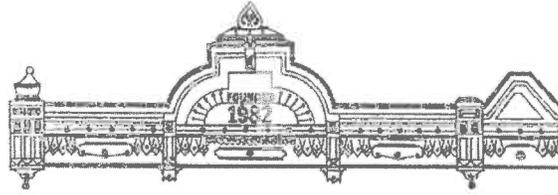


# Iowa City Historic Preservation Commission

Thursday  
March 10, 2016  
5:30 p.m.



Emma Harvat Hall  
City Hall



## **IOWA CITY HISTORIC PRESERVATION COMMISSION**

**Thursday, March 10, 2016**  
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**

404 E. Jefferson – Jefferson Street Historic District (window panel alteration, roof replacement, window replacement, and dormer residing)

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

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

1. 721 Oakland Avenue – Longfellow Historic District (window sash replacement with new screens)
2. Tate Arms – Historic Landmark (soffit, fascia and door replacement)

**F) Consideration of Minutes for February 25, 2016**

**G) Commission Information and Discussion**

**H) Adjournment**

**Historic Review for 404 East Jefferson Street**

District: Jefferson Street Historic District

Classification: Key Contributing

The applicant, Reverend Max Mons, is requesting approval for a proposed alteration project at 404 East Jefferson Street, a key contributing property in the Jefferson Street Historic District. The project consists of reroofing the chapel, replacing the windows and siding on the west dormer, and removing a window and panel combination on the east façade and replacing it with a panel configuration.

**Applicable Regulations and Guidelines:**

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

4.7 Mass and Rooflines

4.11 Siding

4.13 Windows

4.14 Wood

***Staff Comments***

This ell-plan church building was erected in 1926 and is an example of the Tudor Revival Style. It consists of a sanctuary wing and an educational/social hall wing with a crenellated tower set within the ell. Entrance to the building is through the tower that has shallow stone-capped buttresses and a combination of flat-topped and pointed-arched windows. The tower's crenellation is trimmed in cut stone. The sanctuary wing has six bays divided by stone capped buttresses. Pointed-arch window openings are grouped in threes in the sanctuary with pairs of 12-light fixed sash windows in the western most bays. The educational/social hall sits perpendicular to the sanctuary and has two eyebrow-roofed attic gables to either side of a projecting gable-roofed entrance bay. In October 2013, Staff and the Chair approved a Certificate of No Material Effect for masonry repairs of coping stones and deteriorated stone in the bell tower.

The applicant is proposing to reroof the asphalt shingle roof with Malarkey Legacy Shingles. The wood shake shingles will be removed from the side-walls of the west dormer. They will be replaced with a wood and stucco replacement from Hardie to mimic the stucco and board wall detail common in wood-frame portions of Tudor Revival structures. This dormer will more closely resemble the east dormer but the boards will be painted dark brown and be located in a more precise pattern. The two pairs of casement windows in the dormer will be replaced with metal-clad Anderson Eagle line casement windows to match the other windows on the building while retaining the appearance of the six divided lights with adhered muntin bars on both sides of the glass. On the east gable end, the three original fixed windows and the three panels below them will be removed and replaced with a panel and attached mullions and muntin bars to mimic the existing window pattern of the removed windows and the first floor windows below. This area of the church has been damaged from water infiltration and on the inside the windows are already covered by wall construction and the placement of the organ. Removing the window will make the area resistant to water infiltration.

The guidelines recommend replacing asphalt shingle roof with architectural asphalt shingles in a color that mimics wood shake shingles. The guidelines recommend against replacing original wood windows unless they are deteriorated. Replacement windows should match the type, size, sash width, trim, and use of divided lights of the historic windows. New windows should be wood or metal clad wood. Substitute materials for wood should retain the appearance and function of the original wood, be durable, accept paint, and be approved by the Commission.

