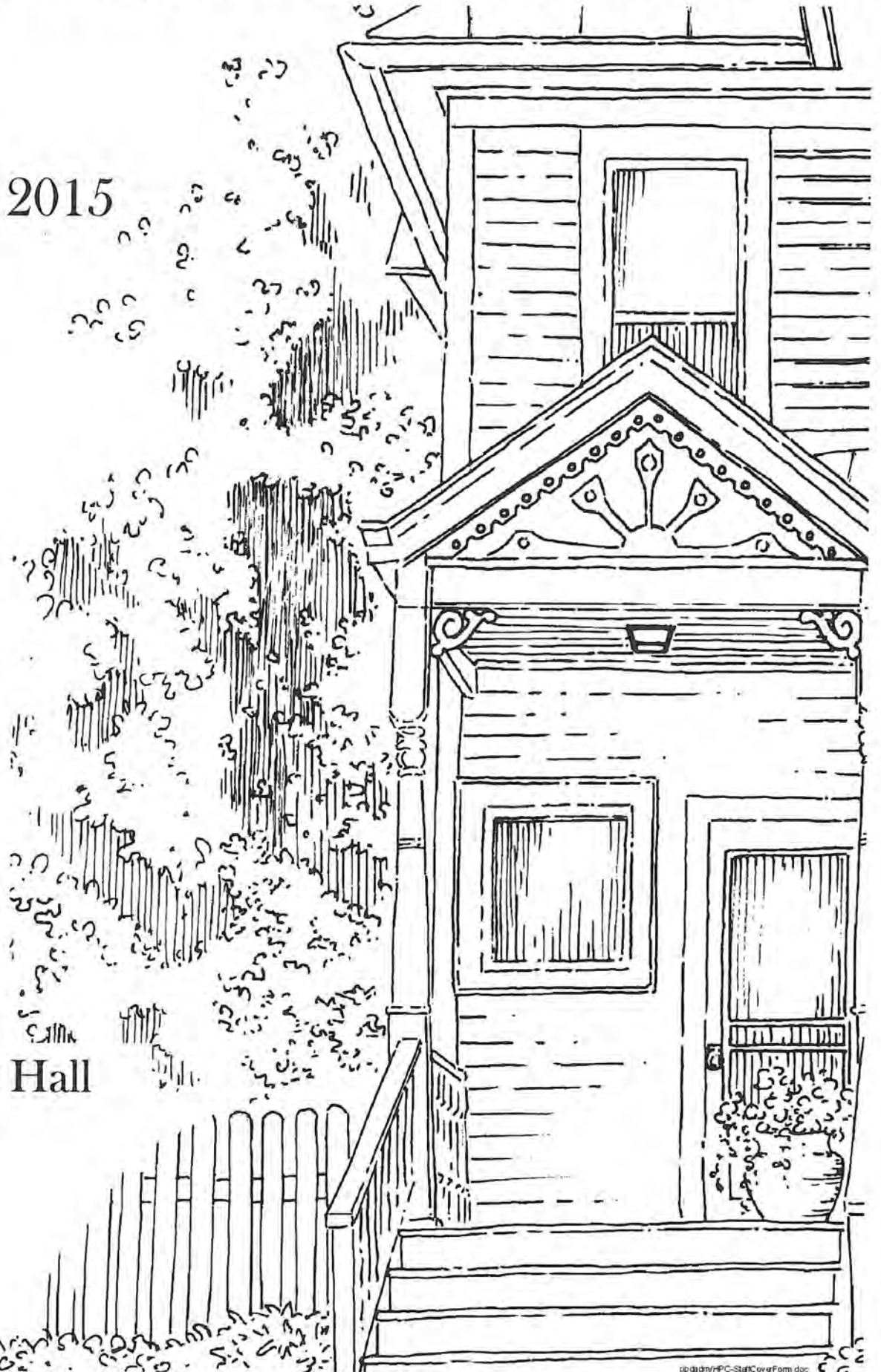
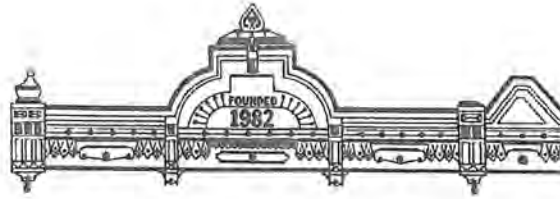


# Iowa City Historic Preservation Commission

Thursday  
October 8, 2015  
5:30 p.m.



