

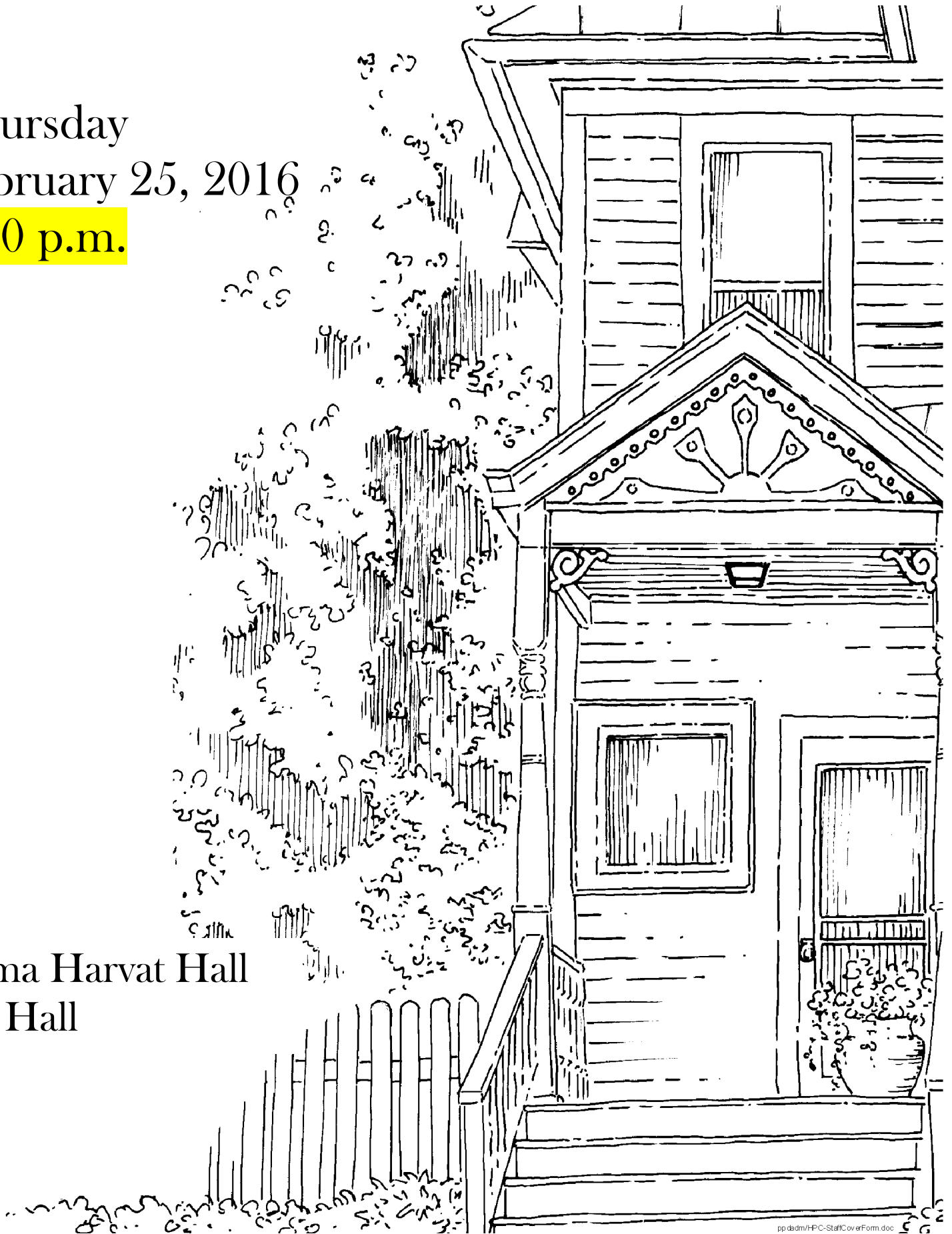
Iowa City Historic Preservation Commission

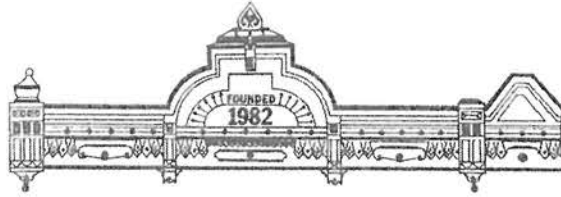
Thursday

February 25, 2016

5:00 p.m.

Emma Harvat Hall
City Hall





IOWA CITY HISTORIC PRESERVATION COMMISSION

Thursday, February 25, 2016

City Hall, 410 E. Washington Street

Emma J. Harvat Hall

5:00 p.m.

A) Call to Order

B) Roll Call

C) Public discussion of anything not on the agenda

D) Certificate of Appropriateness

1. 610 Ronalds Street – Brown Street Historic District (window, roof and rear addition alterations)
2. 623 College Street – College Street Historic District (demolition of fire damaged, mold infested home and relocation of historic home to the cleared lot)

E) Consideration of Minutes for February 11, 2016

F) Adjournment

Historic Review for 610 Ronalds Street

District: Brown Street Historic District

Classification: Contributing

The applicants, Anne Burnside and Linda McGuire, are requesting approval for a proposed alteration project at 610 Ronalds Street, a Contributing property in the Brown Street Historic District. The project consists of the reconstruction of the rear addition and its roofline, replacing and moving side windows and adding skylights.

Applicable Regulations and Guidelines:

4.0 Iowa City Historic Preservation Guidelines for Alterations

- 4.3 Doors
- 4.5 Foundations
- 4.7 Mass and Rooflines
- 4.11 Siding
- 4.13 Windows
- 4.14 Wood

5.0 Iowa City Historic Preservation Guidelines for Additions

Staff Comments

This little gabled-ell house is dated by the assessor to 1920. Jacobsen's 1981 historic site survey dates it to 1889 and indicates it was moved to this site in 1917. The presence of a brick and tile/cement block foundation neither confirms nor denies the suggestion that this house has been moved. Replacement siding obscures the underlying wall treatment making it more difficult to date the house. Windows and their configuration suggest the 1920s date, though they may not be original. Regardless of the construction date, this house is capable of being evaluated as a folk house (small vernacular style houses built in parts of the Northside and Goosetown).

In May 2015, the Commission failed to approve an application to demolish the house for a new construction project. The house was subsequently purchase by neighbors Linda McGuire and Anne Burnside. In October Staff and Chair approved a Certificate of No Material Effect to re-roof the house with asphalt shingles.

The applicant is proposing to remove the walls from the flat-roofed rear addition, retain the foundation and rebuild the addition in the same footprint. The roofline will be replaced with a more appropriate rear gable that is lower than the main roof on the house. The rear door location will change to the east side of the rear elevation. The door will either be salvaged for reuse or replaced with a door that meets the historic guidelines. The entrance awning will be replaced with a small open gable awning. The non-historic windows on the rear elevation will be replaced with a pair of double-hung Jeld-wen wood windows and storms that are proportionately similar to the original paired windows on the house. A small window will be placed in the new gable end if the ceiling on the interior is vaulted to accommodate the space required. Two new skylights will be added to the rear-facing and east facing gables of the main roof. They will not be visible from the street.

On the east elevation the horizontal gable window will be removed and replaced with an egress window that has mullions to mimic the appearance of a double-hung window and vertical proportions similar to the other double-hung windows. On the first floor, the small center window will be removed. A new egress window will be placed closer to the center of the elevation in a location where an original window once existed. The new window will have mullions to mimic the original double-hung adjacent to it. On the west elevation, at the rear addition, three small square clerestory windows will be added to provide light into the space.

Through the demolition portion of the project, materials will be saved for reuse where possible and donated to the Salvage Barn if appropriate. The owners have removed some of the aluminum siding at the front porch and the original siding will be repainted. As the project progresses, if the original siding is in a usable condition, it will be reused and all of the aluminum siding will be removed. If it is not, on the addition it will be replaced with siding to match the original and the remainder of the aluminum siding will be removed over time as budget to repair and replace original siding allows. Trim, gable ends, and fascia will match the original house. Brick mold on existing doors and windows will be removed and replaced with trim to match historic trim as the aluminum siding is removed.

