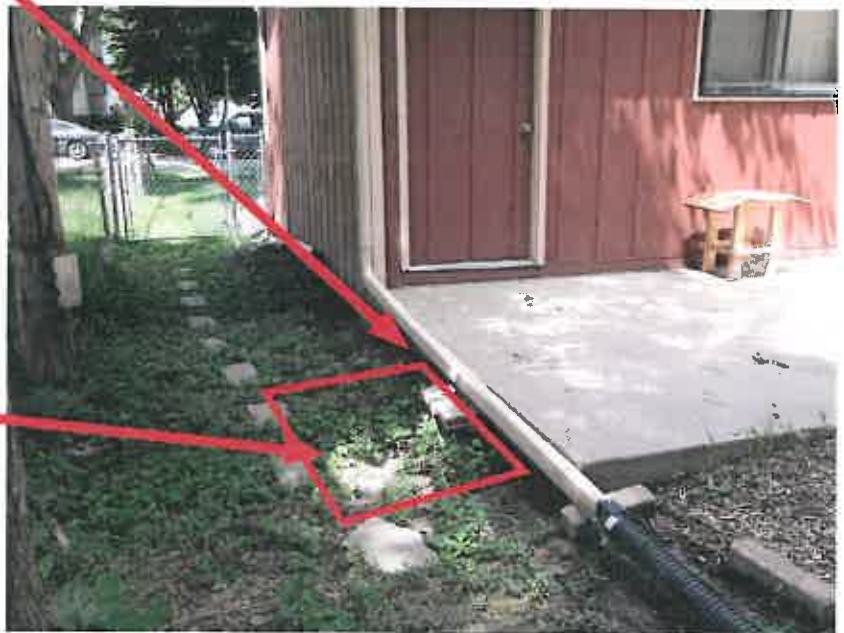
Rear view of
411 E. Davenport

Location of egress
window and window
well



Approximate position
of window well

Basement extends
under concrete slabs
in front and back
of house. Egress
window will be
located in foundation
wall at slab edge



Have Peace of Mind



Durable, all metal locks ensure the sash holds tight to the frame. Each lock is profiled to match the contours of the wood frame.

Fold Down the Handles

After opening or closing your casement or awning window simply fold the handle out of the way. Made of durable metal for smooth operation, the handle nests in its own keeper for added convenience and visual appeal. Corrosion-resistant seacoast hardware is also available.



AWNING WINDOWS

Stacked columns. Running ribbons of glass. Dramatic blocks of light. Create imaginative home designs without forsaking function.

Breathe Easy



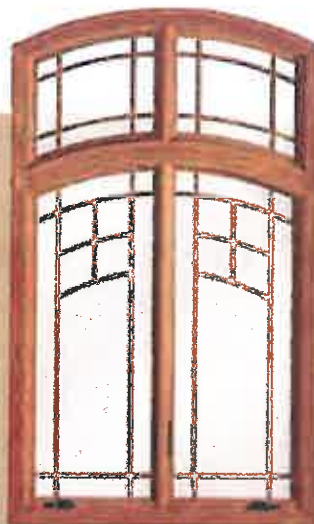
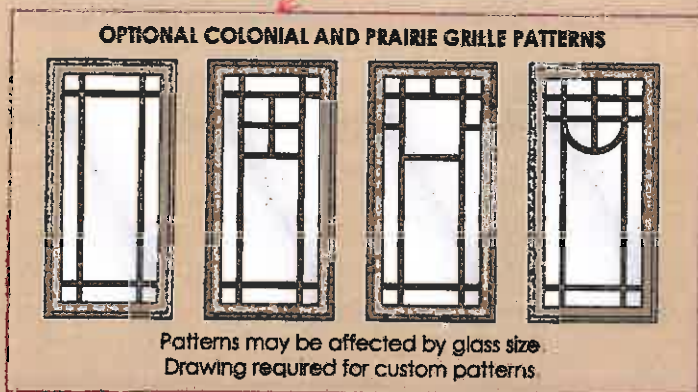
Double hung grille pattern. The horizontal division should be adhered to both sides of the glass, not in the airspace or removable. The width should match your windows

are the perfect choice areas.



CREATE A BOW OR ANGLE BAY WINDOW

Combine a series of casements to create the graceful curves of a bow window or the dramatic dimensions of a 30° or 45° angle bay.



CASEMENT/AWNING WINDOWS

...YOUR PERFECT HOME.

Exterior Trim Options

ALUMINUM-CLAD TRIM



7/8" Brickmould



1-11/16" Brickmould*



3-5/16" Flat Casing*



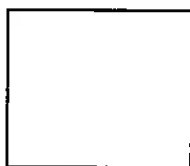
3-5/16" Historical Brickmould*

*Factory-applied trims will require masonry straps for installation.

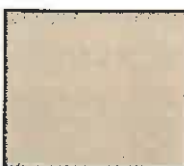
Exterior Color Options

Our extruded aluminum-clad exteriors come in 8 standard colors so you have more choices—all at no additional cost. Want more options? Upgrade to one of our 47 Designer Series colors. Or request a custom color; anything is possible with our Custom Color-Match process.