In Staff's opinion, the shingle replacement is considered a No Material Effect alteration. The windows in the dormers will match the other windows on the chapel and allow the interior storm windows to be removed. Replacing the shake shingles on the walls of the dormer with materials to mimic the stucco and board siding

common in Tudor Revival architecture will be more appropriate and be more consistent with the dormer on the east side of the chapel.

The Commission will need to make an exception to the guidelines to approve the removal of the windows on the east gable. Currently, the panels below the original windows are not appropriate. The proposed panel configuration will allow the chapel to avoid continued water damage and create a more historic appearance with a “fake” window configuration. Panel material that is dark in the “window” opening and has adhered “muntin bars” will mimic the original window configuration in three-dimensional form. Staff finds this to be an improvement in the architectural character of this façade. Staff also recommends approving the use of a product such as Azek for this application because the panel will be above street level, is mimicking a window instead of siding, and will allow for a more water repellant installation.

***Recommended Motion***

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

- Pattern for the west gable panel is approved by Staff and Chair
- Board and panel pattern for the dormer and west gable is 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/historicpreservationresources](http://www.icgov.org/historicpreservationresources)

For Staff Use:

Date submitted: 3/1/2016

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

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

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

### PROPERTY OWNER/ APPLICANT INFORMATION

(Please check primary contact person)

- Property Owner Name: Rev. Mons - St. Paul's Lutheran Chapel  
 Email: wmaxmons@gmail.com Phone Number: 319-337-3652  
 Address: 404 E. Jefferson Street  
 City: Iowa City, Iowa State: Iowa Zip Code: 52246
- Contractor/Consultant Name: Brecht's Construction - Ron Brecht, owner  
 Email: mjordan@southslope.net Phone Number: 319-981-7502  
 Address: PO Box 287  
 City: Marengo State: Iowa Zip Code: 52301

### PROPOSED PROJECT INFORMATION

Address: 404 E. Jefferson Street, Iowa City, Iowa, 52245  
 Use of Property: church Date Constructed (if known): 1926

### HISTORIC DESIGNATION

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

- This Property is a local historic landmark.  
**OR**  
 This Property is within a historic or conservation district (choose location):
- |  |   |
|--|---|
| <input type="checkbox"/> Brown Street Historic District        | <input type="checkbox"/> Woodlawn Historic District                   |
| <input type="checkbox"/> College Green Historic District       | <input type="checkbox"/> Clark Street Conservation District           |
| <input type="checkbox"/> East College Street Historic District | <input type="checkbox"/> College Hill Conservation District           |
| <input type="checkbox"/> Longfellow Historic District          | <input type="checkbox"/> Dearborn Street Conservation District        |
| <input type="checkbox"/> Northside Historic District           | <input type="checkbox"/> Gossetown/ Horace Mann Conservation District |
| <input type="checkbox"/> Summit Street Historic District       | <input type="checkbox"/> Governor-Lucas Street Conservation District  |
- Within the district, this Property is Classified as:  
 Contributing     Noncontributing     Nonhistoric
- Jefferson St. Historic District*

## APPLICATION REQUIREMENTS

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

- Addition** (Typically projects entailing an addition to the building footprint such as a room, porch, deck, etc.)
- Building Elevations       Floor Plans       Photographs  
 Product Information       Site Plans
- Alteration** (Typically projects entailing work such as siding and window replacement, skylights, window opening alterations, deck or porch replacement/construction, baluster repair, or similar. If the project is a minor alteration, photographs and drawings to describe the scope of the project are sufficient.)
- Building Elevations       Product Information       Photographs
- Construction** of a new building
- Building Elevations       Floor Plans       Photographs  
 Product Information       Site Plans
- Demolition** (Projects entailing the demolition of a primary structure or outbuilding, or any portion of a building, such as porch, chimney, decorative trim, baluster, etc.)
- Photographs       Evidence of deterioration       Proposal of Future Plans
- Repair or Restoration** of an existing structure that will not change its appearance.
- Photographs       Product Information
- Other

Please contact the Preservation Specialist at 356-5243 for materials which need to be included with applications

## APPLICATION REQUIREMENTS

### Project Description:

St. Paul's Lutheran Chapel is listed as a key property in the Jefferson Street Historic District. Our project is threefold. 1) Res-shingling the entire roof. 2) Replacement of the panel on the east side of the church. 3) Re-shingle dormer and replace the two casement windows within the dormer.

