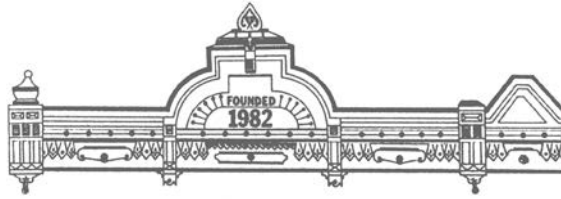


Iowa City Historic Preservation Commission

Thursday
February 11, 2021
5:30 p.m.



Electronic
Zoom Meeting Platform



IOWA CITY HISTORIC PRESERVATION COMMISSION

Thursday, February 11, 2021

Electronic Meeting – 5:30 p.m.

Zoom Meeting Platform

Electronic Meeting

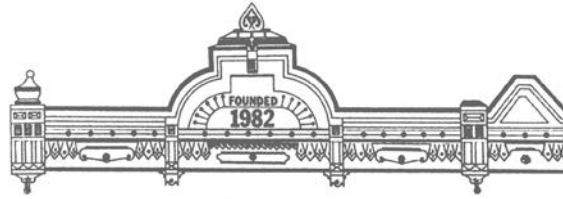
(Pursuant to Iowa Code section 21.8)

An electronic meeting is being held because a meeting in person is impossible or impractical due to concerns for the health and safety of Commission members, staff and the public presented by COVID-19.

You can participate in the meeting and can comment on an agenda item by going to <https://zoom.us/meeting/register/tjItcu2hqzsqHdj8f5H70RDZjbZfRXLB9gr-> to visit the Zoom meeting's registration page and submitting the required information. Once approved, you will receive an email message with a link to join the meeting. If you are asked for a meeting or webinar ID, enter the ID number found in the email. If you have no computer or smartphone, or a computer without a microphone, you can call in by phone by dialing (312) 626-6799 and entering the meeting ID 960 5495 0076 when prompted. Providing comment in person is not an option.

Agenda

- A) Call to Order
- B) Roll Call
- C) Public discussion of anything not on the agenda
- D) Discussion of revised Historic Preservation plan priorities and annual work plan
- E) Review draft Certified Local Government Annual Report
- F) Report on Certificates issued by Chair and Staff
 - Certificate of No Material Effect –Chair and Staff review
1029 Bowery – Clark Street Conservation District (fencing as part of a pool project)
 - Minor Review –Staff review
737 Grant Street – Longfellow Historic District (roof shingle replacement)
- G) Consideration of Minutes for January 14, 2021



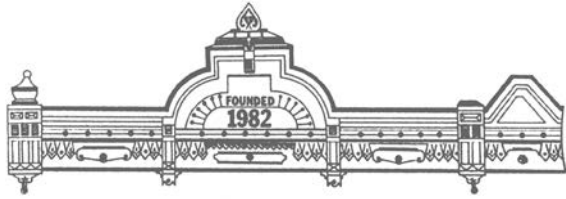
H) Commission Discussion

Annual Historic Preservation Awards sub-committee

I) Commission Information

J) Adjournment

If you will need disability-related accommodations in order to participate in this meeting, please contact Jessica Bristow, Urban Planning, at 319-356-5243 or at jessica-bristow@iowa-city.org. Early requests are strongly encouraged to allow sufficient time to meet your access needs.



Memorandum

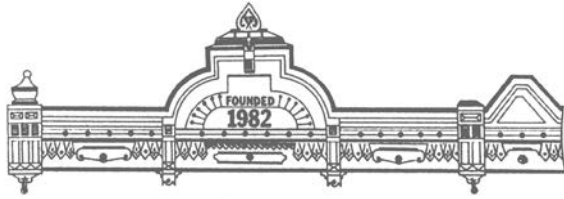
Date: February 8, 2021
To: Historic Preservation Commission
From: Kevin Boyd, Chair, Historic Preservation Commission
Re: 2021 Work Plan

The State Historic Preservation Office (SHPO) requires the Commission to submit a Work Plan annually as part of our Certified Local Government agreement. For the current work plan an effort has been made to align the work we do or want to do with the broader goals of the City Council as outlined in the Strategic Plan.

The Strategic Plan intends to foster a more inclusive, just, and sustainable Iowa City by prioritizing the physical, mental, and economic well-being of all residents.

- Advance Social Justice, Racial Equity, and Human Rights
- Demonstrate Leadership in Climate Action
- Strengthen Community Engagement and Intergovernmental Relations
- Invest in Public Infrastructure, Facilities and Fiscal Reserves
- Foster Healthy Neighborhoods and Affordable Housing Throughout the City
- Enhance Community Mobility for All Residents
- Promote an Inclusive and Resilient Economy Throughout the City

For this current version, I've tried to incorporate all the feedback. If I missed something or you had thoughts since we last discussed, please be prepared with some with specific language that you'd like us to incorporate. We can just add it in at the meeting on Thursday.



2021 Historic Preservation Work Plan

The Historic Preservation Commission annually updates its work plan. This year we aligned our work around the goals that the City Council outlined in the Strategic Plan.

Advance Social Justice, Racial Equity, and Human Rights

Recent Accomplishments

Civil Rights Grant. This two-part project with grant funding from the National Park Service was completed with the successful listing in the National Register of Historic Places of both the Tate Arms and the Iowa Federation Home. Educational signage and digital online materials were also created. The research and information from the project will continue to be used in future presentations to educate and inform the public

Short Term Goal

Get clarity from the City Council on staffing a subcommittee charged with telling the full history of Iowa City. Staff and the Commission should discuss the purpose and make-up of the subcommittee, as well as specific goals and actions of this endeavor.

Online Heritage Map: Several local landmarks and historic resources within existing historic districts tell a story of Iowa City's historic efforts to advance social justice, racial equality, and human rights. We should tell those stories and allow citizens to see the physical structures connected with the historic struggles for justice.

Long Term Goal

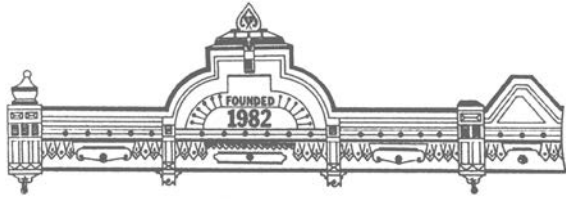
Partner with Parks and Recreation Commission, Public Art Commission, Lucas Farms Neighborhood, and other community organizations to make Oak Grove Park a public space that honors the site's heritage. The park, originally owned by the railroad, was home to many Mexican immigrants who lived in company-owned housing, old boxcars. Many of those immigrants moved into the surrounding neighborhood. When the City sold Elm Grove Park, near the Johnson County Administration Building, it bought the land where Oak Grove Park now sits. The park is currently scheduled for major renovation in 2026 or 2027 which provides plenty of time for us to investigate outside funding sources and develop a community plan that makes it a public space both for the neighborhood but also the City.

Demonstrate Leadership in Climate Action

Good preservation is about using the least invasive measures first and then working up to removal and replacement only if necessary. This tactic values embodied energy and minimizes construction waste.

Ongoing Work

One of the fundamental principles of historic preservation is to preserve, reuse, and adapt rather than demolish and create waste. Our work and previous commission's work has kept immeasurable tons out of landfills.



Short Term Goals

We need to continue to advocate that embodied energy is worth valuing. Currently the Climate Action Committee does not take this into consideration when the City's goals. We should continue to advocate to fix this. While what we've saved from landfills is immeasurable, embodied energy in existing materials is still measurable.

Provide resources for energy efficiency, repair, and maintenance of older homes on the City's website. Structures built before World War II, used different methods of construction compared to construction of today. Trying to modernize an old structure with modern technologies often isn't the right approach. Sometimes it's the wrong approach. There are significant ways to increase energy efficiency in older homes that are minimally invasive. There are ways to repair and maintain a home and keep resources out of the landfill. Other organizations have already documented these. We should just find a way to make them available for more citizens.