The guidelines recommend not substantially altering a roofline. The scale of an addition should fit with the scale of the original house. Skylights should not be installed on prominent street elevations. New or replaced windows should be of a similar type and proportion to the existing windows. If windows are relocated they should not detract from the overall fenestration pattern. New door openings should be trimmed to match existing door openings. Replacing synthetic siding with siding to match the original siding is recommended. All trim, fascia, and other elements on additions should match the trim and similar elements on the original house.

In Staff's opinion, reworking this flat roof addition, which may have been an original rear porch, will enhance the exterior appearance of the house. The new gable roof will fit well with the other gables and will be an appropriate scale for the property. The relocated rear door will not impact the historic character of the home and the rear entry gable will fit well with the other gables on the house. Replacing modern proportioned windows on the side elevations will improve the historic character of these elevations. Relocating the window on the east elevation to an original location will fit the fenestration pattern of the house. The small windows on the west elevation are proportioned so that they do not detract from the character of the west elevation. All skylights are located on rear or side gables so that they will not be visible from the street. Overall, the proposed project, in addition to the aluminum siding removal will improve the exterior appearance of this small vernacular home so that it will more clearly reflect its status as a contributing structure in the Brown Street Historic District.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 610 Ronalds Street as presented in the application with the following condition:

1. Staff and Chair approval of doors if replaced.



610 Ronalds Street

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: 2/8/2016

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

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

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

PROPERTY OWNER/ APPLICANT INFORMATION

(Please check primary contact person)

- ☐ Property Owner Name: Anne Burnside and Linda McGuire
Email: ag.burnside@gmail.com Phone Number: 319-594-9056 (Linda)
Address: 618 Ronalds Street
City: Iowa City State: IA Zip Code: 52245
- ☐ Contractor/Consultant Name: Architect John F. Shaw AIA, LEED AP, INC
Email: john@johnfshaw.com Phone Number: 319-331-4348
Address: 437 South Summit Street
City: Iowa City State: IA Zip Code: 52240

PROPOSED PROJECT INFORMATION

Address: 610 Ronalds Street
Use of Property: Residential Date Constructed (if known): circa 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 checked="" type="checkbox"/> Brown Street Historic District | <input type="checkbox"/> Woodlawn Historic District |
| <input type="checkbox"/> College Green Historic District | <input type="checkbox"/> Clark Street Conservation District |
| <input type="checkbox"/> East College Street Historic District | <input type="checkbox"/> College Hill Conservation District |
| <input type="checkbox"/> Longfellow Historic District | <input type="checkbox"/> Dearborn Street Conservation District |
| <input type="checkbox"/> Northside Historic District | <input type="checkbox"/> Goosetown/ Horace Mann Conservation District |
| <input type="checkbox"/> Summit Street Historic 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.)
- ☐ 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:

The interior finishes and many interior partitions have been removed from the house to mitigate existing odor. The interior will be reconfigured to suit the needs of the owners. The modifications to the exterior of the structure are proposed to accommodate the changes to the interior floor plan. The proposed exterior modifications are indicated on the attached Architectural Drawings.

Materials to be Used:

The existing exterior doors will either be maintained and reused, or historic doors will be purchased from the Salvage Barn (or another source) and installed as available and appropriate. The existing wood windows will be maintained where compatible with the requirements of the new floor plan. New wood windows and storm windows will be installed where indicated on the drawings. Product drawings of the proposed new windows.

Exterior Appearance Changes:

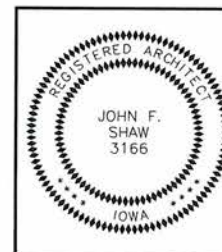
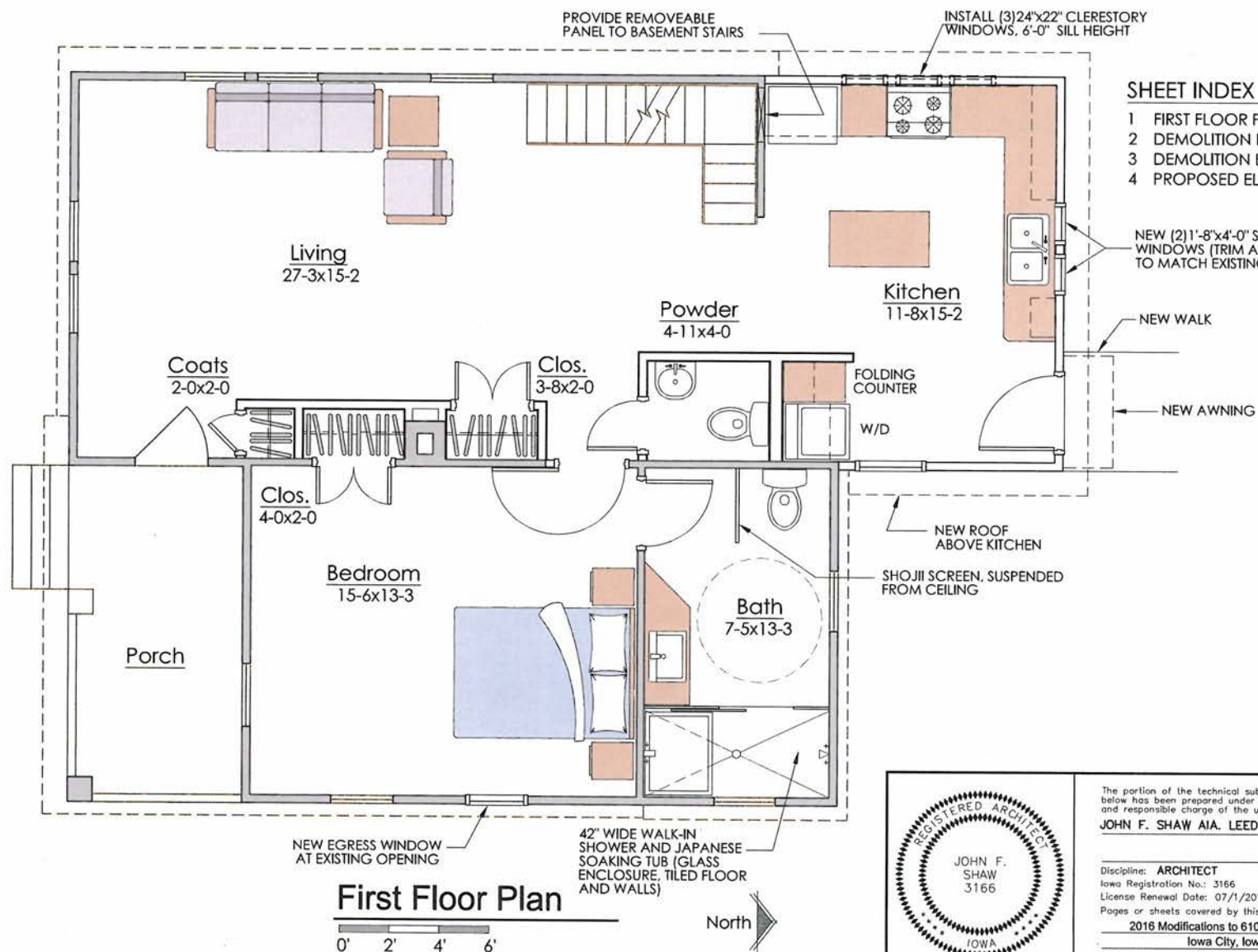
Exterior appearance changes are indicated on the attached Architectural Drawings.

SUBMIT

610 Ronalds Application section

Materials to be used from Application:

The existing exterior doors will either be maintained and reused, or historic doors will be purchased from the Salvage Barn (or another source) and installed as available and appropriate. The existing wood windows will be maintained where compatible with the requirements of the new floor plan. New wood windows and storm windows will be installed where indicated on the drawings. Product drawings of the proposed new windows are attached. The original siding at the porch will be maintained, scraped, primed, and painted. The new siding at the new north wall is to be wood lap siding to match the original siding. It is hoped the original siding under the replacement aluminum siding on the rest of the house is found viable. If so, the aluminum siding will be removed, the original wood siding will be scraped, primed, and painted. If not, the Owners intend to remove the aluminum siding and repair or replace the original wood siding over the next few years as budget allows.



The portion of the technical submission described below has been prepared under the direct supervision and responsible charge of the undersigned.