### Materials to be Used:

Roof shingles - Malarkey Legacy shingles. Dormer - LP Smart Side, staggered shingles. This is a wood product that accepts paint. Dormer windows - Anderson Series 400 aluminum clad casement windows. Panel replacement - The contractor recommends shingling the area with the same LP Smart Side shingles that he will use on the dormer. Or replace the panel with LP Smart Side panels and a board and batten pattern.

### Exterior Appearance Changes:

Panel on the east side has a small bay of windows, which we wish to remove. The windows are not visible from the inside of the church. In addition, the windows are very close to our pipe organ and we fear water infiltration.

*like the original*

SUBMIT

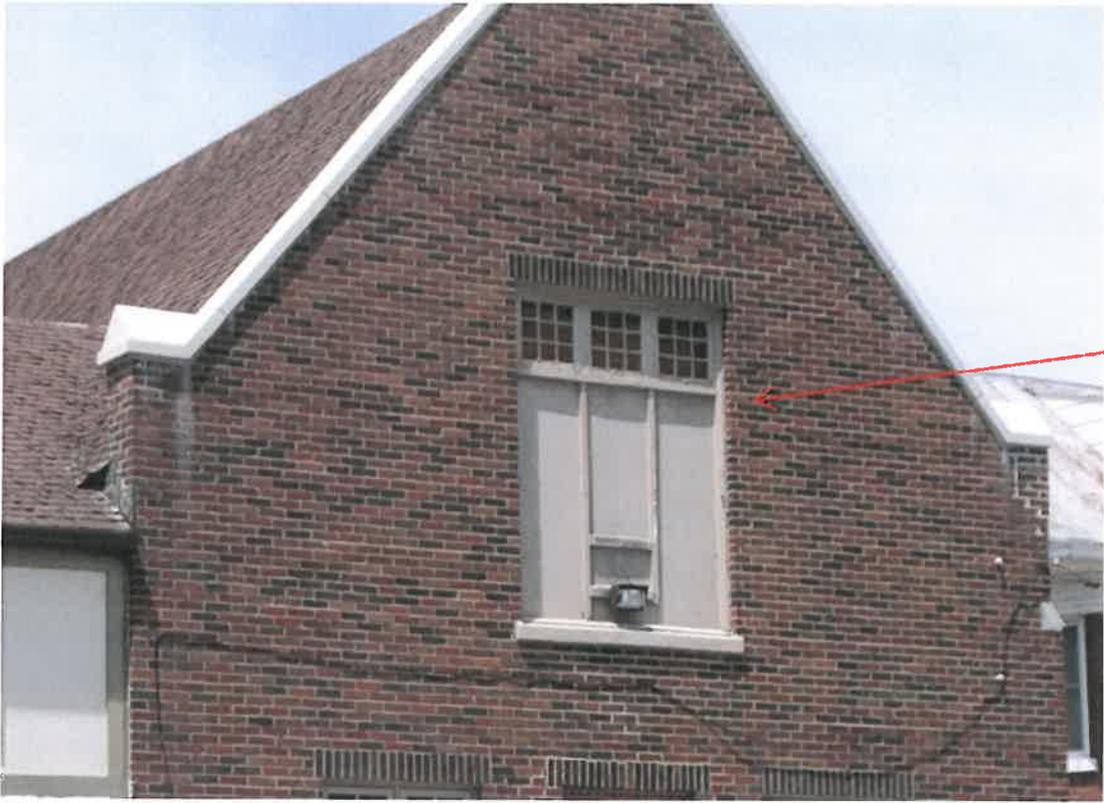




West Dormer



East Dormer



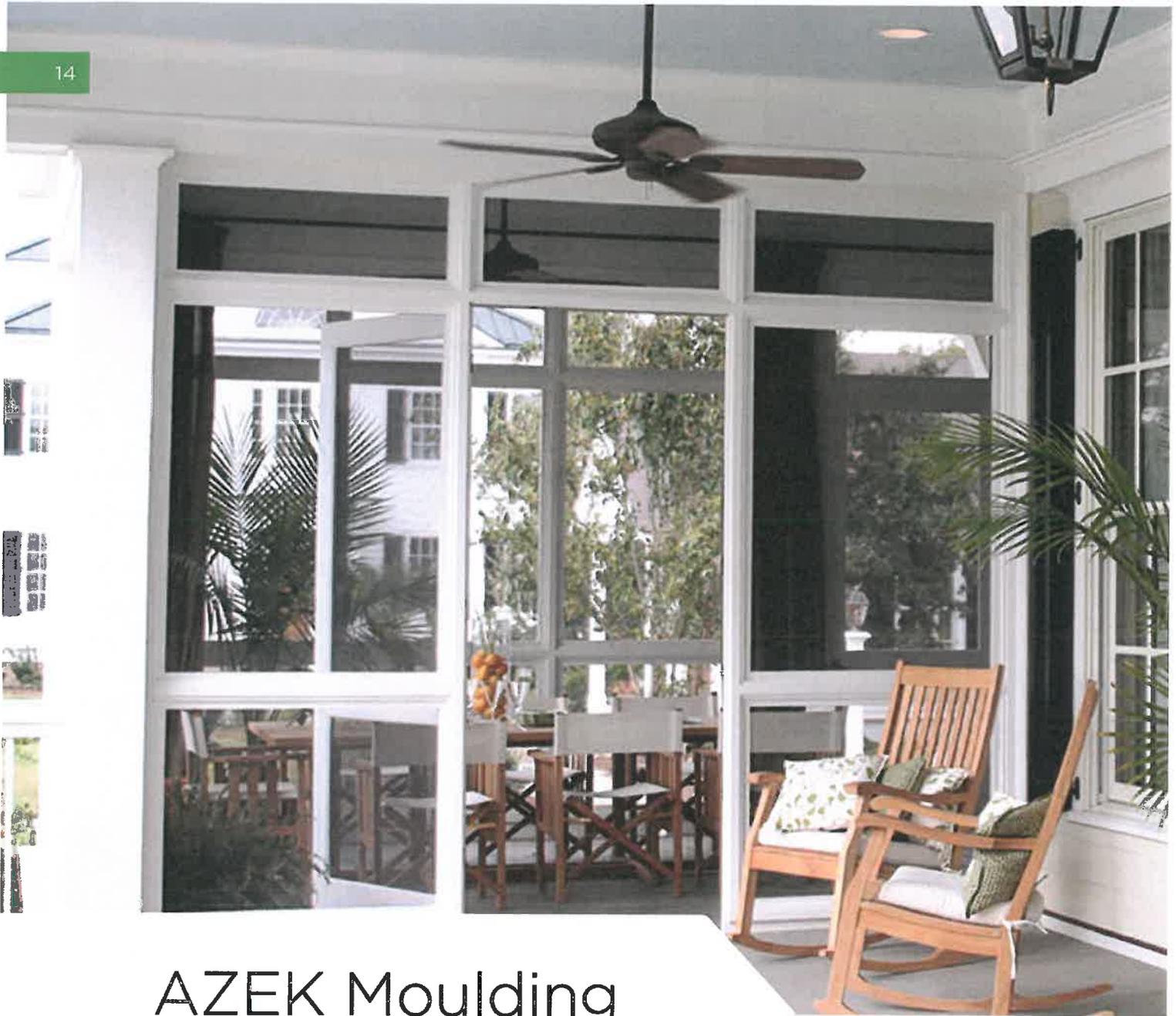
East Gable Existing



East Gable Photoshop Mockup



Roof Shingles



## AZEK Moulding

- Same color, look and feel as AZEK Trim
- Crisp, authentic architectural details
- Increases stability/predictability and minimizes expansion/contraction when fastening
- No painting required, yet easy to paint if a custom color is desired
- UV protection inside and out
