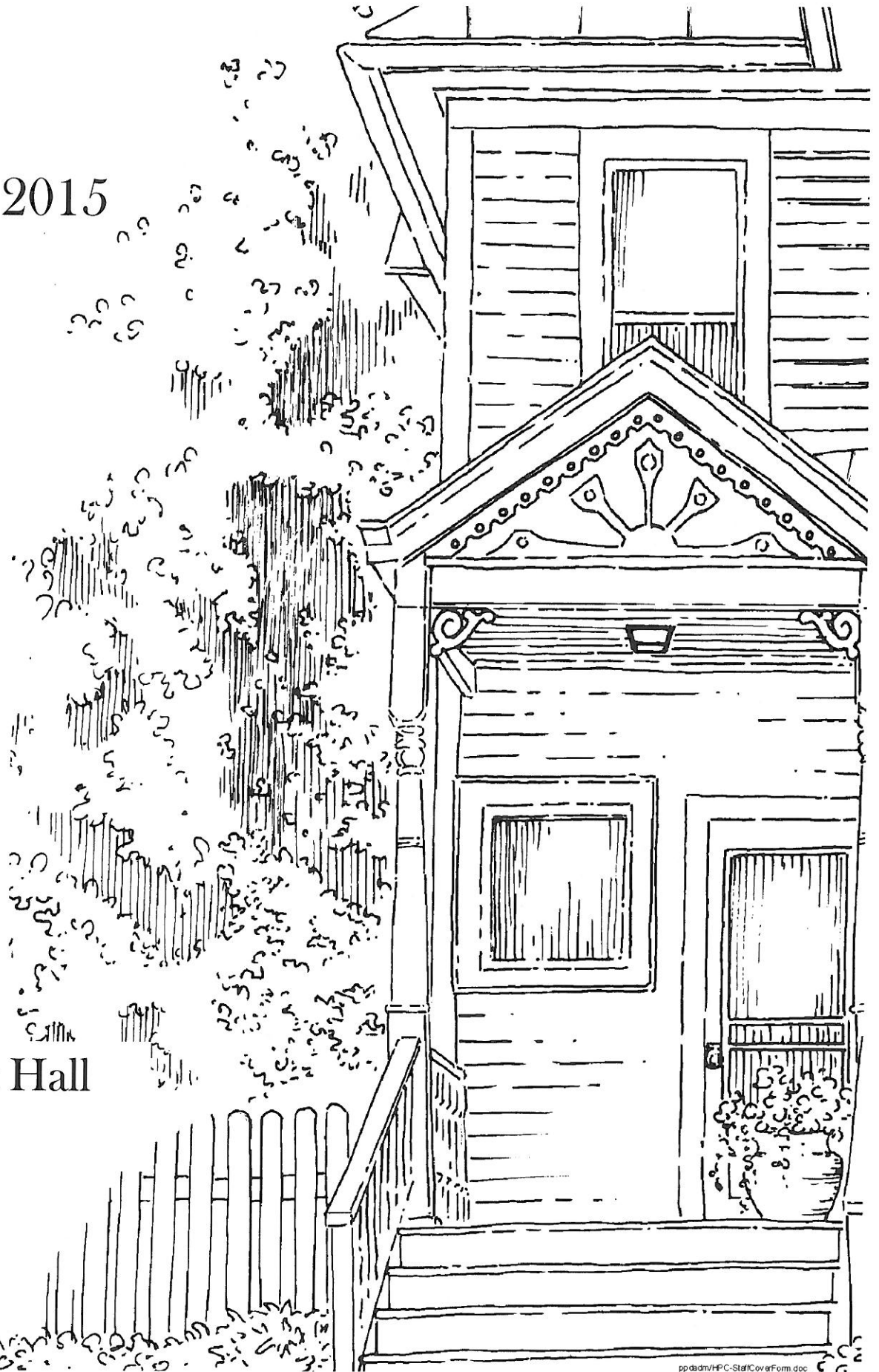
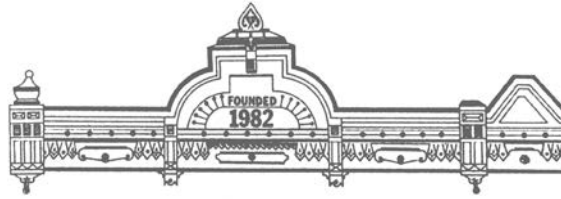


Iowa City Historic Preservation Commission

Thursday
August 13, 2015
5:30 p.m.

Emma Harvat Hall
City Hall





IOWA CITY HISTORIC PRESERVATION COMMISSION

Thursday, August 13, 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 (solar panel addition to carriage house roof)
2. 720 Bloomington Street – Goosetown/ Horace Mann Conservation District (screen porch addition)
3. 721 Fairchild Street – Goosetown/ Horace Mann Conservation District (bay window alteration to front facade)
4. 932 East College Street–College Hill Conservation District (roof addition for rear basement entrance on west side)
5. 229 South Summit Street – College Hill Conservation District (Through-wall Air conditioning units added to north and south elevations)

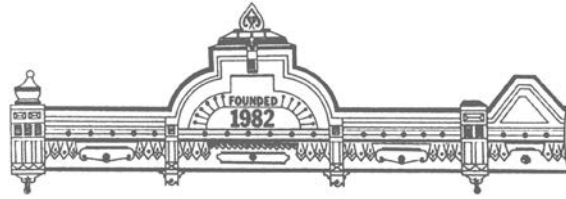
E) Report on Certificates issued by Chair and Staff

Certificate of No Material Effect – Chair and Staff review

1. 530 Iowa Avenue - College Hill Conservation District (porch steps, side entry steps, and porch skirting replacement)

Minor Review – preapproved item – Staff review

1. 11- 15 N. Dodge Street – College Hill Conservation District (replacement of non-historic siding and trim to match existing historic siding and trim)
2. 603 Rundell Street – Longfellow Historic District (rear deck addition without railing)



F) Report on Sabin School/Southside Survey

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

H) Consideration of Minutes for July 9, 2015

I) Commission Information and Discussion

1. Discussion of potential CLG application
2. Introduction of Historic Preservation Facebook Page

J) 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 alteration project at 328 Brown Street, a contributing property in the Brown Street Historic District. The project is to add solar panel array to two sections of the carriage house roof.

Applicable Regulations and Guidelines:

4.0 Iowa City Historic Preservation Guidelines for Alterations

4.4 Energy Efficiency

4.7 Mass and Rooflines

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 is proposing to add nine solar panels to the carriage house roof, four on the west facing slope and five on the south facing slope. Each panel measures 65 inches by 39 inches. Using S-5-PV attachment kits, the panels will sit inches above the existing standing seam metal roof, will not damage or penetrate the roof and are completely removable in the future. The S-5-PV system clamps to the standing seam.

The guidelines for Energy Efficiency do not specifically address solar panels, but do encourage discussion and research of new innovations and technologies. For roofs, the guidelines recommend against installing solar collectors or other mechanical devices on prominent street elevations.

In Staff's opinion, the proposed project utilizes the best possible attachment outcome for solar panels on a standing seam roof because they are removable and will make no lasting impact on a historic roof. The locations shown do not include the main street elevation for the carriage house (east) and while they face south are mostly obscured from the south because the carriage house sits behind the main house and up above the street.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 328 Brown Street as presented in the application.

Application for Historic Review

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

For Staff Use:

Date submitted: 7, 21, 15

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

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

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

Property Owner/Applicant Information

(Please check primary contact person)

- ☐ Property Owner Name: ERIC GIDAL and JACKIE BRIGGS
Email: eric-gidal@curawa.edu Phone Number: (319) 541-9513
Address: 328 Brown St.
City: IC State: IA Zip Code: 52245
- ☐ Contractor / Consultant Name: Tim Dwight
Email: tim.dwight@ipowercorp.com Phone Number: (319) 631-2006
Address: 448 Ignacio Blvd
City: Novato State: CA Zip Code: 94949

Proposed Project Information

Address: 328 Brown St.
Use of Property: residential Date Constructed (if known): Sept., 2015

Historic Designation

(Maps are located in the Historic Preservation Handbook)

- ☐ This Property is a local historic landmark.

OR

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

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

Within the district, this Property is classified as:

- ☒ Contributing ☐ Noncontributing ☐ Nonhistoric

Application Requirements

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

☐ Addition

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

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

☐ Alteration

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

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

☐ Construction of new building

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

☐ Demolition

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

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

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

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

☒ Other: SOLAR PANELS

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

Proposed Project Details

Project Description:

Mounting nine solar panels on carriage house roof.

Materials to be Used:

Photovoltaic panels attached with clamps to metal roof - no permanent fasteners.

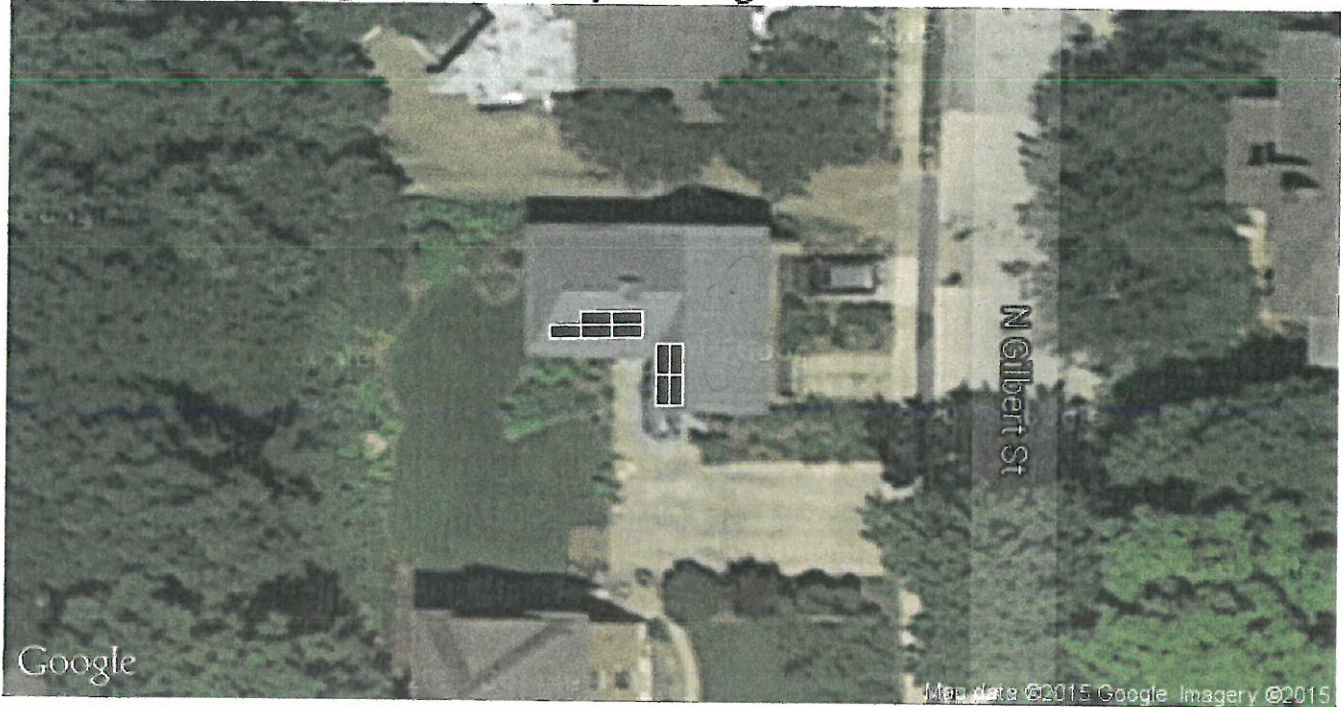
Exterior Appearance Changes:

Two sides of carriage house roof will have panels - neither side faces street. No permanent (or even temporary) alteration to structure.