STANDARD COLORS



White



Almond



Cream



Taupe



Hunter Green



Brown



Brick Red



Dark Bronze



Charcoal Black



Jet Black



Terra Bronze



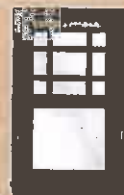
47 Designer Series Colors



Custom Color Match

Colors are approximate

GRILLE PATTERNS



Prairie and Colonial Patterns



Custom Patterns

Patterns may be affected by glass size. Drawings required for custom patterns.

Staff Report

June 30, 2015

Historic Review for 828 Dearborn Street

District: Dearborn Street Conservation District

Classification: Contributing

The applicant, Ben Anderson, is requesting approval for a proposed alteration project at 828 Dearborn Street, a contributing property in the Dearborn Street Conservation District. The project consists of replacing the non-historic T-111 siding on the rear addition with lap siding to match the historic siding and moving the non-historic windows on the addition to new locations, also on the addition. The gutters and downspouts will be replaced.

Applicable Regulations and Guidelines:

4.0 Iowa City Historic Preservation Guidelines for Alterations

4.6 Gutters and Downspouts

4.11 Siding

4.13 Windows

Staff Comments

This two-story home was constructed circa 1925 following the development of the electric streetcar line in 1910 and Longfellow School in 1917. It boasts hip roof dormers and a broad, heavy porch, making it an excellent example of the popular early 20th century Four Square design. It contains original clapboard siding and original windows, a brick foundation, wood/lap siding, and asphalt shingles. An addition on the back appears to have been constructed c. 1970.

The applicant is proposing to remove the modern T-111 siding from the single-story rear addition and replace it with wood bevel siding with a smooth finish and lap size to match the existing historic house. The corners will be beveled and the siding will be painted to match the existing. While this work is done, damaged siding on the historic portions of the house will be replaced with the same material. Gutters and downspouts on the historic house and addition will be replaced.

Windows in the rear addition will be moved as follows:

- On the south side, the three ganged windows will be separated so that the two windows to the west will remain in their existing location and the window on the east will be moved 9 ½ feet east so that it is centered in a newly remodeled interior space. See attached photo.
- The 5'- 8" wide window pair on the east end of the addition will move to the north wall of the addition and be centered between the existing door and the corner.
- The 5 foot wide window pair on the north side of the addition will move to the east wall and be positioned about 2 ½ feet from the southeast corner so that it is centered in the wall of the remodeled interior space.

The jamb and sill trim on these windows will be extended to approximate the trim on the historic portion of the house. The windows have a non-removable brick-mold that prevents the trim from exactly replicating the profile of the historic trim. Similarly, the head of the windows on the north and south sides are in the trim board under the soffit so no additional trim will be added here. The head trim for the east window will be extended to approximate the historic window head trim.

The guidelines recommend installing new downspouts near the corners and painting them to match the background wall or trim color. Synthetic siding should be replaced with siding to match the original siding of the structure. Regarding windows, if an opening is to be relocated, it should not detract from the overall fenestration pattern.

In Staff's opinion, the proposed project will help the modern rear addition to blend in with the historic house. The non-historic siding will be replaced so that the new siding matches the original house. The deteriorated gutters, downspouts, and deteriorated siding will be replaced with appropriate matching materials. The modern window placement on the south side will be improved by moving one of the three windows further east. With the exception of the single window, all of the windows on the addition will then be paired like most of the windows on the historic portion of the house. Relocating the windows on the north and east sides of the addition will make no impact on the historic character of the house but will allow the applicant to remodel the interior space so that it is more functional.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 828 Dearborn Street as presented in the report.

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/HPhandbook

For Staff Use:

Date submitted: 6.10.15

- ☐ Certificate of No material Effect
☐ Certificate of Appropriateness
 ☐ Major review
 ☐ Intermediate review
 ☐ Minor review

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

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

Property Owner/Applicant Information

(Please check primary contact person)

☒ Property Owner Name: Anderson Construction LLC
 Email: ben@anderson-consulting.com Phone Number: (720) 277-5681
 Address: 445 Garden St
 City: Iowa City State: IA Zip Code: 52245

☐ Contractor / Consultant Name: _____
 Email: _____ Phone Number: () _____
 Address: _____
 City: _____ State: _____ Zip Code: _____

Proposed Project Information

Address: 828 Dearborn St
 Use of Property: SFR Date Constructed (if known): _____

Historic Designation

(Maps are located in the Historic Preservation Handbook)

☒ This Property is a local historic landmark.

OR

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

- | | |
|---|---|
| <input type="checkbox"/> Brown Street Historic District
<input type="checkbox"/> College Green Historic District
<input checked="" type="checkbox"/> East College Street Historic District
<input checked="" type="checkbox"/> <u>Maplewood Historic District</u>
<input type="checkbox"/> Northside Historic District
<input type="checkbox"/> Summit Street Historic District
<input type="checkbox"/> Woodlawn Historic District | <input type="checkbox"/> Clark Street Conservation District
<input type="checkbox"/> College Hill Conservation District
<input checked="" type="checkbox"/> Dearborn Street Conservation District
<input type="checkbox"/> Goosetown / Horace Mann Conservation District
<input type="checkbox"/> Governor-Lucas Street Conservation District |
|---|---|

Within the district, this Property is classified as:

- ☒ Contributing ☐ Noncontributing ☐ Nonhistoric

Application Requirements

Choose appropriate project type. In order to ensure application can be processed, please include all listed materials. Applications without necessary materials may be rejected.