Contribute to the discussion on demolition. As the Climate Action Commission considers how to deal with demolition, we should contribute. And so should other commissions. If we're serious about climate change, we should be serious about demolition and the waste it produces. The cost to the environment, even considering dumping fees, doesn't match the \$50 fee. Some cities are discussing removing demolition by right. Rather than just paying for a demolition fee, citizens are given an opportunity to evaluate the new structure - and make sure the new structure aligns with our expressed values - do we get affordable housing, is it energy efficient, are there significant elements of history of the building that should be valued?

Long Term Goal

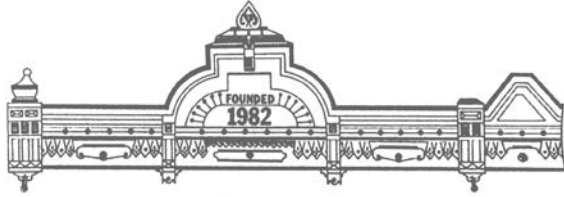
Develop a disaster preparedness guide for preservation. As the effects of climate change manifest themselves in more natural disasters, we need to be prepared. The 2020 derecho, followed the 2008 floods, and the 2006 tornado. The City earned national awards for its work around the 2006 tornado. The commission and city staff should develop a playbook for when a disaster hits (because one will again). The goal would be to more rapidly know how to provide support to those dealing with a disaster.

Strengthen Community Engagement and Intergovernmental Relations

The Commission, as a Certified Local Government, is the place for intergovernmental relations success. We work with SHPO and the National Parks Service, who oversees historic sites across the country. We also are trying to engage cross-departmentally with other commissions where our work overlaps.

Ongoing work

Annual Historic Preservation Awards: The annual awards highlights successful preservation work within the community and the expertise of contractors and consultants. As one of the Commission's main forms of community outreach, the awards are a high priority every year and attract an audience of about 100 people. The annual awards have been moved to May to coincide with Preservation Month activities. The awards will require Commission involvement for nominating properties and for work on the awards sub-committee producing the awards. We will continue to partner with Johnson County Historic Preservation Commission.



New Commissioner Recruitment: With three vacant positions, we should recruit new commissioners.

Short Term Goals

Meeting with Realtors: The first of perhaps an annual meeting with Realtors to help them understand the benefits of historic districts and what the trade-offs are. The Homebuilders often feel like they are the ones who have to tell new property owners about historic districts.

Increased Digital online presence: The City has valuable resources and information on historic properties in several different formats. Currently the ability for the public to access this information is dependent upon the format of the information. Digitizing hardcopy information and combining it with existing digital information in a searchable online database would make this information about city history more available for property owners and researchers. The City is considering a revamp of its website, we should try to partner when this happens.

Invest in Public Infrastructure, Facilities and Fiscal Reserves

The city assets need care and occasionally reinvestment. Doing a little work along the way helps avoid urgent situations down the road.

Recent Accomplishments

Three City-owned assets on the National Historic Register became local landmarks: The Old Post Office (now the Senior Center); the Old Settler's Cabins in City Park, and the Ned Ashton House. The Old Settler's Cabins were also rehabilitated.

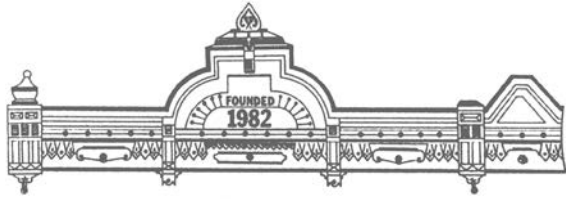
Short Term Goals

Follow-up on the commission's request to City Staff on the Montgomery-Butler House. In May 2020 the Commission requested that staff from the Planning Department, Public Works, and Parks help develop a working group to map out the work of this city-owned historic asset. In 1998, as part of a Memorandum of Agreement for the development of the new water plant, the City mothballed the Montgomery/Butler House, a significant historic resource, for roughly \$70,000.

Summit Street Monument: In 2019 the consultant, Atlas Preservation, completed the "Summit Street Monument Assessment and Conservation Options Plan" that was financed in part through a Certified Local Government Grant. Given the ongoing deterioration of the monument, the Commission will review the options and recommend an appropriate action to City Council.

Enhance Community Mobility for All Residents

These are largely transit and transportation related goals. Many preservationists are sympathetic to these issues. Historic neighborhoods were designed to accommodate pedestrians, transit, and modes of transportation that aren't car-reliant. The Commission should consider how we might engage on this when opportunities arise.



Foster Healthy Neighborhood and Affordable Housing Throughout the City

Many older neighborhoods, that are now historic districts, were designed with mobility, neighborhood commercial nodes, and a variety of housing types in one neighborhood.

Ongoing work

The core work is protecting healthy neighborhoods. Many of the districts were developed out of a response to unhealthy developments in these areas that motivated the neighborhoods to take action. We help provide stability and provide a platform for reinvestment.

Historic Preservation Fund. With the implementation of the fund in FY 2018, the Fund has approved 28 grants or loans improving 25 properties. This is a popular program which has helped property owners maintain the historic character of their properties and has helped keep valuable material out of the landfill.

Be ready to partner with neighborhoods interested in historic preservation. There's been some interest in the past, particularly the Lucas Farms-Kirkwood Avenue area with reconnaissance surveys and our job is to be ready and willing partners.

Long Term Goal

Work to get form-based code for areas that are adjacent to or are surrounded by historic districts. The exchange between the public and developers in form-based code is that the code would allow for different uses which the public would need to accommodate, but in turn they would get more certainty about community values such as walkability, affordability, and the look and feel of the neighborhood. Developers get more flexibility in use in exchange for requirements in form. The areas that are adjacent to, or surrounded by, historic districts often are areas where development disagreements happen. Form-based code in these areas would help reduce some of that friction and would align with goals set by council and staff.

Promote an Inclusive and Resilient Economy Throughout the City

Preserving our physical heritage is an asset to an inclusive and resilient economy. Preservation is a tool for economic growth. The preservation work done in our districts is often done by smaller local businesses, and potential for growth opportunities exist in smart deconstruction and trade development for contractors who have specific skills related to older homes.

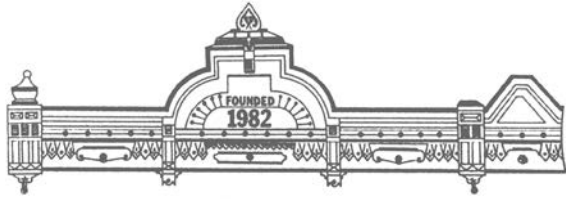
Recent Successes

The Tailwinds development on College St. This development is an exciting mix of the historic and new. We have several historic commercial buildings saved and new development.

The Highlander is making an old structure vibrant by reviving its history. Their efforts to become a local landmark as part of these efforts should be supported. They intend to take advantage of tax credits.

Short Term Goals

Downtown National Register Historic District. This is scheduled to be reviewed by the State Nomination Committee in February. This has been a long-sought goal.



For consideration

Revolving loans for tax credits: In talking to Downtown property owners, some of them expressed concern about the timeline of tax credits. They are available on the backend, but often cash is needed up front. The idea would be to create a 12-18 month loan option to bridge the immediate construction needs until project completion when the tax credits are available.

Transfer of Development Rights Revisit: The previous council opted to not consider a specific TDR proposal that was developed on a tight timeline. We have had two (or maybe three) new council members since then. A new TDR proposal could be developed without the constraints of making them work for a specific property so they could benefit the whole community.

Opt in incentives for local landmarks in commercial zones. One of the challenges I have heard about local landmarks or historic districts with primarily commercial buildings is that the needs of the building may be different than residential properties. Often, more flexibility is needed to make old buildings work. As a city, we can incentivize all kinds of things we value, there's no reason why commercial landmark properties can't be part of that mix.

Long Term Goals

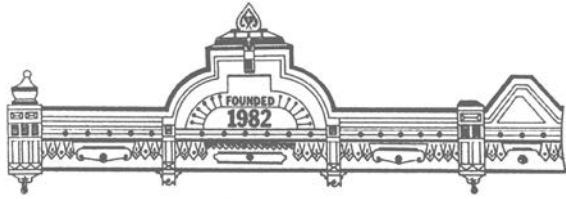
Consider partners on a historic trades mentorship program. Dubuque's HEART program is a model example of this - training high school students in trades related to preservation, while transforming blighted neighborhoods (largely historic) back into livable and walkable neighborhoods and helping young people achieve goals of graduation and career training. Those who have been through the program often start small businesses in the trades they have learned.