- Uniform material minimizes chip outs on cut lengths
- One warranty covers all products
- No cupping, rotting or splitting
- Most can be heat formed to create curved moulding details
- Installed with similar tried-and-true installation methods as traditional wood mouldings
- Standard AZEK Installation Guidelines will apply to AZEK Mouldings
- Use AZEK Adhesive for "welding" AZEK to AZEK surfaces and eliminate joints

Siding

Trim

Soffit

HardieWrap®

Finishing Touches

HardiePlank® Lap Siding

● HardiePanel® Vertical Siding

HardieShingle® Siding

**SELECT CEDARMILL®**  
*Navajo Beige*



**SMOOTH**  
*Evening Blue*



**STUCCO**  
*Navajo Beige*



**SIERRA 8**  
*Not available with ColorPlus Technology*



Dormer Panel Material

Products are available primed or with ColorPlus Technology finishes. For more details, visit [jameshardie.com](http://jameshardie.com)



**JamesHardie**  
Siding | Trim

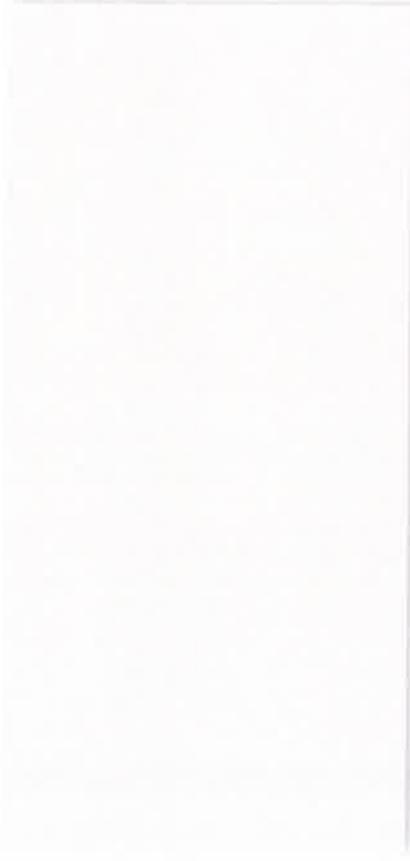
ABOUT JAMES HARDIE

PRODUCTS

COLOR

HardieTrim® Boards

● HardieTrim® Batten Boards



**SMOOTH**

*Arctic White*

Thickness

.75 in.

Length

12 ft. boards

Width

2.5 in.

Pcs./Pallet

437

Available Colors



[View all HardieTrim Batten Boards](#)

Dormer Board Material



**JamesHardie**  
Siding | Trim

ABOUT JAMES HARDIE

PRODUCTS

COLOR

MINUTES  
HISTORIC PRESERVATION COMMISSION  
FEBRUARY 25, 2016  
EMMA J. HARVAT HALL

PRELIMINARY

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

MEMBERS ABSENT: Gosia Clore

STAFF PRESENT: Bob Miklo

OTHERS PRESENT: Anne Burnside, Alicia Trimble

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

CALL TO ORDER: Chairperson Swaim called the meeting to order at 5:00 p.m.

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

There was none.

CERTIFICATES OF APPROPRIATENESS:

610 Ronalds Street.

Miklo said this property is a contributing structure in the Ronalds Street extension of the Brown Street Historic District. He said the current proposal is for the removal of an addition on the back of the house and then rebuilding that with a pitched roof. Miklo stated that the application also includes the removal of a window that is of a somewhat unusual shape for this type of house and replacing it with a more appropriate window. He showed where a window would be closed and where a new window would be installed where it is believed there was one historically.