JOHN F. SHAW AIA, LEED AP

Discipline: **ARCHITECT**
 Iowa Registration No.: 3166
 License Renewal Date: 07/1/2017
 Pages or sheets covered by this seal: **1 THRU 4**
2016 Modifications to 610 Ronalds Street
 Iowa City, Iowa
 Date of Issuance: _____

John F. Shaw
AIA, LEED AP, INC
Architect

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Email
john@johnfshaw.com
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AIA, LEED AP, INC

**2016 Modifications to
610 Ronalds Street**
IOWA CITY, IOWA

Revisions:

Sheet Description:
**FIRST FLOOR
PLAN**

Job No: RONALDS
 Date: FEBRUARY 2016
 Drawn by: MSK
 Check by: JFS

Sheet No:

1
1 of 4



(A)



(B)



(C)



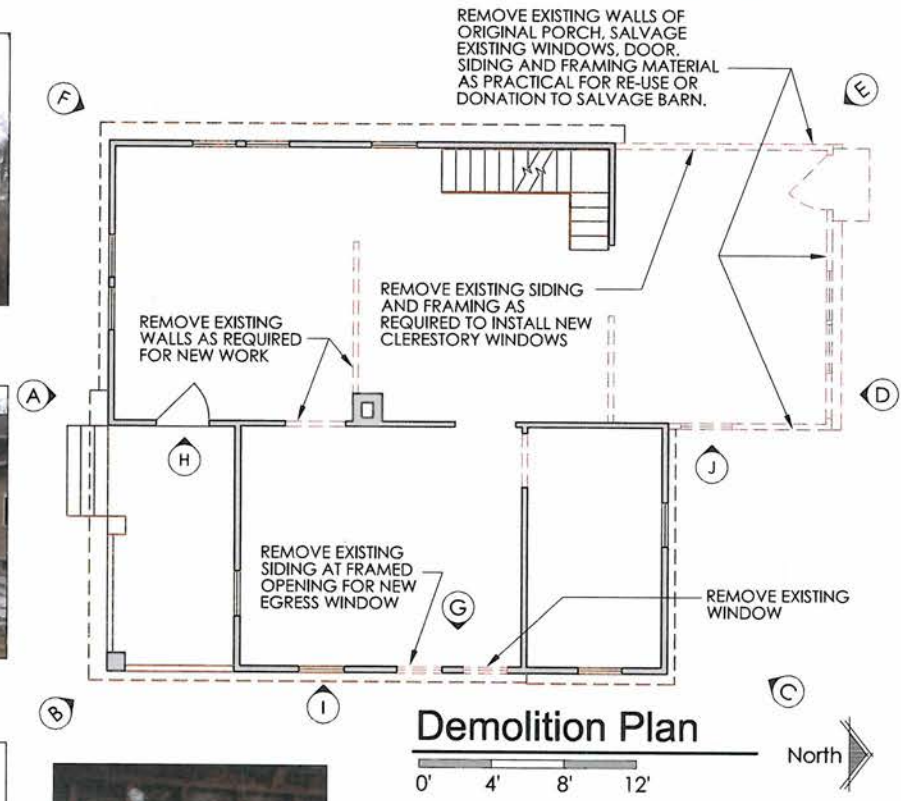
(D)



(E)



(F)



(G)



(H)



(I)



(J)

John F. Shaw
AIA, LEED AP, INC
Architect

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AIA, LEED AP, INC

PRINT DATE
02.17.16

2016 Modifications to
610 Ronalds Street
IOWA CITY, IOWA

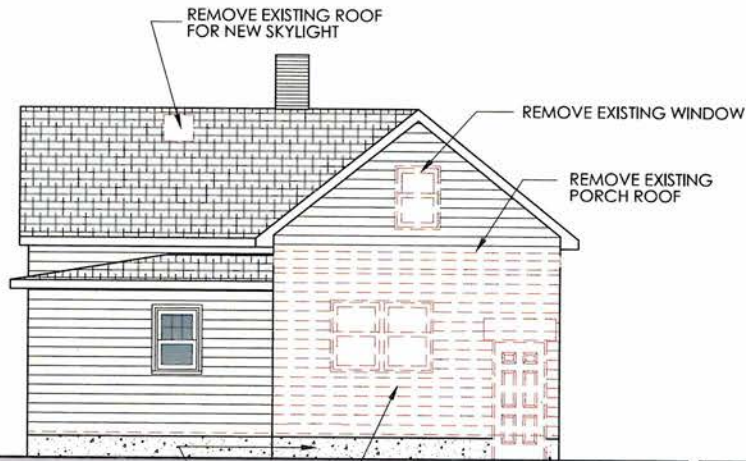
Revisions:

Sheet Description:
DEMOLITION
PLAN & PHOTOS

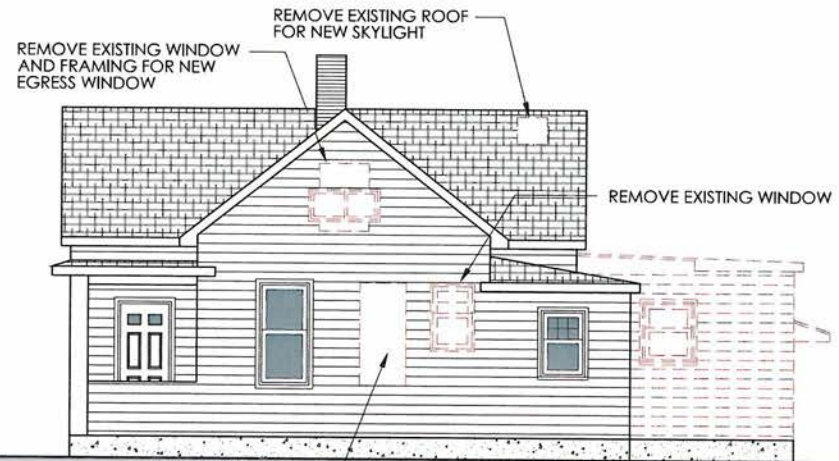
Job No: RONALDS
Date: FEBRUARY 2016
Drawn by: MSK
Checked by: JFS

Sheet No:

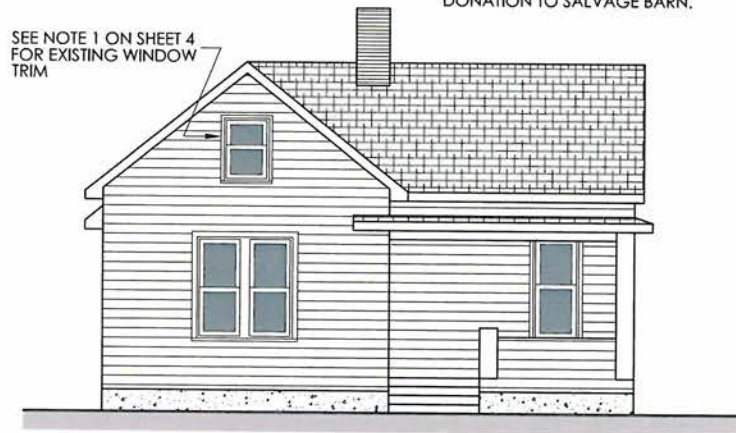
2
2 of 4



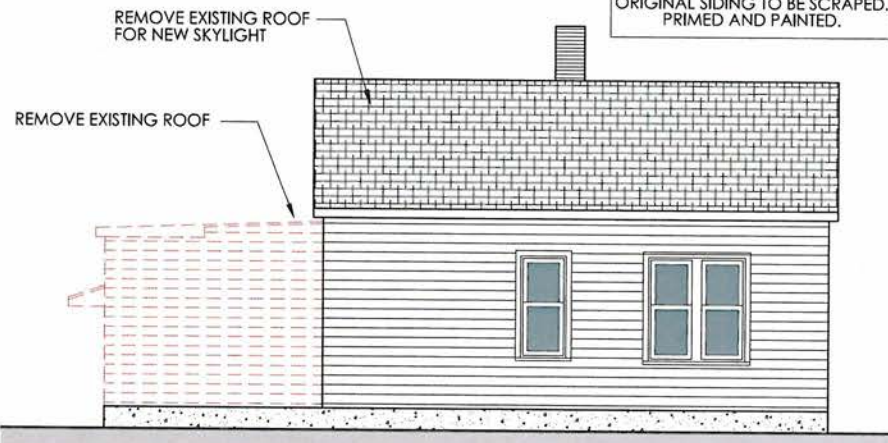
North



East



South



West

Demolition Elevations

0' 4' 8' 12'

John F. Shaw
AIA, LEED AP, INC.