Ongoing Administration of Our Work

Short Term Goals

Update of the College Green Historic District: In 2016, the Commission approved the relocation of the Houser-Metzger House from 422 Iowa Avenue to 623 College Street where the contributing structure had been damaged beyond repair by fire and water. In order for the relocated house to be considered contributing to the Historic District, an amendment to the National Register-listed district is required as a first step. This amendment will be reviewed by the Commission following revision by staff and the District representative.

Update of the Iowa City Preservation Handbook (Maps): The most recent version of the handbook was updated in 2010 and does not include several recent changes and needs to be reviewed for accuracy. Since many properties have changed status (for example, a non-contributing property has become contributing because of siding removal and porch rehabilitation) in the past ten years, the maps, which are the basis for review-type, application of exceptions, and in some cases eligibility of the Historic Preservation Fund, are outdated. The full Commission would review and approve updated maps.



Long-term goal

One of the at-large positions of the commission is reserved for a professional in the industry. In a recent meeting between the Home Builder Association, your chair, and several city staff members, they suggested that one of the at-large positions be designated for a professional builder, tradesperson, or architect (or perhaps preservationist). Frank Wagner served three terms. Quentin Pitzen currently does this work. We could define this at-large position for someone who does this work professionally.

Preserve our Heritage

Our history belongs to all of us. We owe it to ourselves and future generations of Iowa Citizens that we preserve the physical aspects of this history and make sure our shared history isn't forgotten. This work often encompasses multiple areas of the priorities set by Council. Our shared heritage is worth preserving as its own goal.

Recent Successes:

Sanxay-Gilmore House. The University has a plan to move, restore, and use this house.

Cochran-Dennis House is a local landmark. The compromise proposal has been approved by council.

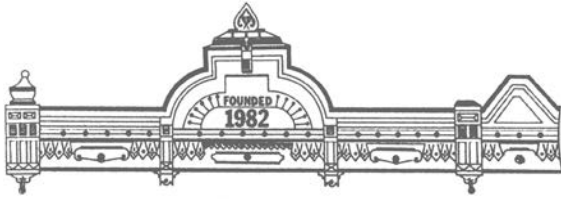
Self-starting landmarks: We've had several that we've helped shepherd through the process. We should continue conversations with interested property owners. And be mindful of opportunities that present themselves.

Short Term Goal

2040 Waterfront Drive Intensive Survey. Funded in part through a Certified Local Government Grant, an intensive survey of the property at 2040 Waterfront Drive was completed. The final document will be provided to the Commission and the property owner for their review in the coming months.

Long Term Goals

Evaluation of Mid-century Modern Housing Stock: Since these properties have reached historic status, Commissions across the country are developing plans for how to evaluate them. In Iowa City, many of the areas where they are concentrated have not been reviewed but could begin with reconnaissance-level surveys in future years.



Memorandum

Date: February 9, 2021
To: Historic Preservation Planner
From: Jessica Bristow, Historic Preservation Planner
Re: Draft Annual Report Review

A draft of the annual report, due to the State Historic Preservation Office on March 1, 2021, is attached for Commission review. This is the second year that the State is providing an online form for report submittal. The attachments are not included.

If Commissioner have corrections or information to add to the report, staff requests that the information is provided at the February 11 Commission meeting or by email to staff by Tuesday February 16, 2021 for inclusion in the report. Any additions to the annual report will also be reviewed by the Commission Chair.

NOT SUBMITTED

Reviewers cannot see your material until you submit your application. Once you have finished the last step, you will receive a confirmation message and ID number.

State Historical Society of Iowa

2020 Certified Local Government Annual Report

Jessica Bristow
410 Washington Street
Iowa City, IA 52240, United States
319-356-5243
jessica-bristow@iowa-city.org

Forms [Edit](#)

Certified Local Government Annual Report

* indicates a required field

Under the CLG Agreement with the State, local governments and their historic preservation commissions are responsible for submitting an annual report documenting the commission's preservation work and that they have met the requirements of the CLG program.

This annual report is also an important tool for your commission to evaluate its own performance and to plan for the coming year.

1. Name of the city, county, or land use district:

Please choose the name from the drop down table.

Iowa

City Historic Preservation Commission

2.

Did your commission undertake any projects for historic identification/survey, evaluation and or registration/nomination projects in this calendar year?

CLG Standards are in your local government's Certified Local Government (CLG) Agreement and the National Historic Preservation Act:

- 1) The CLG shall maintain a system for the survey and inventory of historic and prehistoric properties in a manner consistent with and approved by the STATE.
- 2) The CLG will review National Register nominations on any property that lies in the jurisdiction of its historic preservation commission.

Please upload any Iowa Site Inventory Forms or other survey materials produced during the year. Please do not upload any projects that were funded with a CLG or HRDP grant, mandated by the Section 106 review and compliance process, or National Register nominations as we already have these documents in our files.

yes

3.

Were any National Register of Historic Places (NRHP) properties in your City, County, or LUD were altered, moved, or demolished in this calendar year?

yes

3.1.

Please identify the property (historic name and address) and the action (altered, moved, demolished).

31

NRHP properties are known to have been altered in 2020, based on project approval by Iowa City Historic Preservation Commission and/or staff. Most of these properties are located within National Register Historic Districts. The list does not include repair projects that were issued a

Certificate of No Material Effect or interior alterations. The list does not include driveway or garage alterations, demolitions or new construction, even when the garage is historic.

619 Ronalds Street:

deteriorated window replacement

710 South Summit Street: sleeping porch window replacement

1214 Sheridan Avenue: rear screened porch and deck addition, window and door changes to earlier rear addition

510 North

Van Buren: missing front porch reconstruction

221 East Washington

Street (Englert Theatre): historic sign repair and revision
1331

Muscatine Avenue: signage installation

737 Grant Street: replacement of modern window

1118 East College Street: skylight and window added to rear addition and window added to front façade

720 North Van Buren: 2nd

floor rear deck floor and railing replacement, chimney removal
409

Oakland Avenue: roof shingle replacement

230 East Jefferson Street (St.

Mary's Catholic Church): Louver replacement in spire and wood trim repair

1415 Davenport Street (Rosehill): roof shingle replacement, window panel reconstruction and basement window and window well reconstruction

810 North Johnson Street: demolition of non-historic addition and construction of new addition

1510 Sheridan Avenue: roof shingle replacement

1127 Maple Street: roof shingle replacement

1011 Woodlawn Avenue: flat roof replacement

1133 East Court Street:

flat roof replacement, 2nd floor rear deck railing installation, synthetic siding removal and sing and trim repair, reconstruction of front

porch.

503 Grant Street: aluminum siding removal and original trim and siding repair, non-historic front entry reconfiguration

513 Grant

Street: reconfiguration of openings on modern rear addition

1220 East

Court Street: reopening of front porch and new stair construction

331

South Summit Street: storm-damaged decorative attic window replacement

833 North Johnson Street: basement egress window and window well installation

722 Oakland Avenue: non-historic garage door replacement

125-127 East College Street (College Block Building):

demolition of single-story rear addition and installation of a new opening similar to adjacent opening in wall area, replacement of rear second floor passage door, roof replacement, painting of wood trim and repair of exterior masonry

1177 East Court Street: solar panel installation

320 East College Street (Trinity Episcopal Church): Modern window replacement

214 East Jefferson Street: roof shingle replacement

533 South Summit Street: damaged window replacement
721

Grant Street: basement egress window and window well installation
420

East Jefferson Street: front step and railing replacement
315 Brown

Street: deteriorated window sash replacement

4. Does your local government designate local landmarks or local districts?

IMPORTANT: Most local governments do not have a program for local designation. If you have questions about whether you have a local designation program or not, please contact Paula Mohr before you complete this section.

Yes

5.