Miklo showed a photograph of the north side of the house where the work will primarily occur. He said the packet contains some very clear illustrations showing what is proposed.

Miklo showed where, on the east side of the house, the inappropriate window would be replaced with a double hung that is more appropriate for the style of the house. He showed the window that would be closed in and where a new window following historic patterns would be located.

Miklo said there would be two skylights, which would not be visible from the street, on the roof.

Miklo showed the west side of the house with the old addition being replaced with the pitched roof and a set of clear story windows.

Miklo said the south side of the house is essentially staying the same.

Miklo stated that there is aluminum siding on the house, and that may be removed as part of this project or at a later date. He said the proposed reconstruction of the addition will include

## HISTORIC PRESERVATION COMMISSION

February 25, 2016

Page 2 of 6

wood or an approved wood substitute siding to match the profile of the original siding that is under the aluminum.

Miklo said staff finds that the proposed changes comply with the guidelines. He referred Commission members to the staff report for more detail. Miklo said staff therefore recommends approval subject to staff and chair approval of the doors, if they are replaced.

Burnside said that she and Linda Maguire are now the owners of 610 Ronalds Street. She thanked the Commission for continuing its consideration of the project.

Burnside said there is an addendum/correction that she would like to make. She said that the addition that they would like to remove is not a porch, as indicated in the report. Burnside stated that it was a kitchen that was added in the 1940s, as was revealed by the previous owners who did the work.

Burnside said the addition is beyond saving. She said the flat roof has leaked for years, and the walls are completely rotten.

Burnside said that in the basement in the concrete, they found initials scratched with an apostrophe 17, which supports staff's belief that the house may have been relocated here in 1917.

Burnside said that, with the help of hundreds of hours of labor from friends and neighbors and family, they have completely gutted it and are down to the studs. She said that the odor from cat urine that was of concern during the previous application for this property is gone. Burnside said the foundation has been repaired and is solid, and the joists have all been sistered. She said they are looking forward to getting this rebuilt.

Baker referred to the upper window on the north elevation. She said that is obviously going away if the roof is peaked. Baker asked if that is an original window.

Burnside said it may well be an original window, as that portion of the house where the window is does seem to be original. Baker asked if the window will be salvaged and reused. Miklo stated that the proposal does not include the reuse of the window.

Corcoran asked if the upstairs of the house can be used at all. Burnside responded that it is not habitable according to City code. She said that it has a high roofline but is just not wide enough to be habitable. Burnside said they intend to go ahead and drop knee walls so they can use a lot of it for storage. She added that on the east L and the south L, both of which will have windows, they will probably have a sitting area and a desk area, since there is not room downstairs for that sort of activity. Burnside said that it cannot be a bedroom or a bathroom.

Swaim asked Burnside if she was aware of the salvage barn in the event they intend to discard the window. Burnside confirmed this.

Sandell referred to the rendering and asked if a sloped walkway or stairs is proposed for the area that says "new walk." Burnside said that is something that they are still discussing. She said they plan to use this home in their later years and are doing the work so that, if need be, they can get around in a wheelchair or a walker.

HISTORIC PRESERVATION COMMISSION

February 25, 2016

Page 3 of 6

Burnside stated that the access from Ronalds Street is incredibly steep and will not be accessible when they are less mobile. She said they will have to have some way to get in the house from the alley. Burnside said that at this point, they have not yet figured it out.

Sandell asked what the guidelines say about this kind of thing on the back of a house. Miklo said that all sides of a property are looked at, and there are guidelines for ramps. He said this may be able to be done with grading and without a structure, but that is something that could be approved administratively by staff. Miklo said that if it is simply a matter of grading and putting in a new concrete walk, that does not require review.