Estimated Design and Array Sizing



Your System Type
Your System Size

Roof Mounted
2.25kW (9 iPower 250-US modules)



Photovoltaic Module IPC240P01-US

Specifications

Cell Type	Poly-Crystalline Silicon
Cell Size	156mm×156mm (6.14×6.14in)
No. of cells and connections	60(6×10)
Dimension of module(mm)	1640×992×40mm (64.57×39.06×1.57in)
Weight	18.5Kg (40.8lbs)
Power Tolerance	+/- 3%

Electrical Characteristics

Model	IPC240P01-US
Maximum power at STC(P _m)	240W
PTC	215.7W
Open-circuit voltage(V _{oc})	37.20V
Short-circuit current(I _{sc})	8.82A
Voltage at P _{max} (V _{mp})	30.9V
Current at P _{max} (I _{mp})	7.77A

STC: Irradiance AM1.5, 1000W/m², 25°C

Limits

Fuse rating	15A
Maximum system voltage	600VDC (UL)
Operating temperature	-40°F to +185°F (-40°C to +85°C)

Temperature and Coefficients

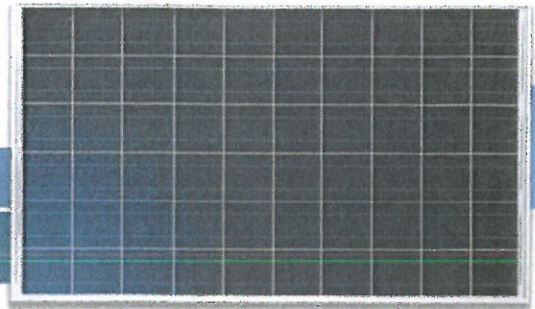
NOCT	48°C +/- 2°C
Temp coefficient of V _{oc}	-0.33%/°C
Temp coefficient of I _{sc}	0.045%/°C
Temp coefficient of power	-0.47%/°C

NOCT: Nominal Operation Cell Temperature

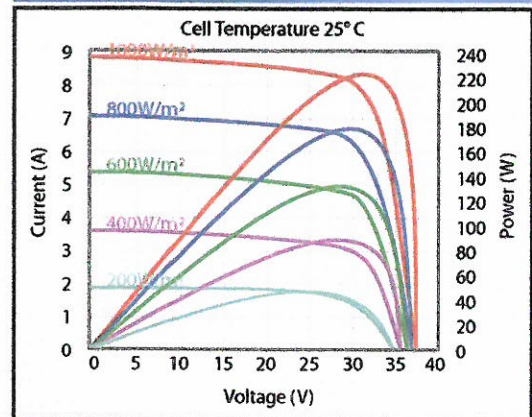
Output

Type of output terminal	Junction box
Cable	12AWG
Cable lengths	1000mm (39.37in)
Connector	Tyco Electronics Solarlok

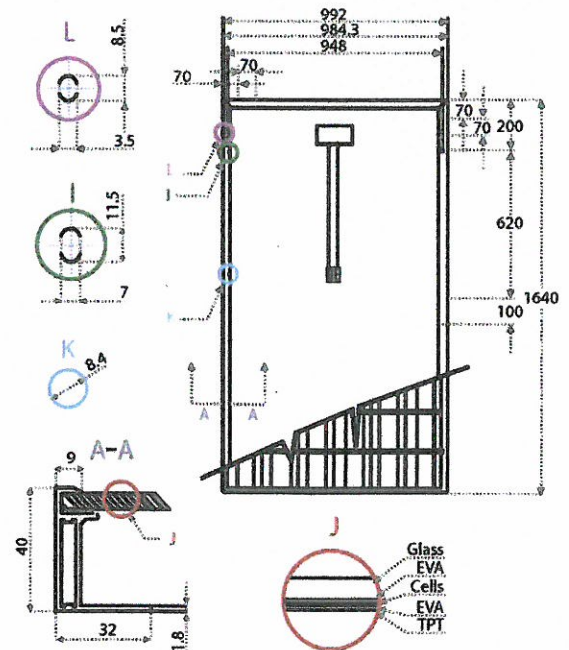
Distributor Information



Characteristics Curve



Mechanical Characteristics



Integrated Power Corporation

504 Redwood Blvd • Suite 230

Novato, CA 94947

p 415-884-5555

p 877-88-iPower

f 415-884-5557

sales@ipowercorp.com

www.ipowercorp.com



Made in the U.S.A.

S-5!®

The Right Way!

S-5-PV Kit



The concept of combining photovoltaic arrays with standing seam metal roofing is growing—and for good reasons. A standing seam metal roof has a life expectancy consistent with that of framed PV modules. A 30-year power source on a 40-year roof, along with zero-penetration technology creates the most sustainable roof system available with alternative power generation, all without compromising the roof's warranty!

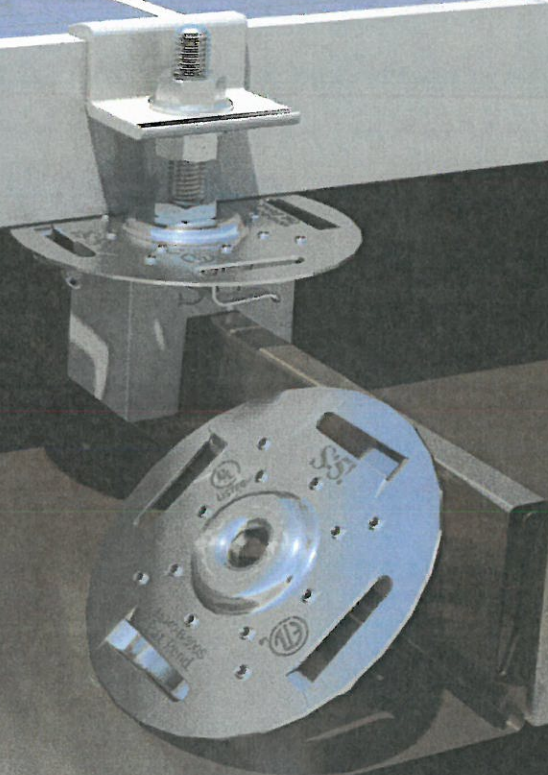
The new S-5-PV Kit boasts an important breakthrough in PV mounting technology. It is one of the first solar module mounting solutions in the industry to be listed to the new UL subject 2703, a standard that covers both bonding and mounting. Furthermore, the S-5-PV Kit has gained an ETL Listing to UL 1703.

The S-5-PV Kit features a groundbreaking new stainless steel mounting disk with twelve nodes designed to ensure the module-to-module conductivity of anodized aluminum module frames. This means the module is simply anchored with the kit and is automatically bonded. No lugs or wire required except to connect one string of modules to another and to ground the system. This connection detail represents installed electrical cost savings of \$6-\$12 per unit. In most cases, the savings in time and materials is sufficient to pay for the entire S-5-PV Kit and clamp setup.

S-5-PV Kit

The right way to attach almost anything to metal roofs!

888-825-3432 | www.S-5.com



S-5!®

The Right Way!

The S-5-PV Kit is a revolutionary new solution to attach solar PV panels to standing seam metal roofs!

The S-5-PV Kits are furnished with the hardware shown at right, excluding the attachment clamp, which is supplied separately. Additional nuts will need to be ordered for use on end applications. S-5-PV Kits are compatible with most common metal roofing materials, including brass. Providing flexibility, S-5! offers one kit to accommodate all PV frame thicknesses from 1.3" (33 mm) to 2.5" (64 mm).

The embossed panel guide makes the module placement easier. The mounting disk is multi-directional and rails are not required. Flat mounting disks are available for use with the S-5! VersaBracket for exposed-fastened trapezoidal profiles.

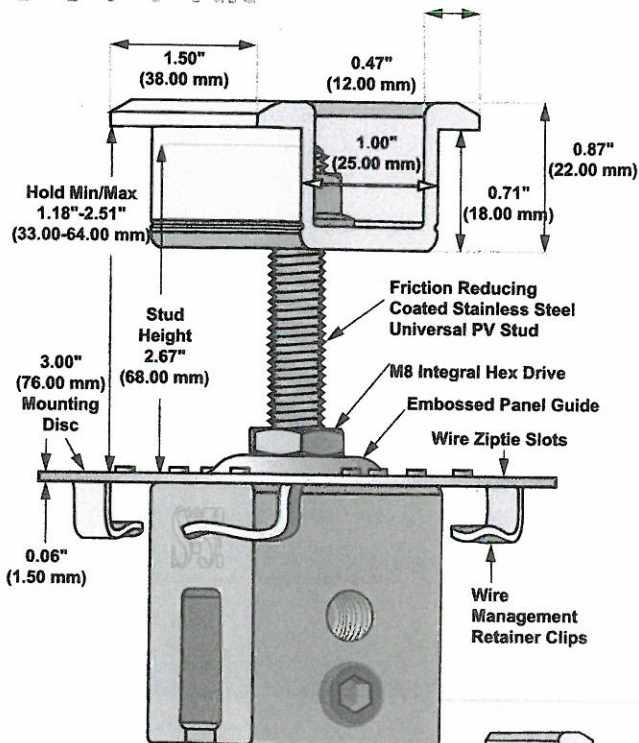
Four strategically placed under-disk hooks assist in wire management. The PV grab ears that hold the solar panel in place are broader to allow for ease of installation and precise module engagement.

The S-5-PV Kit fits the majority of solar panels on the market. Using the S-5! mini clamps, it also fits the majority of metal roofs on the market, including exposed fastened and corrugated. It is designed to universally fit both field (two adjacent panels) and end conditions.

The S-5-PV Kit continues to be the easiest, most cost-effective way to install solar panels directly to standing seam metal roofs, remaining the most popular choice worldwide.

Wind dynamics are complex, thus, each system should be reviewed by a qualified licensed professional who understands wind effects on metal roof design and construction prior to purchase and installation. For more detailed information including specifications, installation instructions and CAD drawings, visit www.S-5.com or your S-5-PV Kit distributor.

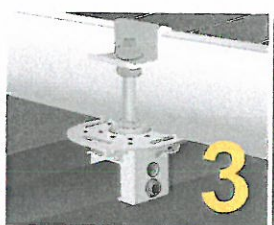
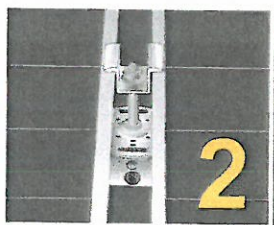
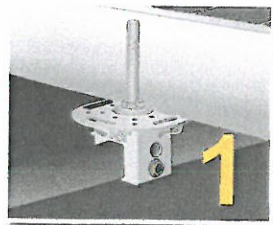
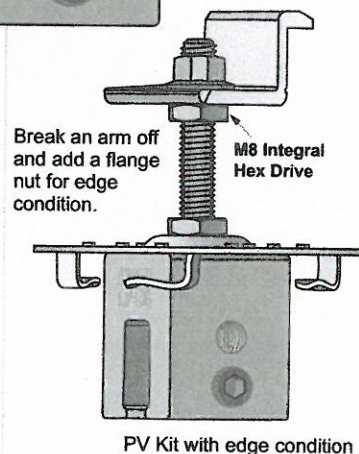
S-5-PV Kit



Please note: All measurements are rounded to the second decimal place.