If you answered yes to the previous question, in this calendar year, what properties did your city place on its list of locally designated historic landmarks and/or historic districts? Please provide the historic name and address of each property

IMPORTANT: Most local governments do not have a program for local designation. If you have questions about whether you have a local designation program or not, please contact Paula Mohr before you complete this section.

REMINDER: Before local districts are designated by your city council, you must send the local nomination to the SHPO for review and comment. Please allow at least 45 days for review before the nomination is scheduled for city council review. The SHPO review takes place after your commission has approved the local district nomination and BEFORE it is placed on the city council's agenda.

While

our Historic Preservation Commission held the initial public hearings for designating 5 Local Historic Landmarks in 2020, none of them completed the process with City Council approval in the same calendar year. They will be included next year.

5.1.

Please attach a copy of the final designation nomination(s) and ordinances(s) for these properties

6.

In this calendar year, what were the actions to revise, amend, change, or de-list a locally designated property? Please provide the name and address of the property(ies) and the action. If no action was taken, enter N/A

22

properties that are locally designated as individual landmarks or as part of a local Conservation District are known to have been altered in 2019, based on project approval by Iowa City Historic Preservation Commission and/or staff. The list does not include repair projects that were issued a Certificate of No Material Effect or interior alterations. The list does not include driveway or detached garage alterations, demolitions or new construction, even when the garage is historic.

510 N Dodge Street:

rear stoop and step replacement

922 Rundell Street: modification to
entry porch

920 Dearborn Street: front stoop and step
replacement

813 Rundell Street: basement egress window and window well
installation

708 Dearborn Street: screened porch rear addition
817

Dearborn Street: new construction on empty lot in Conservation
District

13 South Linn Street (Hohenschuh Mortuary): signage
installation

430 Ronalds Street: aluminum siding removal and original
trim and siding repair

516 Fairchild Street: alterations to attached
garage and living space

424 Clark Street: porch reconstruction
418

Church Street: aluminum siding removal, siding and trim repair and porch
repair

1107 Burlington Street: new baluster/guardrail
904 Bowery

Street: removal of non-historic siding and repair of original siding and
trim

109 East College Street: rear tower addition along alley, roof
replacement, exterior passage door replacement, painting of wood trim and
repair of exterior masonry

111-113 East College Street: demolition of
rear portion of building for tower addition along alley, reconstruction of
rear wall with exterior 2nd floor windows and 1st floor rear door, roof
replacement, repair and recreation of missing decorative terracotta
elements, passage door replacement, repair of exterior masonry

115 East

College Street: demolition of rear addition and metal stair, rear exterior
door replacement, roof replacement, painting of wood trim and repair of
exterior masonry

117-123 East College Street: demolition of fire
escape and rear addition and reconstruction of rear wall with windows and
doors matching existing, replacement of deteriorated windows and

non-historic front window on the 2nd floor with Chicago-style window, roof replacement, repair and painting of historic storefront, alteration of glass entry cladding to move passage door forward for accessibility, removal of non-historic storefront and replacement with modern storefront with recessed passage doors and mullion pattern similar to historic storefront, repair of exterior masonry

426 Church Street: porch floor

repair and stair railing replacement

112 South Governor Street: egress

skylight installation

1527 Muscatine Avenue: window repair and replacement and rear stair replacement

533 South Lucas Street: storm

repair to rear including window replacement

534 Clark Street: addition

to an existing screened porch

7.

Has your city or county passed other ordinances that directly or indirectly affect historic preservation?

no

8.

Did your city, county, LUD or its historic preservation commission undertake any of the following activities in this calendar year? Please think broadly about this question and include any activity (small or large) that facilitated historic preservation in your community. This is your opportunity to boast about your accomplishments and get credit for the great work you do!

CLG Standards found in CLG Agreement and National Historic Preservation Act:

1) The CLG will enforce all appropriate state and local ordinances for designating and protecting historic properties.

2) The CLG shall provide for adequate public participation in the local historic preservation programs.

a. Historic

preservation planning. Examples include the development or revision of an preservation plan, development of a work plan for your commission, etc.

b. Provided technical assistance on historic preservation issues or

projects. Examples include working with individual property owners, business owners, institutions to identify appropriate treatments and find appropriate materials, research advice, etc. |c. Sponsored public educational programming in historic preservation. Examples include training sessions offered to the public, walking tours, open houses, lectures, Preservation Month activities, etc. |d. Design guidelines/standards

8.1.

Describe the city, county, LUD, and/or historic preservation commission's historic preservation planning activities in this calendar year.

The Commission's work plan for 2018 had been very ambitious and little progress had been made on the goals during the 2019 calendar year. For 2020, much of the same work plan had also been resubmitted. For the 2021 calendar year the Chair of the Commission reworked the format of the plan, aligning the Commission's goals and accomplishments with the Strategic Plan adopted by the new City Council and mayor. The new work plan including both continued goals and new projects with actions more fully developed so that progress can be achieved.

8.2.

Describe the city, county, LUD, and/or historic preservation commission's assistance on preservation issues or projects in this calendar year. Please be specific (address(es) of property(ies), what was the issue(s), what technical assistance was provided?).

The Commission staff provides technical and design assistance to applicants for Historic Review. The applicants are encouraged to meet with the staff well ahead of time in the project planning process, prior to submitting applications, to discuss their projects. An annual letter to property owners suggests this and it is regularly communicated to the public when possible.

In 2020, the amount of inquiries drastically increased from the 2019 total of staff 198 individual properties to 248 individual properties, many with multiple inquiries. It is assumed that this year's increase was due to the impacts of Covid-19 and owner's increasing

awareness of their historic buildings. Over a two-year period, inquiries about potential projects have increased 55%. This year's increase in particular, led to a strain on staff's ability to make progress on any additional projects, especially in the second half of the year.

From

those initial inquiries, in 2020 staff processed 85 applications for review that resulted in either a Certificate of Appropriateness or a Certificate of No Material Effect. This was a slight decrease from the 98 applications processed in 2019, likely due to the impacts of Covid-19 on property-owner's budgets and their ability to proceed with projects.

Staff continued to implement the Preservation Fund which was launched July 1, 2017. The Preservation Fund provides \$5,000 matching grants or loans to property owners for eligible exterior work on historic properties in Historic or Conservation Districts or on Local Landmarks. The budget provides funding for 8 projects per fiscal year. In the 2020 Calendar year, 10 projects were approved with some of those requiring smaller grants. To date, 28 grants or loan have been approved, improving 25 properties.

Following the August 2020 derecho staff responded to multiple inquiries from surrounding communities about best-practices for repair and contractors experienced in historic buildings.

Staff was

part of a team that reviewed some of the draft Master Planning documents for the Iowa City Senior Center which occupies the National Register and local landmark Old Post Office building.

Staff provided logistical and

planning advice to the Washington, Iowa City Planner regarding a potential relocation of a historic building

Staff consulted with architects at

RDG Planning and Design on a shed design at the National Register-listed Johnson County Poor Farm

The Chair of the Commission and staff

continued to work with a group of Graduate students from the University of Iowa School of Urban and Regional Planning on a capstone project related to historic preservation in downtown Iowa City. The students presented their progress to the full Commission during the regular January 9, 2020 meeting. Staff and several others were interviewed for the project and the findings were presented to the Commission during the May 14, 2020 meeting.

Staff works internally as a resource for other City departments on projects that would include historic resources. Staff also reviewed and provided an opinion on a development project that could impact several historic properties adjacent to the University of Iowa. Staff also began contributing to climate change during with an internal meeting in February 2020. In June, the climate action committee presented about their goals to the Historic Preservation Commission at their June 11, 2020 meeting.

8.3.

Describe the city, county, LUD, and/or historic preservation commission's public education programs in this calendar year.

Please provide specific details such as date of event, description of the event, how many people participated, whether the commission partnered with other organizations)

May

28, 2020, Historic Preservation Awards: home owners, contractors, craftspersons, consultants, as well as members of the community were honored for their historically appropriate work on twenty historic properties in the 38th annual event celebrating historic preservation. This year the program was moved from January to May to coincide with Historic Preservation Month activities.