Emma Harvat Hall  
City Hall



## **IOWA CITY HISTORIC PRESERVATION COMMISSION**

**Thursday, October 8, 2015**

City Hall, 410 E. Washington Street

Emma J. 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**

1. 328 Brown Street – Brown Street Historic District (One-story rear addition)
2. 1025 Burlington Street – College Hill Conservation District (window, porch, roof, chimney, and siding work)

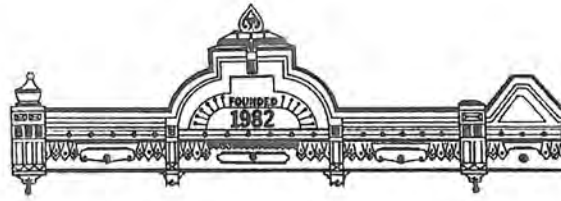
**E) Report on Certificates issued by Chair and Staff**

**Certificate of No Material Effect – Chair and Staff review**

1. 403 E. Jefferson Street – Jefferson Street Historic District (asphalt shingle roof replacement)
2. 1223 E. Burlington Street – College Hill Conservation District (porch floor, structure, and railing reconstruction)
3. 1024 Woodlawn Avenue – Woodlawn Historic District (siding, sill and 2<sup>nd</sup> floor balustrade replacement)
4. 530 Ronalds Street – Brown Street Historic District (deteriorated soffit repair)
5. 739 Clark Street – Clark Street Conservation District (replacement of deteriorated concrete driveway with a new concrete driveway)
6. 613 E. College Street – College Green Historic District (removal and reinstallation of concrete porch stairs)

**Minor Review – preapproved item – Staff review**

1. 715 N. Johnson Street – Brown Street Historic District (replacement of non-historic windows with wood double-hung windows to match the existing)
2. 506 Clark Street- Clark Street Conservation District (replacement of deteriorated casement windows with new vinyl-clad casement windows on a non-historic property)
3. 636 South Governor Street- Governor-Lucas Street Conservation District (window replacement – deck portion of application to be reviewed later)



**F) Consideration of Minutes for September 10, 2015**

**G) Adjournment**

**Historic Review for 328 Brown Street**

District: Brown Street Historic District  
Classification: Key Contributing

The applicants, Jacqueline Briggs and Eric Gidal, are requesting approval for a proposed addition project at 328 Brown Street, a contributing property in the Brown Street Historic District. The project is to add an addition to the rear (north) side of the house and add a railing to the roof on the south side to match historic photos.

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

- 4.1 Balustrades and Handrails
- 4.3 Doors
- 4.11 Siding
- 4.13 Windows
- 4.14 Wood

**5.0 *Guidelines for Additions***

- 5.1 Expansion of Building Footprint

***Staff Comments***

The Joseph Slezak House is a High-Style Late Victorian home from the transitional period between the Victorian era and the emerging Neo-Classical Revival period. Iowa City architect O. H. Carpenter designed the residence and contractor J. J. Hotz built the house in 1892. The house is an eclectic design combining decorative features of the Romanesque Style with Neo-Classical details. A massive hipped roof covers the main house with gable wall dormers on the front and sides and a polygonal turret on the northwest corner. The turret and two-story window bays on the sides were originally surmounted by a classical balustrade. A mixture of masonry materials and decorative moldings are used to give the house its distinctive design.

The applicant will recreate a missing balustrade along the roof edge of the front porch according to historic photos. To avoid significant deterioration, they propose using Fypon, a synthetic material that will follow existing profiles and be painted to match the rest of the house.

The applicant will also construct a sunroom and rear entry porch addition with a low hip roof, two skylights and a decorative roof balustrade on the rear of the existing house. The addition will step in from the sides of the house 2 foot 3 inches. A bay window and the porch will project out from the sides of the addition but still recess from the existing house. The addition will have a stone facing on the foundation to match the exiting foundation. Metal-clad double hung windows and paneled siding will blend with the existing treatment on the house. The rear porch columns, bases and rail will match the front porch except the spindles may differ.

An effort will be made to retain existing materials in the area of the new addition. The existing back door will be reused at the new porch entry. The west rear window will be removed and saved with its stone trim on the property. Any brick that can be saved from the demo area will also be retained. The east rear window will remain in the wall.

The guidelines recommend constructing of replacing missing balustrades by using historic photographs. New components should match the historic components in design and material.

The Guidelines for Additions emphasize the importance of preserving the character and features of the historic house, while designing an addition that is both compatible with and distinguished from the historic

house. Significant historic materials and features of the original structure should be preserved. New additions should be consistent with the massing of the existing building and new porches should be consistent with the historic style. Foundations, trim, and siding, material should all match the existing structure. Windows should be of a similar type, proportion and divided light pattern as those of the original structure.

In Staff's opinion, replacing the missing balustrade on the front porch improves the historic character of the house in a manner consistent with the guidelines.

The new addition at the rear is designed to mimic the roofline and detailing of the front porch. Since the rest of the structure is a brick structure with a high pitched roof, it would be neither possible nor appropriate to replicate in a rear addition. In staff's opinion the new addition should blend with the structure yet appear as a distinctly new section that is not as elaborate as the front porch. The owner has agreed to minimize the number so that the spindle pattern is improved. The Fypon material seems to be substantial so that it could be an appropriate substitution for wood and staff recommends Commission approval for the material in this application.

The application drawings show double-hung windows with transoms. The owner has since decided to use tall double-hung windows without transoms. The windows will either be metal-clad wood windows by Anderson or Windsor. It is staff opinion that this window type (without the transoms) in the spacing shown on the drawings will be appropriate for this addition.