Listed to UL subject 2703.
ETL Listed to UL 1703.



Patents pending.
Due to the variety of attachment needs, S-5-PV Kits are sold separately from S-5! mini clamps. The S-5-PV Kit fits only S-5! mini clamps, NOT standard clamps.

S-5! Warning! Please use this product responsibly!

Products are protected by multiple U.S. and foreign patents. Visit the website at www.S-5.com for complete information on patents and trademarks. For maximum holding strength, setscrews should be tensioned and re-tensioned as the seam material compresses. Clamp setscrew tension should be verified using a calibrated torque wrench between 160 and 180 inch pounds when used on 22ga steel, and between 130 and 150 inch pounds for all other metals and thinner gauges of steel. Consult the S-5! website at www.S-5.com for published data regarding holding strength.

Copyright 2011, Metal Roof Innovations, Ltd. S-5! products are patented protected. S-5! aggressively protects its patents, trademarks and copyrights.

Distributed by

Historic Review for 720 East Bloomington Street

District: Goosetown/Horace Mann Conservation District
Classification: Contributing

The applicant, Kathy Tütsman, is requesting approval for a proposed addition project at 720 East Bloomington Street, a contributing property in the Goosetown/Horace Mann Conservation District. The project consists of a screened porch addition to the back of the house.

Applicable Regulations and Guidelines:

4.0 Iowa City Historic Preservation Guidelines for Alterations

4.10 Porches

5.0 Guidelines for Additions

5.1 Expansion of Building Footprint

Staff Comments

This house was built in ca. 1880 and is an example of a vernacular house form common to Iowa City's Bohemian Goosetown neighborhood, the side-gabled one story. The house is located close to the street allowing for ample rear yard space for vegetable gardens and outbuildings. It has double-hung sash windows of various sizes and narrow clapboard siding. The house has at least one earlier addition to the rear façade as well as a more recent addition to the first.

The applicant is proposing a 12 foot by 14 foot screen porch addition to the back of the house. The roof line of the addition will extend the existing roof height and pitch and end in a hip roof instead of a gable. The roof shingles, soffit, and fascia will match the existing historic portion of the house. The walls of the addition will be constructed of 4 x 4 columns wrapped with cedar beveled at the corners, and painted to blend with the existing house. Screens will enclose the porch and a door on the west façade will add access to the backyard and existing paved path.

The guidelines recommend placing new additions to the rear of the property and off-setting them from the side walls of the house to distinguish from the historic house. It is recommended that roof pitches, overhangs, and soffits are consistent with the existing building and that eave intersections align properly. Exceptions allow for additions in Conservation Districts to use concrete or textured concrete block instead of matching the historic foundation. If a new porch has a pier foundation, skirting of vertical boards or diagonal lattice with a 3- 6 inch frame must span between the piers.

In Staff's opinion, this simple screen porch addition is an appropriate way to add covered space to this small cottage. The original side-gable house has one addition that was probably added within the period of significance for the house and is offset from the side wall significantly on the west side while remaining flush with the east side. A later addition aligns with the inset wall on the west side but is inset from the original house and the first addition on the east side. Aligning the proposed porch addition with the last previous addition maintains the required offset from the sidewalls of the original house. The earlier additions are a simple-gable roof perpendicular to the gable on the original house. Continuing this roof form and then ending it with a hip is an appropriate solution to continue the simple design of the cottage and reduce the height of the porch addition. Simple wrapped columns maintain the simple approach. The roof and overhang materials to match the existing house and painted columns to blend with the house are appropriate for this addition.

Both the foundation and screen system need further clarification. The foundation of the original house appears to be brick or brick-faced. The first addition appears to be concrete or concrete-stucco faced. Neither foundation is easily visible. It is staff's opinion that the new porch addition could be built with either a full

poured concrete foundation or with textured concrete block piers and skirting infill. The screen system will be simple with either few divisions or no divisions other than the columns. The screen system will either span between the columns with a visible frame or the screen will be attached behind the columns so that the frame is not visible from the outside. Screen system information and final foundation design proposals should be submitted for staff and chair approval.

Recommended Motion

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

- Submit screen system information and/or sample for staff and chair approval
- Submit foundation design for staff and chair approval

Application for Historic Review

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

For Staff Use:

Date submitted: 6/11/15

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

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

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

Property Owner/Applicant Information

(Please check primary contact person)

- ☒ Property Owner Name: KATHY TITSMAN
Email: ktitsman@gmail.com Phone Number: (845) 536 4546
Address: 720 E. BLOOMINGTON ST.
City: IOWA CITY State: IA Zip Code: _____
- ☒ Contractor / Consultant Name: JOE OZEROFF / JM CONSTRUCTION, INC.
Email: joe.ozeroft@gmail.com Phone Number: (319) 331-0407
Address: 833 NORMANDY DR.
City: IOWA CITY State: IA Zip Code: 52246

Proposed Project Information

Address: 720 E. BLOOMINGTON ST., IOWA CITY
Use of Property: RESIDENTIAL SGL.FAMILY Date Constructed (if known): _____

Historic Designation

(Maps are located in the Historic Preservation Handbook)

- ☐ This Property is a local historic landmark.

OR

- ☒ This Property is within a historic or conservation district (choose location):
- | | |
|--|---|
| <input type="checkbox"/> Brown Street Historic District | <input type="checkbox"/> Clark Street Conservation District |
| <input type="checkbox"/> College Green Historic District | <input type="checkbox"/> College Hill Conservation District |
| <input type="checkbox"/> East College Street Historic District | <input type="checkbox"/> Dearborn Street Conservation District |
| <input type="checkbox"/> Longfellow Historic District | <input checked="" type="checkbox"/> Goosetown / Horace Mann Conservation District |
| <input type="checkbox"/> Northside Historic District | <input type="checkbox"/> Governor-Lucas Street Conservation District |
| <input type="checkbox"/> Summit Street Historic District | |
| <input type="checkbox"/> Woodlawn Historic District | |

Within the district, this Property is classified as:

- ☐ Contributing ☐ Noncontributing ☐ Nonhistoric

Application Requirements

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

☒ **Addition**

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

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

☐ **Alteration**

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

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

☐ **Construction** of new building

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

☐ **Demolition**

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

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

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

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

☐ **Other:** _____

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

Proposed Project Details

Project Description:

ADD A 3 OR 4 SEASON ROOM TO THE REAR OF THE HOUSE,
APPROXIMATELY COVERING THE EXISTING DECK.
ROUGHLY 12' X 14', ROOF LINE AND DETAILING WILL
MATCH THE EXISTING HOUSE.

Materials to be Used:

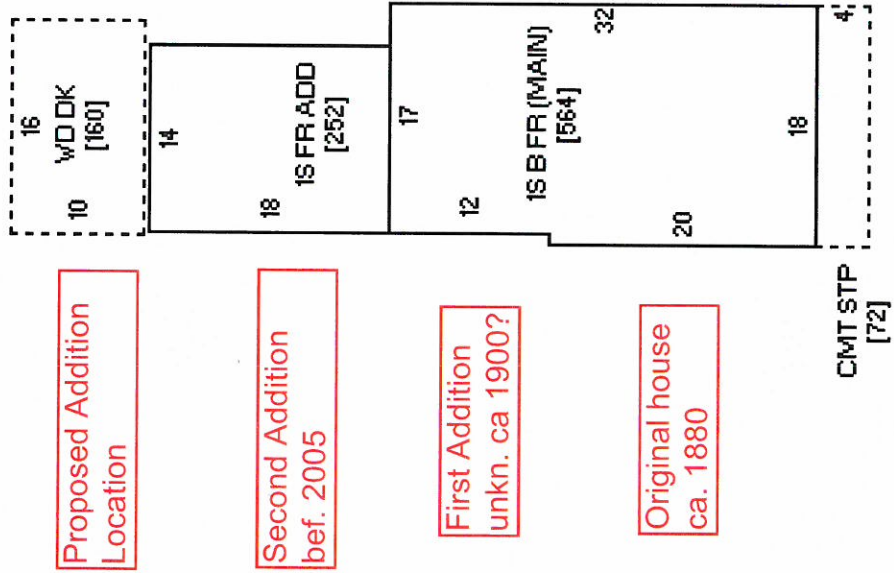
TYPICAL WOOD FRAME CONSTRUCTION, EXTERIOR MATERIALS
WILL MATCH THE EXISTING HOUSE.

Exterior Appearance Changes:

LENGTHEN THE HOUSE BY APPROXIMATELY 10-12 FEET.