Architect

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222 1/2 E. Washington St.
Iowa City, IA 52243
Phone: 319.338.4344
Email: john@johnfshaw.com
© 2016 Architect John F. Shaw
AIA, LEED AP, INC.

PRINT DATE
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2016 Modifications to
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IOWA CITY, IOWA

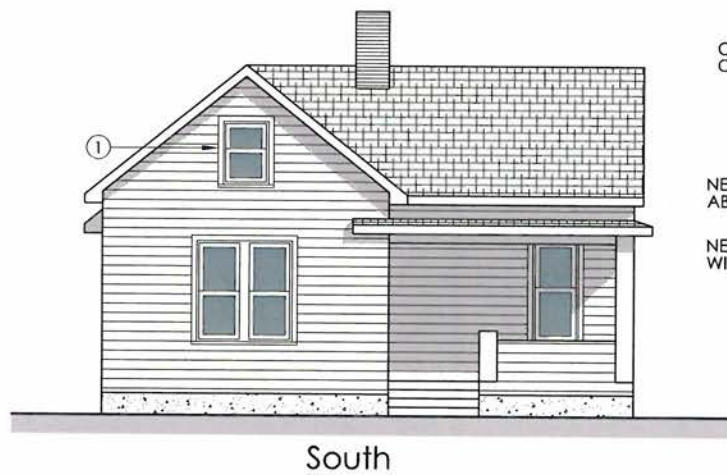
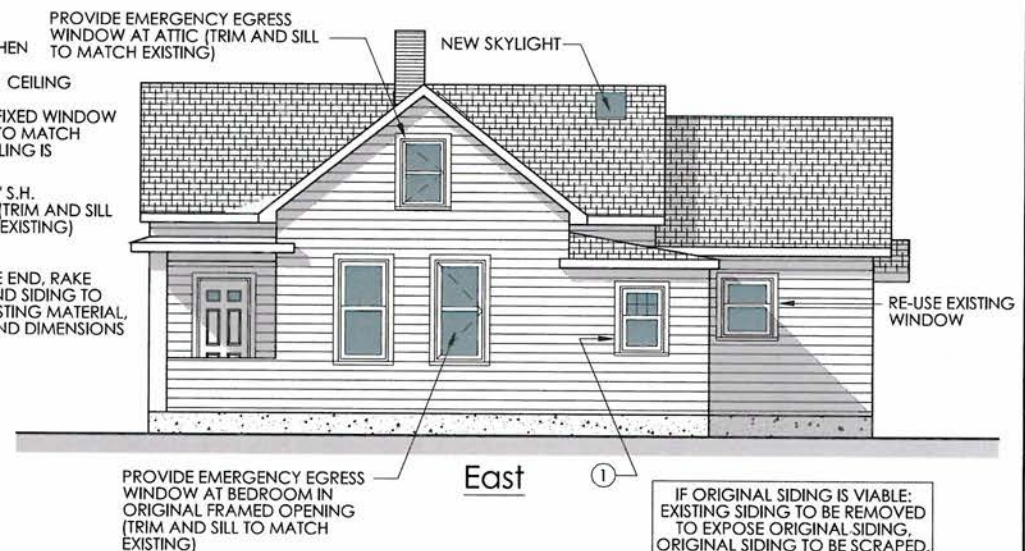
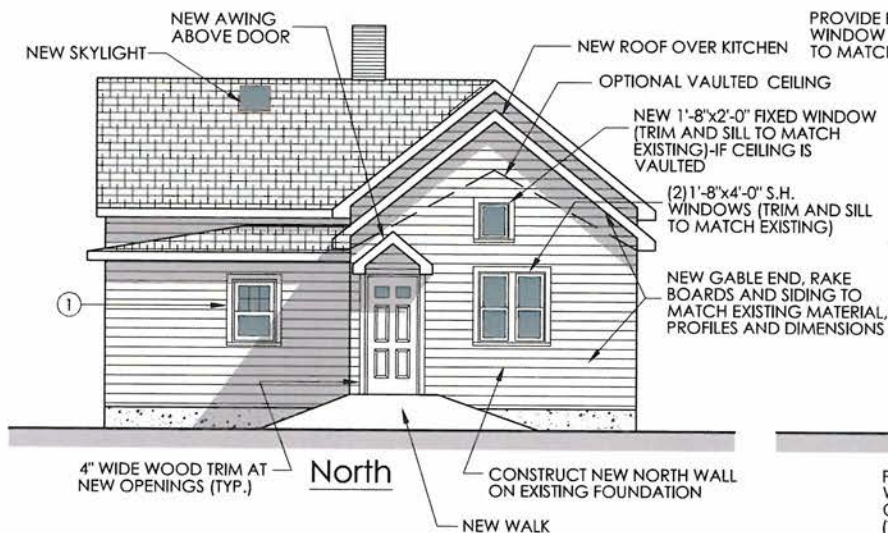
Revisions:

Sheet Description:
DEMOLITION
ELEVATIONS

Job No: RONALDS
Date: FEBRUARY 2016
Drawn by: MSK
Checked by: JFS

Sheet No:

3
3 of 4



Proposed Elevations

0' 4' 8' 12'

① IF/WHEN EXISTING ALUMINUM SIDING IS REMOVED, MODIFY WINDOW BRICK MOLDING TO ACCEPT NEW 4" WIDE WOOD TRIM (TYP.)

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© 2016 Architect John F. Shaw
No. 115527-00-000

PRINT DATE
02.17.16

2016 Modifications to
610 Ronalds Street
IOWA CITY, IOWA

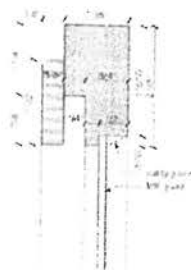
Revisions:

Sheet Description:
PROPOSED
ELEVATIONS

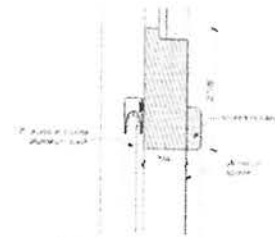
Job No: RONALDS
Date: FEBRUARY 2016
Drawn by: MSK
Checked by: JFS

Sheet No:

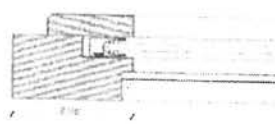
4
4 of 4



Top Rail Detail
Fullsize



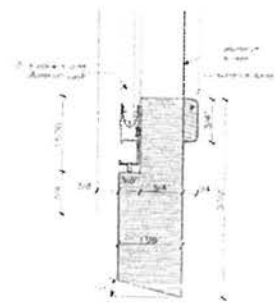
Check Rail Detail
Fullsize



Stile Detail at Glass
Fullsize



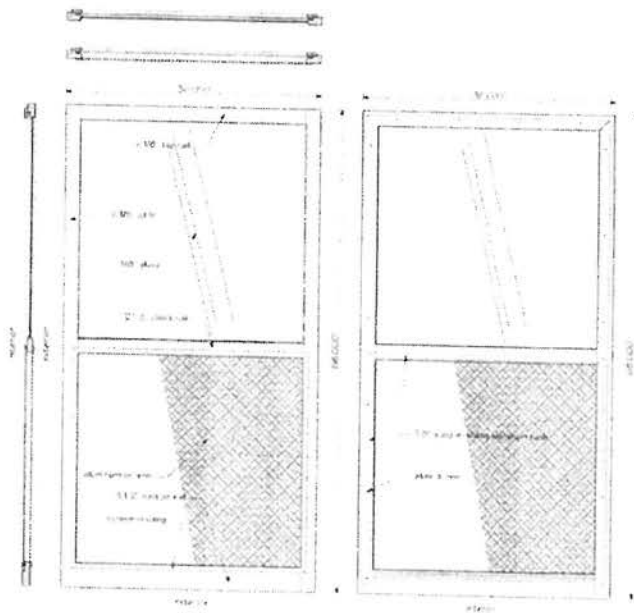
Stile Detail at Screen
Fullsize



Bottom Rail Detail
Fullsize

General Notes

1. All lumber is preservative treated clear pine.
2. Storm is of mortise & tenon construction.
3. Fasteners are galvanized or non-ferrous.
4. Top glazing is single strength glass with putty glazing, sliding aluminum storm sash in bronze or white, charcoal aluminum screen.
5. General Contractor to field verify all openings sizes.



