

Iowa City Historic Preservation Commission

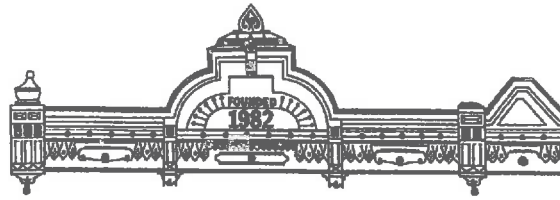
Thursday

December 10, 2015

5:30 p.m.



Iowa City Public Library
Meeting Room A



IOWA CITY HISTORIC PRESERVATION COMMISSION

Thursday, December 10, 2015

Public Library, Meeting Room A

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. 429 Ronalds Street – Goosetown/Horace Mann Conservation District (kitchen window and door alteration)
2. 1009 E. College Street – East College Street Historic District (roof replacement and internal gutter demolition and replacement)

E) Report on Certificates issued by Chair and Staff

Certificate of No Material Effect – Chair and Staff review

1. 620 S. Summit Street – Summit Street Historic District (siding, soffit, shutter repair and window replacement on south and rear)
2. 714 N. VanBuren Street – Brown Street Historic District (asphalt roof replacement and chimney tuck-pointing)
3. 530 Ronalds Street – Brown Street Historic District (trim & siding repair and replacement)

Minor Review – preapproved item – Staff review

1. 1115 Sheridan Avenue – Longfellow Historic District (storm window repair and storm door replacement)

F) Discussion of Historic Preservation Awards

G) Consideration of Minutes for November 12, 2015

H) Adjournment

Historic Review for 429 Ronalds Street

District: Goosetown/ Horace Mann Conservation District

Classification: Contributing

The applicant, Jay Simon, is requesting approval for a proposed window and door alteration project at 429 Ronalds Street, a Contributing property in the Goosetown/ Horace Mann Conservation District.

Applicable Regulations and Guidelines:

4.0 Iowa City Historic Preservation Guidelines for Alterations

4.13 Windows

Staff Comments

This large, turn-of-the-century vernacular house shows transitional styling from the late 19th century Queen Anne which is visible in the side bay with canted or cut-away ground floor windows and a steep hipped roof over the main mass. Aluminum siding may conceal decorative features commonly found on Queen Anne style houses. The home has a concrete block foundation, asphalt shingle roof, and replacement siding walls.

Earlier this year this commission approved an application to build a full-width front porch that was evident from Sanborn maps. This project is now complete.

The applicant is now proposing to remove a kitchen entry door and kitchen window on the south or rear section of the house along the Van Buren street east side elevation and replace them with a single, fixed window in order to accommodate an interior kitchen remodel. The door and window would be saved at the property for eventual reinstallation on the south or rear elevation. The new locations and reinstallation would be considered under a separate application. The new window on the east elevation would be installed in the current door opening. It would fit the head height of the door and align with the head height of the other first floor windows. The new window width would fit the existing door width to minimize the changes to the existing opening. The sill height is still to be determined but would be high enough to allow for kitchen counter clearance on the inside. Siding saved from the front porch project would be used to infill the door and window and if new siding was needed, it would match the existing siding. The window product information is still to be determined but it will be either a wood window or metal-clad wood and approved by staff.

The guidelines for windows recommend that a relocated opening should not detract from the overall fenestration pattern. If a window is to be enclosed on a framed structure, appropriate siding that matches the existing should be used with its member being placed across and randomly extended beyond the opening.

Staff finds that this alteration meets the requirements of the guidelines and is the best option to allow the homeowners space on the interior for a modern kitchen in a very small space. By fitting the new, reduced-height fixed window into an existing opening in the façade and since there are no second-story windows to align with, the proposed plan does not disrupt the fenestration pattern in a way that undermines the historic character of the home. The house has multiple examples of fixed rectangular windows to serve as precedent, the small window on the front façade, the large picture window on the bay and all attic gable windows.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 429 Ronalds Street as presented in the application with the following conditions:

- Window product information submitted for review and approval by Staff.

Application for Historic Review

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

For Staff Use:

Date submitted: 12 / 1 / 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: Jay Simon
Email: jsimon1212@gmail.com Phone Number: () 515-559-4481
Address: 429 Ronalds St
City: Iowa City State: IA Zip Code: 52245
- ☐ Contractor / Consultant Name: _____
Email: _____ Phone Number: () _____
Address: _____
City: _____ State: _____ Zip Code: _____

Proposed Project Information

Address: 429 Ronalds St, Iowa City, IA 52245
Use of Property: Single-family, owner-occupied Date Constructed (if known): 1910

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 checked="" type="checkbox"/> Photographs | <input checked="" 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:

A kitchen remodel, which will add cabinets, sink, and appliances along the southeast wall of the house. This will require removal of the "back" door of the house, which enters into the kitchen, and replacement with a window in the same location. The project will also require removal of the window just south of the door, on the same wall.

Materials to be Used:

Extra siding matching the same type of 8" untextured aluminum siding. Window will be no wider than the current 32" door. Actual window/material will be determined by approval of Jessica Bristow. Exterior wood trim from the existing door/window will be modified and re-used around the new window.

Exterior Appearance Changes:

The existing door will be removed, and there will be a small window in its place, over the new sink location. The existing window along the same wall will also be gone, and the exterior will be re-sided in these areas with aluminum siding matching the rest of the house.



Window removal
and Door replaced
with shorter
window



429 Ronalds Street (east view from Van Buren)



429 Ronalds Existing Elevation



429 Ronalds Photoshop Mockup of Proposal



MEMORANDUM

Date: December 3, 2015
To: Historic Preservation Commission
From: Jessica Bristow –Historic Preservation Staff
Re: 1009 East College Street repair and alteration application

The application for roof repair and gutter demolition and alteration originally on the November 12, 2015 Historic Preservation Commission Meeting Agenda was deferred to the December 10, 2015 meeting for a vote. The original agenda packet materials follow with two additional items.

Since the November 12 meeting, the applicant and staff have met with a contractor, Mark Anderson, on site to discuss an alternative method of repairing the roof and gutters. Mark Anderson will provide the applicant with an estimate to coat the standing seam metal roof and internal gutters with Acrymax, an elastomeric coating system, which would potentially preserve both the metal roof and the gutters. Typically this system is more cost effective than metal roof replacement. The forthcoming estimate would determine how the system compares to an asphalt roof replacement of a metal roof.

Research into the function and repair of internal gutters resulted in an informational article whose intended audience is the historic homeowner. This article, Article 1, is included in the packet materials. While it has some repeated information, Article 2 is included because it provides additional information about internal gutter structure and mentions the impact of replacement in relation to the Secretary of the Interior's Standards for Rehabilitation.

Since some of the decision involves the aesthetic consequence of removing the gutters and replacing them with K-style gutters and this is difficult to visualize, a photograph of a local example is included. The example home is 906 E Market Street, on the northeast corner of Market and Governor Streets.

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Built-in Gutters

William Kibbel III, The Home Inspector

G+1

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A roofer told us that our hidden gutters can't be repaired. He's suggesting roofing over the gutter and installing new hanging gutters at the roof edge. I don't like this idea. Is there anything that can be done?

Built-in gutters, also referred to as "box gutters" are considered a concealed roof drainage system. Since they are not readily visible, they typically don't alter the historic character of buildings and don't detract from or conceal decorative cornice details. Unfortunately, being unseen often results in neglect. The simplest form of maintenance is keeping them clear of debris. This is necessary for any gutter system to perform its duty, but with built-ins, trapped, standing water can lead to a shorter life and very costly repairs.

Maintenance

A majority of built-in gutters are lined with formed metal. The earliest metal used for the lining is terne-plate. Terne, an alloy of lead and tin, was applied over sheet iron, then later, steel. This gutter lining material needs protection from corrosion. Just like tin roofs, regularly applying an oil-based paint was the traditional method of maintenance.