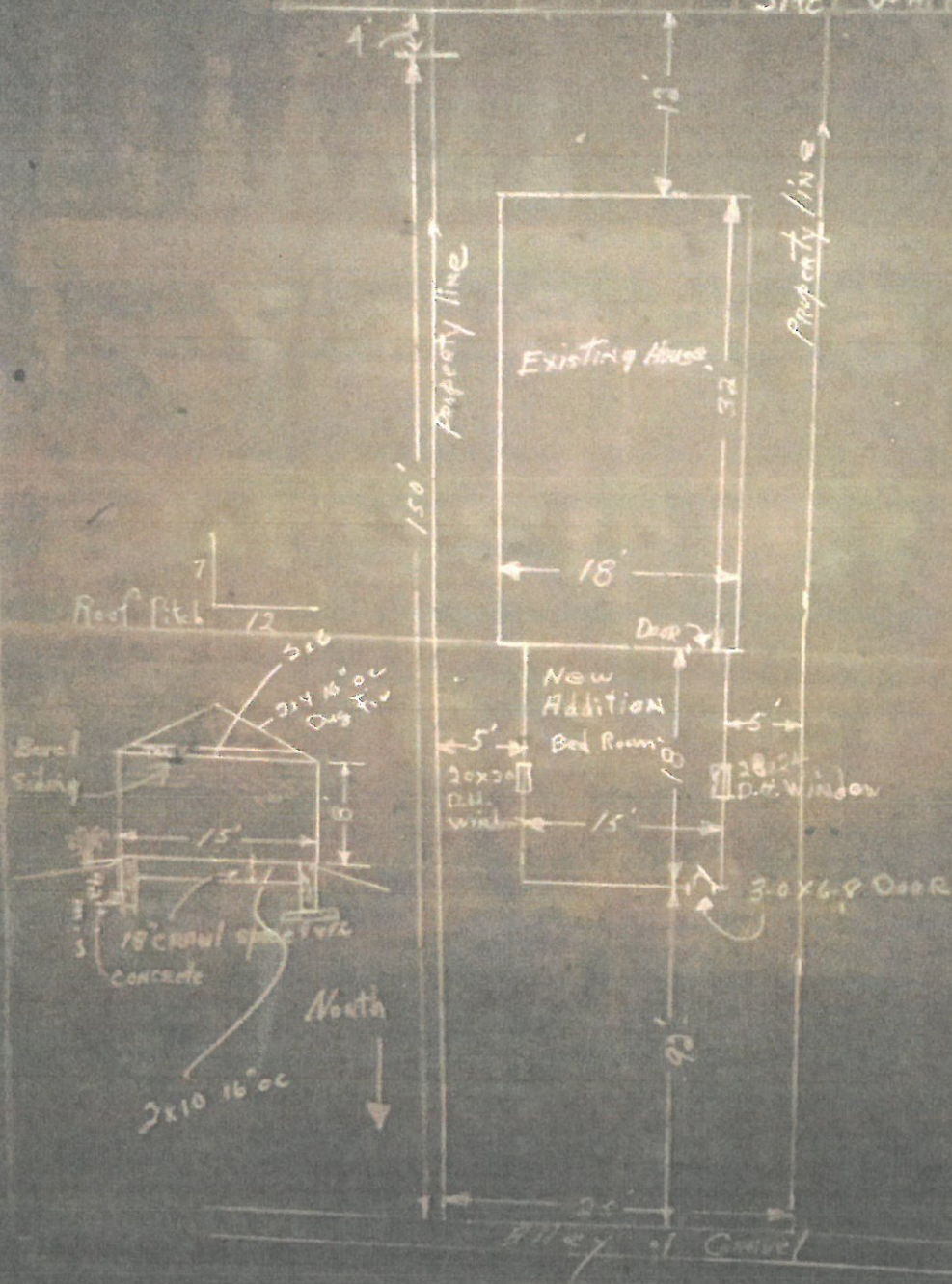






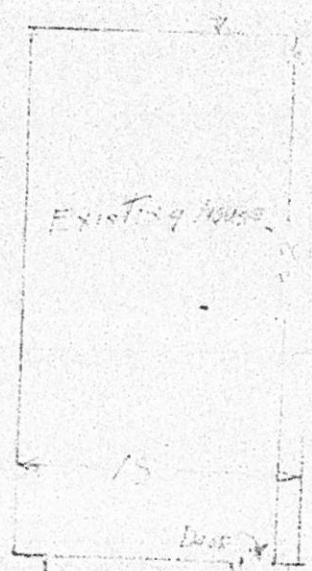
720 E. Bloomington street

Site walk



Side View

Property Line

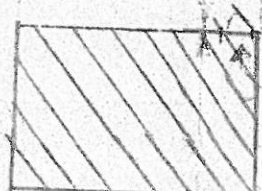


New Addition

Bed Room

5' x 2' 6" window

36" x 12" window



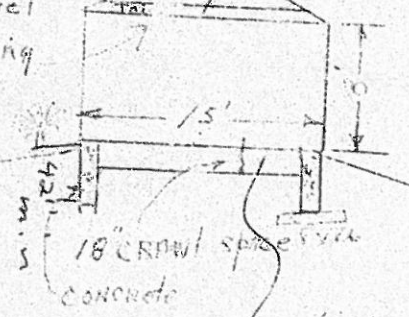
NEW 14' x 12' 4 SEASON ROOM

Gravel

Roof Pitch 7/12

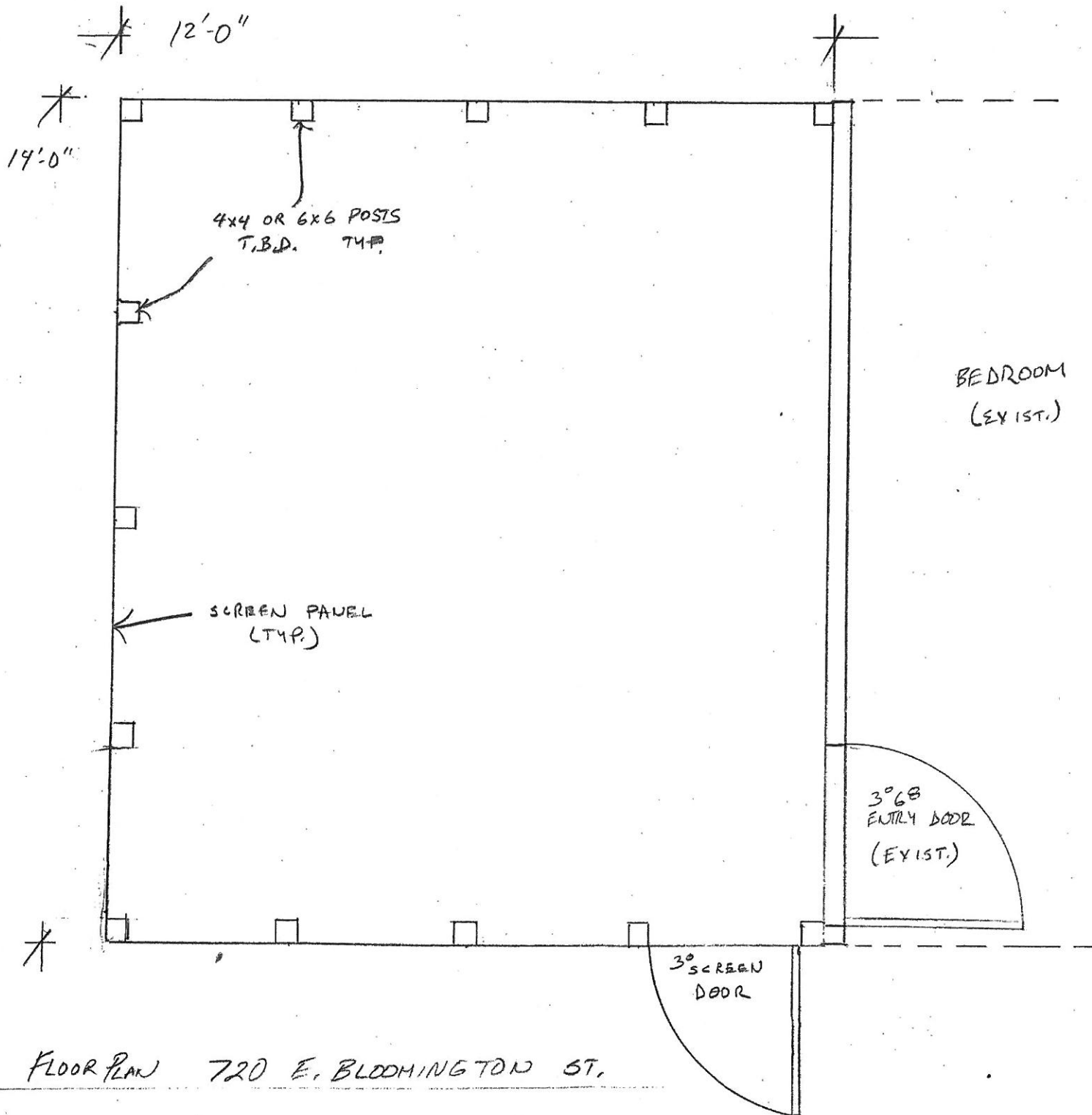
2x10 16" oc Dug Fin

Bevel Siding



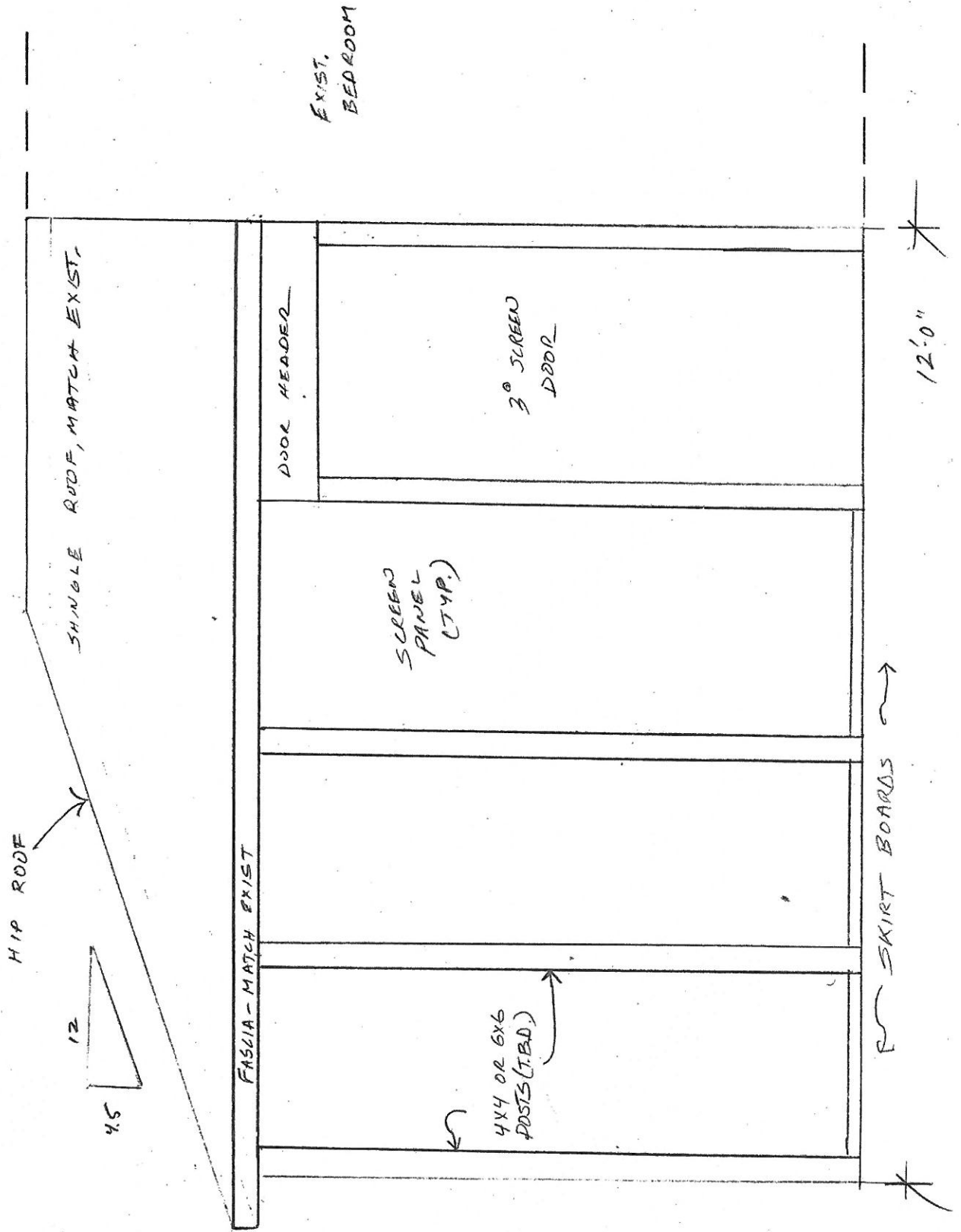
2x10 16" oc

North



FLOOR PLAN 720 E. BLOOMINGTON ST.

720 E. BLOOMINGTON - WEST ELEVATION



Historic Review for 721 Fairchild Street

District: Goosetown/ Horace Mann Conservation District

Classification: Noncontributing

The applicant, Linda Gerhold, is requesting approval for a proposed alteration project at 721 Fairchild Street, a noncontributing property in the Goosetown/ Horace Mann Conservation District. The project consists of removing the three ganged windows on the front façade and replacing them with a bay window.

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

4.5 Foundations

4.11 Siding

4.13 Windows

Staff Comments

This house is a modern construction built in 1951 and does not contribute to the Historic District. It is a simple side-gabled ranch home. It has wood lap siding over all but the west portion of the north elevation where it has vertical wood siding. The side elevations have double-hung windows and the front elevation has three fixed ganged windows and two sliders.

The applicant is proposing to remove the three ganged windows on the front elevation and replace them with a bay window that extends to the roof fascia behind the gutter. The bay will have a new smooth, poured concrete foundation and wood lap siding to make the existing. The three front windows will be fixed and the two side windows on the angle will be double-hung for ventilation. All windows will be metal-clad wood and the trim will be wood.