Elevation
1 1/2" = 1'-0"

Shop Drawings Approved By:
Architect: _____ date: _____
Contractor: _____ date: _____

OPTIONS:

EXTERIOR FRAME COLOR: NATURAL
HAND OPERATION: UPPER / LOWER SASH OPERABLE
GRILLE TYPE: NO GRILLE
GRILLE COLOR: NATURAL
EXTERIOR TRIM: NATURAL

NOTES:

1. DO NOT SCALE DRAWINGS
2. THE INFORMATION CONTAINED IN THIS DRAWING MUST BE CONFIRMED WITH THE PRODUCT MANUFACTURER AS PRODUCT DIMENSIONS AND COMPONENTS ARE SUBJECT TO CHANGE.
3. ALL UNITS SHOWN ARE AS OPERATORS ONLY.
4. UNIT ELEVATIONS ARE SHOWN WITHOUT EXTERIOR TRIM. SUBTRACT 1/2" (12.7) FROM M.O. (MASONRY OPENING) FOR UNIT SIZE.
5. ALL OPERATING SASH ARE INSTALLED WITH VINYL JAMB LINERS AND OPERATED WITH AN INTERNAL BLOCK AND TACKLE SPRING SYSTEM.
6. DIMENSIONAL VALUES IN BRACKETS ARE MILLIMETER (mm) CONVERSIONS
7. ALL GLASS SIZES ARE NOMINAL.

MANUFACTURER: JELD-WEN, INC.

PRODUCT INQUIRIES: 800-535-3936

ARCHITECTURAL_INQUIRIES@JELD-WEN.COM

PRODUCT NAME: CUSTOM PRIMED DOUBLE-HUNG UNITS

LOCATION:

ARCHITECT: TY EVANS

ENGINEER:

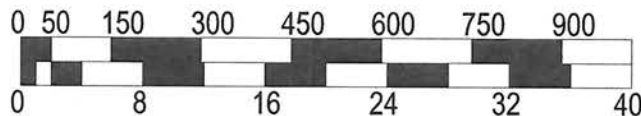
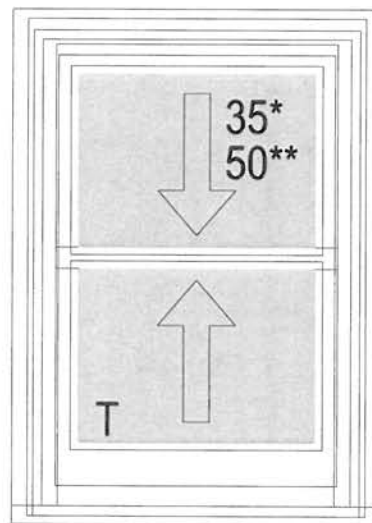
DATE: 4/22/2013

PAGE 1

DRAWING #

PROJECT:

FILE: 912-562084-2013422_10629



ELEVATION
SIZE: W 21-3/8" (543) x 32" (813)

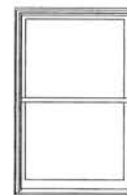
ELEVATION SYMBOL LEGEND:

##* - NUMBER INDICATES DESIGN PRESSURE (DP) RATING W/ STANDARD GLAZING.

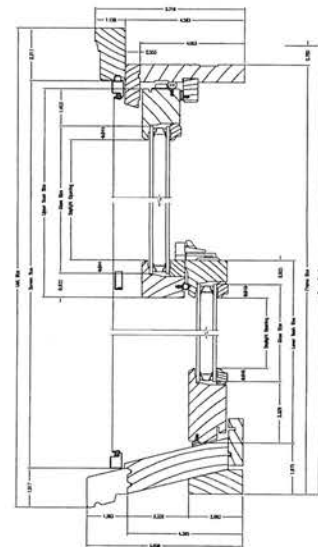
##** - REQUIRES APPLICATION OF STOOL FOR WATER RESISTANCE. THIS APPLICATION REDUCES CLEAR OPENING VERTICALLY. STOOL ADDS 3/8" (10) MIN. TO HEIGHT OF INTERIOR SILL STOP.

E - BASIC UNIT CLEAR OPENING EXCEEDS 20" IN WIDTH, 24" IN HEIGHT & A MIN. OF 5.7 SQ. FT.

T - BASIC UNIT IS N/A WITH TRIPLE GLAZE, IMPACT RESISTANT, OR SAFETY LAMINATED GLASS.



GRILLE STYLE



VERTICAL SECTION
SCALE: 1:10

Historic Review for 623 College Street

District: College Green Historic District

Classification: Contributing

The applicants, Hans and Barbara Breder, are requesting approval for a proposed demolition and house relocation project at 623 College Street, a Contributing property in the College Green Historic District. The project consists of demolition of the existing fire-damaged house and retaining the existing garage. The house at 422 Iowa Avenue, which is not in a historic or conservation district and is slated for demolition, would be moved to the cleared lot. This staff report addresses only the demolition project.

Applicable Regulations and Guidelines:**7.0 *Guidelines for Demolition***

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

8.0 *Neighborhood District Guidelines*

- 8.2 College Hill Neighborhood

Staff Comments

This house, according to a 1981 survey form, is said to be built by prominent builder/architect and College Hill resident, F.X. Freyder in 1901. It is a simple cross gable design influenced by the Queen Anne style, free classic variation, and is similar to many of the houses in the College Hill area. The house has a large open front porch with interrupted hip roof wraps around the front extension ends at cross wings. The porch has Tuscan columns and the roofline has flared eaves, gable returns, dentils, and a wide fascia. The front gable rectangular attic window has been replaced with a large diamond-shaped window.

The applicant is proposing to demolish the existing house because it has severely deteriorated following an attic fire, the inundation of water during fire firefighting and the subsequent environmental deterioration of moisture and freeze/thaw cycles. Anything that could be salvaged safely, such as the front porch pillars and decorative oval windows, will be salvaged by the Salvage Barn.

The guidelines disallow the demolition of any primary building on a contributing property within a Historic District unless the owner can demonstrate that the building is structurally unsound and irretrievable. The Commission will consider the condition, integrity, and architectural significance of the building. Before a Certificate of Appropriateness for demolition will be approved for a primary building, the Commission must approve a Certificate of Appropriateness for the building that will replace the one being demolished.

The house was struck by lightning on October 29 which started an attic fire. According to the homeowner, the fire department inundated the house with water. Since the fire, a tarp was put over part of the roof but part of the roof, upper wall, and some broken windows have remained open to the elements. The house was not dried out and continued to have rain and freeze/thaw cycles impact it. Black mold has spotted the plaster walls and ceilings, coated the interior woodwork and has impacted the floor joists, wall structure and ceiling lath. Paint bubbling on the exterior is evidence that the water has soaked through the walls.

Mold begins growing in a structure within 24 to 48 hours after water inundation. The EPA has guidelines for mold containment and removal. If the temperature is set at 68-72 degrees and the humidity is reduced to 65% or less, the mold will become dormant but will not be killed. Materials that are inundated with mold must be removed completely. While sometimes mold can be cleaned from the surface of materials like wood, once it is a large contamination it may be growing within the material so that the material must be removed completely. The EPA guidelines require that large scale areas, more than 100 square feet must be removed and contained by trained workers.

In Staff's opinion, if the house had been enclosed and dried out immediately after the fire, it is possible that it could have been repaired. Now, after 3 ½ months of mold growth and environmental extremes, the entire interior of the house would have to be gutted including all trim, cabinets, plaster, lath, flooring, and subfloor, and mechanical systems. Because of the extent of the water damage, it is likely that the foundation would also require repair or replacement. Much of the historic integrity would be lost or endangered. The extent of the mold infestation in conjunction with the fire damage leads staff to find the house irretrievable.

Recommended Motion

If the Commission finds, based on the information submitted that the house is structurally unsound and irretrievable, then consideration should be given to the application for the house relocated to this property. If the relocation is approved then a motion approving the demolition of the house may be considered by the Commission.