Another issue is the soldered joints, where sections of the gutter meet and forms a seam. The expansion and contraction of the metal during temperature changes results in failure at the weakest point—the seams. I never find expansion joints in the sheet-metal gutter linings. When a leak is finally discovered, the seams are usually just patched with tar (roofing cement)—which tends to be a messy, temporary repair.



Unfortunately, my experience has shown that a majority of these gutter systems have



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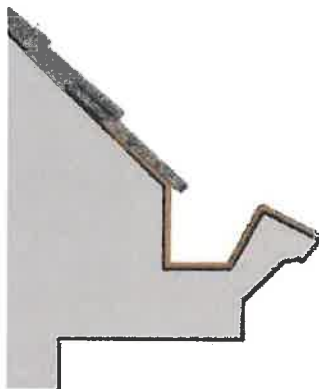
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suffered from the lack of proper repairs and maintenance. Quite often I find that there's also damage to the eaves structure below that requires the skills of an experienced carpenter to repair.

Restoration

Restoring these gutter systems, even if there is no damage to the wood below, can be quite expensive. Trying to find someone with the knowledge and metalworking ability could also be a challenge. Soldering in some patches might be effective for someone with basic skills, but complete relining with terne requires a highly skilled (and expensive) craftsman. The cost of relining the gutters with copper could be close to the amount one would pay for a new luxury car.

Although it is best practice to restore metal-lined gutters with metal, the availability of experienced contractors and the high cost might prevent some homeowners from making needed repairs. This could allow leaking gutters to cause extensive damage to their home, significantly escalating the cost when repairs are finally made.



If the metal gutter lining isn't too far gone, it might be able to be preserved with an elastomeric coating system. Not the stuff from a home center, but a coating system specifically for historic **metal roof preservation**. If there are a few bad spots or tar patched seams, a reinforcing fabric can be installed as the coating is applied.

There's another method of restoring built-in gutters that has been successful, when installed with care. This involves applying a waterproof roofing membrane over the existing gutter lining. These

membranes are usually either EPDM (rubber) or modified bitumen and are manufactured for "flat" roof installations. Correct installation includes properly adhering the membrane and seams, correctly terminating the edges and installing the downspout outlets so they don't leak.

Built-in gutters, the unseen roof drainage system, was specifically chosen to be installed when the home was built, thus is part of the original historic character. I always try to encourage preserving original elements, even though it might be easier to eliminate the old method for something new and inexpensive.



1

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About the Author

*William Kibbel III is a home inspector and restoration consultant specializing in historic residential and commercial buildings. He is vice president of **Tri-County Inspection Company**, serving Southeastern Pennsylvania and Central New Jersey.*

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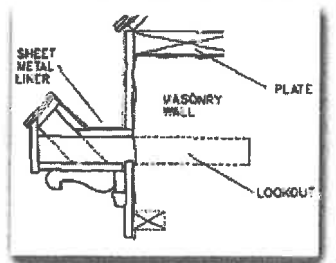
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Focus: Maintaining Built-In Gutters

While often unseen and neglected, built-in gutters are critical design elements found on historic houses of worship throughout New York State. When deteriorated, water can enter through the structure and cause extensive damage.

For years you have looked up at your older church or synagogue in search of the gutter system, unable to see anything from the ground. You know that water is draining away from the building, but you don't see anything that resembles the copper or aluminum gutters that hang from the roofs of contemporary homes. That's because your historic house of worship probably has what are called built-in gutters.



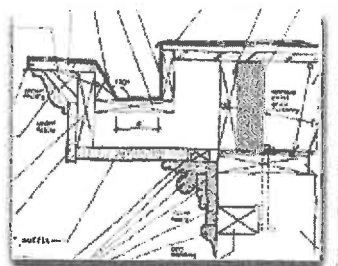
Built-in gutter systems are integrated within the cornice structure, connected to internal or external leaders, and are not readily visible. Traditional Rainwater Conductor Systems of the 18th and 19th Centuries by Karen Dodge of the National Park Service (1999) reports that built-in gutters were first adopted in North America during the 18th century in high-style Georgian and Federal-style buildings, usually public or commercial, where refined architectural qualities were desired. These hidden gutters also served an aesthetic purpose in buildings with grandiose compositions, classical orders, and elaborate cornices. The roof and cornice line are not only extremely important elements of the architectural character of these buildings – they also play a critical role in the water-shedding function of the exterior.

Historically built-in gutters were constructed of wood boxes with sloped bottoms, lined with metal; the first metal linings were lead. Copper became available in America by the end of the 18th century and soon became popular for its durability. The integrity of the metal lining, flashings below the edge of the roof cladding, and cap flashings are critical to the performance of built-in gutters. A common sub-category of built-in gutter, also called a boxed gutter, eaves trough, or sunk gutter, cuts through the roof itself and is lined with metal.

How to Maintain and Inspect Gutters

Specifications for General Inspection and Maintenance of Gutters and Downspouts are available from the U.S. General Services Administration's Historic Preservation Technical Procedures website at www.gsa.gov/pbs/hptp. Cleaning out leaves and debris from gutters as often as necessary is essential for durability and proper performance. When this type of gutter leaks, water will work its way through the structure.

Since this type of work frequently requires the use of a tall ladder, work safety and proper insurance must be reviewed. In addition to cleaning debris, alertness of building personnel about problems, and careful annual inspection of gutters by a competent roofer can make a big difference in limiting costly, hidden damage. Look for defects such as localized damage due to fallen limbs or other debris; cracks from expansion and contraction at joints or folds; or pinholes from corrosion. The most common sign of water penetration is peeling paint and decay in the wood soffit under the gutter. Other signs are dark stains and mildew, or deterioration of masonry. Water penetration may be visible in attic inspections – or when it damages interior plaster and decorative finishes. The sooner a leak or area vulnerable to failure is addressed, the smaller the scope and cost of repairs.



Bituminous roofing compound, known as "roofing tar," should not be applied to metal gutter linings in an attempt to stop leaks or prolong their life. It hides the true condition of the gutter, corrodes metal, begins to crack in a year, and cannot be removed without damaging the lining. Preservation architects interviewed for Common Bond report that they routinely find tar on gutter linings, which means that the lining will have to be replaced. Never use sharp tools to chop ice out of gutters, as damage to roofing materials is sure to occur.

"Two major disadvantages of built-in gutters is that leaks are hidden, and repairs are difficult," observes preservation architect Randy Crawford of Crawford & Stearns, Syracuse, NY. "A single loose slate that slides down a steep roof slope can easily perforate the

until their gutters are in very poor condition."

Restoring Built-In Gutter Systems

Restoration of long-neglected built-in gutter systems that leak and have caused decay in the cornice and roof structure is often complicated and can be costly. But once the work is completed, a regularly maintained, well-detailed system can last 60 to 100 years or more, depending on the life of the metal lining. A preservation architect or consultant should inspect the building, propose treatment options, develop working drawings and specifications, and supervise bidding and construction. Temporary protection and permanent repairs should be performed by a roofer experienced in this specialty on historic buildings.

"We encourage restoration of historic built-in gutter systems," says preservation architect Michael Devonshire of Jan Hird Pokorny Associates, New York, NY. "The use of modern building materials as an adjunct to traditional materials boosts longevity." Devonshire explains the principal elements in a typical gutter restoration:

- * Strip off old gutter lining and two feet of the above roof cladding.
- * Where rafter ends are rotted, install sisters (new pressure-treated rafter ends adjacent to old ones) or scarf in new wood and sisters.
- * Replace old wooden gutter bottom with kiln-dried-after-treatment (KDAT) plywood treated for resistance to decay, minimal expansion and contraction, and increased longevity; slope bottom toward outlet.
- * Install gutter lining: an elastomeric ice-and-water shield on the bottom (not always required); building felt; a slip-sheet of rosin paper; and copper on top (16, 18, or 20 ounce, depending on the dimensions of the gutter).
- * Install on the roof decking above the gutter two feet of elastomeric ice-and-water shield (or copper flashing) and roof cladding over it.
- * Repair or replace cornice moldings and interior structural elements as needed.