☒ Addition

(Typically projects entailing an addition to the building footprint such as a room, porch, deck, etc.)

- | | | |
|--|---|--------------------------------------|
| <input type="checkbox"/> Building Elevations | <input checked="" type="checkbox"/> Floor Plans | <input type="checkbox"/> Photographs |
| <input type="checkbox"/> Product Information | <input checked="" type="checkbox"/> Site Plans | |

☒ Altering

(Typically projects entailing work such as siding and window replacement, skylights, window opening alterations, deck or porch replacement/construction, baluster repair, or similar. If the project is a minor alteration, photographs and drawings to describe the scope of the project are sufficient.)

- | | | |
|---|---|---|
| <input type="checkbox"/> Building Elevations | <input checked="" type="checkbox"/> Photographs | <input checked="" type="checkbox"/> Product Information |
| <input type="checkbox"/> Construction of new building | | |
| <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Floor Plans | <input type="checkbox"/> Photographs |
| <input type="checkbox"/> Product Information | <input type="checkbox"/> Site Plans | |

☐ Demolition

(Projects entailing the demolition of a primary structure or outbuilding, or any portion of a building, such as porch, chimney, decorative trim, baluster, etc.)

- | | |
|--|---|
| <input type="checkbox"/> Photographs | <input type="checkbox"/> Proposal of Future Plans |
| <input type="checkbox"/> Repair or restoration of an existing structure that will not change its appearance. | |
| <input type="checkbox"/> Photographs | <input type="checkbox"/> Product Information |

☒ Other: 19' x 18' Deck ~ 20" above grade. Lattice below to match front porch

Please contact the Preservation Planner at 356-5243 for materials which need to be included with application.

Proposed Project Details

Project Description:

Replacement of existing T-111 Siding on ~1970's addition w/
4" Lap siding to match the original structure. Relocation of windows
and adding a door (6' wide x 80" tall French door) to a new deck
on south side of home to gain access to back yard.

Materials to be Used:

Windows - existing Double hung to be relocated. Siding - 6" Prime fir
to match existing. Door - thermally full-lite French doors. Deck
to be Cedar.

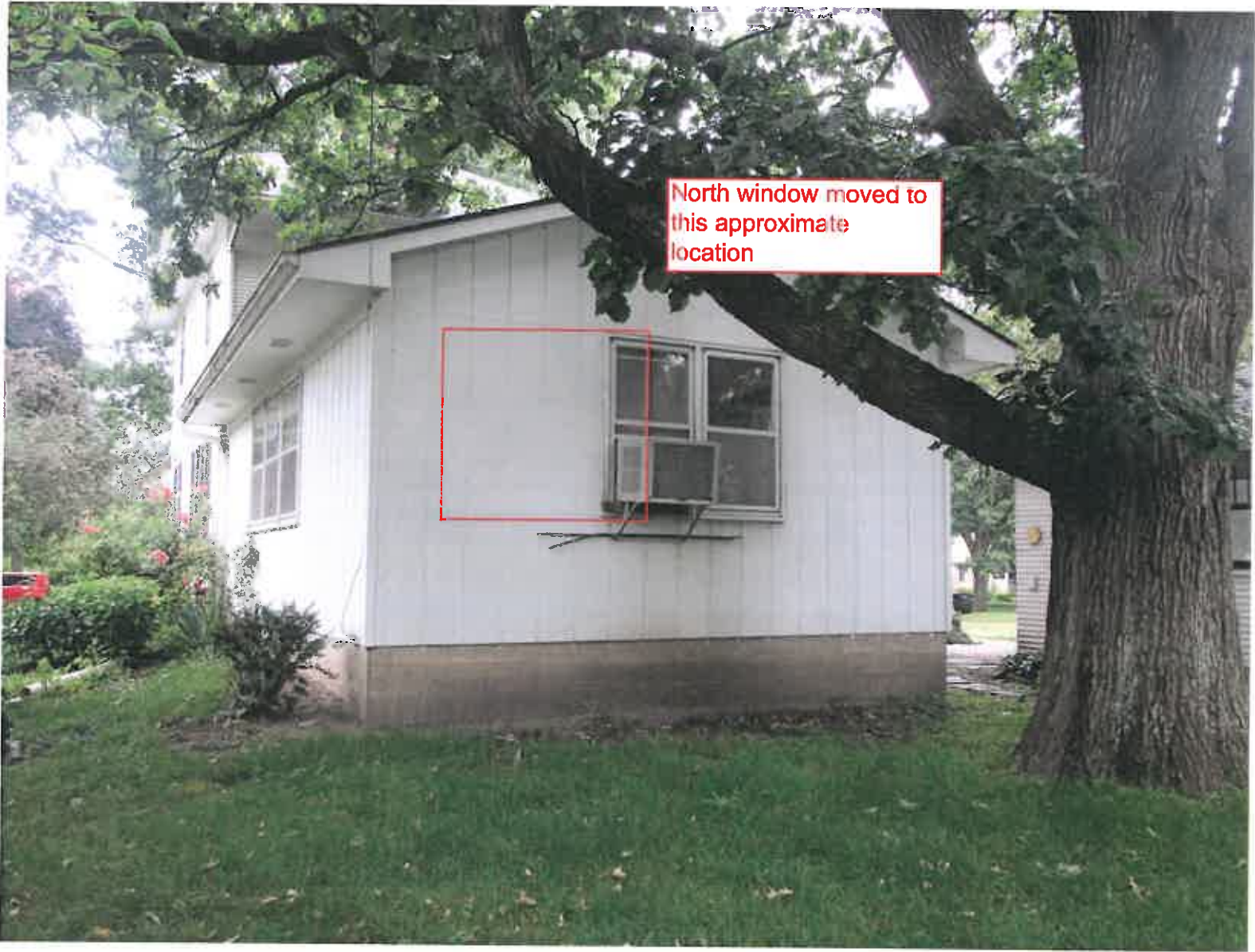
Exterior Appearance Changes:

Home will be updated on outside. New paint, replacement of
damaged siding. Replacement of gutters/downspouts



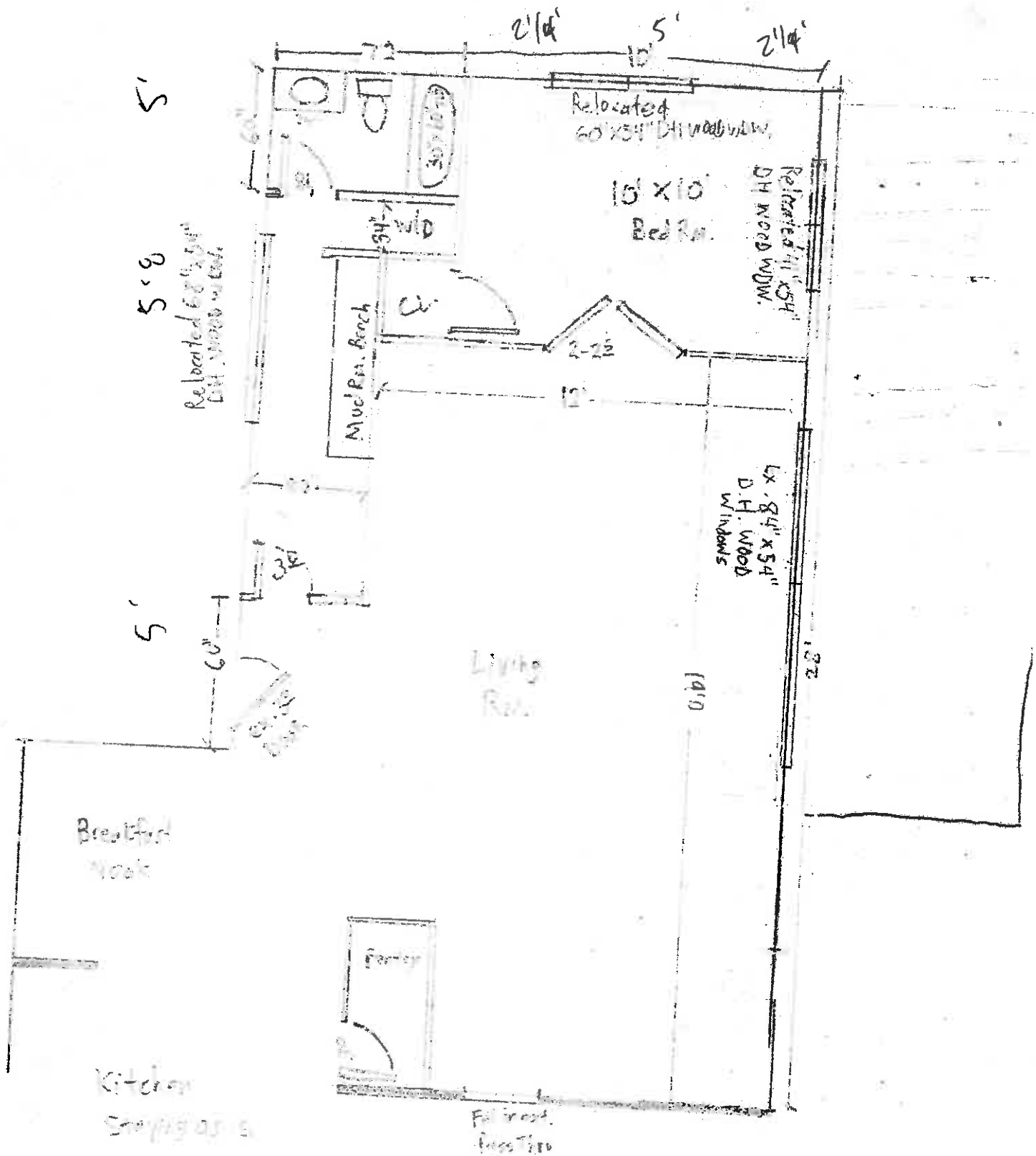


Approximate new
location . Trim and
siding to be
changed

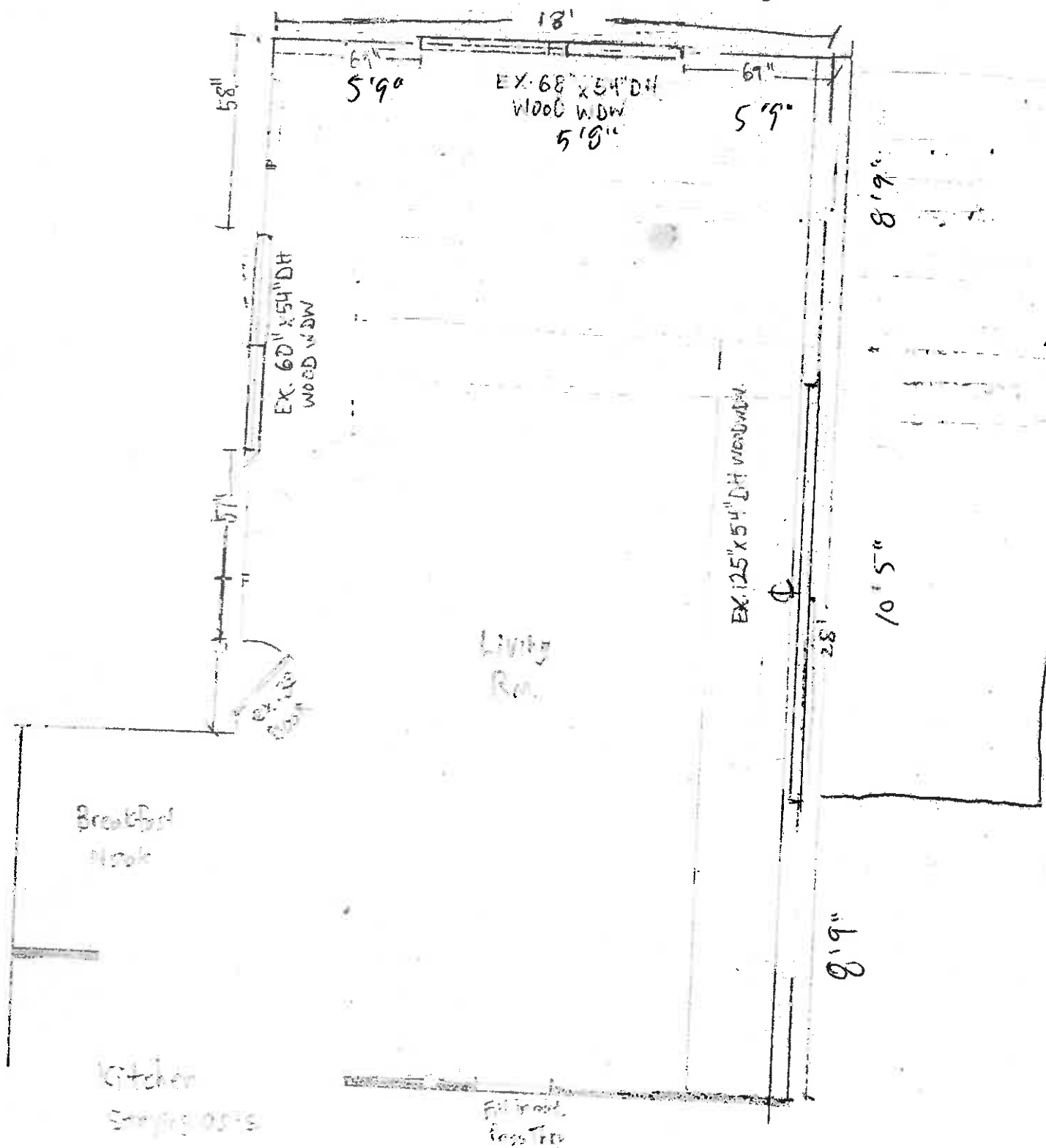




928 Dear John Remodel of Ex+ Addition



AS BUILT (Existing)



MINUTES
HISTORIC PRESERVATION COMMISSION
JUNE 11, 2015
EMMA HARVAT HALL

PRELIMINARY

MEMBERS PRESENT: Kent Ackerson, Thomas Agran, Esther Baker, Kate Corcoran, Frank Durham, Andrew Litton, Ginalie Swaim, Frank Wagner

MEMBERS ABSENT: Gosia Clore, Pam Michaud, Ben Sandell

STAFF PRESENT: Bob Miklo

OTHERS PRESENT: Elizabeth Egenberger, Tom Egenberger, Alicia Trimble

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

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

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

There was none.