**MOTION: Wagner moved to approve a certificate of appropriateness for the project at 610 Ronalds Street as presented in the application with the following condition: staff and chair approval of the doors if replaced. Baker seconded the motion. The motion carried on a vote of 8-0 (Clare and Michaud absent).**

623 College Street.

Wagner recused himself from discussion of this application.

Miklo stated that this is a two-part application. He said it involves a demolition, and the guidelines require that, before the Commission approves a demolition, it also has to approve the replacement building.

Miklo said the property was damaged by a fire last fall, and there are obvious signs of damage, as discussed in the report. He said that because of the fire, there was some water damage, and mold then began to grow in the building. Miklo said that has become more severe over the past months.

Miklo said that, based on the fire damage and especially the mold damage, staff is finding that there is a case to be made that this property is irretrievable in terms of the expense necessary to correct the damage. He said staff recommends approval of the demolition of this property.

Miklo stated that the second part of the application involves the Commission approving the replacement structure at the same time it approves the demolition. He said that is to help ensure that the city is not left with vacant lots or someone coming back later to propose an inappropriate structure.

Miklo said the proposal is to remove an existing house from 422 Iowa Avenue to 623 College Street. He said that 422 Iowa Avenue is slated for demolition if it is not moved, as part of a redevelopment project based on the current zoning.

Miklo said the current owner of the property has indicated a willingness to donate the building, provided it is moved off the property in time for the redevelopment. He said the building is somewhat older than the current house at 623 College Street. Miklo said staff believes the 422 Iowa Avenue house was built before the turn of the century, whereas the house at 623 was built slightly after. He said that they are similar in style and design, since both of them are Queen Anne style houses. Miklo said it is also very similar in scale and size to the existing house, so staff feels that it does meet the criteria in terms of what a replacement building should look like.

## HISTORIC PRESERVATION COMMISSION

February 25, 2016

Page 4 of 6

Miklo showed an image of the footprint of the 422 Iowa Avenue building, comparing it to a footprint of the College Street building. He said one can see that the Iowa Avenue building does not extend into the lot as far, and the College Street building is slightly wider when considering the porch, but otherwise they are similar in scale and height. Miklo said staff feels the Iowa Avenue house would be an appropriate addition to the historic district.

Miklo showed more images of the building to show its character. He said that the window design is also found on the house on College Street.

Miklo said, based on the criteria, that it is staff's opinion that the building at 422 Iowa Avenue has an appropriate design and scale for the College Green Historic District. He added that if the Commission determines that 623 College is basically beyond repair because of fire damage and mold damage and votes to demolish it, then staff would recommend that the house at 422 Iowa Avenue house be approved to be moved onto the property.

Miklo said that the applicants for the demolition and the current owners of the house are Hans and Barbara Breder, and the applicant for moving the house on Iowa Avenue is Friends of Historic Preservation.

Agran said he noticed on the property that would be moved that the front porch is supported with what looks like original brick piers. He asked if it would be standard for all the foundation to be new and/or if the bricks would be repurposed.

Miklo said the intent is to pour a new concrete foundation. Agran asked about the parts that are exposed to the street. Miklo responded that the Commission may want to subject the design of the new piers to chair and staff approval. He said he did not believe that this has approached that level of design, as this is a time-sensitive application in terms of fulfilling the need to move the house. Miklo said that is a detail that will need to be worked out. He said he believes it would be appropriate to use a new brick or a rusticated, concrete block that looks like stone.

Litton said, as a matter of public record, that he had once looked into purchasing this property. But because he did not pursue it, he feels that he does not have a conflict.

Trimble said she could answer questions on behalf of Friends of Historic Preservation. With regard to Agran's question, Trimble said the porch will sit a little bit lower because of the grade of the lot. She said therefore there probably will have to be a couple of steps taken off the porch.

Trimble said that right now, the house sits on a limestone block foundation, but it will have a poured concrete foundation. She said they are trying to figure out a way to face the concrete foundation with some sort of limestone so that it looks more like it did originally. Trimble said that as far as what the porch will sit on, she is not sure, but they will do whatever is historically appropriate.