Architectural copper experts Daniel Sternthal of the Copper Development Association, New York, NY, and David Hunt of Revere Copper Products, Inc., Rome, NY, recommend the use of copper for gutter linings, rather than lead-coated copper. (Lead-coated copper has a thin covering of gray lead over the copper and is sometimes used as a deterrent to theft.) Mr. Sternthal noted that "contrary to the assumptions of many architects, lead coating is strictly aesthetic and does not increase the longevity of copper. Sheet copper can last 100 years or more." Mr. Hunt added that the chief advantage of regular copper is that it is easier to handle and solder. Better soldering increases longevity.

Covering Over Built-in Gutters

Some congregations and architects opt to cover over the built-in gutter and design alternative drainage systems. The roof sheathing and cladding can be extended to cover the outer lip of the built-in gutter, and proper edge flashing can be installed. Hanging metal gutters and external leaders are often chosen to take over the function of abandoned built-in gutter systems. The advantage is that leaks and other problems that develop in hanging gutters are more visible, and repair or replacement is simpler. However, they are not a panacea — neglected hanging gutters can overflow or cause ice dams just as neglected built-in gutters can. And hanging gutters tend to need replacement every 20 or 30 years — a life-cycle cost that over a century can exceed that of built-in gutters.

A major drawback of adding hanging gutters is the alteration of the historic roofline. Where the roofline and cornice profile are significant character-defining features, altering the shape of the roofline and adding projecting gutters may violate the Secretary of the Interior's Standards for Rehabilitation. This can affect possible funding from preservation groups.

Half-round copper or lead-coated copper gutters and leaders are considered by many to be the most attractive type of hanging metal gutter. Disadvantages include their high cost, attractiveness to thieves, and susceptibility to damage from impact. A copper gutter is easily dented by the weight of a ladder leaning against it. Galvanized steel gutters are much less expensive than copper and more resistant to impact. With occasional maintenance, steel gutters can last 50 to 100 years, says Mr. Crawford, but many people dislike their appearance. Enameled steel gutters require repainting about every five years.

Conclusion

Although restoring long-neglected gutter systems is often a major expense, the long lifespan of a well-detailed and maintained system, and the preservation of the original design of the building, often justify the effort. It is important to evaluate the options on a case-by-case basis with advice from preservation architects and consultants with specific expertise in gutter systems and a holistic view of the building.

906 East Market Street





Historic Review for 1009 East College Street

District: East College Street Historic District
Classification: Contributing

The applicant, Andy Litton, is requesting approval for a proposed demolition, re-roofing, and repair project at 1009 East College Street, a Contributing property in the East College Street Historic District. The project consists of replacing the standing seam roofing with asphalt shingles, tuck-pointing the chimney, replacing damaged siding and removing the built-in gutters and replacing them with external gutters.

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

- 4.2 Chimneys
- 4.6 Gutters and Downspouts
- 4.7 Mass and Rooflines
- 4.8 Masonry
- 4.11 Siding

7.0 Guidelines for Demolition

- 7.1 Demolition of Whole Structures or Significant Features

Staff Comments

Built before 1900, this house was one of the first homes built east of the hill crest at Summit Street. The style of the home is transitional between Greek Revival and Italianate. The foundation is a mix of stone and brick, the walls are composed of wood lap siding, and the roof is standing seam metal. Sometime after 1990 the porch was rebuilt to cover the full front of the house. At the time of the original survey, the house had replacement shingle siding. The survey stated that if the shingle siding was removed the house should be considered an individually eligible property. Earlier this year, the Commission approved a Certificate of Appropriateness for a window replacement and resizing over the side porch.

The applicant is proposing to remove the standing seam metal roof and the asphalt shingles over the bay projections and replace them with Malarkey Legacy 50-year hail proof shingle in a dark wood brown or dark gray color. Ice Guard would be applied to the roof transition above the roof projections. Siding would be replaced over the ice guard. The chimney would be tuck-pointed to match the existing. In addition, the applicant proposes to remove the built-in gutters and associated crown molding to create a smooth fascia for the installation of K-style gutters.

The guidelines recommend repairing chimneys by removing deteriorated mortar by hand and re-pointing with mortar that is similar in hardness and color to the original mortar. Metal roofs should be maintained rather than replacing them but they can be replaced with asphalt shingles if necessary. Deteriorated wood siding may be replaced with wood or cement board and painted to match the existing siding. Removing historic trim is disallowed. Original built-in gutters should be repaired and EPDM is an economical material replacement for the original tin. Removal of built-in gutters may be considered on a case-by-case basis if documentation is provided to establish evidence of need. The guidelines disallow the removal of any historic architectural feature, such as a porch, chimney, bay window, dormer, brackets, or decorative trim that is significant to the architectural character and style of the building.

In Staff's opinion, the proposed roof replacement is an acceptable resolution for the deteriorated standing-seam roof. It is likely that the house originally had wood shake shingles and asphalt shingles are considered an appropriate replacement for them. Tuck-pointing the existing chimney is also an appropriate repair. Replacing siding with wood or cement board as needed is also appropriate. Siding was approved on the project earlier this year. The application of ice guard under the siding is appropriate as long as it is covered with siding.

Similarly, the ice guard can extend over the roof edge as long as the lap is no more than the existing metal trim. Staff finds that these portions of the application are appropriate.

Staff finds the removal of the built-in gutters and crown molding and their replacement with smooth fascia and k-style gutters inappropriate and not in line with the Historic Preservation Guidelines. The cornice returns and built-in gutters are one of the most visually evident hallmarks of the Greek Revival style. At the time of the site survey, the house could have been considered individually eligible, or a key property, if the shingled siding was removed. Now that the house has lap siding and the front porch has been rebuilt, the house could be reevaluated. If, however, the crown molding and built-in gutters were removed, the house would lose one of the most evident pieces of its historic character.

The applicant has submitted photos of the existing condition of the gutters. They are obviously deteriorated and in need of repair. They leak and have damaged siding and other materials below them. It appears that an original tin material currently lines them and it may have been recoated at some time but is not currently cohesive enough to prevent water infiltration. From below, the crown molding does not appear heavily damaged. Built-in gutters can be repaired by relining them. The guidelines allow EPDM (roofing membrane) as an economical alternative material to metal lining. Replacing the deteriorated tin with EPDM should also allow the slope to be improved so that the gutters drain properly. While it is evident that the built-in gutters need repair, staff does not find evidence at this time that they are beyond repair. In addition, staff finds that the removal of the crown molding and built-in gutters would be disallowed by the guidelines since they are a significant historic feature on this house.

Recommended Motion

Move to approve a Certificate of Appropriateness for the project at 1009 East College Street as presented in the application except:

- Crown molding, built-in gutter, and fascia removal is not approved.

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: 11/14/2015

- ☐ 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: Andy Litton
Email: Andy.Litton@mcchs.iowa.gov Phone Number: (319) 621-7072
Address: ~~1009 E. College St~~ 430 W Park Rd.
City: Iowa City State: IA Zip Code: 52246
- ☐ Contractor / Consultant Name: P. LANG Const.
Email: Langco@imnornmail.com Phone Number: (319) 366-3433
Address: _____
City: _____ State: _____ Zip Code: _____

Proposed Project Information

Address: 1009 E. College St.
Use of Property: Rental 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 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:

REMOVE STANDING SEAM METAL ROOF, REPLACE
w/ Malarkey 50yr. Shingle. ADD External Gutter
ELIMINATE Leaking Internal Gutters

-Tuck point & Flash Chimney
-Replace Rotten Siding

Materials to be Used:

-Malarkey Legacy 50-yr hail proof shingle.
-Some Siding Replacement where rotted, Replace w/
Wood Siding to Match.