Matching the foundation on the existing house is appropriate for this new addition. Since the house does not have any large areas of wood siding, the new addition will be a new material for this structure. The original drawings have board and batten siding that staff finds is not appropriately formal for a brick structure of this character. We have been working with the owner to create a paneled pattern that looks at the front porch columns bases for influence. In staff's opinion, a pattern based on this will be appropriate for this house.

This new addition will be highly visible from Gilbert Street on the east side. In staff's opinion, the footprint, roof line and design concept will work well with the existing house. The applicant needs to clarify the window product information, railing design and siding design through revised drawings and product information. The applicant has indicated that revised drawings will be submitted before the October 8, Historic Preservation Commission meeting. Staff will make a recommendation once they are received and reviewed.







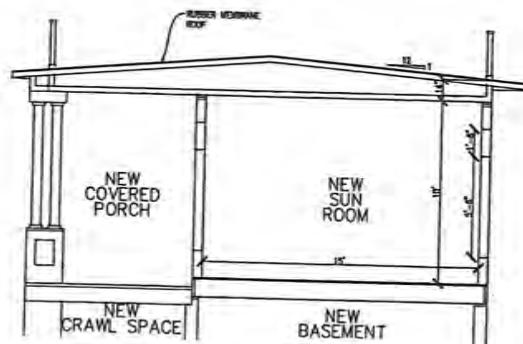












1 CROSS SECTION  
2 1/4" = 1'-0"



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

Revised 9.1.2015

THIS PLAN OR SPECIFIC PORTION HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF UNTRAUER DRAFTING SERVICE, INC. ANY REUSE OF THIS PLAN OR SPECIFIC PORTION HEREIN FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF UNTRAUER DRAFTING SERVICE, INC. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO UNTRAUER DRAFTING SERVICE, INC. UNTRAUER DRAFTING SERVICE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR SPECIFIC PORTION HEREIN. UNTRAUER DRAFTING SERVICE, INC. SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION OF THE BUILDING SHOWN ON THE PLAN OR SPECIFIC PORTION HEREIN. UNTRAUER DRAFTING SERVICE, INC. SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION OF THE BUILDING SHOWN ON THE PLAN OR SPECIFIC PORTION HEREIN. UNTRAUER DRAFTING SERVICE, INC. SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION OF THE BUILDING SHOWN ON THE PLAN OR SPECIFIC PORTION HEREIN.

Untrauer Drafting Service, Inc.  
2200 Shingler Circle, Coralville, Iowa 52241 (319) 430-0700

Jacki Briggs and Eric Gidal addition at 328 Brown St.  
by Robert Rich - HomeWorks Remodeling Inc.

NORTH ELEVATION & SECTION

2 0'







1 EAST ELEVATION  
3 3/16" = 1'-0"

REVISED 9.1.2015

THESE PLANS OR ANY PART THEREOF ARE HEREBY PROVIDED AS INFORMATION TO THE ARCHITECTURAL PROFESSIONAL SERVICES AND NOT TO BE USED IN ANY MANNER AS A BASIS FOR ANY OTHER DESIGN OR CONSTRUCTION. THE ARCHITECTURAL PROFESSIONAL SERVICES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECTURAL PROFESSIONAL SERVICES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECTURAL PROFESSIONAL SERVICES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

Untrauer Drafting Service, Inc.  
3240 Shippensburg Circle, Conowingo, Iowa 52241 (319) 430-0760  
Jacki Briggs and Eric Gidal addition at 320 Brown St  
by Robert Rich - HomeWorks Remodeling Inc.  
EAST ELEVATION





**Historic Review for 1025 Burlington Street**

District: College Hill Conservation District

Classification: Contributing

The applicant, UniverCity Neighborhood Partnership, is requesting approval for a proposed alteration project at 1025 Burlington, a Contributing property in the College Hill Conservation District. The project consists of window, roof and siding replacement, and porch and chimney alteration.

**Applicable Regulations and Guidelines:**

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

- 4.3 Doors
- 4.6 Gutters and Downspouts
- 4.10 Porches
- 4.11 Siding
- 4.13 Windows
- 4.14 Wood

***7.0 Guidelines for Demolition***

- 7.1 Demolition of Whole Structures or Significant Features

***Staff Comments***

Built around 1890, this house appears to be a free classic Queen Anne with a main hip roof and multiple gables and cross gables. There is a single double-hung window centered in the gable at the second story, as well as on the cross-gables. Under the flat porch roof is an enclosed porch in the front, and a detached single-car garage can be found in the rear of the property. The house has been significantly altered by a previous owner including an addition in the back, enclosed front porch and replaced and resized first floor windows.

The applicant is proposing to remove the porch infill and expose the original columns, rail, and siding. The vinyl flooring will be removed from the porch, hopefully exposing original flooring in a condition that can be repaired and used. Deteriorated fascia and soffit will be replaced with wood trim to match the existing and plywood bead board soffit. The gutters, except the built-in gutter at the front porch will be replaced with k-style gutters. The standing seam metal roof will be removed and replaced with asphalt shingle roofing. The two chimneys will be evaluated when the roof work is done. It is possible that one or both of them might need repair or removal.