Trimble said the movers right now plan to cut across the City parking lot to Washington Street, go east on Washington Street, go on Dodge Street, turn back down onto College Street, and then back the house onto the lot. She said there is a pin oak in questions that the movers have said they can avoid.

HISTORIC PRESERVATION COMMISSION

February 25, 2016

Page 5 of 6

Trimble said Friends of Historic Preservation has entered into an agreement with Hans and Barbara Breder to purchase the house, with the transfer to take place after the house is demolished. She said they have asked Friends of Historic Preservation to come in and salvage whatever can be saved. Trimble said it is clear that the mold problems have made the house unsalvageable.

Miklo stated that there is an exterior stairway that was added to the side of the house with a doorway halfway up, and staff would like to have that removed.

**MOTION:** Corcoran moved to approve a certificate of appropriateness for the project at 623 College Street as presented in the application with the following conditions: 1) foundation design and materials to be approved by the chair and staff according to the guidelines for foundations (section 4.5); 2) any exterior alterations not approvable as a certificate of no material effect will be reviewed by the Commission; and 3) removal of the doorway, exterior entrance, and the exterior staircase on the east side of the building. Ackerson seconded the motion. **The motion carried on a vote of 8-0 (Clare and Michaud absent).**

Corcoran stated that, based on the staff report, photographs and Trimble's comments, it does appear that the mold is absolutely overwhelming.

Michaud arrived at the meeting.

**MOTION:** Michaud moved to approve the demolition of the house at 623 College Street, based on the information that the house is structurally unsound and irretrievable. Litton seconded the motion. **The motion carried on a vote of 9-0 (Clare absent).**

**CONSIDERATION OF MINUTES FOR FEBRUARY 11, 2016:**

**MOTION:** Corcoran moved to approve the minutes of the Historic Preservation Commission's February 11, 2016 meeting, as written. Ackerson seconded the motion. **The motion carried on a vote of 9-0 (Clare absent).**

**ADJOURNMENT:**

The meeting was adjourned at 5:26 p.m.

Minutes submitted by Anne Schulte

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

<b>NAME</b>	<b>TERM EXP.</b>	<b>3/12</b>	<b>4/9</b>	<b>5/14</b>	<b>6/11</b>	<b>7/9</b>	<b>8/13</b>	<b>9/10</b>	<b>10/8</b>	<b>11/12</b>	<b>12/10</b>	<b>1/14</b>	<b>2/11</b>	<b>2/25</b>
<b>ACKERSON, KENT</b>	3/29/16	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>AGRAN, THOMAS</b>	3/29/17	O/E	X	X	X	X	X	O/E	X	X	X	O/E		X
<b>BAKER, ESTHER</b>	3/29/18	X	X	X	X	X	X	X	X	O/E	X	X	X	X
<b>CLORE, GOSIA</b>	3/29/17	X	X	O/E	O/E	O/E	X	O/E	X	X	X	O/E	X	O/E
<b>CORCORAN, KATE</b>	3/29/16	X	X	X	X	X	O/E	X	O/E	X	X	X	X	X
<b>DURHAM, FRANK</b>	3/29/16	X	O/E	O/E	X	X	X	O/E	X	X	X	--	--	--
<b>LITTON, ANDREW</b>	3/29/17	X	X	X	X	X	O/E	X	X	X	X	X	X	X
<b>MICHAUD, PAM</b>	3/29/18	X	X	X	O/E	X	X	X	X	O/E	X	X	X	X
<b>SANDELL, BEN</b>	3/29/17	X	X	X	O/E	X	X	X	X	X	O/E	X	X	X
<b>SWAIM, GINALIE</b>	3/29/18	X	X	X	X	X	X	X	X	O/E	X	X	X	X
<b>WAGNER, FRANK</b>	3/29/18	X	X	O/E	X	O/E	O/E	O/E	X	O/E	X	X	X	X

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