The guidelines recommend using smooth faced concrete for new foundations. New windows should match the size, type, sash width, and trim of the existing windows. Wood siding and trim to match the existing is also recommended

In Staff's opinion, this bay window addition will not adversely impact the appearance of the house. Ranch houses from this period typically had a large picture window located asymmetrically on the front façade. A bay window would not have been typical but it could be considered a variant of the idea. Using three fixed windows on the front would reflect the three equal-sized ganged windows that were originally part of the house. As a typical ranch house with many sizes and types of windows, this house has the three fixed windows on the front, as well as two sliders that are probably not original, and double hung windows on the side elevations. The applicant has proposed to use double-hung windows on the sides of the bay. It is staff's opinion that casement windows in this location would unify all of the windows in the bay as single pane windows. The house does have a precedent for the use of double-hung so the commission may find that the double hung windows are appropriate. Unifying the siding and trim to match the rest of the house will improve the character of the home.

Recommended Motion

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

- Change the side windows in the bay from double-hung to casement windows.

Application for Historic Review

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

For Staff Use:

Date submitted: 7 / 20 / 15

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

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

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

Property Owner/Applicant Information

(Please check primary contact person)

- ☐ Property Owner Name: Linda Gerhold
Email: linda-gerhold@uiowa.edu Phone Number: () 337-3849
Address: 721 Fairchild Street
City: Iowa City State: IA Zip Code: 52240
- ☐ Contractor / Consultant Name: Chris Munday
Email: _____ Phone Number: () 351-8400
Address: 10 Fairview Knoll
City: Iowa City State: IA Zip Code: 52240

Proposed Project Information

Address: 721 Fairchild Street
Use of Property: _____ Date Constructed (if known): 1959??

Historic Designation

(Maps are located in the Historic Preservation Handbook)

- ☐ This Property is a local historic landmark.

OR

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

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

Within the district, this Property is classified as:

- ☐ Contributing ☐ Noncontributing ☒ Nonhistoric

Application Requirements

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

☐ **Addition**

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

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

☒ **Alteration**

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

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

☐ **Construction** of new building

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

☐ **Demolition**

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

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

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

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

☐ Other: _____

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

Proposed Project Details

Project Description:

Remove old 3-gang 9'x5'2" window - Replace with Bay window - keeping with the style of the house

Materials to be Used:

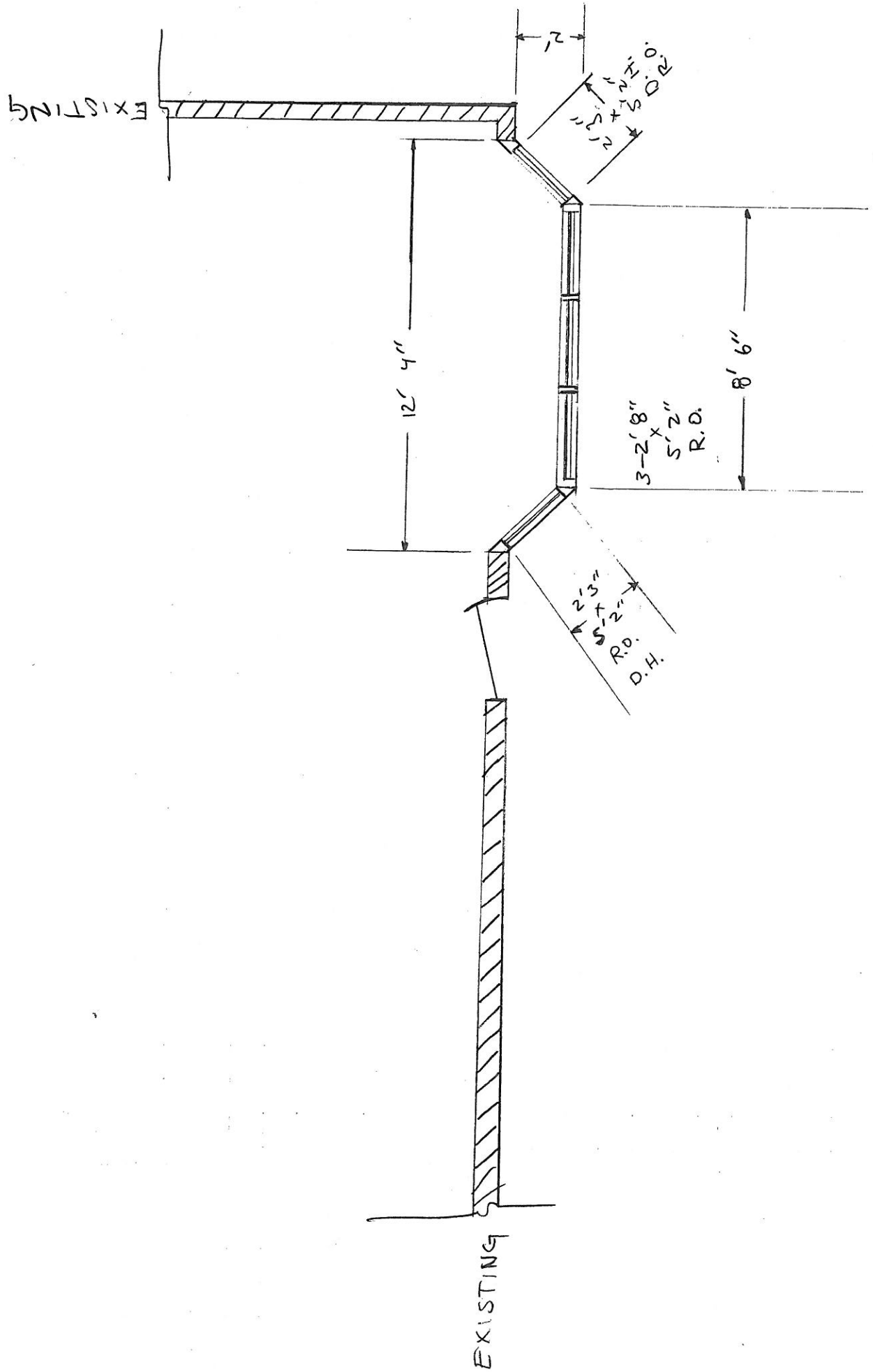
concrete Foundation - wood - wood siding - Aluminum clad wood frame windows - wood frame - wood trim

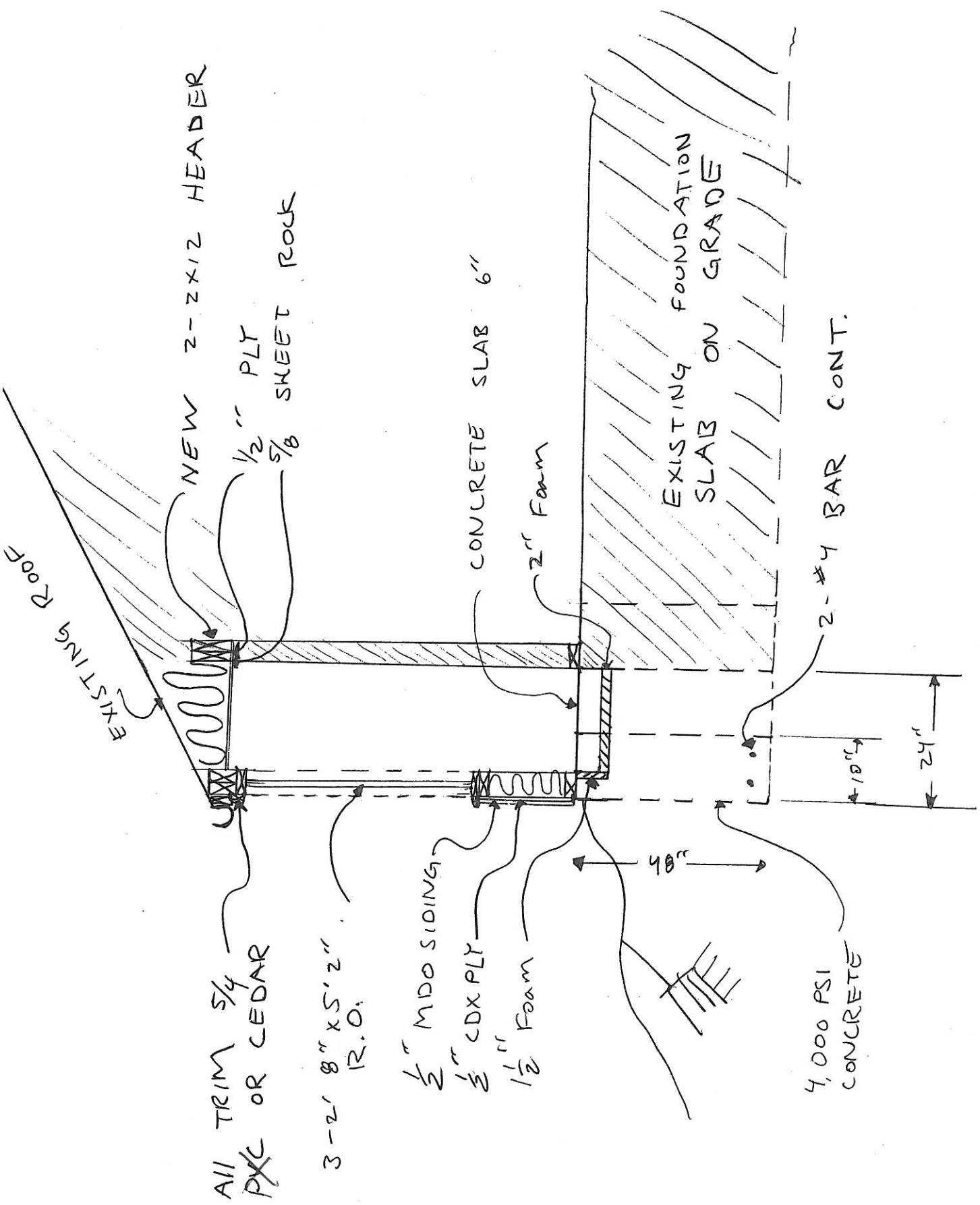
Exterior Appearance Changes:





721 FAIRCHILD ST. 6-15 DRAWN BY CMC





721 FAIRCHILD ST 6-15 DRAWN BZ CMC

721

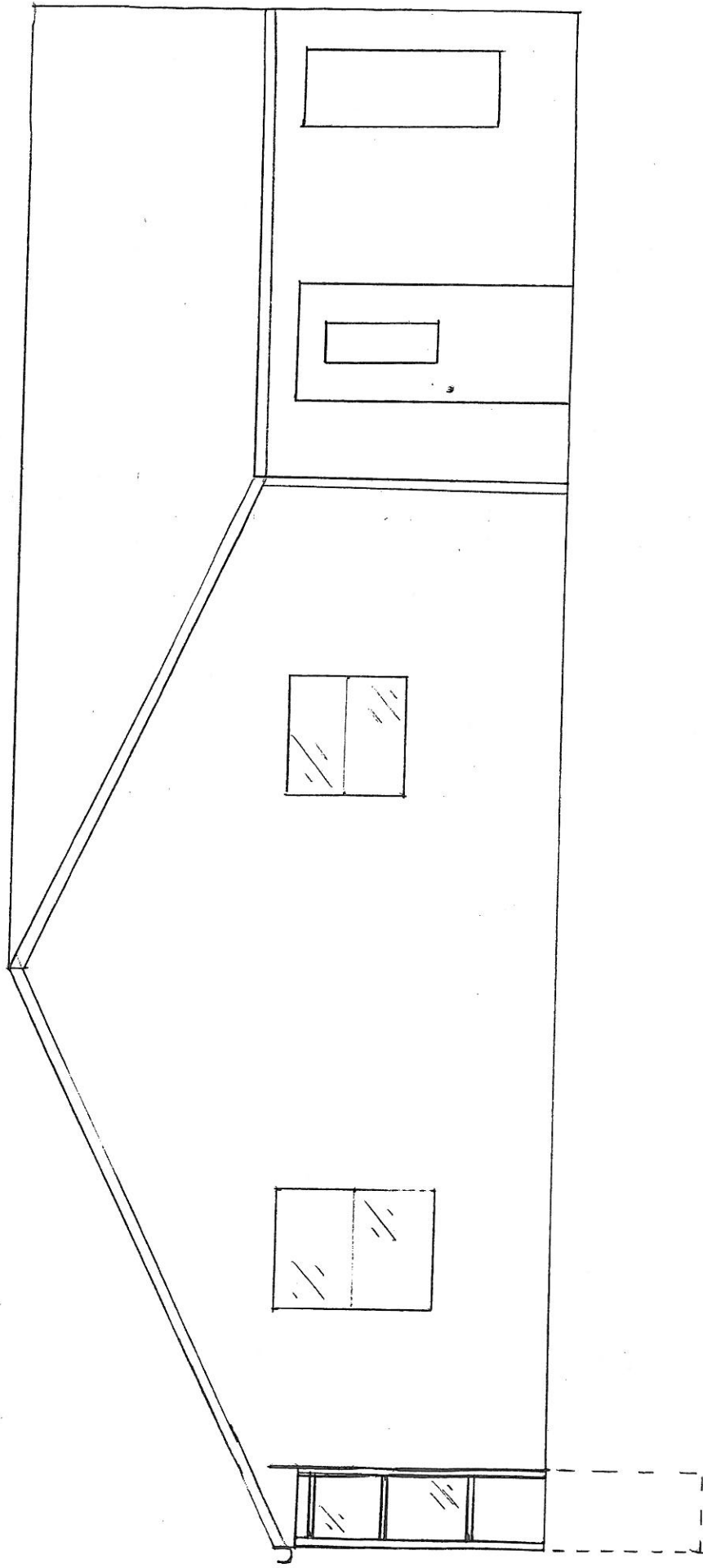
FAIRCHILD ST

6-15

DRAWN

BY

CME



WEST SIDE

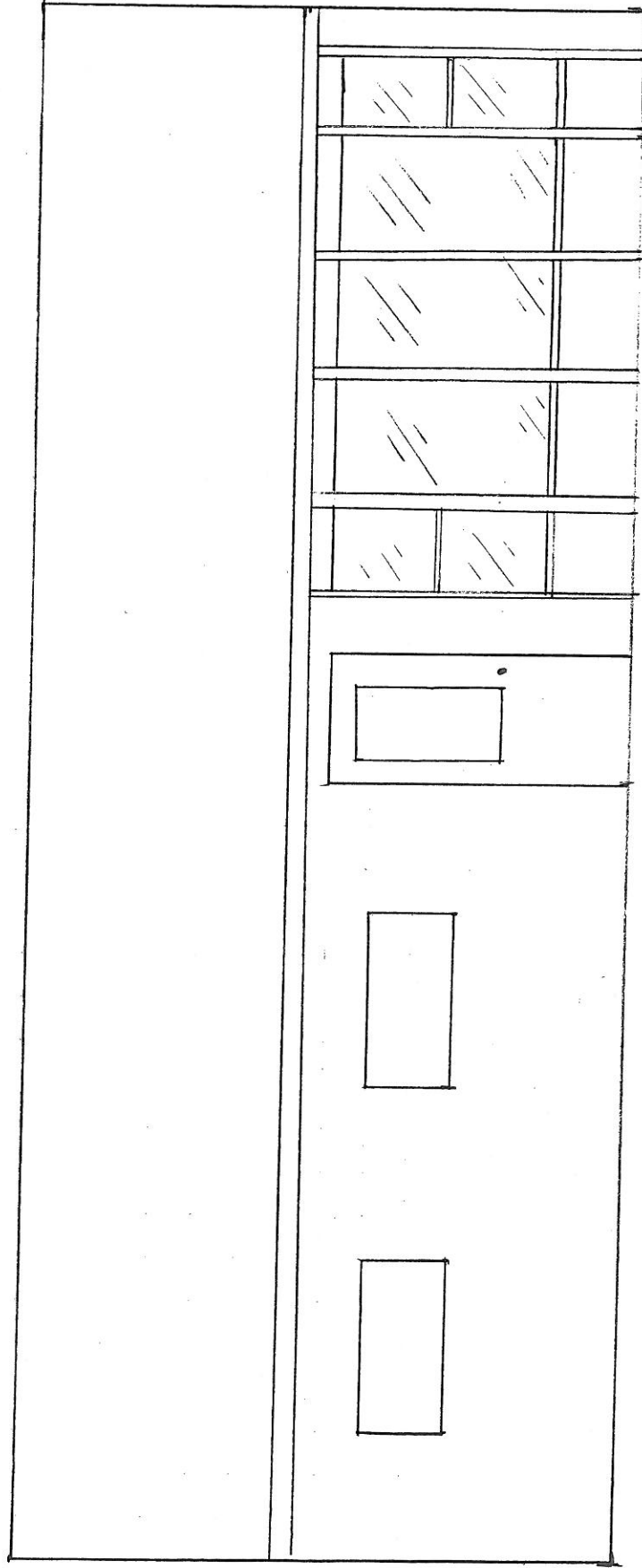
721 FAIRCHILD ST.

6-15

DRAWN

BY

CMC



NORTH SIDE



MENARDS QUOTE
2605 NAPLES AVE
IOWA CITY, IA 52240
(319) 358-9708
(319) 358-9605
Store Number: 3091
Store Code: IOWA

Date: 7/13/2015

Business:

Guest: Chris
1111

Munday

Iowa City, IA 52240
Phone: 3193518400

Fax:

Team Member: 7947

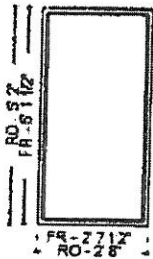
Quote Number: TBD

Quote Name: Unassigned Quote

Line Item	Quantity	Product Description	Unit Price	Total Price
100-1	3		\$604.17	\$1,812.51*

Rough Opening: 2' 8" X 5' 2"

Frame Size: 2' 7 1/2" X 5' 1 1/2"

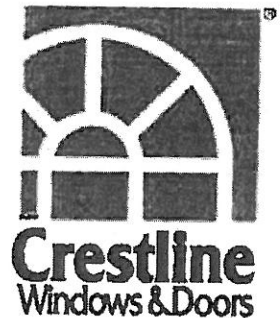


Unit is viewed from the outside looking in.

Room Location:

None Assigned

Crestline Elite Premium Clad Non Radius Shapes Rectangle
Measurement Entry Type = Rough Opening
Product Style = Complete Unit, Frame Style = Direct Set -
Casement/Awning Style
Rough Opening Width = 32, Rough Opening Height = 62
U-Factor = 0.27, Solar Heat Gain Coefficient (SHGC) = 0.24, Visible
Transmittance (VT) = 0.56, Energy Star Qualified = All Zones
Exterior Finish = Clad, Exterior Finish Type = Standard Color, Exterior
Color = White
Interior Material = Pine, Interior Finish = None
Energy Rating = All Glass Options, Glazing = Insulated Zo-E Shield 5,
EasyCare Options = With EasyCare, Tempered Glass = No, Air Space
Options = Inert Gas, Glass Option = None
No Grille(s)
Clad Exterior Casing Options = No Clad Casing, Nailfin = Yes,
Installation Clips = No Installation Clips
Extension Jambs = 4 9/16", Extension Jamb Material = Pine
Is this a Re-Order PO ? = No



Price Breakdown	
Base Price	\$590.15
EasyCare Add-on	\$14.02

Line Item | Quantity

300-1 1

Product Description

Unit Price

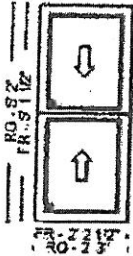
Total Price

\$622.85

\$622.85*

Rough Opening: 2' 3" X 5' 2"

Frame Size: 2' 2 1/2" X 5' 1 1/2"



Unit is viewed from the outside looking in.

Room Location:

None Assigned

Crestline Elite Premium Clad Double Hung, Series = Premium Aluminum Clad Wood, Frame Type = Standard Frame, Measurement Entry Type = Rough Opening
 Product Style = Complete Unit, Hinging Group (Viewed from Exterior) = Operating, High Performance = No
 Sash Split = Even, Rough Opening Width = 27, Rough Opening Height = 62
 U-Factor = 0.3, Solar Heat Gain Coefficient (SHGC) = 0.2, Visible Transmittance (VT) = 0.46, Energy Star Qualified = Southern Zone Only
 Egress = Does Not Meet Egress
 Exterior Finish = Clad, Exterior Finish Type = Standard Color, Exterior Color = White
 Interior Material = Pine, Interior Finish = None, Jambliner = Wood
 Energy Rating = All Glass Options, Glazing = Insulated Zo-E Shield 5, EasyCare Options = With EasyCare, Tempered Glass = Yes, Tempered Glass Position = All, Air Space Options = Inert Gas, Glass Option = None
 Hardware Type = Lock W/Manual Latches, Sash Lift Options = Integral Finger Pull, Hardware Finish = White, Number of Locks = 1 Lock, Opening Control Device = No Opening Control Device
 Screen = High Visibility, Screen Style = Full Screen, Screen Color Frame Type = Standard Color, Screen Frame Color = White, Screen(s) Shipped Loose = No
 No Grille(s)
 Clad Exterior Casing Options = No Clad Casing, Nailfin = Yes, Installation Clips = No Installation Clips
 Extension Jamb = 4 9/16", Extension Jamb Material = Pine
 Is this a Re-Order PO ? = No

Price Breakdown

Base Price	\$397.88
Tempered Glass Add-on	\$62.08
Custom Size Add-on	\$80.11
EasyCare Add-on	\$11.35
Jamb Liner Add-on	\$86.76
Integral Finger Pull	\$4.67



If purchased today, you save \$613.65

Total: \$2,996.13

Historic Review for 932 East College Street

District: College Hill Conservation District

Classification: Contributing

The applicant, College Hill Cooperative, is requesting approval for a proposed addition project at 932 East College Street, a Contributing property in the College Hill Conservation District. The project consists of the addition of a entry roof at the rear basement entry stair.

Applicable Regulations and Guidelines:

4.0 Iowa City Historic Preservation Guidelines for Alterations

- 4.1 Balustrades and Handrails
- 4.4 Energy Efficiency
- 4.10 Porches
- 4.14 Wood

5.0 Guidelines for Additions

- 5.1 Expansion of Building Footprint

Staff Comments

This dark red brick building was originally built as a fraternity house c. 1930. The Tudor Style design features a massive fireplace chimney on the south front and a high-pitched hip roof with dormers and cross-gables finished with gable end parapet walls. The windows have brick lintels and the front entry door has a brick Tudor arch. The east façade includes a wood frame bay window on the first floor. The house is significant architecturally as a sorority or fraternity property type in Iowa City and within the College Hill neighborhood.