Most of the small modern window replacements will be removed and replaced with new aluminum clad double-hung windows matching the size of the original opening. Original trim still remains. A few of the replacement windows either will be replaced shorter than the original windows or will be removed completely. Siding will be repaired or replaced in the areas where windows are removed or resized so that siding is cohesive. Existing sills on resized windows will be moved up to fit new windows if it is in good condition or replaced with wood sills to match existing if it is not. Attached images show the window changes.

The siding on the back porch addition will be replaced to match the rest of the existing siding. The house will be repainted once the exterior work is complete. On the rear garage, the deteriorated chimney will be removed.

The guidelines recommend repairing historic porches and conserving as much of the historic material as possible. Enclosing front porches is disallowed. Historic windows and trim are to be preserved but badly deteriorated windows can be replaced with new wood or metal-clad wood windows. Removing or changing the size of windows is discouraged unless it does not detract from a fenestration pattern or is necessary for



egress. Deteriorated sections of historic siding should be replaced with siding to match the existing. Metal roofs should be retained rather than replaced but an exception allows for consideration of a replacement if the need is documented. Asphalt shingles that mimic wood shake in color are an acceptable replacement for wood shingles.

Section 7.1 of the guidelines recommend retaining any historic architectural feature that is significant to the architectural character and style of the building, including chimneys. Further, section 4.2 recommends retaining prominent chimneys that are important to the historic architectural character of the building.

In Staff's opinion, this property has had much of its historic character jeopardized by the remodeling efforts of past owners. An effort is being made at this time to restore much of this historic character with this application. The front porch will be opened up. The ceiling, siding, columns, and railing all exist under the current infill. Opening this up and retaining or repairing as much as possible and replacing with like materials missing or deteriorated elements will correct the porch infill that would have gone against the guidelines if they had been in place when the work was done. The main street presence of the home will be significantly improved.

The current state of the standing seam metal roof is one of significant deterioration. Rusty areas, soft areas, and general disrepair warrants its replacement instead of recoating. Using asphalt shingles will improve the historic character of the home which because of its age probably had original shake shingles. It is staff's opinion that the roof should be replaced with asphalt shingles.

The windows had been filled in a resized by a past owner who left all of the framing and trim in place. In locations where these windows still work with the interior layout, the windows will be replaced with new windows that fit the original frame and trim size. A few windows such as those in the newer bathroom and kitchen or at the stair can no longer remain or be replaced at the original size. In those instances the trim will be removed and used elsewhere if possible and the siding will be repaired to appear seamless. In the kitchen, for example, a new window will be installed that will match the original width but will have a sill that is above the kitchen counter. At the stair, two of the three ganged windows areas will be removed and the final one will be replaced as close to the original height as possible. The sill might need to be raised slightly to clear the stairs. A door opening adjacent to this window, which also currently has a small window infill, will be removed and replaced with a window to match the other full height windows. It is staff's opinion that the proposed window work will also significantly improve the exterior character of the house and remediate past work that would have been contrary to the guidelines.

Finally, the status of the chimneys on the house is questionable. The applicant will not know if they can be saved until it is possible to safely access the roof. It is the applicant's intent to retain either or both if possible. Given the elaborate articulation of the roof on this house, it is staff's opinion that the roofline itself is the location of the historic character and not the chimneys. While they can hopefully remain, they are not overly prominent and it is staff's opinion that their removal would not harm the historic character of the home. The chimney on the garage is, however, in such a deteriorated state that it is a danger and warrants removal.

### ***Recommended Motion***

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

- If the porch flooring needs replacement, it is replaced with either vertical-grained fir flooring or a material approved by staff.
- If either or both chimneys on the house need to be removed, their condition warrants it and their removal is approved by staff and chair.
- New window product 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/HPHandbook](http://www.icgov.org/HPHandbook)

For Staff Use:

Date submitted: 9, 28, 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 attached document for application deadlines and meeting dates.

### Property Owner/Applicant Information

(Please check primary contact person)

☒ Property Owner Name: CITY OF IOWA CITY

Email: David-Powers@iowa-city.org Phone Number: ( 319 ) 356-5233

Address: 410 E. WASHINGTON ST.

City: IOWA CITY State: IA Zip Code: 52240

☐ Contractor / Consultant Name: \_\_\_\_\_

Email: \_\_\_\_\_ Phone Number: ( ) \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

### Proposed Project Information

Address: 1025 E. BURLINGTON ST.