If the Commission determines that the house is not structurally unsound and irretrievable then a motion to deny a Certificate of Appropriateness for the demolition project at 623 College Street should be considered.



623 College Street

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

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.

For Staff Use:

Date submitted: 2/16/2016

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

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: Hans and Barbara Breder
Email: Phone Number: 319.491.7065
Address:
City: State: Zip Code:
- ☒ Contractor/Consultant Name: Alicia Trimble- Friends of Historic Preservation
Email: aliciamtrimble@yahoo.com Phone Number: 319.331.5113
Address:
City: State: Zip Code:

PROPOSED PROJECT INFORMATION

Address: 623 College
Use of Property: Single family residential Date Constructed (if known):

HISTORIC DESIGNATION

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

☐ This Property is a local historic landmark.

OR

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

- | | |
|---|---|
| <input type="checkbox"/> Brown Street Historic District | <input type="checkbox"/> Woodlawn Historic District |
| <input checked="" type="checkbox"/> College Green Historic District | <input type="checkbox"/> Clark Street Conservation District |
| <input type="checkbox"/> East College Street Historic District | <input type="checkbox"/> College Hill Conservation District |
| <input type="checkbox"/> Longfellow Historic District | <input type="checkbox"/> Dearborn Street Conservation District |
| <input type="checkbox"/> Northside Historic District | <input type="checkbox"/> Goosetown/ Horace Mann Conservation District |
| <input type="checkbox"/> Summit Street Historic 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.)
- ☐ 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:

The project is to demolish the home at 623 College. It was heavily damaged by a lightening strike on October 29. At the time the fire was limited to the attic and roof area which was completely destroyed. It was inundated with water from the fire department, Filling the basement and two feet of the first floor with water. The roof was hastily but not completely covered after the fire. For the past 3 1/2 months it has remained open to rain, cold, and animals. It is now completely full of mold. Even the floor joists are coated with mold. The home is to come down because it would have to be entirely gutted to be saved and then there is no guarantee.

Materials to be Used:

The cleared lot will be sold to Friends of Historic Preservation who have made an accepted offer contingent on their plan to move the house from 422 Iowa Avenue, slated for demolition, and put it on the lot at 623 College. The home at 422 Iowa is surprisingly intact inside and out.

Exterior Appearance Changes:

While the house at 623 College will be demolished because it has suffered extreme interior damage that makes it impossible to salvage all but the shell, the house at 422 Iowa Avenue will fit well with the character of the College Green Historic District. It is a similar style and age of most of the other homes. This plan will maintain the character of the district and prevent new construction from replacing the tragic loss.

SUBMIT

Interior Photos 623 College



Fire Damage 623 College



Historic Review for 623 College Street

District: College Green Historic District

Classification: Contributing

The applicant, Friends of Historic Preservation, is requesting approval for a house relocation project to 623 College Street, a Contributing property in the College Green Historic District as part of the Breder's Demolition application. The overall project consists of demolition of the existing house and retaining the existing garage. This staff report addresses relocating the house at 422 Iowa Avenue which is not in a historic or conservation district and is slated for demolition, to the empty lot once the existing house is demolished.

Applicable Regulations and Guidelines:

6.0 Guidelines for New Construction

6.1 New Primary Structures

8.0 Neighborhood District Guidelines

8.2 College Hill Neighborhood

Staff Comments

Refer to the demolition staff report for the information concerning the history of the existing primary building.

The applicant is proposing to relocate the house at 422 Iowa Avenue, which would otherwise be demolished for a proposed development, to the property at 623 College for which the demolition application is proposed.

The guidelines do not specifically address a historic house being relocated to a historic district. The section for new construction is intended to ensure that new buildings are compatible with the character of the neighborhood where the new construction is to occur. The new building should be the appropriate size, scale, site location, and architectural style of the district.

The College Hill neighborhood guidelines restrict the street elevation surface area to no more than 1200 square feet. Buildings on College Street must be two stories in height. Appropriate house styles for the neighborhood include Italianate, Queen Anne, Colonial Revival, Craftsman, American Foursquare, Prairie School, Period Revival House, Vernacular and Eclectic Style.

The house at 422 Iowa Avenue, known as the Houser-Metzger House was built between 1892 and 1898. It is an example of a Late Victorian Queen Anne with an asymmetrical façade, a hipped roof on the main block and projecting gables on the east, west and south facades. It is likely that this house was built by David L. Houser, an Iowa City builder who also built the house that previously stood to the east of this property. The Houser-Metzger House is currently used as office space for a non-profit organization with a small parking area to the west.

In Staff's opinion, the Houser-Metzger house would be an appropriate addition to the College Green Historic District. The Queen Anne style would be similar to other houses in the district. The house would be of a similar size and scale of the existing house on the lot and also meet the guideline's requirements for the neighborhood. Friends of Historic Preservation (FHP) would limit the changes to the historic house and maintain existing details where possible. The Houser-Metzger house would be saved from demolition, FHP would sell it with a covenant requiring owner-occupancy, and the lot at 623 College would avoid new construction with an appropriate historic house relocated to this property.

Recommended Motion

If the Commission decides to allow the demolition of the existing building and is satisfied that the house at 422 Iowa Avenue would fit the historic character of the College Green Historic District as a suitable replacement on the lot, it is appropriate then to move to approve a Certificate of Appropriateness for the project at 623 College as presented in the application.

Move to approve a Certificate of Appropriateness for the project at 623 College Street as presented in the application with the following conditions:

- Foundation design and materials to be approved by the Chair and Staff according to the guidelines for foundations (section 4.5)
- Any exterior alterations not approvable as a Certificate of No Material Effect will be reviewed by the Commission

422 IOWA AVENUE

HOUSER-METZGER HOUSE



Property Description

2 story frame construction

1,866 Square Feet

4 bedrooms/ 2 bath

Full basement, stone foundation, asphalt shingle roof

Full front and partial rear porches

Interior fireplace but chimney removed

Assessed value: \$149,460 (excluding land value)

Currently located on a 9,000 SF lot

Original Town Block 45 lot 7

Currently owned by United Action for Youth who will move out in April

Must be cleared from site by May 8

Architectural Character

The Houser-Metzger House is an example of the Late Victorian Queen Anne style. It has an asymmetrical façade with a hipped roof on the main block of the house and projecting gable sections on the east and south sides. The front-gable section has angled walls on both levels and features square-cut shingles in the gable peak.

A horizontal window originally had a row of stained glass squares surrounding a clear glass light. The peak has a sunburst pattern in the trim. Scroll-cut brackets and ornamentation set off the bay windows.



A low-pitched hipped roof veranda spans the front facade. The ornamented millwork on the veranda includes a pediment above the entrance steps that has a sunburst pattern, scroll-cut brackets, and turned porch posts.

The house itself has narrow width siding with corner board trim. The large sash in the center panel of the bay are square with four lights. Other windows in the house are 1/1 double-hungs.