On February 25, staff gave a lunch presentation as part of the City-wide celebration of Black History month. Building on the recently completed Civil Rights grant, the presentation focused on the two properties recently listed in the National Register of Historic Places that provided housing for African American students during the early 20th century when they were barred from on-campus student housing, the Iowa Federation Home for Colored Girls and the Tate Arms. Staff was also interviewed by local media for the event.

Staff participated in a job-shadow experience for local high-school students through the Workplace Learning Connection in March 2020

Historic Preservation Commission Facebook Page: Staff maintains a Facebook page for community education and outreach though in recent years, the ability to post updates has been limited.

Staff participated in the 2020 Preserve Iowa Summit with the presentation titled: "Design Review

Process and Customer Service: How to bring a Historian, an Architect, and a Customer Service Agent to Design Review.”

In March 2020, staff

Coordinated with Mid-American Energy about public outreach for a Natural Gas pipeline upgrade

8.4.

If answer includes d. New or revised design standards and/or guidelines were developed and adopted during the calendar year,

Please upload the document here.

[placeholder.pdf](#)

9.

Are there any particular issues, challenges, and/or successes your preservation commission has encountered or accomplished this year?

Like

all communities the Covid-19 pandemic impacted our day-to-day function. Beginning with the April Commission meeting we transitioned to hold virtual meetings. While it is nice to get together in person to have a formal meeting without children and pets involved, the virtual meetings likely led to increased Commissioner and public participation.

Moving

our Awards program from January to May improved our ability to acquire information from property owners because they were not away on holiday but it meant that the awards planning occurred during the busy time for historic reviews. Because of Covid, this program became a virtual one as well. Covid, hindered some of the notification of winners that normally occurs with the program and award certificates that are normally handed out at the ceremony were not sent until the end of the year.

The

Historic Preservation Fund (a grant and no-interest loan program) has allowed and will continued to allow property owners to take the extra steps they might not otherwise take when rehabilitating the exterior of their properties. It has been beneficial in the effort to prevent the loss of historic materials and reduce landfill waste.

Staff and the

Commission have been working on efforts to save the Sanxay-Gilmore House

at 109 Market Street from demolition and completed a grant project for the pre-planning of a possible relocation for the house. The Commission reviewed a proposal from the University and it was approved by City Council. The agreement states that the University will move the house to the City-owned parking lot across the street and rehabilitate it following the Secretary of the Interior's Standards for Rehabilitation. The University plans to use the building for its non-fiction writing program.

While consultant, AKAY Consulting submitted National Register Nomination for Iowa City's Central Business District, to the State for review and the Commission completed its CLG review of the Nomination, the process was halted due to a clerical error on the State's part. The process will be repeated in 2021. There are concerns that the delay may impact the success of the Nomination.

Graduate students from the University of Iowa School of Urban and Regional Planning are currently working on a capstone project related to historic preservation in downtown Iowa City. The project was inspired by an article that Patrice Rey, President and CEO of the national Main Street Center, wrote in February 2019. She argues that historic preservation needs a new approach that considers dynamic social issues to protect historic resources without alienating the stewards of those resources. The project concluded with many of Iowa City's Historic Preservation process and Commission goals seen in a positive light.

While the Commission has been ambitious in its work plan over recent years, shortages in Commissioners and staff time have both hampered the ability of the Commission to move forward with new projects and the ability to complete current projects. The Commission is currently short three Commissioners from small districts where recruitment of new Commissioners is difficult. Current term cycles will result in the need to recruit new Commissioners each year.

Staff has had to reduce the types of assistance that can be provided. For instance, in the past staff has regularly worked with homeowners who cannot afford to hire someone to provide project drawings for historic approval and permits to create those drawings for them. The ability to provide this service is listed in the staff job description. Staff is no longer able to provide this assistance which primarily impacts lower income homeowners in regulated properties. Staff has also had to reduce the amount of background research done on properties during the review process and the

amount of time educating homeowners on their properties and historic preservation. Additional staff time continues to be one of the Commissions highest priorities.

10.

What partnerships did your commission form or continue with other entities? (examples include local main street office, local school, historical society, library, museum, service club, etc.) If none, enter N/A

The Commission continued its partnership with the local non-profit, Friends of Historic Preservation and with the local Iowa City Downtown District because of the recent work to evaluate the Central Business District. The Commission is also beginning to try to work with the Climate Action Committee

11.

Did your historic preservation commission receive any grants (other than CLG or HRDP) this year? If so, please describe. If none, enter N/A.

No

12. Does your commission have a website?

Yes

12.1. What is the website address?

<https://www.icgov.org/city-government/departments-and-divisions/historic-preservation>
<https://www.icgov.org/historicpreservationresources>
<https://www.icgov.org/project/downtown-historic-survey>

13. Does your commission have a Facebook page?

Yes

14.

List dates of public commission meetings held (please note these are meetings actually held with a quorum, not just those that were scheduled).

CLG Standards found in CLG Agreement and National Historic Preservation Act:

- 1) The CLG will organize and maintain a historic preservation commission, which must meet at least three (3) times per year.
- 2) The commission will be composed of community members with a demonstrated positive interest in historic preservation, or closely related fields, to the extent available in the community.
- 3) The commission will comply with Iowa Code Chapter 21 (open meetings) in its operations.
- 4) Commission members will participate in state-sponsored or state-approved historic preservation training activities.

January

9, 2020

February 13, 2020

March 12, 2020

April 9, 2020

May 14,

2020

June 11, 2020

July 9, 2020

August 13, 2020

September 10,

2020

October 8, 2020

November 12, 2020

December 10, 2020

15.

We recommend that the local government provide the commission a budget with a minimum of \$750 to pay for training and other commission expenses. In this calendar year, what was the dollar amount for the historic preservation commission's annual budget?

\$42,000

for staff salary and benefits, \$450 for

annual mailing. The Historic

Preservation Fund of \$40,000 per year for

rehabilitation projects is
not part of the Commission's budget.

16. Where are your official CLG files located?

Certified Local Government files must be stored at city hall (for city commissions) or the county courthouse (for county commissions).

Neighborhood
Development Services department in City Hall, Iowa City

17.

Please list the names of the Historic Preservation Commissioners who served during this calendar year.

Thomas
Agran, Kevin Boyd, Carl Brown, Helen Burford, Gosia Clore, Sharon DeGraw,
Cecile Kuezli, Lyndi Kiple, Quentin Pitzen, Jordan Sellergren, Austin
Wu

18.

Each CLG was asked to provide a work plan last year. Please provide a self-assessment of your progress on the initiatives and programs you identified last year. Were you able to accomplish much of what you set out to do? If not, what would help you fulfill this next year's work plan?

Placeholder

19.

Each commission should develop a work plan for the coming year. This work plan should include the project(s), initiatives and programs you plan to begin or complete. Also discuss your plan for obtaining historic preservation training in 2021. Please attach your work plan to your annual report.

[placeholder.pdf](#)

20. Please update contact information about your 2021 Chief Elected Official.

Note: This is beginning January 2021. Please provide the information for the Mayor, Chairman of the Board of Supervisors, or President of LUD Trustees.

First and Last Name	Mailing Address	Phone Number	Email Address
Bruce Teague	410 East Washington Street, Iowa City, IA 52240	319-536-1200	bruce-teague@iowa-city.org

21.

Please update contact information about your Staff Person for the Historic Preservation Commission.

This is a local government staff member and is required. Electronic and mailed communication is sent to the staff person and chair of the commission who will forward to the rest of the commission members.

First and Last Name	Job Title	Mailing Address	Phone Number	Email Address
Jessica Bristow	Historic Preservation Planner	410 East Washington Street, Iowa City, IA 52240	319-356-5243	jessica-bristow@iowa-city.org

22.

Please complete the following and provide contact information about your 2021 Chairperson/Commissioner.

Note: Electronic and mailed communication will be sent to the staff person for the commission and the chair who will forward the information to the rest of the commission members.

First and Last Name	Mailing Address	Home Phone Number	Work Phone Number	Email Address
Kevin Boyd	622 North Van Buren Street	319-400-2051		kevinmboyd@gmail.com

22.1.