Use of Property: RESIDENTIAL Date Constructed (if known): 1900

### 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 checked="" 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 checked="" 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:**

SEE ATTACHED

**Materials to be Used:**

**Exterior Appearance Changes:**



**Project description:**

We will be removing the standing seam steel roof and install new asphalt architectural shingles. It is our goal at this point to maintain the existing chimneys, but they will need to be evaluated at the time of construction. We will be redoing the fascia, soffit, and gutters. The new fascia will be painted wood, the soffit will be beaded plywood, and the gutters will be seamless K style. Sometime in the past, all of the windows in the home were removed and blocked in to install smaller modern windows as well as some being completely closed off. These modifications will be removed and new wood/aluminum clad double hung windows will be installed to fit the original, historic openings. The original picture window will be reinstalled in the front of the house. There are several windows that cannot be replaced due to changes inside the home. These openings will be closed off and siding installed to cover them. New wood siding will be installed in areas around the house where needed to restore the original look of the home. It is our goal to open the front porch again and restore the columns and rails. We will be painting the exterior of the home after the rest of the work is complete.

We will also be removing a hazardous chimney on the detached garage and patching the roof.

**Materials to be used:**

Wood beveled siding to match the existing, wood trim to match the existing, aluminum clad wood windows, aluminum gutters and downspouts, asphalt shingles.

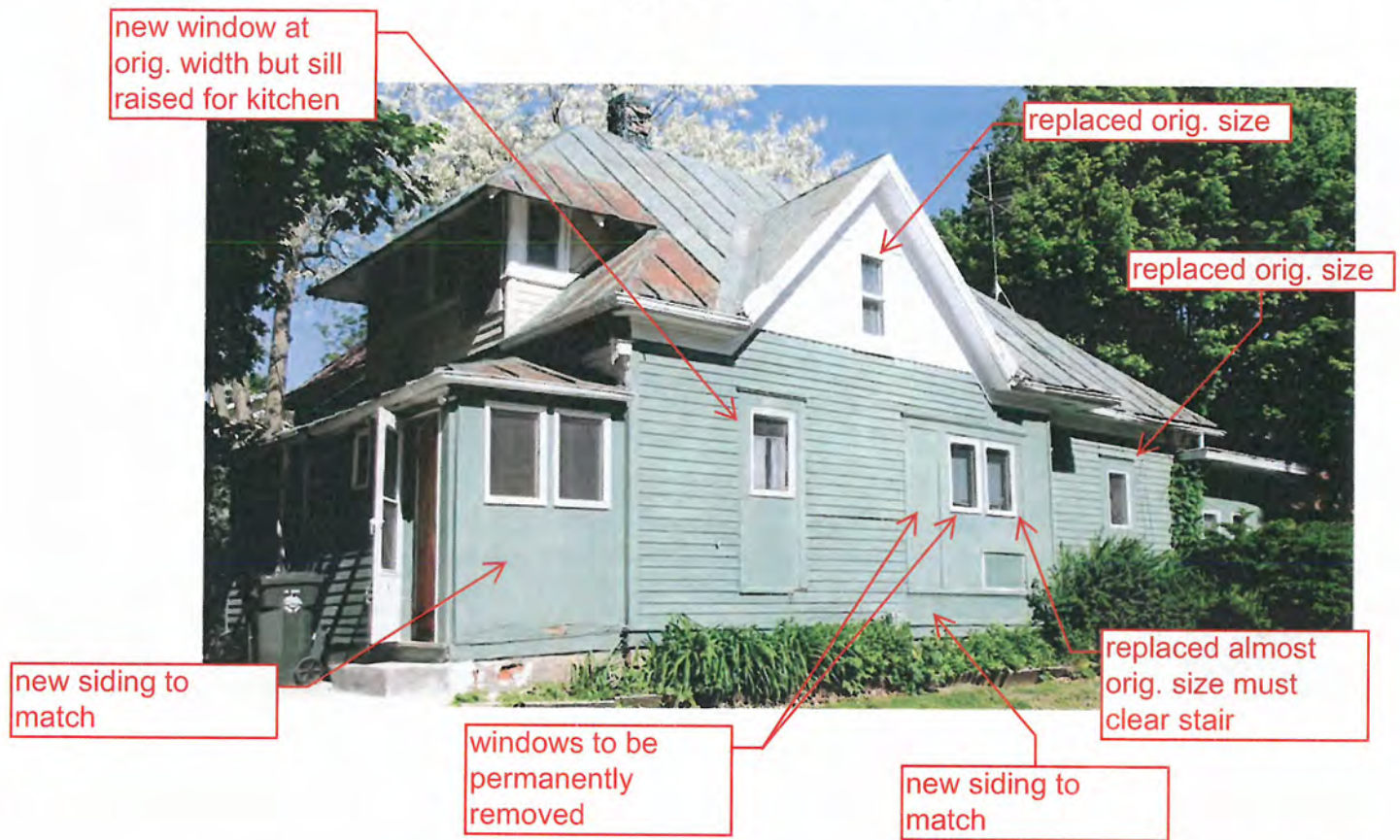
**Exterior appearance changes:**

From its current condition, the exterior appearance to the home will be substantial. The windows will be restored to their original size, the porch will be opened again, the siding will be repaired and completed where plywood patches now exist, and the roof will be changed from steel to asphalt shingles.