Historical Description

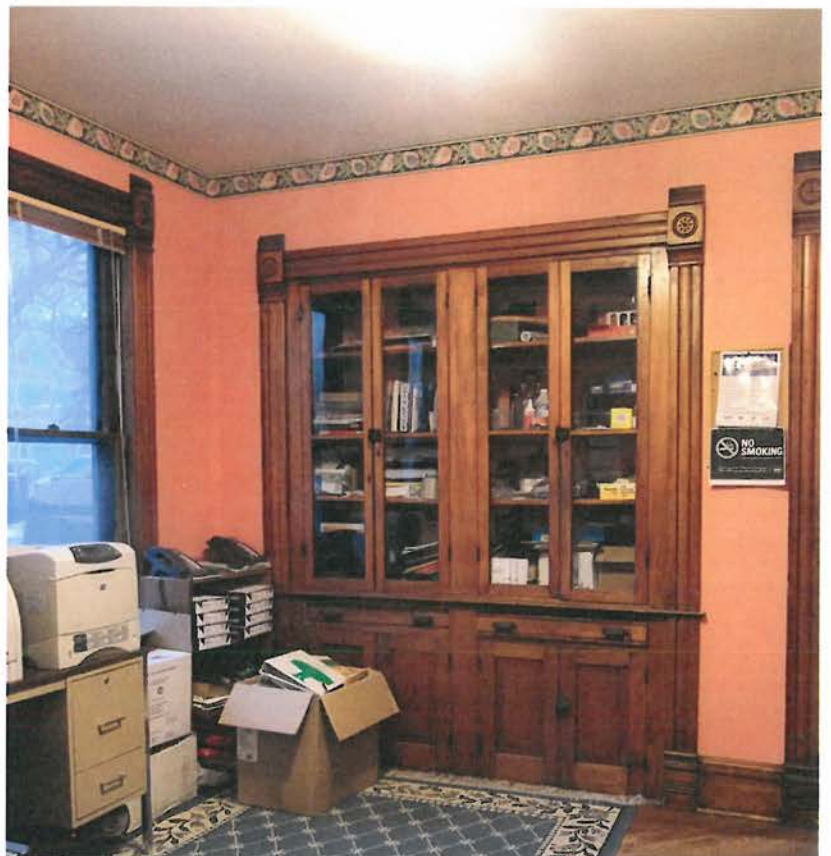
It is likely that this house was built by David L. Houser, an Iowa City builder. In 1892 when David L. Houser purchased Lots 7 and 8 in Block 45 there was an existing 1-story house on Lot 7. Houser's coal and grain business was located a block away on the south side of East Washington Street adjacent to the railroad spur that extended south along the west bank of Ralston Creek. Just seven years later in 1899 Sanborn maps show two new houses in place on Houser's lots.

City directories show both David and Gilbert Houser occupied the corner house (non-extant) at 430 East Iowa Avenue in 1899. Gilbert was a professor at the State University of Iowa at the time. The same year, Property Transfer Records show that Gilbert acquired 422 East Iowa Avenue from his father. City directories show Gilbert residing at 422 by 1904 along with his wife Hattie. David Houser was listed as a "retired capitalist" by now still in residence at 430. In 1905 David and Gilbert exchanged ownership of 422 and 430. Both Houser families are listed at 430 in subsequent years with 422 East Iowa apparently leased. Renters from ca. 1908 until 1911 were Samuel Carrell and his wife Rachel. Carrell was the proprietor of the Iowa City Daily Press, forerunner of the Iowa City Press-Citizen, during these years.

Between 1912 and 1913, Bridget Sullivan, the widow of Martin Sullivan, and her two daughters, Ella and Alice, resided here. Then, in 1914 following David Hauser's death, the property was sold to Jacob J. Metzger. City directories do not list an occupation for Metzger but do show his wife Rose and four daughters - Belle, Della, Etta and Margaret - residing here for a number of years. Jacob's daughters retained ownership until the mid-1980s. The property was transferred to its recent owner, United Action for Youth, Inc. in the 1990s.



First Floor Rooms



Second Floor Rooms



Attic



Department of Cultural Affairs
Iowa Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number **52-01954**
Related District Number

Page 1

Houser-Metzger House

Johnson

Name of Property

County

422 East Iowa Avenue

Iowa City

Address

City

7. Narrative Description

This 2-story frame dwelling was built in ca. 1898 according to City Assessor Records. Sanborn maps show it first appearing sometime between 1892 and 1899. Property Transfer Records show the property transferring between family members in 1899 after the house was already recorded on Sanborn maps. This building replaced an earlier 1-story dwelling on this property.

The Houser-Metzger House is an example of the Late Victorian Queen Anne style. It has an asymmetrical façade with a hipped roof on the main block of the house and projecting gable sections on the east and south sides. The front-gable section has angled walls on both levels and features square-cut shingles in the gable peak. A horizontal window has a row of stained glass squares surrounding a clear glass light. The peak has a sunburst pattern in the trim. Scroll-cut brackets and ornamentation set off the bay windows. A low-pitched hipped roof veranda spans the front façade. The ornamented millwork on the veranda includes a pediment above the entrance steps that has a sunburst pattern, scroll-cut brackets, and turned porch posts. The house itself has narrow width siding with corner board trim. The large sash in the center panel of the bay are square with four lights. Other windows in the house are 1/1 double-hungs.

It is likely that this house was built by David L. Houser, an Iowa City builder who also built the house that previously stood to the east of this property. The Houser-Metzger House is currently used as office space for a non-profit organization with a small parking area to the west.

8. Statement of Significance

The Houser-Metzger House is a well-preserved example of the Late Victorian Queen Anne style. Because of the building's intact condition it is eligible for the National Register of Historic Places under Criterion C. Its association with the Houser family enhances its significance.

As originally laid out, Iowa Avenue provided a wide corridor extending to the east from Capitol Square and the Iowa Territorial Capitol. Its 120' width made Iowa Avenue the widest thoroughfare in the Original Town Plat. In later years after Capitol Square became part of the campus of the State University of Iowa, the campus was extended along the north side of Iowa Avenue eventually as far as South Gilbert Street. Shortly before the turn-of-the-20th century the 400 block of Iowa Avenue saw a number of new houses constructed. This was one of four built along the north side of the street between 1892 and 1899.

In 1892 when David L. Houser purchased Lots 7 and 8 in Block 45 there was an existing 1-story house on Lot 7. Houser's coal and grain business was located a block away on the south side of East Washington Street adjacent to the railroad spur that extended south along the west bank of Ralston Creek. Just seven years later in 1899 Sanborn maps show two new houses in place on Houser's lots. The exact years of construction and original occupancy of the two homes is unclear. City directories show both David and Gilbert Houser occupied the corner house (non-extant) at 430 East Iowa Avenue in 1899. Gilbert was a professor at the State University of Iowa at the time. The same year, Property Transfer Records show that Gilbert acquired 422 East Iowa Avenue from his father. City directories show Gilbert residing at 422 by 1904 along with his wife Hattie. David Houser was listed as a "retired capitalist" by now still in residence at 430. In 1905 David and Gilbert exchanged ownership of 422 and 430. Both Houser families are listed at 430 in subsequent years with 422 East Iowa apparently leased. Renters from ca. 1908 until 1911 were Samuel Carrell and his wife Rachel. Carrell was the proprietor of the *Iowa City Daily Press*, forerunner of the *Iowa City Press-Citizen*, during these years. Between 1912 and 1913, Bridget Sullivan, the widow of Martin Sullivan, and her two daughters, Ella and Alice, resided here. Then, in 1914 following David Houser's death, the property was sold to Jacob J. Metzger. City directories do not list an occupation for Metzger but do show his wife Rose and four daughters - Belle, Della, Etta and Margaret - residing here for a number of years. Jacob's daughters retained ownership until the mid-1980s. The property was transferred to its current owner, United Action for Youth, Inc. in the 1990s.

MINUTES
HISTORIC PRESERVATION COMMISSION
FEBRUARY 11, 2016
CITY HALL SECOND FLOOR CONFERENCE ROOM

PRELIMINARY

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

MEMBERS ABSENT: Thomas Agran

STAFF PRESENT: Jessica Bristow, Bob Miklo

OTHERS PRESENT: Ross Nusser

RECOMMENDATIONS TO COUNCIL: The Commission recommended by a vote of 9-0 (Agran absent) approval of updates to the by-laws of the Iowa City Historic Preservation Commission (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.

PUBLIC HEARING:

Landmark Designation for 716 North Dubuque Street.

Miklo said this property is located on North Dubuque Street, just west of the North Side Historic District. He stated that the applicant, Ross Nusser, is requesting that the property be designated as an Iowa City Landmark, which is a zoning overlay, similar to a historic district.

Miklo said that the designation of the property as a landmark would require Commission approval of any significant changes to the exterior of the property over time. He said that it would also provide for some zoning incentives for possible State and federal tax credit possibilities in the future. Miklo said the zoning incentives in this case would be a possible reduction in parking requirements that the Board of Adjustment will consider.

Miklo said the application includes information about the property from the Iowa Site Inventory forms done as part of the North Side original town survey completed a number of years ago. He said that the survey of the broader neighborhood identified the fraternities and sororities along Dubuque Street and also on the west side of the river as important historic resources reflecting the University's impact on the growth of the community, especially in the 1920s and 1930s, when many of these buildings were constructed.

Miklo stated that the buildings were generally built in a revival style. He said that the building in question is in the Tudor revival style.