The applicant is proposing to add an entry roof to the basement entrance on the west side of the house. The roof would protect the basement entrance from rain inundation and still allow light into the area which includes the only windows for the basement apartment. The existing steel pipe guardrail on top of the cast concrete retaining wall for the basement entry would be removed. The roof would consist of a translucent polycarbonate roof panel over treated stained wood trellis framing. The framing would be stained dark to blend with the brick structure of the house. The roof would be a low-profile, stepping up over the top of the stairs. The structure would be supported on the retaining wall and attached to the brick wall of the house. The structure would be screened in to prevent animal and debris infiltration into the space. A simple screen door would cover the north end and provide access.

The guidelines recommend designing additions so that they do not diminish the character of the historic structure. Neither the guidelines nor Tudor design characteristics specifically address basement entry roof design or awning design. New porches should be constructed in wood or an approved wood substitute that accepts paint.

In Staff's opinion, the proposed design is simple and refined so that it does not detract from the architectural character of the building. The rear or side yard location and low profile will make it difficult to see from the street. The structure as shown, with exposed rafter tails and an open square trellised wall design appear to fit well with the Tudor design of the main structure especially stained dark to blend with the dark brick. The proposed translucent roof panel is necessary to allow light into the basement apartment and while it is a modern material it does not draw attention away from the main structure.

The project will need to meet all building codes and setback requirements and might need to be refined in order to do so. The attachment to the building will need to be determined so that it does not damage the historic masonry. Existing deteriorated nailing boards should be removed, especially if they provide an appropriate location for replacement nailers for the new structure. The scale and proportions of the new

structure, design of the screening system and the product information for the roof panel should be reviewed by staff and chair.

Recommended Motion

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

- The attachment to the building is refined and approved by staff and chair
- The product information for the roof material is approved by staff and chair
- The scale and detail of the support structure is approved by staff and chair.
- Design for screen infill approved by staff and chair

Application for Historic Review

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

For Staff Use:

Date submitted: 7, 22, 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: COLLEGE HILL COOPERATIVE
Email: info@coinvault.com Phone Number: (415) 457-1371
Address: _____
City: _____ State: _____ Zip Code: _____
- ☐ Contractor / Consultant Name: THOMAS MCINERNEY
Email: macarchitect@me.com Phone Number: (319) 331-0365
Address: 1208 MARCY ST
City: IOWA CITY State: IA Zip Code: 52240

Proposed Project Information

Address: 932 E COLLEGE ST
Use of Property: MULTI-FAMILY HOUSING Date Constructed (if known): 1930

Historic Designation

(Maps are located in the Historic Preservation Handbook)

- ☐ This Property is a local historic landmark.

OR

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

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

Within the district, this Property is classified as:

- ☒ Contributing ☐ Noncontributing ☐ Nonhistoric

Application Requirements

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

☒ **Addition**

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

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

☐ **Alteration**

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

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

☐ **Construction** of new building

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

☐ **Demolition**

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

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

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

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

☐ **Other:** _____

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

Proposed Project Details

Project Description:

PROVIDE A PROTECTIVE CANOPY OVER EXISTING
BELOW GRADE ACCESS, REMOVAL OF EXISTING
PIPE GUARD RAILING ON TOP OF RETAINING WALL.

Materials to be Used:

TRANSLUCENT POLYCARBONATE ROOF PANEL OVER TREATED
STAINED WOOD TRELLIS FRAMING.

Exterior Appearance Changes:

LOW PROFILE ROOF OVER BELOW GRADE ACCESS







932 E College

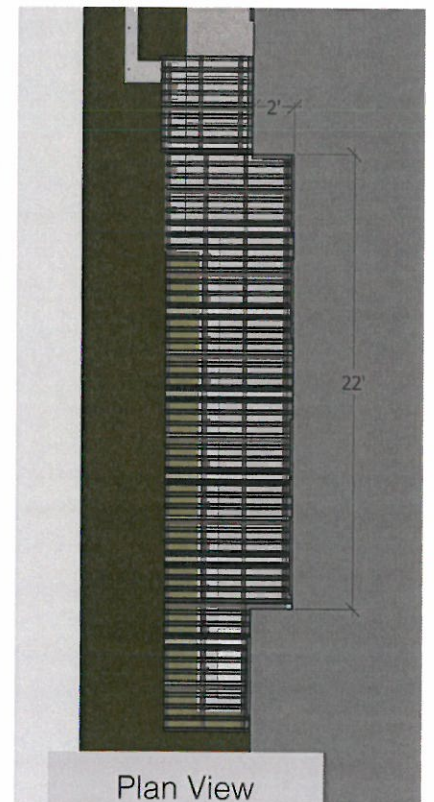


Perspective



West Elevation

Project:
Translucent Canopy Screen Enclosure
at apartment entrance.



Plan View

Historic Review for 229 South Summit Street

District: College Hill Conservation District

Classification: Contributing

The applicant, Bryan Clark, is requesting approval for a proposed Alteration project at 229 South Summit Street, a contributing property in the College Hill Conservation District. The project consists of the addition of two through-wall air conditioning units added to the south elevation facing Burlington Street and two through-wall air conditioning units added to the north elevation.

Applicable Regulations and Guidelines:

4.0 Iowa City Historic Preservation Guidelines for Alterations

4.13 Windows

Staff Comments

This house, built in 1919, is a well maintained contributing structure that reflects the architectural pattern of the College Hill area. It appears to have originally been a late Queen Anne with the Free Classic detailing and may have originally had a tower with its higher-pitched hip roof. It has an interesting belt-course siding treatment and a classical portico entry.

The applicant is proposing to add one through-wall air conditioning unit for each of the rental units in the house. They would be added to the north and south facades on both the first and second floors. They would be located between the windows and the corner and would not be trimmed out.

The guidelines recommend locating window air-conditioning units on a building elevation which is not highly visible from the street. The guidelines do not include any recommendations for through-wall units. If the opening is reviewed as a new window opening the guidelines state that introducing new window openings into a primary elevation is disallowed. The basis for many of the Iowa City Historic Preservation Guidelines is the Secretary of the Interior's Standards for Rehabilitation. The section of the Standards addressing mechanical systems is attached with important points highlighted. The SOI Standards would not allow the installation of AC units as proposed in the application.

In Staff's opinion, our goal at this time would be to restore the historic integrity of the property while allowing for some form of mechanical improvements. With the guidelines and SOI Standards mentioned above, we cannot recommend approval of the application as it is presented.

We do suggest that there are a few options for the applicant but all include removing the units that were installed without permit or approval and patching the walls to match the existing siding. As a first option, the applicant could submit an application to install units on the rear or west façade. On most properties, an exception may be allowed to install units of this type on the rear façade because it is not visible from the street. In this location, however, all sides of the building are highly visible from the street, which as mentioned above, is disallowed. Further review may show some acceptable locations to present to the Commission at a future date. The applicant could try the small duct high velocity central AC system such as Space pak. This utilizes closets, crawl spaces and attics and no large ductwork. Finally, the applicant could use a mini-split system with units located on the ground and has precedence since it was used at 223 South Dodge Street.

Recommended Motion

Move to deny a Certificate of Appropriateness for the project at 229 South Summit Street as presented in the application.

Application for Historic Review

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

For Staff Use:

Date submitted: 7/13/15

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

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

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

Property Owner/Applicant Information

(Please check primary contact person)

- ☐ Property Owner Name: 229 S. Summit St. LLC
Email: Bryan2@lvc.com Phone Number: (319) 631-1860
Address: 414 E. Market St.
City: Iowa City State: IA Zip Code: 52245
- ☐ Contractor / Consultant Name: ~~Walter~~ Bryan Clark
Email: _____ Phone Number: () _____
Address: _____
City: _____ State: _____ Zip Code: _____

Proposed Project Information

Address: 229 S. Summit
Use of Property: multifamily 4plex 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):

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

Within the district, this Property is classified as:

- ☐ Contributing ☐ Noncontributing ☐ Nonhistoric

Application Requirements

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

☐ **Addition**

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

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

☐ **Alteration**

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

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

☐ **Construction** of new building

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

☐ **Demolition**

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

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

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

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

☐ Other:

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

Proposed Project Details

Project Description:

added A/c units thru LR wall in each unit

Materials to be Used:

Exterior Appearance Changes:





Enclosing mechanical systems in areas that are not adequately ventilated so that deterioration of the systems results.

Installing unnecessary air conditioning or climate control systems which can add excessive moisture to the building. This additional moisture can either condense inside, damaging interior surfaces, or pass through interior walls to the exterior, potentially damaging adjacent materials as it migrates.

Mechanical SystemsRepair



recommended.....



Rehabilitation of elevators in a late 1920s commercial building.

Repairing mechanical systems by augmenting or upgrading system parts, such as installing new pipes and ducts; rewiring; or adding new compressors or boilers.

not

recommended.....

Replacing a mechanical system or its functional parts when it could be upgraded and retained.

Mechanical SystemsReplace



recommended.....

Replacing in kind--or with compatible substitute material--those visible features of mechanical systems that are either extensively deteriorated or are prototypes such as ceiling fans, switchplates, radiators, grilles, or plumbing fixtures.

not

recommended.....

Installing a replacement feature that does not convey the same visual appearance.

Alterations/Additions for the New Use

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material.

Providing adequate structural support for new mechanical equipment.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Installing air conditioning units if required by the new use in such a manner that historic features are not damaged or obscured and excessive moisture is not generated that will accelerate deterioration of historic materials.

Installing heating/air conditioning units in the window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

not

recommended.....



Historic building material destroyed by through-the-wall air-conditioners.

Installing a new mechanical system so that character-defining structural or interior features are radically changed, damaged, or destroyed.

Failing to consider the weight and design of new mechanical equipment so that, as a result, historic structural members or finished surfaces are weakened or cracked.

Installing vertical runs of ducts, pipes, and cables in places where they will obscure character-defining features.

Concealing mechanical equipment in walls or ceilings in a manner that requires the removal of historic building material.

Installing a "dropped" acoustical ceiling to hide mechanical equipment when this destroys the proportions of character-defining interior spaces.

Cutting through features such as masonry walls in order to install air conditioning units.

Radically changing the appearance of the historic building or damaging or destroying windows by installing heating/air conditioning units in historic window frames.



Inappropriate installation of new meters on primary elevation.



[Home](#) | [Next](#) | [Previous](#)

MINUTES
HISTORIC PRESERVATION COMMISSION
JULY 9, 2015
IOWA CITY PUBLIC LIBRARY

PRELIMINARY

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

MEMBERS ABSENT: Gosia Clore, Frank Wagner

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:

Michaud said she did not understand what has to be on the agenda. She said that last month and this month, after consideration of the minutes, incentives for continued occupancy of historic buildings was not on the agenda. Michaud asked if it is officially on the agenda after the minutes or not.

Swaim said the Commission did not discuss that item at its last meeting. Miklo said the time to discuss it would be after the minutes during Commission information and discussion.

CONSENT AGENDA: CERTIFICATE OF APPROPRIATENESS:

411 East Davenport Street.

Bristow said this property is on the edge of the Goosetown/Horace Mann District. She said it was built around 1888 as a vernacular, gable end house with no dormers. Bristow said an addition was built off to the side sometime later. She said the small front entry roof was also built later.