If the commissioner represents a locally designated district, provide the name of the district (Representative, Name of Local Historic District). If the commissioner does not represent a local historic district, enter N/A.

This Commissioner is an At-Large representative but resides in the Brown Street Historic District.

22.2. Specify the month, day, and year that the commissioner's term will end.

06/30/2023

22.3.

Does this person serve as the Contact with the State Historic Preservation Office for the Commission?

Yes

23.

Please complete the following and provide information about your 2021 Vice Chairperson/Commissioner.

Note: Electronic and mailed communication will be sent to the staff person for the commission and the contact.

First and Last Name	Mailing Address	Home Phone Number	Work Phone Number	Email Address
Jordan Sellergren	1729 North Dubuque Road, Iowa City, IA 52245	319-520-7701		jsellergren@gmail.com

23.1.

If the commissioner represents a locally designated district, provide the name of the district (Representative, Name of Local Historic District). If the commissioner does not represent a local historic district, enter N/A.

Most local governments do not have a program for local designation. If you have questions about whether you have a local designation program or not, please contact Paula Mohr before you complete this section.

This
Commissioner is an At-Large representative

23.2. Specify the month, day, and year that the commissioner's term will end.

06/30/2022

23.3.

Does this person serve as the Contact with the State Historic Preservation Office for the Commission?

No

24.

Please complete the following and provide information about your 2021 Secretary/Commissioner.

Note: Electronic and mailed communication will be sent to the staff person for the commission and the contact.

First and Last Name	Mailing Address	Home Phone Number	Work Phone Number	Email Address
.....				
None				
.....				

24.1.

If the commissioner represents a locally designated district, provide the name of the district (Representative, Name of Local Historic District). If the commissioner does not represent a local historic district, enter N/A.

The Commission does not have a secretary, the city hires a minute-taker for boards and commissions.

24.2. Specify the month, day, and year that the commissioner's term will end.

24.3.

Does this person serve as the Contact with the State Historic Preservation Office for the Commission?

No

25.

Please complete the following and provide information about your 2021 Commissioner.

Note: Electronic and mailed communication will be sent to the staff person for the commission and the contact.

First and Last Name	Mailing Address	Home Phone Number	Work Phone Number	Email Address
Carl Brown	1214 Sheridan Avenue, Iowa City, IA 52240	319-541-4622		carlbrown@0001@gmail.com

25.1.

If the commissioner represents a locally designated district, provide the name of the district (Representative, Name of Local Historic District). If the commissioner does not represent a local historic district, enter N/A.

This
Commissioner represents the Longfellow Historic District

25.2. Specify the month, day, and year that the commissioner's term will end.

06/30/2023

25.3.

Does this person serve as the Contact with the State Historic Preservation Office for the Commission?

No

26.

Please complete the following and provide information about your 2021 Commissioner.

Note: Electronic and mailed communication will be sent to the staff person for the commission and the contact.

First and Last Name	Mailing Address	Home Phone Number	Work Phone Number	Email Address
Helen Burford	528 East College Street, Iowa City, IA 52240	319-594-3715		hsburford@gmail.com

26.1.

If the commissioner represents a locally designated district, provide the name of the district (Representative, Name of Local Historic District). If the commissioner does not represent a local historic district, enter N/A.

This Commissioner represents the College Green Historic District.

26.2. Specify the month, day, and year that the commissioner's term will end.

06/30/2021

26.3.

Does this person serve as the Contact with the State Historic Preservation Office for the Commission?

No

27.

Please complete the following and provide information about your 2021 Commissioner.

Note: Electronic and mailed communication will be sent to the staff person for the commission and the contact.

First and Last Name	Mailing Address	Home Phone Number	Work Phone Number	Email Address
Sharon DeGraw	519 Brown Street, Iowa City, IA 52245	319-936-0021		sharondegraw@yahoo.com

27.1.

If the commissioner represents a locally designated district, provide the name of the district (Representative, Name of Local Historic District). If the commissioner does not represent a local historic district, enter N/A.

This
Commissioner represents the Brown Street Historic District

27.2. Specify the month, day, and year that the commissioner's term will end.

06/30/2022

27.3.

Does this person serve as the Contact with the State Historic Preservation Office for the Commission?

No

28.

Please complete the following and provide information about your 2021 Commissioner.

Note: Electronic and mailed communication will be sent to the staff person for the commission and the contact.

First and Last Name	Mailing Address	Home Phone Number	Work Phone Number	Email Address
Cecile Kuenzli	705 South Summit Street, Iowa City, IA 52240	319-338-7362		cecile.kuenzli@gmail.com

28.1.

If the commissioner represents a locally designated district, provide the name of the district (Representative, Name of Local Historic District). If the commissioner does not represent a local historic district, enter N/A.

This
Commissioner represents the Summit Street Historic District

28.2. Specify the month, day, and year that the commissioner's term will end.

06/30/2022

28.3.

Does this person serve as the Contact with the State Historic Preservation Office for the Commission?

No

29.

Please complete the following and provide information about your 2021 Commissioner.

Note: Electronic and mailed communication will be sent to the staff person for the commission and the contact.

First and Last Name	Mailing Address	Home Phone Number	Work Phone Number	Email Address
Lyndi Kiple	115 North Dubuque Street, Unit 1, Iowa City, IA 52245	712-898-8174		lyndi-kiple@uiowa.edu

29.1.

If the commissioner represents a locally designated district, provide the name of the district (Representative, Name of Local Historic District). If the commissioner does not represent a local historic district, enter N/A.*

This
Commissioner represents the Jefferson Street Historic District

29.2. Specify the month, day, and year that the commissioner's term will end.*

mm/dd/yyyy

6/30/2022

29.3.

Does this person serve as the Contact with the State Historic Preservation Office for the Commission?*

no

30.

Please complete the following and provide information about your 2021 Commissioner.

Note: Electronic and mailed communication will be sent to the staff person for the commission and the contact.

First and Last Name	Mailing Address	Home Phone Number	Work Phone Number	Email Address
Quentin Pitzen	2040 Tanglewood Street, Iowa City, IA 52245	319-330-5882		qhpitzen@hotmail.com

30.1.

If the commissioner represents a locally designated district, provide the name of the district (Representative, Name of Local Historic District). If the commissioner does not represent a local historic district, enter N/A.*

This Commissioner is an At-Large Representative and a contractor

30.2. Specify the month, day, and year that the commissioner's term will end.

MM/DD/YYYY

6/30/2021

30.3.

Does this person serve as the Contact with the State Historic Preservation Office for the Commission?*

no

31.

Please complete the following and provide information about your 2021 Commissioner.

Note: Electronic and mailed communication will be sent to the staff person for the commission and the contact.

First and Last Name	Mailing Address	Home Phone Number	Work Phone Number	Email Address
Austin Wu	422 South Dubuque Street, Apt. 21, Iowa City, IA 52240	319-654-4394		austin-wu@uiowa.edu

31.1.

If the commissioner represents a locally designated district, provide the name of the district (Representative, Name of Local Historic District). If the commissioner does not represent a local historic district, enter N/A.*

This Commission is an At-Large representative

31.2. Specify the month, day, and year that the commissioner's term will end.*

mm/dd/yyyy

6/30/2023

32.

Please attach biographical sketches for commissioners who were newly appointed in 2021.

Please be sure newly appointed commissioners sign and date their statement.

placeholder.pdf

33.

Does your commission have any vacancies? If so, how many? If you have no vacancies, enter N/A.

Our Commission has three vacancies. The Woodlawn Historic District and East College Street Historic District has not had a representative since June 30, 2018 when the Commissioner retired and another was not reappointed because of term limits. Both are small districts. The Commission and staff have sent targeted mailings and tried to recruit new members without success. The Northside Historic District position has been vacant since June 30, 2020 when the previous Commissioner reached his term limit.

34. Please complete the Commission Training Table.

An important requirement of the Certified Local Government program is annual state-sponsored (such as the Preserve Iowa Summit) or state-approved training undertaken by at least one member of the historic preservation commission and/or staff liaison. In this table, provide information about the commissioners' involvement in historic preservation training, listing the name of the conference, workshop or meeting (including online training opportunities); the sponsoring organization; the location and date when the training occurred. Be sure to provide the names of commissioners, staff, and elected officials who attended.