CERTIFICATE OF APPROPRIATENESS:

1102 East College Street.

Miklo said this property is in the College Hill Historic District and is located on the north side of the street about midway between Summit and Muscatine. He said it is a classic bungalow-style house, with two chimneys, one of them more prominent but both somewhat distinct.

Miklo said the proposal is to remove one chimney and replace it with a metal chimney. He said the guidelines discuss chimneys pretty clearly in acknowledging that there are some cases where non-prominent chimneys could be removed. Miklo said the guidelines do not allow for new, modern metal chimneys on historic buildings.

Miklo said there have been other situations where chimneys were rebuilt to match an historic chimney. He said that in a recent case on Grant Street, the owners used a thin, brick veneer instead of an actual brick.

Miklo said that Jessica Bristow did a mockup showing what the proposed metal chimney might look like, why it is not appropriate in an historic district, and why the Commission has not approved these in the past.

Miklo said the Commission has approved the complete removal of chimneys when they are no longer needed, because furnaces or other equipment are vented out the side of the house, but has not approved replacing them with metal chimneys. He said that staff would not recommend approval of this application to remove the chimney but would recommend approval of repairing the chimney or rebuilding it similarly to what was done on Grant Street with a veneer similar to the existing brick.

Tom Egenberger said that this chimney was hit by lightning and has cracks in it. He said they discovered this after having a leak in the kitchen and tracing the leak back to the chimney. Tom

HISTORIC PRESERVATION COMMISSION

June 11, 2015

Page 2 of 8

Egenberger said they will have to do something with the chimney. He stated that the bricks are cracked in the chimney, so it's not a matter of just tuck pointing it. Egenberger said that as soon as the insurance company got involved, the price of this became astronomical, reaching about \$8,000. He said if they put a metal, conventional chimney in, it would cost between \$3,000 and \$4,000. Egenberger said he did not want to pay the difference, and he did not think putting a façade around it seems like a permanent solution and is afraid it might cause more problems than it actually fixes.

Corcoran said the staff report says that the chimney cannot be demolished, because something is vented through it. Elizabeth Egenberger responded that the furnace is vented out this chimney.

Swaim asked if there has been any indication that a chimney façade has not held up in the past. Miklo said that he was not aware of any problems. He stated that if it is done properly and maintained, it should hold up. Miklo said that a lot of modern houses with fireplaces have more of a faux chimney, so there is precedent for doing it with a façade.

Miklo said that the ideal situation would be to rebuild the chimney in masonry. He said one could get the best match, the best look, and permanence. Miklo said the second choice would be to do a thin, brick chimney.

Wagner said this is obviously not a high efficiency furnace. He asked if it is going up one of those green, enameled tiled ducts. Tom Egenberger said that it would be clay tile. Egenberger said he traced it back and found some rotten wood and replaced that, but it still leaked. He said then he had a contractor look at the chimney and was told that it had been hit by lightning. He said that a metal lining a possible replacement.

Wagner asked why he couldn't do that and leave that chimney. He said there could possibly be a combination of tuck point, repairing it so the leaks are gone, and then, to keep water from coming in the top, put on a chimney cap.

Elizabeth Egenberger said they talked to the contractor, and apparently that can't be done. She said the problem won't be solved with that type of procedure. Egenberger said they talked to one contractor and four or five chimney people. Miklo asked if their insurance covered lightning strikes. Elizabeth Egenberger said that it does, but the limit is \$3,000.

Tom Egenberger said they have had bids of \$8,000. He said the insurance company gave them a check for \$3,490.

Trimble said she is aware of people who have double-checked with their insurance, and when the guidelines showed and the Commission ruled that the changes could not be made as described, insurance companies in some cases did pay the extra.

Elizabeth Egenberger said the insurance company is assuming the Commission will deny this. She said that the \$3,000 is paying for as much as the insurance company will pay for the brick work and everything else.

Durham asked if it would be possible to reroute the flue so that it doesn't have to go up a chimney. Elizabeth Egenberger said she did not know but said the furnace is the original furnace.

HISTORIC PRESERVATION COMMISSION

June 11, 2015

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Miklo said that, based on the guidelines, there are two alternatives: rebuilding the masonry chimney or building a chimney with thin bricks, which would most likely cost less than the bids received.

Wagner said it seems that the source of where the water is coming from is either through the top or through the sides where the cracks are. He said that if it is coming through the sides, the water goes in there and then works its way down and into the walls. Wagner said if that were sealed, then it's only the top that remains the problem – where the water can get in, get along the brick, and then eventually work its way into the walls. He said that is what would call for a chimney cap, which he assumed would work to keep water and animals out.

Wagner said that tuck pointing, if it's done right, could be done to grind out the mortar joints. He said he was not certain why that would not stop the problem. Wagner said that even if one did a thin, brick façade attached to the front of the brick, there would still be the problem of the water going in the top if there was not a cap. Miklo clarified that the façade would involve a process to remove the chimney from above the roofline, build a box, and then put the new brick on that.

MOTION: Corcoran moved to deny a certificate of appropriateness for the project at 1102 East College Street, Iowa City, IA, as presented in the application. Ackerson seconded the motion. The motion to deny carried on a vote of 8-0 (Clore, Michaud, and Sandell absent).