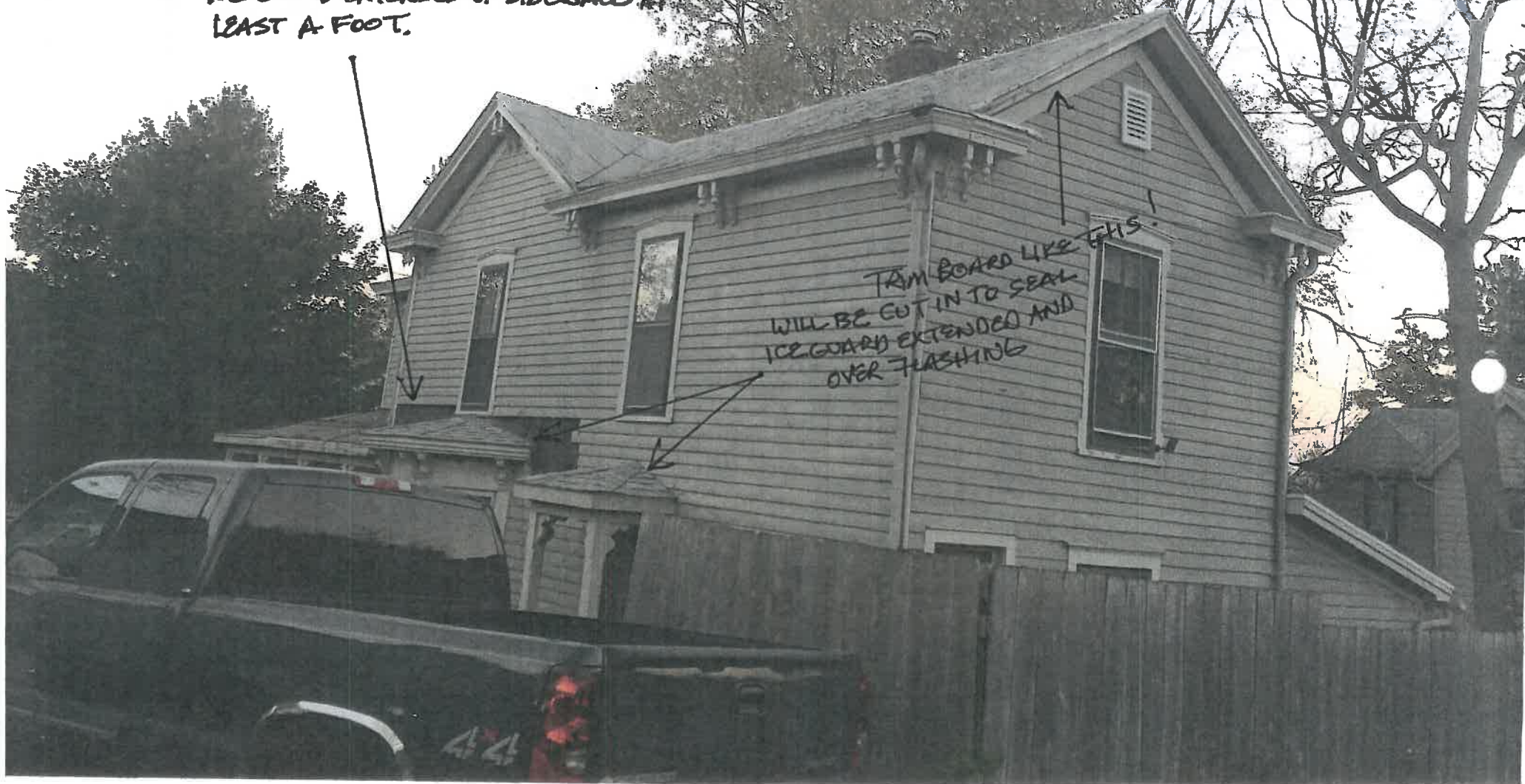
Exterior Appearance Changes:



Remove CROWN MOLDING TO "SQUARE" FACE
FOR PROPER INSTALLATION OF GUTTERS OVER
MEMBRANE BEHIND METAL FLASHING.

ALL ROOFS INTO SIDEWALLS WILL HAVE
ICE GUARD EXTENDED UP SIDEWALLS AT
LEAST A FOOT.

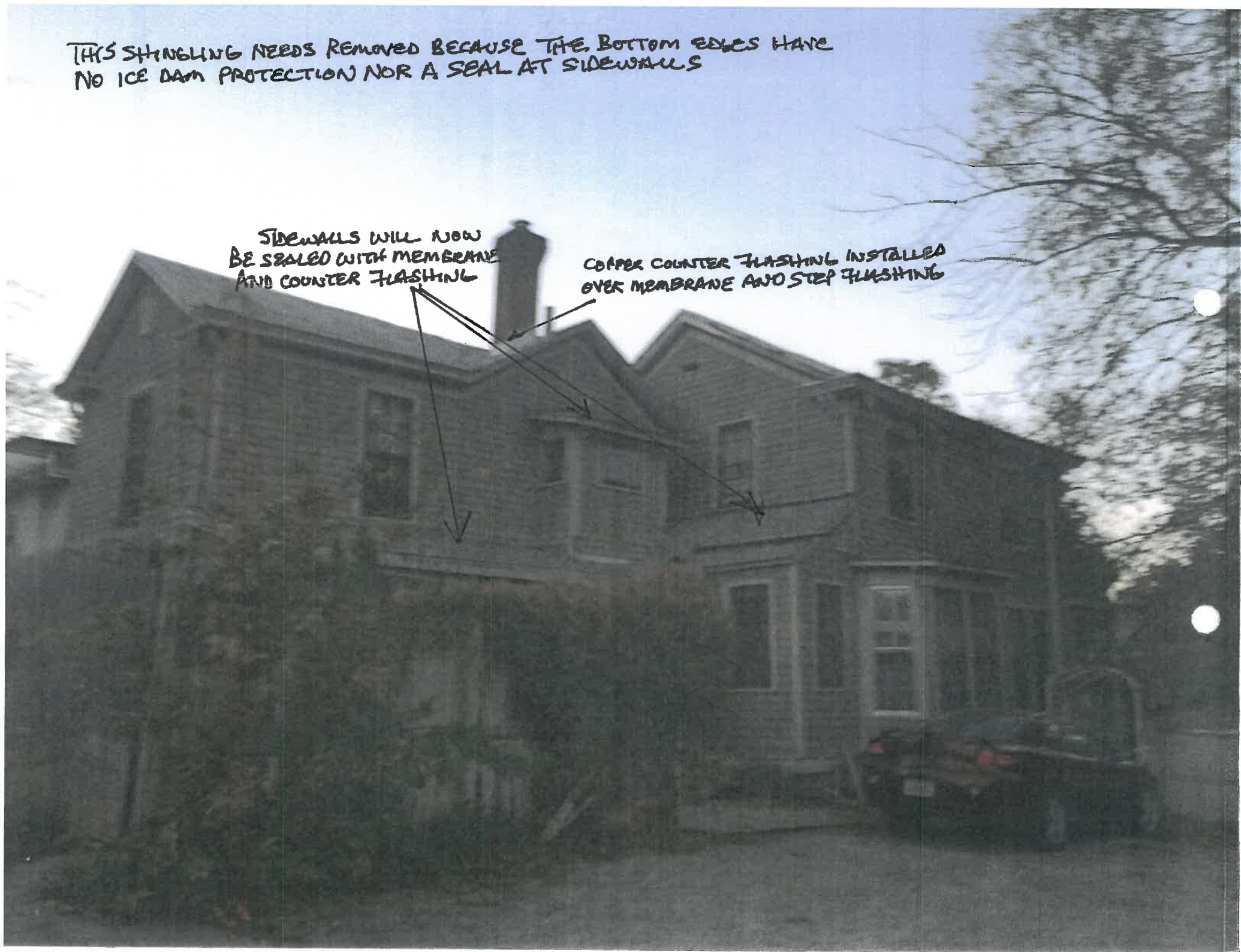
T&M BOARD LIKE THIS!
WILL BE CUT IN TO SEAL
ICE GUARD EXTENDED AND
OVER FLASHING