Name of Event	Sponsor Organization	Location	Date	Names of Attendees
Past Forward Conference				

35.

Who of your commission members, staff, and/or elected officials attended the Preserve Iowa Summit? If so, please provide their names.

Please note this must be completed. If no one attended, enter none.

Jessica

Bristow, Lyndi Kiple, Kevin Boyd

36. Signature page

[placeholder.pdf](#)

ATTACHMENTS [Edit](#)

Ordinances/Resolutions

If you have a new ordinance/resolution or have changed your existing ordinance/resolution, upload it here.

[no file]

Ordinances/Resolutions

[no file]

Survey Materials

If you have produced Site Inventory Forms or a survey in the calendar year, please upload it here

[no file]

Work plan

Please upload the upcoming year's work plan here.

placeholder.pdf

Biographical Sketches for New Commissioners

If you have new commissioners, please upload their Biographical Sketches here. Please make sure that they are signed. The form can be downloaded from here: <https://drive.google.com/file/d/1GDBtPLv2an2sXho54yJfZRT13bwL4RFZ/view?usp=sharing>

[no file]

Supplementary Material

Upload any supplementary material here

[no file]

Supplementary Material 2

Upload any supplementary material here

[no file]

Supplementary Material 3

Upload any supplementary material here

[no file]

Elected Official's Signature Page

Please schedule a time to present your annual report to your city council or Board of Supervisors. Ask your elected official to sign the signature page and upload here.

The form can be downloaded from here: <https://drive.google.com/file/d/1YcetiR-inEjVfvoUWn3A5czCeim2m-XC/view?usp=sharing>

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MINUTES
 HISTORIC PRESERVATION COMMISSION
 EMMA J. HARVAT HALL
 January 14, 2021

PRELIMINARY

MEMBERS PRESENT: Kevin Boyd, Carl Brown, Helen Burford, Sharon DeGraw, Cecile Kuenzli, Lyndi Kiple, Quentin Pitzen, Jordan Sellergren, Austin Wu

MEMBERS ABSENT: None

STAFF PRESENT: Jessica Bristow, Anne Russett

OTHERS PRESENT: Steve Ballard, Jesse Burns, Robert Burns, James Carey, Angela Harrington, Bruce Teague

Electronic Meeting

(Pursuant to Iowa Code section 21.8)

An electronic meeting was held because a meeting in person was impossible or impractical due to concerns for the health and safety of Commission members, staff, and the public presented by COVID-19.

RECOMMENDATIONS TO COUNCIL:

By a vote of 9-0 the Commission recommends approval of the local landmark designation for the property at 2525 Highlander Place, the Highlander Supper Club and Convention Center

CALL TO ORDER: Chairperson Boyd called the electronic meeting to order at 5:30 p.m. utilizing Zoom.

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

Mayor Bruce Teague said hello and gave his thanks and appreciation, on behalf of the City Council, to all of the Commission members for the work they do and have done in the community.

Boyd thanked Mayor Teague and the City Council for all the work they have done this past year despite the issues and challenges that arose.

PUBLIC HEARING LOCAL LANDMARK DESIGNATION – 2525 HIGHLANDER PLACE – HIGHLANDER SUPPER CLUB AND CONVENTION CENTER:

Bristow said that the Highlander Supper Club and Convention Center is a brick building located on the corner of Interstate 80 and Highway 1. Bristow said that the owner had inquired about local landmark status, and she hired a historian who completed an extensive site inventory form for the property.

Bristow showed a photo from 1975 and identified the original supper club built in 1966 (on the west side next to Highway 1), which had a mansard roof with original wood shingles and an entry canopy that had since been removed but whose four columns still remain. She identified the convention center and hotel/motel addition, which consists of a ballroom, a kitchen, offices

and reception, hotel wings, an interior pool area, and a courtyard between the wings. She showed the south entry canopy, which was altered under previous hotel chain management.

Bristow showed photos of the current Supper Club and said that the exterior is mostly intact with the exception of a few missing finishes such as the mansard shingles and the windows in the rooms which had been replaced due to code changes. She pointed out the four remaining columns for the West Entry Canopy and the original limestone entry wall, the entry canopy, the hotel wing windows on the South side, and the current view of the courtyard.

Bristow said that the site inventory form text began with a description of the desire to create a destination place along the Interstate (a Supper Club was popular in rural areas), and *Hansen and Lind, Architects*, came up with a design in 1964. In an undated time period *Hansen, Lind, and Meyer, Architects* came up with a full plan for the Supper Club, pool, and motel, and they also did elevations (which is similar to what ended up being built). Bristow said that these early iterations still had some of the same designs for the motel and architectural style. She said that the Supper Club was not designed by that firm but was instead designed by David C Moore in 1966. Due to costs and other factors mentioned in the text, they only ended up building the Supper Club. The hotel and convention center eventually underwent construction in 1974.

Bristow said that, since the Supper Club itself has achieved a 50-year-old historic status, it could be considered eligible on its own. She said that the goal is to include the convention center addition as part of the landmark, and part of that utilizes criterion consideration G (similar to the downtown National Register Nomination) and an investigation of whether or not the addition that is less than 50 years old has achieved significance in the community. She said that the site inventory form mentions that the hotel and convention center were not only a part of the original design, but they were considered necessary for the continued viability and economic stability of the Supper Club itself. Those two things combine to allow the convention center to be included as part of the historic property for the local landmark designation.

Bristow said the building consisted of several innovative construction techniques like “Glu-Lam” beams, a lightweight block, the steel structure of the roof, and an enclosed pool. Bristow showed construction photos from 1972 as well as photos of the later Radisson changes.

Bristow said, that for a local landmark designation, the Commission should first determine if the property meets Criteria A and B (significance to Iowa City culture/architecture and integrity) then evaluate whether it meets Criteria C, D, E, or F, which is also what the National Park Service would look for in a national register nomination. She said that they can really look at the Supper Club as part of Iowa City’s (middle class) culture of the late 60s and 70s, and an example of late 1960s and early 1970s architecture which makes it eligible to meet Criteria C and E.

Boyd opened and closed the public hearing.

Boyd told a personal story of how his family used to own and manage the Highlander, how he has heard stories over the years about how much this place means to people in the Iowa City community, and what this building means to him. He said that he believes the nomination meets the minimum qualifications of A, B, C, and E.

Boyd stated that neither he nor his family have any financial ties to the building anymore.

Boyd re-opened the public hearing.

Robert Burns, a member of the public, said that he remembered when this building first opened and that the Commission might also want to consider its use by the University of Iowa Athletic Department from a cultural standpoint.

Angela Harrington, a member of the public and current owner of the Supper Club, said that she was touched by Boyd's story and reiterated, because of the neglect and serious decline of the property over the years, why this as a historic preservation project is so important.

Boyd closed the public hearing.

Sellergren said that she appreciated the presentation of the historic photos and that she supports the historic preservation of the building. Wu said that he thinks it is good (and a nice change for the Commission) to preserve a commercial building instead of focusing only on houses. Kiple said that she echoes Wu's thoughts and supports the nomination. Burford said that she hopes the application can be embellished with Boyd's personal history and she hopes that they will also be able to get stories about its relationship with Amana and the UI Athletic Department to include, as well as be able to discuss the relationship between the building and the interstate and its importance to highway travel. Pitzen asked if anyone knew when the interstate was built in relation to the Supper Club, and Brown said that it was constructed in 1956. Pitzen said he wanted to give a shout out to former Commissioner Thomas Agran who did the murals in the motel.

Brown said that, like several of the other Commissioners, he also does not have the same longstanding connections to the Highlander but that he was pleased to see the nomination show up and after hearing so much appreciation from his extended family members, he will be supporting the nomination. DeGraw said that her kids took swimming lessons at that pool, and that she is excited to see something that is 1960s architecture go through the Commission. She said that she is appreciative of Harrington's work to restore it and that she also supports the nomination.