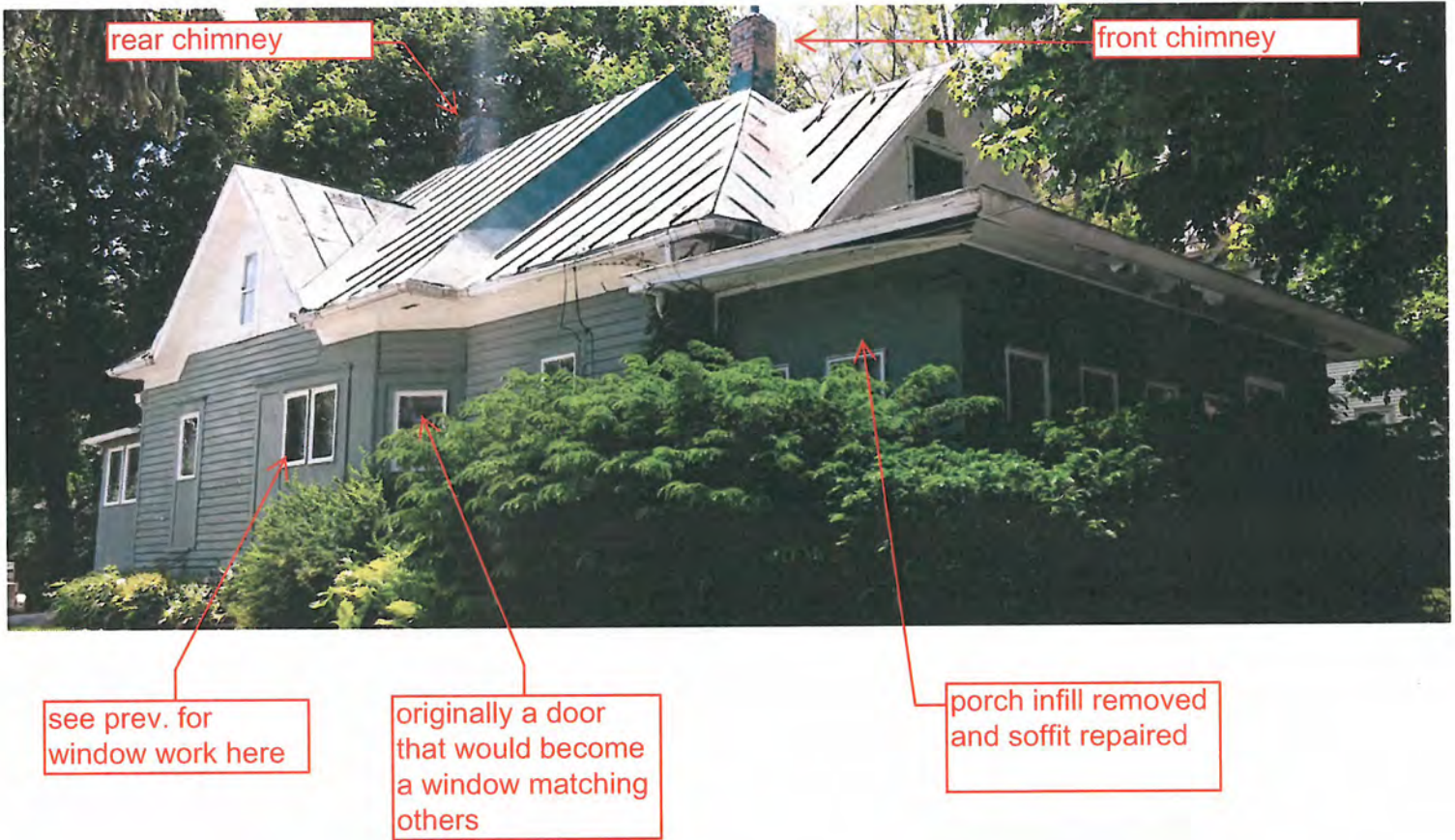
# Existing East Elevation



Photoshop mockup of possible work  
(except back porch)



## Existing Northeast elevation



## Current front porch





## Existing Southwest (rear) corner



## Photoshop mockup of window replacement





## Existing rear elevation



window at  
bathroom counter  
to have sill raised

new full height and  
full width awning  
window to be  
installed- laundry  
area

## Existing garage (street elevation)



chimney to be  
removed



MINUTES  
HISTORIC PRESERVATION COMMISSION  
SEPTEMBER 10, 2015  
EMMA HARVAT HALL

PRELIMINARY

MEMBERS PRESENT: Thomas Agran, Esther Baker, Gosia Clore, Kate Corcoran, Frank Durham, Andrew Litton, Pam Michaud, Ben Sandell, Ginalie Swaim, Frank Wagner

MEMBERS ABSENT: Kent Ackerson

STAFF PRESENT: Jessica Bristow, Bob Miklo

OTHERS PRESENT:

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.

CONSENT AGENDA: CERTIFICATE OF APPROPRIATENESS.

825 Roosevelt Street.

Bristow said this property is in the south part of the Clark Street Conservation District. She said this is a small, non-contributing property built around 1951.