THIS SHINGLING NEEDS REMOVED BECAUSE THE BOTTOM EDGES HAVE
NO ICE DAM PROTECTION NOR A SEAL AT SIDEWALLS

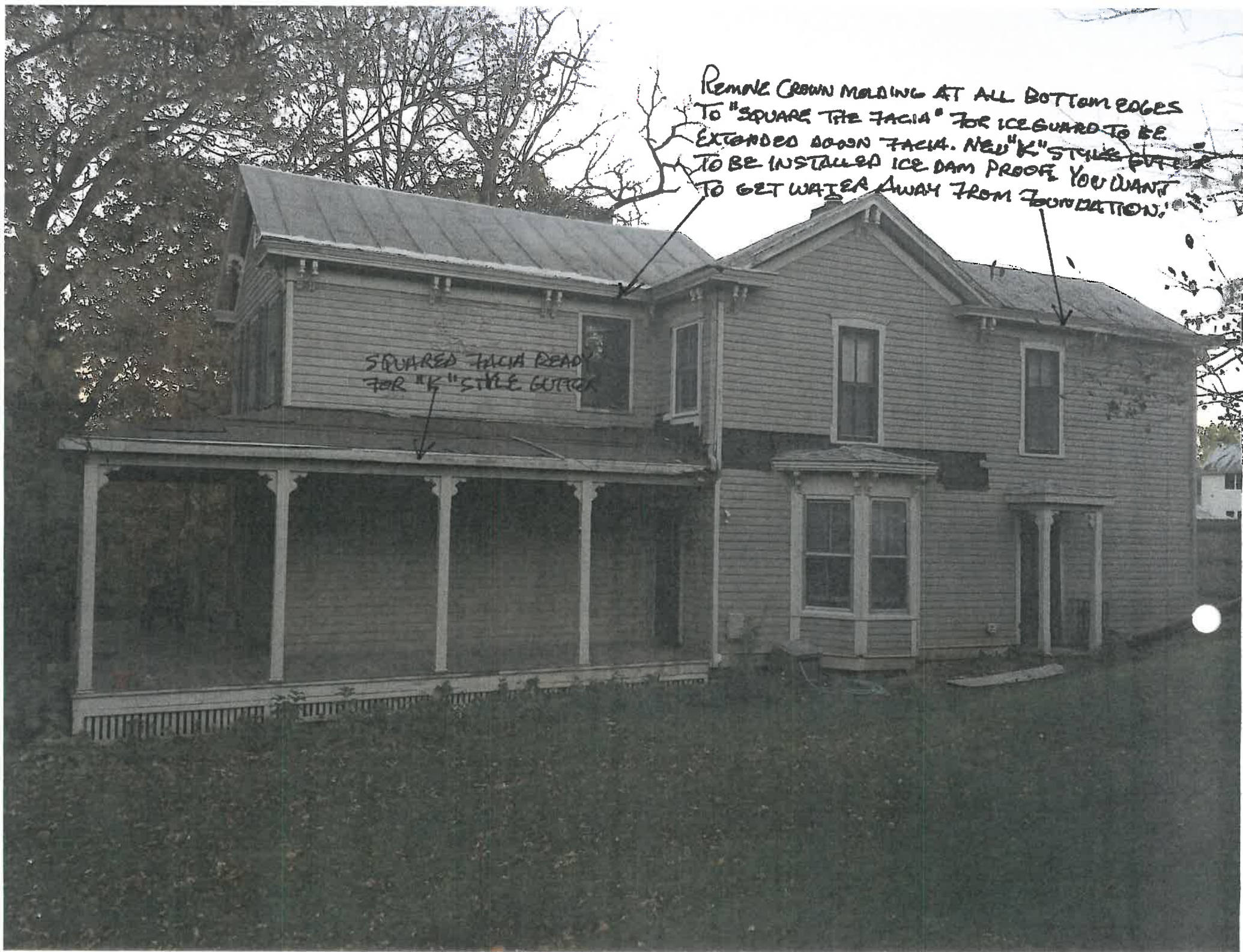
SIDEWALLS WILL NOW
BE SEALED WITH MEMBRANE
AND COUNTER FLASHING

COPPER COUNTER FLASHING INSTALLED
OVER MEMBRANE AND STEP FLASHING



REMOVE CROWN MOULDING AT ALL BOTTOM EDGES
TO "SQUARE THE FACIA" FOR ICE GUARD TO BE
EXTENDED DOWN FACIA. NEW "K" STYLE GUTTER
TO BE INSTALLED ICE DAM PROOF. YOU WANT
TO GET WATER AWAY FROM FOUNDATION.

SQUARED FACIA READY
FOR "K" STYLE GUTTER









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*Laminated Architectural
Flexor[™] SBS Polymer Modified Shingles*



*Shown in
Heather*




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Roofing Products[®]
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● Oklahoma City, OK

DISCLAIMER: Sample pieces or photographs of shingles may not accurately represent the true color or variations of color blends that will appear on the roof. Before installation, five or six shingles should be laid out and reviewed for conformity to desired color level. If color levels are unsatisfactory, advise your dealer before proceeding with installation. Colors and specifications subject to change without notice. Shingle colors not available in all regions. Limited warranties carry terms and conditions. Please contact your local Malarkey representative for color availability and further information. See Malarkey Shingle Warranty for details.

* For complete Limited Lifetime warranty details, reference Malarkey's Limited Lifetime Shingle Warranty.

****Some contractors adapt roofing shingles to use as hip and ridge shingles. Use of The Alaskan® as a hip and ridge shingle will apply towards the Enhanced Wind Warranty. Dura-Seal™ shingles used for hip and ridge will not qualify toward an Enhanced Wind Warranty. This version supersedes all previous versions. Rev. 2/15**



FLEXOR
POLYMER MODIFIED ASPHALT



RAIN SEAL PROTECTION



**ENHANCED WIND
WARRANTY**



- ASTM D7158 Class H
- ASTM D3161 Class F
- ASTM E108 Class A Fire Rating
- CSA A123.5
- FBC Approval – #14809
- ASTM D3462
- ASTM D3018 Type I
- UL 2218 Class 4
- ICC Approval – ESR 3150



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MINUTES
HISTORIC PRESERVATION COMMISSION
NOVEMBER 12, 2015
RECREATION CENTER MEETING ROOM A

PRELIMINARY

MEMBERS PRESENT: Kent Ackerson, Thomas Agran, Gosia Clore, Kate Corcoran, Frank Durham, Andrew Litton, Ben Sandell

MEMBERS ABSENT: Esther Baker, Pam Michaud, Ginalie Swaim, Frank Wagner

STAFF PRESENT: Jessica Bristow, Bob Miklo

OTHERS PRESENT: Pat Lang, Alicia Trimble

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

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

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

There was none.

CERTIFICATES OF APPROPRIATENESS.

1050 Woodlawn Avenue.

Bristow stated that this is a non-contributing house in the Woodlawn Historic District. She said that it is a 1950s ranch-style home. Bristow said that although it is not of a style that is a contributing part of the district, it is a well-preserved example of a 1950s ranch-style home.

Bristow said the applicant would like to remove the entry deck that was added in 2005 and widen it so that it would extend eight feet from the house. She said it would be eight feet wide all the way, stepping down the side of the house down to the back yard. Bristow said that it would be three different flat-level areas, and they will use the same railing that was used before. She said staff finds that the railing works very well with the ranch-style design because of the thinness of the members and the horizontality of it.

Bristow said that all of the structure would be painted to blend with the rest of the house. She said the rail and the posts would be painted. Bristow said staff feels that having flat planes without any skirting would also be appropriate for this style of house.

Bristow said this would be completely independent of the house structure and therefore would not do anything to damage the structure of the house. She said it would rest on its own posts.

Bristow said that basically there is the existing deck and a Photoshop mockup of how this would fit along the side of the house. She said that while it is proposed for the side of the house that faces the street, in this neighborhood and this location, since it is down the hill from everything else and not very visible, staff feels this is an appropriate location for this particular deck.

Miklo noted that this would require an exception by the Commission, as the guidelines talk about putting decks to the rear of the house. He said there have been other situations with

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topographical issues where decks have been allowed on the side of the house. Miklo said that in this case, the reason to allow for deviation from the standards is the view from the street; this is not highly visible.