Bristow said the applicant wants to add an egress window for the basement. She said it is in an interesting location because of the way that this house is set up. Bristow showed a diagram of the rear of the house with the patio on the rear. She said the basement extends under that patio. Bristow said the owner wants to put the egress window on the foundation wall on the edge of the patio, which would work for code.

Bristow said the owner has a plan view of a window about 40 inches long and 40 inches deep. She said it would be a casement window, and the owner would like to have muntin bars to look like a double hung window to match some of the other windows. Bristow said it would also be dark like the other windows.

Bristow said that because of its location, there needs to be some kind of cap on the window well. She said there has been discussion of following the building code regarding having just a basic steel grate over it so that it would not really show or present anything that would impact the historic

HISTORIC PRESERVATION COMMISSION

July 9, 2015

Page 2 of 7

nature of the home. Bristow said that staff recommends approval of this as drawn. She said it would be a Crestline metal-clad, casement window.

Swaim asked about the grate over the window. Bristow responded that a person getting out of the window would push that grate up.

Sandell asked about the distance between the edge of the window and the property line. Bristow said the property owner believes it is one foot. She said the drawing is not to scale, and the building officials do not have a problem with the distance to the property line.

Durham said the existing fence would seem to be on the property line. Bristow said she believes that is accurate.

Sandell asked if 40 inches by 40 inches is the typical size for an egress window. Bristow said she thought so and said the owner was provided with the minimum requirements.

MOTION: Durham moved to approve a certificate of appropriateness for the project at 411 East Davenport Street as presented in the report. Ackerson seconded the motion. **The motion carried on a vote of 9-0 (Clare and Wagner absent).**

CERTIFICATE OF APPROPRIATENESS

828 Dearborn.

Bristow said this property is in the Dearborn Street Conservation District. She said it is a large, typical four-square home with original siding and windows.

Bristow said the house has an approximately 1970s addition on the back. She said it is single-story and slightly L-shaped – mostly one large rectangular room.

Bristow said the applicant proposes to repair some of the siding on the historic part of the house and replace gutters and downspouts. She said, however, that the main portion of the work is to move a few of the windows in the non-historic addition. Bristow said that on the south side of the house, the owner wants to break up the group of three windows by moving one window to the east. She said the proposed window pattern would be more consistent with historic window patterns with the pair of windows and then the single off to the side.

Bristow said that on the north and east sides, the owner wants to swap the windows because of size. She said that one is larger, and the owner wants to swap them based on the interior remodel. Bristow said the owner does want to put the window that will be newly placed on the east side closer to the corner.

Bristow said the owner will be replacing the siding on the non-historic addition and matching the historic siding. She said staff has talked to the owner about matching the historic trim. Bristow said that even though the proportion and scale of the addition is not historic, it will blend in better with the historic home once the work is done.

MOTION: Baker moved to approve a certificate of appropriateness for the project at 828 Dearborn Street as presented in the report. Ackerson seconded the motion. **The motion carried on a vote of 9-0 (Clare and Wagner absent).**

REPORT ON CERTIFICATES ISSUED BY CHAIR AND STAFF:

Certificate of No Material Effect – Chair and Staff Review.

325 North Gilbert.

Bristow said this home in the Northside Historic District has two roof levels on the back porch addition: the upper roof level is an historic porch that is actually smaller than the railing area, going from one corner to the other. She said there is an addition on the back with a slightly lower roof. Bristow said the applicant is replacing the roof materials because of leaking, basically putting in a membrane roof material.

Bristow said this will make sure the difference in the roof levels is evident so that one can tell where the historic roofline was at one point in time. She said that whether or not that ever becomes a porch again, there is a door that goes out to it.

223 South Dodge Street.

Bristow said this is a sorority house. She stated that a couple of months ago, there was a certificate to replace some of the windows. Bristow said this certificate concerns replacing the HVAC. She said there are some air conditioning units that will be removed. Bristow said the stone will be patched in, and, based on the masonry construction, it won't go too thin. She said that removing some of the stone would be problematic, so the owner is going to piece in to try to match the pattern there.

Bristow said there are small air conditioning units to be mounted on the back of the building on the west side. She said staff convinced the owner to put them on the ground instead, so there will be three or four two-inch holes in the west side of the masonry to get piping out. Bristow said they also put in two typical AC units, positioned as discretely as possible next to the parking.

Minor Review – Preapproved Item – Staff Review.

606 North Gilbert.

Bristow stated that this is one of the University houses. She said it had a duplex layout with a window at the stair that was replaced by a door long ago.

Bristow said this is being made into a single-family home, so the door is to be removed with a window put back in. She said the head of the window will be what is believed to be the original head of the window height. Bristow said the width of the door opening is probably the same as the width of the windows on the second floor so will match the window heights on the second floor with this window. She said this is not original siding, but the owners will be able to patch it and match it so that it all blends in.

402 North Dodge.

Bristow said this property is in the Goosetown/Horace Mann District. She said the house has a few windows that have been replaced: the gable window and one of the first floor windows.

HISTORIC PRESERVATION COMMISSION

July 9, 2015

Page 4 of 7

Bristow said the owner wants to replace and/or repair the five windows on the second floor. She stated that some of them don't function, and some of them don't have storms but will get storms remade for them. Bristow said they will all match existing.

Intermediate Review – Chair and Staff Review.

932 East College.

Bristow said this is the apartment house that used to be a sorority and at one time a fraternity. She said the plan is to replace the roof with a metal roof system to match historic shake shingles. Bristow said the owner also plans to replace the metal cap over the parapet walls and all of the downspouts and gutters.

Bristow said there is also a little bay window in the lower corner. She said that the exact same roof system cannot be placed on that, but the owner will put something that is as close as possible to the same roof that is being put up above.

Bristow said the owner also plans to take the asphalt shingles off of the side of the dormers. She said there were two options: to put the same shingles there or to make it look a little bit more Tudor. Bristow said the owner is going with the Tudor look, so there will be a hardi-board stucco and more hardi-board as trim around the side pieces. She added that the shingle on the front face next to the windows that will be taken off, and there will be a piece of hardi-board on each side of the window as well.

Agran had comments regarding two of these projects. The house at 325 N Gilbert with the double porch roof was just repainted. He said the owners did a really nice job with painting and trim work. It might be a candidate for next year's Historic Preservation Awards.

Agran said the neighborhood area of the house at 402 N. Dodge with the red metal roof is a nice example of when one person started painting his roof and then adjacent property owners have hired the same company to paint their roofs. He said it looks really good to have this roof rejuvenation.

DISCUSSION OF HISTORIC PRESERVATION PLAN PRIORITIES AND ANNUAL WORK PROGRAM:

Corcoran said the subcommittee would meet next Tuesday the 14th.

CONSIDERATION OF MINUTES FOR JUNE 11, 2015:

Baker said that, regarding the certificate of appropriateness for 1102 East College Street, the property is in the East College District and not the College Hill District.

MOTION: Durham moved to approve the minutes of the Historic Preservation Commission's June 11, 2015 meeting, as amended. Baker seconded the motion. The motion carried on a vote of 9-0 (Clare and Wagner absent).

COMMISSION INFORMATION AND DISCUSSION:

Incentives for continued occupancy of historic buildings.

HISTORIC PRESERVATION COMMISSION

July 9, 2015

Page 5 of 7

Michaud said she was interested in the Unitarian Church relocation. She said the Commission has discussed incentives before. Michaud said she had some ideas about reutilizing the property that she has discussed with a number of people and organizations. She said there are organizations that are interested in promoting downtown, technology transfer, or working with the University in a non-laboratory type way.

Miklo said that Michaud had brought up creating more incentives for reuse of historic buildings it was in the context of the issue of the dental clinic on Market Street. Michaud had wanted to talk about incentives in general to encourage the reuse of buildings. He said that, in terms of the Unitarian Church, the Commission should not get into discussion since it is not on the agenda, but the City Council will be discussing this at its informal meeting on July 27.

Miklo said the City has been approached by Jesse Allen, who has a purchase offer on the building, although the purchase is not complete. Miklo said that Allen has asked the City about using the City parking lot to the east of the Unitarian Church, the idea being similar to what the Commission put forth to the City Council several months ago about using the parking lot as an incentive to preserve the church building. Miklo said that is being explored at the City Council level, since it is City property.

Grant Wood fence.

Miklo said the Commission approved the design on the upper portion of the drawing. He said there was quite a bit of discussion of the picket fence and how it would be made.

Miklo said that now that this is getting into more detail, the owner is rethinking the design. Miklo said that, rather than exceeding six feet, which kicks in a requirement for a permit, this may be a smaller fence. He said the owner has decided not to do the limestone piers but to do a metal post that would look like a wood post to match the rest of the posts of the fence. Miklo said that might actually be an improvement in that the limestone might have been more than what is seen in this neighborhood.

Miklo stated that the gate would actually be just a temporary gate until the design of the artistic part of it is finalized. He said that rather than doing the limestone piers, it would have two limestone blocks on either side for signage.

Miklo said that staff wanted to bring this in front of the Commission for a chance to voice any concerns, given that it is a change from what was approved last fall.

Durham asked if the scale of the artistic gate would be reduced. Miklo said the owner is thinking of doing it smaller. He said that after looking at the plan more closely, the owner thought it was overwhelming for the neighborhood.

Agran asked if there are rules regarding signage in neighborhoods. Miklo confirmed this. He said the new proposal would fall within the guidelines.

Swaim asked if this would come before the Commission when the final design is decided. Miklo said that if it is changed dramatically, it could be brought back before the Commission. He asked if the Commission is okay with the plan if done on a smaller scale with the same design.

HISTORIC PRESERVATION COMMISSION

July 9, 2015

Page 6 of 7

Sandell asked if the gate is necessary. Miklo replied that the owner wants to keep people from just driving through, as the driveway connects to the alley.

Swaim asked if the Commission wants to see the final design if different from the current. The consensus of the Commission was to see the design if changed.

Sandell said that he would still like to see an elevation of the four properties in a row. He said there are gradual and not so gradual grade changes, and he had concerns about how that looks in the end.

Michaud said she thinks that makes sense, because it is a long block. She said that people might cut through to the other block or the alley, but it is kind of establishing an estate thing. Michaud said it is a statement, but when one sees them in other cities, it is discretely placed, not a big statement.

Agran said he would like to see any alterations that might be made to the gate itself. He said he would like to see the end product to see what the scale and everything looks like together. Baker agreed that it may no longer look harmonious now that it will be a shorter fence with different posts.

Durham stated that in the original design, the posts were asymmetrical, partly to account for what the grade was thought to be. He said that the revised design is not trying to accomplish the same thing, so he would like to see the final design.

Report from Preservation Iowa Summit.

Swaim said that Corcoran and Bristow attended the seminar.

Corcoran discussed the sessions that she had attended and the venue in Winterset, Iowa and Madison County.

Bristow went through a slide show to summarize the concepts of the summit. She said the speaker discussed sustainability in terms of enduring and keeping what one has. Bristow stated that two big factors that she got out of the summit involved education and outreach.

Roof and door review passed the first round with the City Council.

Miklo said the City Council has approved the first reading requiring review of roofs and doors on single-family homes in historic districts but not conservation districts. He said he anticipates that most of those reviews will be administrative and will not need to come before the Commission.

ADJOURNMENT:

The meeting was adjourned at 6:27 p.m.

Minutes submitted by Anne Schulte

HISTORIC PRESERVATION COMMISSION

ATTENDANCE RECORD

2014-2015

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

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