Bristow said the house has double-hung windows and a basement egress window in the back that needs to be replaced and resized. She said the other basement windows are all triple-pane awning windows. Bristow said that the one that currently needs to be replaced is an aluminum slider. She said the width is correct, but she is not certain if the height is correct.

Bristow stated that the owner would like to replace the window with a metal-clad, wood casement window. She said that instead of having a metal window well with wood filling in the extra space, the owner plans to build a nice, square window well out of block to match the foundation of the home.

Bristow said staff finds that, because this is non-contributing and because of the simplicity of the home, having the owner match the divided lights, the triple pane, would not be appropriate and would be overkill for this. She said staff would suggest not matching the double hung either and making this a simple casement window in this basement.

**MOTION:** Corcoran moved to approve a certificate of appropriateness for the project at 825 Roosevelt Street, as presented in the staff report, with the following condition: metal-clad window product information to be submitted for staff approval. **The motion carried on a vote of 10-0 (Ackerson absent).**

CERTIFICATE OF APPROPRIATENESS

435 Grant Street.

Bristow said this property is on a large corner lot in the Longfellow Historic District. She said it is a brick, Cape Cod-like home built in 1930.

Bristow said the applicant wants to take out the inner of the two brick surrounds. She said staff finds that this is probably original; the brick matches and everything seems right that it would be original, but it has been falling away from the outer surround. Bristow said the masons can't find a way to really make it stable and keep it in place. She said staff finds this likely and feels that because it is original, it was maybe never going to stay in place for a long time.

Bristow said the contractor wants to remove the brick and keep it and maintain it in order to fix the front step, which would then match the rest of the house. She said the contractor would then build a new, wood frame/wood trim for the door. Bristow showed a slide where there is a slightly eased, rounded edge, a little shadow line, and then the rest of the trim. She said the carpenter would match this.

Bristow showed the position this would go in, overlapping the edge. She showed a before picture of what it looks like from the outside and a photo shopped version of what it would look like after. Bristow said staff finds that it doesn't really impact the exterior character of the home. She showed the main slide, where there is shown a great deal of wood detail on this home. Bristow said this seems to be a good compromise, where the brick will be gone, and although it is an historic feature, the new trim will fit in well with the rest of the home, and the brick can be saved to fix the front step.

**MOTION:** Baker moved to approve a certificate of appropriateness for the project at 435 Grant Street as presented in the application and stated in the staff report. Durham seconded the motion. **The motion carried on a vote of 10-0 (Ackerson absent).**

NATIONAL REGISTER NOMINATION - UNION BAKERY.

Bristow said the owners nominated this property for National Register listing as a locally significant property based on two criteria: the historic event - the founding and development of Iowa City, the development of commercial activities in that area, the development and founding of the University and specifically student-type housing; and also the criterion of architectural character. She said that the front corner of the building from the dividing line to the corner and the end of the stone to the corner was built in 1862, and then on the north side of the east facade there was a wraparound built in 1893.

Bristow said the building has a Greek revival, commercial aspect that fits with Iowa City specifically. She said that these two types are so interlocked in how they developed together that it seems appropriate to have it listed as applicable under both criteria instead of separating into one or the other.

Miklo said that about one year ago, this property was made a local landmark. He said this would be going to the higher level in making it a National Register property. Miklo stated that the State Historic Preservation Office asks for the Commission's review of National Register nominations.

## HISTORIC PRESERVATION COMMISSION

September 10, 2015

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Bristow said that any specific comments as part of the National Register nomination need to go on a specific form as part of the nomination. She said the form would be signed by the Chair and the Mayor.

Swaim said she finds the report to be an excellent and informative piece of research. She said she learned quite a lot about the building as well as about Iowa City.

**MOTION:** Litton moved to nominate the Union Bakery to the National Register of Historic Places under both criteria under criterion A and criterion C. Baker seconded the motion. **The motion carried on a vote of 10-0 (Ackerson absent).**

### REPORT ON SABIN SCHOOL/SOUTHSIDE SURVEY.

Miklo said that, as part of the flood recovery, the University acquired the Sabin School and desired to tear the building down to make it available for MidwestOne Bank. He said that in order to do that, because the property was National Register eligible, the loss of that historic building needed to be mitigated.

Miklo said a memorandum of agreement was entered into between the City, FEMA, and the University to provide for this study as well as salvage of the decorative stone work from the building that will hopefully be incorporated into the Riverfront Crossings Park to be built later. He said this is the report of the surrounding neighborhood.

Miklo said it is an intensive level survey that identifies the potential for a small historic district around the railroad depot and a number of other potentially individual properties throughout the neighborhood. He said the Commission is being asked to comment on the report and put forth any concerns. Miklo said staff feels it is a very good report that has a lot of information that could be used if local designation, either as individual landmarks or potentially a small historic district in this area, is pursued.

Miklo recommended the Commission send back a comment expressing thanks and stating that this will be valuable information as local designations are pursued. Swaim added that it is an excellent piece of research telling a lot about this area.