Miklo suggested the Commission consider a second motion to approve rebuilding the chimney or doing a veneer.

Elizabeth Egenberger stated that when they were going to present the original motion for rebuilding the chimney, they talked with Bristow and discussed having the metal extend four inches above, having some kind of cap, and reproducing the trim at the top. She asked if that is what the discussion is referring to. Swaim confirmed.

MOTION: Corcoran moved to approve a certificate of appropriateness for the project at 1102 East College Street, Iowa City, Iowa, with the condition that the applicants resolve this problem by either: 1) repairing the chimney 2) by rebuilding the chimney with either bricks or thin bricks to match the remaining chimney and/or 3) installing a metal chimney with. Agran seconded the motion. The motion carried on a vote of 8-0 (Clore, Michaud, and Sandell absent).

1009 East College Street.

Miklo stated that this property is located just east of Summit Street and is believed to be one of the first, if not the first, houses built east of Summit Street in this neighborhood. He said the house is Italianate in style with some Greek revival aspects.

Miklo said the porch was at one time removed, and the building was covered in asbestos siding. He said that sometime after 1990, the siding was removed, the exterior of the house was restored, and the porch was rebuilt on the front of the house, and it wrapped around.

Miklo stated that when the porch was rebuilt, it encroached on the window, which is causing problems with leakage and rot. He said the applicant therefore proposes shortening the window and putting in a new sash, double-hung window. Miklo said staff recommends one of two options, one of which would be to shorten the window so that it lines up with the bottom of the

adjacent window, which is a later addition to the house. He added that the applicant alternatively thought he might be able to move the sill so that it would be longer than the adjacent window and somewhat in between the existing other windows on the house.

Miklo showed the way the window has been patched in causing leaking into the roof and the sill, which is causing rot. He said there is obviously a problem. Miklo said one typically does not like to see the front façade altered when it comes to windows, but there seems to be a reason to do it here. He said that short of rebuilding the porch roof, there does not seem to be a solution to this other than raising the windowsill. Miklo said staff recommends approval of decreasing the window height from the bottom - raising the bottom sill of the window. He suggested leaving it up to the applicant to determine where between the two red lines on the photograph that would occur.

Wagner said that presumably all the trim and everything would stay the same. Miklo confirmed that the trim would be replicated. He added that there is a little detail that one doesn't see very often on the bottom. Miklo said that would all be replicated.

MOTION: Corcoran moved to approve a certificate of appropriateness for this project at 1009 East College Street, as presented in the application, with the following conditions: the divided light pattern and window trim detail match existing windows like window B in the photograph; all trim and siding shall be wood, cement board, or a wood substitute to be approved by staff; and the siding replacement portion of the application shall follow the previously distributed certificate of appropriateness. Baker seconded the motion. **The motion carried on a vote of 8-0 (Clare, Michaud, and Sandell absent).**

827 Rundell Street.

Miklo said this property is on the west side of the street in the Dearborn Conservation District. He said this neighborhood was built as part of the Rundell Addition, associated with the streetcar line. Miklo said this is believed to be one of the earliest houses in the neighborhood.

Miklo said there is some question as to whether this was built as a house or a cottage associated with the railroad or what its actual purpose was. He said it is very simple and is just one room in the interior, like a loft space. Miklo added that it has atypical Dutch lap siding.

Miklo said there is some thought that there might have been a porch on the front of the house that was once removed, but there is currently no evidence of that. He said the applicant is proposing a small entry porch over the front door to protect the door from rain. Miklo said the roof would be very simple, would mimic the pitch of the main roof, and would have very simple craftsman-style brackets. He said staff finds that aspect of the application to meet the guidelines.

Miklo said other aspects of the proposal include putting in a railing to match the existing railing on the side entry to the house, which would meet the guidelines. He said another part of the proposal is to replace the back basement door, which staff does not believe is original, with a new, very simple, smooth door. Miklo said that, since this is at the back of the house, staff finds this to be appropriate and recommends approval.

MOTION: Wagner moved to approve a certificate of appropriateness for the project at 827 Rundell Street, in Iowa City, as presented in the application. Corcoran seconded the motion. **The motion carried on a vote of 8-0 (Clare, Michaud, and Sandell absent).**

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Swaim asked that the applicant be reminded that any railings and such are to be painted, as stated in the guidelines.

REPORT ON CERTIFICATES ISSUED BY CHAIR AND STAFF:

Certificate of No Material Effect – Chair and Staff Review.

320 East College Street.

Miklo said this application involved non-historic additions to Trinity Episcopal Church. He said this involves a modern addition that was done to complement the original. Miklo said there is a courtyard behind that, and then there is more modern construction. He said this is basically repairing roofs, with no material effect, so it was approved administratively.

Minor Review – Preapproved Item – Staff Review.

1009 East College Street.

Miklo said there were other aspects to the repair of this property, including damaged siding and trim materials that were approved administratively so that the owners could get started with the work. He said that the window project was just approved by the Commission.