Bristow said this is not the main, front door of the house

MOTION: Ackerson moved to approve a certificate of appropriateness for the project at 1050 Woodlawn as presented in the staff report. Clore seconded the motion. The motion carried on a vote of 7-0 (Baker, Michaud, Swaim, and Wagner absent).

1009 East College Street.

Litton said that, because he owns this house, he is recusing himself from discussion and voting on this and would hand over chairmanship of the meeting to Corcoran.

Corcoran said the applicant is asking the Commission to approve a proposed demolition, reroofing and repair project. She said that this property is a contributing property in the East College Street Historic District.

Bristow showed an image of the house, which was built around 1900 or earlier. She stated that it is a Greek revival transition to Italianate. She said the Greek revival elements include the cornice returns and the Italianate elements include the brackets, and both of them fit with the window configurations and the scale of the house.

Bristow said that at the time of the original survey, the house had some replacement shingled siding, and the surveyor thought this house could be considered individually eligible if that was removed. Bristow said that since that time, the house now has lap siding, and the front porch has been put back on, which was also not there at the time of the survey.

Bristow said the applicant proposes to remove the standing seam, metal roof and replace it with asphalt shingles and tuck point the chimney. She said that some of the areas where the bays are would have ice guard added to go up the wall as a transition between the lower roof and the wall. Bristow said the lap siding would also go over that.

Bristow said the applicant also proposes to remove the built-in gutters and the crown molding to create a flat fascia and then install K-style gutters.

Bristow said the guidelines do recommend repairing the chimney as proposed. She said that while the guidelines talk about not removing a standing seam metal roof, replacing a metal roof like this with asphalt shingles is acceptable. Bristow said the chances are that this house had wood shake shingles originally, and the asphalt shingles would be an appropriate replacement for that.

Bristow said that using either wood or cement board for the siding is also acceptable. She said that the ice guard would presumably not be visible, so that would be acceptable.

Bristow said that the main issue with the application is removing the built-in gutters and replacing them with K-style gutters. She showed a couple of images of the gutters. Bristow said it is possible that this is tin that was put on at the same time as the standing seam metal roof. She said it has probably been tarred at some point in time, because one sees that

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crackling in the gutter. Bristow said they don't look like they flow well, and the surface is degraded.

Bristow said the guidelines discuss not removing built-in gutters. She said that they can be repaired with a similar metal material as they were originally, but the guidelines also allow lining them with EPDM, because a rubber membrane may be easier to work with and may allow the metal to be left in. Bristow said she did not know, with the condition of these, if the applicant would want to do that. She said that they can also be replaced with a metal material to create a better slope.

Bristow said that, looking at the cornice returns on the house, they are one of the main hallmarks that mark it as Greek revival. She said that removing the crown molding and creating a flat fascia would, in staff's opinion, be removing one of the main architectural features of this home.

Bristow said that the K-style gutter would never fully mimic the look of the built-in gutter, and staff finds that this portion should not be allowed.

Ackerson asked what is meant by K-style gutters. Bristow responded that it is kind of the typical gutter found on many houses. She said it has a little bit of a curve to it and a little bit of a flat area. Bristow said it is the closest of the residential gutters that one would get to try to mimic something like crown molding.

Corcoran asked where the crown molding is in relation to the four brackets. Bristow replied that it is above that. Corcoran asked about the existing gutter. Bristow showed a photograph of a downspout, showing all of the area that is technically the gutter.

Durham said that if the Commission approves the recommended motion, it would be approving an asphalt roof but not the removal of the other things. He asked if those two systems are compliant then to have an asphalt roof that shoots off onto the built-in gutter.

Bristow said it can be done; they are not mutually exclusive. She said it could be done with either a metal flashing material for the built-in gutter or the EPDM version; either one could work with the asphalt shingles.

Litton introduced Lang as the contractor for this project. Lang said he has been doing this work for 43 years. He said he worked on the Grant Wood house and the gutters there. Lang said it is extraordinarily expensive to remove the existing built-in gutters and retrofit them with gutters. He said it was \$90,000 to do the Hayes house with copper.

Sandell asked what other materials might be used. Lang said that any kind of metal could be used to emulate what that is. He said that today one uses underlayments, like a high-temperature ice guard. Lang said it is expensive to put it back the way it was. He said that there is not a blueprint for doing this, because all the builders did it differently.

Lang said that a rubber roof with outlets makes it extremely hard to see over that outlet and also the rubber needs to be run clear up the roof. He said the shingles are then placed and then one has to wrap it over the fascia. Lang said the crown or wood has to be taken off and then tucked, because rubber expands and contracts. He said they usually only install rubber when it can be glued to a fiber board or substrate. Lang said that rubber cannot be glued to plywood or wood,

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because the glue won't hold. He said that is why all rubber roofs professionally installed required a substrate.

Lang said that rubber cannot be loosely laid. He said he has never seen a plausible EPDM system but has torn apart a lot of them. Lang said that he appreciates the interest and thanked the Commission for overseeing this type of thing.

Lang stated that we are losing a lot of these types of houses. He said the first thing that goes on these is foundations, largely because the water is not directed away from the foundation. Lang said that to redo a built-in gutter on a building is absolutely, incredibly expensive to do it right. He said those are usually bridged with wood now. Lang said that in order to keep ice dam issues from ever causing problems, he takes the crown molding off the fascia and runs the membrane down the fascia for four inches.

Lang said that the K-style is just a modern gutter. He showed a half round gutter and the round downspout. Lang said that if one really wants to emulate that era, there are half round, galvanized gutters. He said that in the restoration of these buildings, one has to get the water away from the foundations. Lang stated that when they were original built with those, tile systems were installed to get water away from the buildings, which is why they lasted so long.

Lang said he could retrofit any building with half round gutters. He said he can fill in the built-in gutter with wood and then shingle from there up. Lang said he can do some edging and bring the half round gutter up underneath that edging. He said then the ice gets right between that in the winter. Lang said that to seal fascia, he runs the membrane down the fascia four inches, puts the K-style gutter on it, slides it up under the edging and makes the bottom edge ice dam proof. Lang said this stops moisture by keeping water away with a plausible gutter system.

Lang said the other detriment to the built-in systems is that the outlets plug up so fast with debris, because there are no screens. He said that moves the water all down around the foundation again. Lang said that is mitigated with the screens on the new style gutter system.

Lang said that unless people really have deep pockets for these built-in gutters, then he can line them with a special membrane and do things with expansion and contraction so that will never be an issue here. He said it is really expensive though.

Durham said he guessed what would be done would be to cut one part off. Lang said he would only take the crown molding off. Durham said that right now the roof goes down and then goes back up. He said he assumed that one part would be removed. Lang replied that he would make the roofline come straight down to the edge. He said that he will come down and then angle so that he can leave the integrity of the fascia alone.

Ackerson said that this one part is visually one of the things one notices about this old house. He said the roof goes down and then flares out. Ackerson said that at his house, the roof was replaced while he was gone, and the contractor took about 18 inches of soffit off and changed the shape. He asked how much of the existing appearance of the house is going to be changed by what Lang proposes.

Lang answered that the fascia, he is going to keep the bottom of what he has and angle this and bring it down real close to this piece. He said that sometimes he has to go back a little bit, but if one hangs a gutter up underneath the edging, one can't see any of that. Lang said that one

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cannot see the different pitch from the ground because of the overhangs. He said the overhangs were built out past the wall of the house in order to block things out eventually.

Lang said that for monetary reasons primarily, he would angle the roof out and fill the gutter. He said it depends on the original construction, but there will literally be some type of plywood over rafters that will fill the piece in. Lang said the crown is taken off to get it square with the fascia and then the gutter is hung on the fascia.. He said he is just going to remove the one piece in order to put a gutter square on the squared fascia instead of angled.

Lang said he can use half round gutters or remove the crown molding and put a square fascia K-style on it. He stated that he can tie it into edging and it will be ice dam proof.

Corcoran asked if the crown molding could remain with the half round gutters. Lang confirmed this. Corcoran asked if the corbels would stay there too. Lang said he would not touch those.