Michaud said there were six documented houses built by Barber south of Burlington Street, although hers is just north of Burlington. She said that Richard Carlson has the whole bibliography of Barber buildings in the entire State of Iowa.

Michaud said that the term "double-hung widow" has been used frequently in the report instead of the term "double-hung windows", and that would need to be corrected.

### REPORT ON CERTIFICATES ISSUED BY CHAIR AND STAFF:

#### Certificate of No Material Effect – Chair and Staff Review.

##### 409 South Summit Street.

Bristow said this was a certificate of no material effect to replace the front steps with wood front steps, because they were deteriorating. She said the only change will be in how the front posts meet the bottom step to prevent further damage.



# HISTORIC PRESERVATION COMMISSION

September 10, 2015

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## 435 Grant Street.

Bristow said this property is the subject of two applications. She said that the owner repaired some brick where there was a through-wall air conditioner. Bristow said the owner used some historic brick and some almost-matching brick. She said it is not jarring, and this is not a new hole that was put in the side of the wall.

Bristow said the house has two chimneys. She said that chimney repair was done as well, and the only place she could find it was on both chimneys on the back, although it was very hard to see. Bristow said the flashing was not done recently, but staff asked the owner if she could paint that brown at some point.

## 830 College Street.

Bristow stated that this property has original brick stairs that are highly deteriorated, although they have been repaired over time, multiple times. She said the owner now plans to take out the entire bottom stair, hopefully to save as much of the brick as possible.

Bristow said the owner has a mixture of historic and new brick that he has acquired in various places that matches, and he will rebuild the stair. She said the owner will probably pour a concrete base under that so that it stays in place.

## Minor Review – Preapproved Item – Staff Review.

## 815 Ronalds Street.

Bristow said this property is in the Brown Street Historic District. She said that the front window will be repaired. She said staff is still having conversations with the owner regarding a window on the back of the house.

## 603 Grant Street.

Bristow said this property is in the Longfellow Historic District. She said the house has a very simple front step with very shallow treads. Bristow said there is a simple wood rail on the side. She said the owner wants to use more appropriate treads and will probably come out to the change of the concrete to put in rails and posts that are more historic and actually match the recommended guidelines.

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

Swaim said that the research on the properties identified has taken far more time than anticipated, as has preparing the letters to the property owners. She said the subcommittee will continue to work on the project.

## CONSIDERATION OF MINUTES FOR AUGUST 13, 2015:

MOTION: Michaud moved to approve the minutes of the Historic Preservation Commission's August 13, 2015 meeting, as written. Durham seconded the minutes. The motion carried on a vote of 10-0 (Ackerson absent).

## HISTORIC PRESERVATION COMMISSION

September 10, 2015

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### COMMISSION INFORMATION AND DISCUSSION:

#### Mount Pleasant Historic Preservation Seminar.

Miklo stated that if someone would like to attend this seminar, the City would pay the registration fee and mileage expense. He said the State Historic Preservation Office encourages the Commission to continue its education regarding historic preservation, with a requirement of one Commission member attending at least one meeting per year, which has already been satisfied. Miklo asked anyone interested to let him know.

#### Other:

Swaim said Commission members should begin to think about establishing a subcommittee from the Commission to work with Friends of Historic Preservation to pull together the Historic Preservation Awards to be held in January. She said there would need to be about four volunteers. Swaim volunteered to serve on the subcommittee, as did Corcoran and Agran.

### ADJOURNMENT:

The meeting was adjourned at 5:54 p.m.

Minutes submitted by Anne Schulte

**HISTORIC PRESERVATION COMMISSION  
ATTENDANCE RECORD  
2014-2015**

NAME	TERM EXP.	9/11	10/9	11/13	12/11	1/8	2/12	3/12	4/9	5/14	6/11	7/9	8/13	9/10
ACKERSON, KENT	3/29/16	X	X	X	X	X	X	X	X	X	X	X	X	X
AGRAN, THOMAS	3/29/17	X	X	O/E	X	X	X	O/E	X	X	X	X	X	O/E
BAKER, ESTHER	3/29/18	X	X	O/E	X	X	O/E	X	X	X	X	X	X	X
CLORE, GOSIA	3/29/17	X	X	X	O/E	X	X	X	X	O/E	O/E	O/E	X	O/E
CORCORAN, KATE	3/29/16	X	X	X	X	X	X	X	X	X	X	X		O/E
DURHAM, FRANK	3/29/16	X	X	X	X	X	O/E	X	O/E	O/E	X	X	X	O/E
LITTON, ANDREW	3/29/17	X	X	X	X	O/E	X	X	X	X	X	X		X
MICHAUD, PAM	3/29/18	X	X	X	X	X	X	X	X	X	O/E	X	X	X
SANDELL, BEN	3/29/17	X	X	X	X	X	X	X	X	X	O/E	X	X	X
SWAIM, GINALIE	3/29/18	O/E	O/E	X	X	X	X	X	X	X	X	X	X	X
WAGNER, FRANK	3/29/18	X	O/E	X	O/E	O/E	O/E	X	X	O/E	X	O/E		O/E

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