625 South Governor Street.

Miklo said there are two windows to be replaced at this property. He showed the street façade, facing Governor Street. Miklo said there is one window on the south side that just needs to be repaired, and one window on the west side to be replaced with a casement window, a window that opens sideways, to allow egress. He said this was allowed as a minor review – when the appearance does not change, except for egress.

509 South Lucas Street.

Miklo said the Commission reviewed this building a couple of years ago, when the porch was rebuilt without a permit. He said the owners then put the porch back the way it was originally.

Miklo said the owners had done some do-it-yourself window repair, using some epoxies and putty - materials that would typically not be used on a window. He said that the work did not last. Miklo said Iowa City Door and Window looked at this and said that the materials used ruined the muntin bars. He said staff therefore approved replacing the windows with like windows, in terms of wood windows with metal cladding.

Intermediate Review – Chair and Staff Review.

712 Ronalds Street.

Miklo said this is a non-contributing property, because there have been several additions over the years, including a porch. He said that the post and spindles are very thin, not something that would be seen on a historic house.

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Miklo said the property owner proposed replacing the posts or covering them with cedar or some other approved material to make them wider and then putting lap siding over the railing. He said that this is a pretty common design throughout Iowa City and is probably a little better than what is there now.

Miklo said staff approved this administratively. He said that this was a non-contributing property in an historic district and therefore did not need to come before the Commission.

DISCUSSION OF HISTORIC PRESERVATION PLAN PRIORITIES AND ANNUAL WORK PROGRAM:

Miklo said the subcommittee has not had a meeting since the last Historic Preservation Commission meeting. Corcoran said she would send an e-mail to the subcommittee members to work out a time to meet.

CONSIDERATION OF MINUTES FOR MAY 14, 2015:

Agran stated that comments attributed to him were actually made by Ackerson, and comments attributed by Ackerson were actually made by Agran and should therefore be corrected.

MOTION: Baker moved to approve the minutes of the May 14, 2015 Historic Preservation Commission meeting, as amended. Male seconded the motion. The motion carried on a vote of 8-0 (Clare, Michaud, and Sandell absent).

COMMISSION INFORMATION AND DISCUSSION:

Incentives for continued occupancy of historic buildings.

Miklo said that Michaud had asked that this be on the agenda, and he suggested putting off discussion since she was not in attendance.

518 Bowery to receive Preservation At Its Best Award.

Miklo said this property came before the Commission on three occasions. He said one was to designate it as an Iowa City landmark. Miklo said it then came for the repair work, which on the exterior mostly consisted of restoring the storefront windows. He said it then came before the Commission for review of the sign.

Miklo said this property will be awarded a Best in Preservation in Iowa Award at the Preservation Summit in Winterset later in June. He stated that Bristow and Corcoran will be attending the summit to accept the award.

Miklo said there were projects from all over the State, so it is impressive that this project is receiving the award for the Small Commercial category. He said that Swaim will be sending a memo to the City Council to bring this to its attention and to remind people of the positive things that preservation does for and in the community.

Swaim asked if the City could send out a press release regarding this to the local and Cedar Rapids newspapers.

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Miklo said that 610 Ronalds Street, for which the Commission denied a demolition permit at its last meeting, has been purchased by the neighboring property owners from the former applicant. He said that it will be coming before the Commission in some fashion in the future.

Miklo added that the City Council will be considering the Commission's request to amend the building code to require building permits for roofs in historic districts and on landmarks, (not in conservation districts) and also for street-facing doors/front doors in historic districts and on landmarks. He said the City Council will be considering this on Tuesday.

ADJOURNMENT:

The meeting was adjourned at 6:05 p.m.

Minutes submitted by Anne Schulte

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ATTENDANCE RECORD

2014-2015

KEY:

NAME	TERM EXP.	8/14	9/11	10/9	11/13	12/11	1/8	2/12	3/12	4/9	5/14	6/11
ACKERSON, KENT	3/29/16	X	X	X	X	X	X	X	X	X	X	X
AGRAN, THOMAS	3/29/17	O/E	X	X	O/E	X	X	X	O/E	X	X	X
BAKER, ESTHER	3/29/18	X	X	X	O/E	X	X	O/E	X	X	X	X
CLORE, GOSIA	3/29/17	O/E	X	X	X	O/E	X	X	X	X	O/E	O/E
CORCORAN, KATE	3/29/16	O/E	X	X	X	X	X	X	X	X	X	X
DURHAM, FRANK	3/29/16	O/E	X	X	X	X	X	O/E	X	O/E	O/E	X
LITTON, ANDREW	3/29/17	X	X	X	X	X	O/E	X	X	X	X	X
MICHAUD, PAM	3/29/18	X	X	X	X	X	X	X	X	X	X	O/E
SANDELL, BEN	3/29/17	X	X	X	X	X	X	X	X	X	X	O/E
SWAIM, GINALIE	3/29/18	X	O/E	O/E	X	X	X	X	X	X	X	X
WAGNER, FRANK	3/29/18	O/E	X	O/E	X	O/E	O/E	O/E	X	X	O/E	X