Litton said that the front porch and back porch have half round gutters on them. Lang said he could retain the crown molding with the half round gutters, but it is more expensive. He said then there is an elaborate strapping system that fastens to that so that they are never going to be subjected to ice.

Bristow said the guidelines also do not allow having the roof straightened from the peak to the end in order to remove gutters. She showed a diagram with existing, slightly modified, and the way it should not be done.

Sandell asked what material would be used to bridge. Lang said he would have to frame it in with some type of two-by system and then use plywood.

Bristow stated that removing historic trim is not allowed. She said the guidelines disallow the removal of any historic, architectural feature such as a porch, chimney, bay window, dormer, brackets, or decorative trim that is significant to the architectural character and style of the building.

Lang said that it took two months to do the Grant Wood house on Court Street. He said he had to hand form every single piece. Lang said that sometimes he would make prototypes out of aluminum, because copper is so expensive. He said the aluminum would then be matched perfectly to make the copper part.

Agran said to him it looks like maybe debris is clogging the drain and causing standing water and not necessarily slope issues. Litton said he assumes the pitch was either messed up to begin with or all the layers have messed up the fall and pitch. He said the standing water is pretty consistent all around the building.

Corcoran asked what the gutters were originally made of. Lang said they may be copper or some type of galvanized metal.

Sandell asked Litton if he would be using a more cost-effective galvanized metal versus copper. Litton confirmed this.

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Ackerson asked about the removal of the crown molding. Lang said that with the K-style gutters, he would have to take the crown off. He said that with the half round, he wouldn't. K-style gutters have a similar outside shape.

Durham said he looks at the crown molding in the picture, and it resembles the gutters he has on his house. He asked if it would be possible to replicate the appearance of the crown molding with the outside shape of the K-style gutter. Lang said that a machine has not yet been made that can produce that type of form. He said that half round or K-style are the only two that are available to use.

Bristow said that, similarly, the gutter has a floor to it, so the gutter would stick out further than the crown molding. She said that molding has maybe half an inch or an inch that it actually sticks out flat/horizontal. Bristow said that if that piece would come off, the K-style gutter would stick out further than that does and then have its curved side. She said that she did not believe it would be the way to go either to cover the crown molding with a half round gutter.

Corcoran said that in the last paragraph of the report it reads, "While it is evident that the built-in gutters need repair, staff does not find evidence that they are beyond repair." She asked what repair would entail.

Lang said it would need the metal and the goo that is spread over it to be removed. He said that one has to get into the wood framework and repair it. Lang said the plywood would be bridged down to the edge. Agran said that if this was using the K-style, it would still be getting into framing and would still be exposing that and getting in there with framing.

Durham said Lang's position is that if keeping water away from buildings needs to be addressed, the integrity of the building in the future is dependent on a good gutter system that one can afford. Lang said the issue is keeping the water away from the foundation.

Litton said he handed out the two pictures to show that these gutters have failed completely. He said there is no repairing them. Litton said they could be replaced, but they cannot be repaired.

Lang said that with the pitch of the roof, the water is running down the roof and running right over the gutter and over. He said he forms them, putting a lip about an inch or inch and one-half up on the end to stop the water from going over. Lang said that anything can be replicated, but understanding the volume, the squares, and the pitch of that roof to a heavy rainfall, he would not know what to do.

Bristow said that if one repairs the gutters, the slope can be changed. She said these gutters have been on this house for at least 115 years. Bristow said that the damage to the house and foundation from water is not 115 years worth of damage; it is more like 20 years. She said it is possible for these gutters to work properly, but they obviously need to be repaired. Bristow stated that the slope is wrong, the coating, the material, the water barrier is wrong, but they can be repaired.

Bristow said she agrees that one would have to take up the tin that is there and redo it. Bristow said that the typical repair would be to replace the metal in the built-in gutter with more metal, but the Commission has allowed it to be replaced with EPDM just because it is more economical.

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Ackerson asked if EPDM is a rubber product which is put on in a form that dries. Bristow responded that it is a sheet.

Durham said the logical inconsistency is that if the Commission sticks to the recommended guidelines, it becomes financially unfeasible and unlikely that the owner would be able to spend the money to meet the guidelines, and therefore the house may be less protected.

Miklo said that at this point, those numbers are not available. He said it might be beneficial to defer this and get some numbers from contractors as to what a galvanized metal would cost.

Ackerson said that the guidelines distributed earlier indicate that it is permissible to bridge over the built-in gutter. He said it sounds like that is what is being proposed.

Agran said he understands that the issue is what is the importance of the piece of crown molding. He said that is the crux of the whole thing is that the molding is part of the history of the building. Male said he understands the idea of pulling that fascia up straight and having a gutter that matches that, but it is not the crown molding on the next one, it's everything including the corbels because the corbels are rotted or whatever. He said there is an issue with setting a precedent and everything.

Bristow said that the section about the roofline is in the exceptions for gutters and downspouts and it applies to all properties and reads, "Removal of original built-in gutters unable to be repaired, on a case by case basis, the Commission may consider allowing removal of original built-in gutters if documentation is provided to establish evidence of need. This may include damage to the roof itself...." Bristow said she assumes this means storm or fire damage "...or inability to repair built-in gutters to property working condition."

Bristow said an exception would have to be made that the gutters cannot be repaired, as stated in the guidelines. She said that is how it would be allowed and that is how the bridging and the roofline changes come into the discussion.

Corcoran said the bottom line here is talking about at least the removal of the original built-in gutters either to be repaired or replaced with some kind of new material. Bristow said she would consider repairing them, not removing them. She said she would consider removal of the crown molding and putting K-style gutters in a removal of the built-in gutter. Bristow said it would no longer exist as it does.

Corcoran said the cost of these things is not supposed to come into the Commission's deliberation. She said she would like to think about this some more and asked the other Commission members how they felt.

Litton asked what further information the Commission would like to see to make this more clear. Corcoran said that the Commission has discussed different types of mediation - either the EPDM or going in and replacing part of the old gutter with some new kind of metal where it needs it.

Clore said she would like to see the sketch-out of all the options and how they would resemble what is there right now in order to visualize it.

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Lang showed a couple of photographs of old homes that have both types of gutters. He showed the James Dixon house on College Street, where he removed the crown molding and put in K-style gutters. Lang said he redid this in a shingle that looked like slate.

Lang showed a photograph of a house in Mount Vernon where he did a half round gutter on a fascia board. He said it has a half round gutter on it with straps holding it up. Lang said there is always a gap. He said he takes metal, goes straight down, and puts the inside of the gutter up to it. Lang said he then rivets or straps it to the metal to hold it. He said that when it is strapped, there is a gap.

Ackerson asked if someone on staff looked at the property. Bristow said the roof images are just photographs, but staff has been to the property for past projects. Ackerson said the report states that it is evident that the gutters need repair, not replacement. He said he knows that cost is not supposed to be part of the consideration, but it always is.

Ackerson said this is not discussing replacing \$80,000 worth of copper gutter on one of the prize houses in the City and not really even talking about what the report says about if one was to repair, it's not replacing the entire system. Bristow said she is assuming that the repair would involve most of the metal that lines the built-in gutters. She said it looks as though the material was put on at the same time as that standing seam roof.

Sandell asked if the standing seam roof is coming off. Bristow said it is part of the application and is allowed.

Miklo said there is a contractor in town who has worked with metal roofs and done some repairs. He said it might be worth having him look at this.

Durham asked what the condition of the metal roof is right now and why it needs replacing. Litton responded that it is an issue of age. Lang said that the replacement material is an SBS modified rubber mat that is not damaged by hail.

Corcoran said right now there is an application to replace the standing seam roof with asphalt shingles, tuck point the chimney, replace damaged siding, and then remove the built-in gutters and replace them with external gutters. She asked if the Commission members wanted to vote on that in full or in part. Corcoran said there has not been much of an issue with the shingles, the tuck pointing, or the siding. She said the issue is the removal of the built-in gutters and replacing them with external gutters.