To decide if the property is a landmark, Miklo said the Commission must determine that it meets criterion A and B from the lists contained in the code plus one of the other criteria. He said that,

HISTORIC PRESERVATION COMMISSION

February 11, 2016

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based on the information submitted, staff finds that the building does meet criterion A - that it is significant in Iowa City history, architecture, and archaeology. Miklo said that is because it is reflective of the University's growth and the important role the Greek communities had in the early part of the 20th century.

Miklo said the next criterion is that it possesses integrity of location, design, setting, materials, and workmanship. He pointed out that the historic photographs and today's photographs show that the building is pretty much intact in terms of its major components. Miklo said there have been some alterations, including the removal of a decorative brick wall from the front and the replacement of the windows with vinyl windows, but otherwise the building is pretty much intact.

Miklo said that if this is approved by the Board of Adjustment, the applicant will be required to have a plan as to how he will repair the outside of the building. He said staff will look at that in the future, and it will have to come back before the Historic Preservation Commission for review. In terms of location, design, setting, and materials, Miklo said this is pretty much as it was built. He said staff thinks it clearly meets criterion B.

Miklo said staff finds that it meets criterion E in terms of being of a distinct example of revival style and has characteristic of the period that is reflected in the Tudor style that is common among Greek houses.

Miklo said, based on those aspects, staff feels this does meet the criteria necessary to designate this building as a landmark, which would make it available for the incentives as mentioned earlier.

Michaud said she is glad the Commission is entertaining this idea. She said that the building next door to this one is very similar and asked if there is any possibility that it could be tagged on to this.

Miklo responded that in this case, someone representing the property owner has applied for the designation. He said that in order to designate the neighboring property, there would be a process to go through, including meeting with the owner. Miklo said that at this point the answer is therefore no, it could not be added to this application.

Nusser, the applicant, said he was available to answer any questions.

Corcoran asked if the building is being rented out as apartments. Nusser responded that at present, the building is being used as an assisted group living facility. He said there are 21 units/rooms in the building being rented out, and he is now applying for a special exception. Nusser said that is what makes the historic preservation landmark status necessary.

Nusser said that the special exception he is seeking involves the fraternity or rooming house status. Miklo said it would basically allow for a reduction in the parking requirement. He said that the building has two parking spaces, but the fraternity use would require significantly more parking.

Michaud asked if that means 21 people would live here or could it potentially mean 42. Nusser responded that it would come to whatever the Board of Adjustment deems necessary. He said that right now, to get the parking exception, the building must go through the historic preservation landmark designation. Nusser said that in order to change the use of the property

HISTORIC PRESERVATION COMMISSION

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from what it is now, he must make a commitment to historic preservation that he will be improving the infrastructure, that he will be improving the building, and that he will have a commitment to that building.

Public hearing open:

Swaim asked if anyone from the public would like to speak to this issue.

Public hearing closed.

MOTION: Corcoran moved to approve the designation of 716 North Dubuque Street, the former Phi Kappa Sigma Fraternity house, as an Iowa City Historic Landmark, based on the following criteria for local designation: criteria A, B, and E. Clore seconded the motion. The motion carried on a vote of 9-0 (Agran absent).

Corcoran mentioned that during the recent Historic Preservation Awards ceremony, one of the recipients was the Phi Delta Theta Fraternity, which is on the west side of the river to the north and west of this house. She said that she spoke to members of the fraternity and its housing board director, who is an alumnus, about research that has been done to get some kind of protection in terms of historic preservation for all of the fraternity and sorority houses. Corcoran said that the director of the housing board seemed very open to that.

REPORT ON CERTIFICATES ISSUED BY CHAIR AND STAFF:

Minor Review – Preapproved Item – Staff Review.

113 South Johnson Street.

Bristow said this application was for a door replacement in a studio. She showed a photograph with the door to be replaced by a fiberglass, two-panel door with a single pane above it. Bristow said staff approved this.

Update - Chair and Staff Review:

328 Brown Street.

Bristow said this project came through in October. She said that staff and the chair approved the final drawings recently.

Bristow said this property is in the Brown Street Historic District on the corner of Gilbert and Brown Streets. She showed views of the house.

Bristow presented the site plan showing the addition to be on the back of the house. She said it would be styled, to a point, like a porch. Bristow said the addition is all of the single story to the back of the house on the right-hand side. She said that a railing would be added to the roof of the porch in the front as well.

Bristow stated that, because this house is brick and there is really no siding on it, there had to be a way to introduce wood siding in a way that would be more like a porch, because there was not going to be a way to match the brick. She said it was done very much like the one on the

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back of a Summit Street house that was reviewed earlier in the year, so that it would have the appearance of a filled-in porch.

Bristow said there is a panel that is mimicking a window, because there will not actually be a window right adjacent to the house. She showed what it will look like from the rear view. Bristow said there are interesting arched windows on the first floor of the existing house, as well as an arched door. She said the owners are going to at least remove and save the windows and door and hope to reuse the door.

Bristow showed the side where there will be a little bit of a bay window, partly because the main house also has bay windows. She added that there will be a basement entry on the west side that no one will ever see, as the west side is not visible from any street.

REVIEW OF BY-LAWS AND PROCEDURES:

Swaim said that Miklo prepared a draft based on the Commission discussion at its last meeting. She said the draft is based on the Board of Adjustment and the Planning and Zoning Commission by-laws.

Michaud asked if the conflict of interest provision referred to financial issues. Miklo said that is generally the case and is the clearest conflict of interest. He said there may also be a relationship issue in which someone has a relationship, positive or negative, with someone involved in something before the Commission and feels he or she cannot be unbiased.

Michaud asked, because Friends of Historic Preservation exists and things might come up in the future where there is funding involved, how that all works out. Miklo answered that this involves more of a personal financial interest, in which there is some financial gain to be had.

Miklo said the Commission had discussed putting in language regarding when a person has a conflict of interest, for example, a property owner. He stated that Roberts Rules of Order say that is good practice and the way it should be done, but in actuality, the person himself has to decide when he has a conflict of interest. Miklo said that is why he did not get specific but left that section more general.

Wagner asked if in section ten, the pronoun should be changed instead of using "they". Swaim said she recently spoke with an editor who said that the plural pronoun is now acceptable in such a case. Miklo stated that it could be done either way; he had used the language of the Board of Adjustment and Planning and Zoning Commission.

Corcoran said she agrees with Wagner and would change the language to, "Members who believe they have a conflict of interest on a matter about to come before the Commission shall state the reason for the conflict of interest and leave the panel of the Commission before the discussion begins. Members may choose to leave the meeting room during the consideration of the application."

MOTION: Corcoran moved to adopt the proposed update to the by-laws of the Iowa City Historic Preservation Commission as amended. Ackerson seconded the motion. **The motion carried on a vote of 9-0 (Agran absent).**

HISTORIC PRESERVATION COMMISSION

February 11, 2016

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OTHER INFORMATION:

Bristow said that the Commission needs to call a special meeting and said it will be important to have a quorum. She suggested February 25th. Bristow said there are two large projects that need to be discussed in a timely manner. Swaim counted hands and determined that everyone at the meeting with the exception of Clore would be able to attend a meeting on February 25th, but the time would be moved up to 5:00 p.m.

CONSIDERATION OF MINUTES FOR JANUARY 14, 2016:

MOTION: Baker moved to approve the minutes of the Historic Preservation Commission's January 14, 2016 meeting, as written. Wagner seconded the motion. The motion carried on a vote of 9-0 (Agran absent).

Swaim stated that Sandell, Bristow, Alicia Trimble, Miklo, and herself attended a lecture by Ed McMahon of the Urban Land Institute in Cedar Rapids the previous week. Swaim said it was a great lecture. Miklo said there are two versions of the lecture on YouTube and added that the longer, one hour and 45 minute version has more local context and is more detailed. He said he would e-mail it to everyone. Miklo said the lecture was pretty inspiring and includes some really practical reasons why preservation is important.

Bristow stated that so far, the Commission is maintaining the next scheduled meeting of March 10th, assuming some applications are received.

ADJOURNMENT:

The meeting was adjourned at 5:56 p.m.

Minutes submitted by Anne Schulte

**HISTORIC PRESERVATION COMMISSION
ATTENDANCE RECORD
2015-2016**

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

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