Sandell said his opinion is that the guidelines are pretty clear that if the gutter can be repaired, then it should be, no matter what the cost is. He added that the crown molding would have to be removed in order to do the replacement.

Litton said it is his contention that the gutters have failed, which allows them, from the guidelines, to be replaced with an external gutter. He said that if it is removed and new is put on, that's a new gutter, that's not a repair.

Durham asked if there is some way to reconcile the staff's estimation that these are irreparable with the homeowner's contention. Miklo said he feels it might be advisable to have another contractor look at this. Durham said that if the gutters are not reparable, that makes this a different case.

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Bristow said there are contractors who can coat the entire metal roof and the gutter with a sealant coat that makes it so that one doesn't have to remove either of them. She said that applicants have had good luck and saved thousands of dollars by doing that. Durham said that kind of coating isn't going to address the need to change the pitch and have the drainage corrected.

Miklo said he does not believe that coating this is going to solve the problem. He said, however, that there may be some repairs that could be done without replacing the entire system. Miklo said that is where another opinion would be beneficial.

Litton said that would be fine, but he did not want to delay this just to have a delay

Ackerson said he would like to see the applicant get a chance to design the solution to the problem. He said that right now, one can't see how the guidelines can be met and the problem solved. Ackerson said he is sure there is a way to do it, but the Commission just doesn't know what it is.

Durham said that demonstrating whether the gutters can or cannot be repaired would clarify the direction of the solution that one might find. He suggested that a motion be made to approve everything but the gutter repair.

MOTION: Durham moved to approve a certificate of appropriateness for the project at 1009 East College Street, as presented in the application, including the replacement of the standing seam roofing with asphalt shingles, tuck pointing of the chimney, and replacing the damaged siding; and deferring the gutter replacement to the Commission's next meeting. Sandell seconded the motion. The motion carried on a vote of 6-0 (Baker, Michaud, Swaim, and Wagner absent and Litton abstaining).

Durham asked, if it is demonstrated that the gutters are beyond repair, Litton has made a point that there is distinction between repair and replacement and that new gutters are not a repair. Durham asked, if the current gutters are found to be beyond repair, does that open up options that would involve altering the characteristic crown molding. He asked what that would leave the Commission to approve in that, if it's not a repair, is replacement an option.

Miklo said that under repair, he would say that removing the existing built-in gutters and replacing them with a like system is repair. Durham asked if K-style gutters would be considered repair. Miklo replied that it would not but would be replacement of the built-in gutters.

Durham said the suggestion was made that there is a distinction between repair and replacement, and he wanted that clarified. Bristow said that if one is repairing something, he is removing a material and replacing it with the same material, a like material, or a newer version of the same material. She said that if one is replacing a material, he is removing it and replacing it with something else.

Litton said he would argue that if one put new gutters on any house and took off all the gutters and put new ones on, one would be putting new gutters on but would not be repairing the gutters.

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Agran said he did not agree with that. He said what is being suggested is putting on something that is entirely different, not replacing it with something that is similar or updated materials.

Corcoran said that to her it is the notion that the gutter system right now seems to be a continuation of part of the roof. She said if that is removed and replaced with the K-style gutters or those other kind of gutters, it is a different kind of system and changes the character of the roof.

Bristow said that the guidelines don't care what it looks like from above but care more what it looks like the ground. She said that if one could put a gutter inside the built-in gutter and it would never be seen and nothing ever happens to the roof edge as it is, that is a completely different issue.

Durham asked if that can be done. Lang stated that he has made and retrofitted those with making his own metal breaks where he made a built-in gutter to go clear up the roof and make it come out and down over. He said that again, that would be expensive.

Miklo said that deferring this to have another look would be the appropriate thing to do. He said that this solution is going to be in place for a long time so that taking another month to look at it is probably the right thing. Miklo said that a month from now, the Commission may come to the conclusion that this proposal as submitted by the applicant is correct, or there may be another solution. Miklo said there have been cases where they have been allowed to remove built in gutters, but those tended to be more modern houses where the crown molding was not such a distinctive part of the house.

Agran asked what the issues are that precipitated Litton doing all of this work. Litton responded that the gutter is leaking and showed two areas on the photograph where there is leakage on the south and west sides of the house. Litton said he was told that the house was recoated four years ago, the year before he bought the house, and that is beginning to fail as well.

Litton said his plan is to replace all the wood siding that is rotten and do a pretty extensive exterior makeover. He said he cannot get started on that until he has a reliable roof.

Miklo said that staff could have some discussions with Litton. He suggested that another contractor look at this and that the Commission put this on its December agenda or hold a special meeting if there is a clear route to go.

Litton took over his role as Vice Chair of the meeting at this point.

REPORT ON CERTIFICATES ISSUED BY CHAIR AND STAFF:

Certificate of No Material Effect – Chair and Staff Review.

308 Ronalds Street.

Bristow said this application for a property in the North Side Historic District involved a porch roof with an elastomeric coating for both the roof and gutter.

620 Ronalds Street.

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Bristow said this proposal for a property in the Brown Street District involved asphalt shingle replacement.

610 Ronalds Street.

Bristow said this project also involved asphalt shingle replacement.

525 South Lucas.

Bristow stated that the back porch and roof in that area of this house was hit by a tree at one time. She said the owner is rebuilding the porch, reroofing, and doing some soffit work. Bristow said this house came up before, when the owner installed vinyl windows and vinyl siding without permission. She said that part of the certificate requires the owner to remediate that work, so the owner will redo the windows and the siding on the front.

1115 Sheridan Avenue.

Bristow said the peer shown in the photograph is being rebuilt. She said that a lot of the wood needs to be repaired. Bristow said there are a lot of cutout, molding, and trim details that the owner will be replicating.

Minor Review – Preapproved Item – Staff Review.

628 N. Johnson Street.

Bristow said the front door on this property is to be replaced with a fiberglass, Craftsman-style door with three or four lights in the top half. She added that the side door is to be replaced with what she assumes will be a metal door.

Bristow said the owner is redoing the railing at the front porch step and putting a railing on the back porch step where one did not exist.

615 South Governor Street.

Bristow said that, without a building permit, the owner removed part of a railing and replaced it with what she showed in a photograph. Bristow said it did not meet some of the Building Inspector's requirements, so the City is having the owner put it back more like it was, as shown in a sketch of what it will look like.

Bristow said that since the owner rebuilt that whole section, the owner actually has to make it guardrail height, which is taller and has to have a four-inch gap on the bottom. She said there will therefore be an added member along the bottom, which is thin, and it will be a little taller. Bristow said that staff has discussed this extensively with the owner.

Bristow said that it had a concrete floor with steel posts that were removed. She said she does not know what the posts will be except for painted, and the decking material is a Trex-type material. Bristow said there will no longer be a soffit, since that was destroyed.

Miklo pointed out that this is not an historic building, and it is in a conservation district. He said that these are regulated is to avoid a incongruent structures that detract from the appearance of

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the whole neighborhood. Miklo said that what was there before was at least consistent. He said that in a conservation district, the issue is not necessarily keeping a universal architectural style but is about keeping property values up and just the general aesthetics.

DISCUSSION OF HISTORIC PRESERVATION AWARDS.

Bristow said staff just needs to know if anyone has any property he or she would like to nominate or point out that has not already been discussed. She said the subcommittee would meet after adjournment to divide tasks and come up with a meeting time for next week to discuss nominations.

CONSIDERATION OF MINUTES FOR OCTOBER 8, 2015:

Corcoran asked that the attendance record attached to the minutes be corrected to show that she was at the September 10, 2015 meeting.

MOTION: Corcoran moved to approve the minutes of the Historic Preservation Commission's October 8, 2015 meeting, as corrected. Male seconded the motion. The motion carried on a vote of 7-0 (Baker, Michaud, Swaim, and Wagner absent).

Bristow reminded Commission members that the next meeting would be at the Public Library.

ADJOURNMENT:

The meeting was adjourned at 6:54 p.m.

Minutes submitted by Anne Schulte

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

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

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