MOTION: DeGraw moved to approve the designation of 2525 Highlander Place – Highlander Supper Club and Convention Center as an Iowa City historic landmark based on the following criteria and location designation: Criteria A, B, C, and E. Kiple seconded. The motion carried on a vote of 9-0.

NATIONAL REGISTER NOMINATION – IOWA CITY CENTRAL BUSINESS DISTRICT:

Bristow began with a recap and said that they received a grant in 2016 to study the Downtown District to see if there was a National Register Historic District that was eligible, and a multi-property document was completed that stated that there was potential for a National Register Nomination. She said that the City Council directed the Commission to move forward with creating that nomination. As part of the National Register Nomination review process, which they are doing again due to a clerical error on the State's part the first time around, the Historic Preservation Commission is asked to comment on the Nomination.

Bristow said that the nomination talks about the history of the Downtown District, architectural styles, urban renewal, resource classification, and the importance of the Pedestrian Mall in keeping the relationship between the Downtown community and the University viable. She said that the boundaries of the National Register Historic District are Iowa Avenue, South Clinton Street, South Gilbert Street, and the alley between College and Burlington Street, and that the period of significance extends from the construction of the Franklin Printing House in 1856 to 1979 when the Pedestrian Mall was completed. The nomination also discusses significant Iowa builders and architects that were involved in the history of Downtown, its integrity, and an in-depth discussion of pedestrian malls.

Bristow read the Commission's comment from their September nomination.

Boyd opened the public hearing.

Burns asked for an explanation of the boundaries of the proposed district, specifically the entire CB10 district, which is a zoning district. Boyd said that they started with a larger investigation area and their consultant told them what is most viable in terms of a historic district.

Bristow said, in their 2016 study, they chose not to include the area around Market Street (which was part of the original 2001 study) because it had already been partially developed into a historic district and the rest had been altered by the University. She said that they stopped at the other boundaries due to the pedestrian mall, advice from the consultant's investigation, and because it was preferred to avoid including a large number of buildings that would not contribute to the area.

Burns asked why 228 Clinton Street (currently Starbucks Coffee) and the Yoga studio would have been left off of the boundary, since they have all contributed to the history of Downtown. Bristow said that, without knowing the history of those two buildings, she thinks they were not included for the aforementioned reasons as well as for the desire to have clear and defined boundaries. Burns said, as an architect, both the Starbucks Coffee building and the Yoga studio are historical buildings, and he could see the corner next to Starbucks becoming a park someday (similar to BlackHawk Mini Park). He said he believes the boundaries need to be expanded before progressing to the State.

James Carey, a member of the public, asked where the Commission was in the overall process. Bristow said that the nomination has been submitted to the State and it is on their February meeting agenda where the historian will present it for review. The State has sent letters to the property owners as well as the Commission about that meeting. The State Nomination Review Committee will review comments and then decide whether or not to send it on to the National Park Service, who decides whether to list it or not. Bristow said that National Register listings can be amended through the same process if more information about a building comes to light. Boyd said that the National Register listings in themselves require no change in behavior or additional restrictions from the owners, although it does open up the opportunity for tax credits and other benefits.

Jesse Burns, a member of the public and a property owner in the designated area, said that he thinks there should be more transparency in this process and that he would like to hear more about the plan/intent of the city after this process. He said that there has been talk of this nomination being used as a vehicle to significantly alter the zoning of the CB10 district, and that there should be greater transparency for the fairness of the property owners and their rights.

Boyd said that this particular piece is about getting the district listed in the National Register of Historic Places, and that he doubts there has never been a local district in Iowa City listed without the majority of property owner support. He said one of his goals for doing this is to give those property owners who want the tools, the advantage of those tax credits and special opportunities. Boyd said that they are taking Burns' (and others') concerns to heart and that there are definitely opportunities for the city to provide more economic incentives for people to opt into local landmarks, and if this were to move forward in the future it would be driven by property owners, not the Commission.

Burns said that he was voicing this communal concern so that there can be more open discussions in the future. Bristow said that she can say, as a member of Staff, there is no internal discussion going on at this point in time of a local district for downtown, but if they were ever to start thinking about that, communication with the business and property owners would be deemed mandatory to happen very early in the process.

Robert Burns reiterated that he thinks the Commission should revise the boundaries and include the corner of the Starbucks property, as well as include the Citizen Building as a historical building at 222 South Linn Street. He said that he is concerned about the Iowa City Downtown District, without knowing what the incentives and requirements will be for property owners. Boyd said that there is no proposed local district or opt in options, and there is no immediate plan to do any of that. Burns said if the boundaries have the potential to be widened in the future, then they also have the potential to be shrunk.

Steve Ballard, a member of the public, said that there was a letter addressed to Iowa City property owners from August 11, 2020 that stated the placement of a district in the National Register of Historic Places does not require property owners to treat their property any differently than they currently do. He asked, if that statement is true, if the placement of a district in the National Register would make it easier to facilitate a local government's future ability to adopt a historic overlay zone or some other zoning mechanism that might require property owners to treat their property differently than they currently do.

Boyd said that the purpose of the letter was to invite property owners to see the listing as an opportunity to make tax credit funding available for the owners who were interested while not placing restrictions on the owners that were not. He said that they are currently trying to gather the shared history of Iowa City together in one place on the honorific National Historic Register, and that it is difficult to anticipate what future Commissioners might do or if they might be interested in pursuing a local district. Boyd said, to answer Ballard's question, he supposes that this could make it easier for a local district, but that local districts can also exist without a National Register listing.

Ballard said what he meant was in regard to a future City Council enacting a zoning restriction – whether or not having a historic nomination would have any effect on that.

Russett said, regardless of a nomination, a local historic landmark rezoning would have to go through the same processes as the previously discussed Supper Club. She said the only benefit of the National Register nomination in terms of that process is the documentation showing the historic significance of the Downtown. Bristow said that the goal with the National Register nomination is to be an honorarium to the Iowa City Downtown Historic District.

Robert Burns said that he could see zoning restrictions happening in the future, and that his point is that property owners will protect their building themselves and they do not need to be in the Iowa City Historic District to do so. He said that they are okay with where it is right now, and he is objecting to this at the state level because he is fearful of what might happen down the road.

Boyd closed the public hearing.

Kuenzli said that she wanted to reiterate what has been previously stated about the Commission's intent in reforming this district, and to say that putting it on the Historic Register confers distinction at the national level, which might help future owners of the included properties.

Wu said that the story that this designation tells can be seen as a cautionary tale of stepping too far into futuristic thinking, and that the idea of urban renewal dominated the political discourse in the 50s and 60s, which resulted in a lot of parking lots that are still around today. He said that, as a whole, the urban renewal portion of this historic district designation shows what could go wrong with a kind of misguided thinking towards the future.

Burford said, as a Commissioner, she can impart just how much consideration and respect is given to the property owners and properties themselves when attempting to find a historic district. She said that there is so much history to be shared with people, and that a listed building can even be delisted in the future - that nothing is set in stone. She said that both federal and state have just one process in order to open the door to historic tax credits, and that is a designated historic district. She said that she believes the Commission has done a tremendous job in reaching out to the community and listening to everyone's point of view.

Boyd said that he supports the nomination and thinks that the Commission should resubmit the statement read by Bristow earlier.

MOTION: Kuenzli moved to recommend that the Iowa City Downtown Historic District is eligible for listing in the National Register of Historic Places in the Criterion Category A and C at the local level and Criteria Consideration G for the development of the Pedestrian Mall and meets the criteria for both significance and integrity. DeGraw seconded. The motion carried on a vote of 9-0.

REPORT ON CERTIFICATES ISSUED BY CHAIR AND STAFF:

Minor Review – Staff Review

315 Brown Street – Brown Street Historic District (deteriorated sash replacement)

Bristow said this is just a simple sash replacement for a few (~4) sashes that were missing or deteriorated on the west side of the house.

CONSIDERATION OF MINUTES FOR DECEMBER 10, 2020:

No discussion.

MOTION: Burford moved that the minutes from the December 10, 2020 meeting be approved as submitted. Wu seconded. The motion carried on a vote of 9-0.

COMMISSION DISCUSSION:

319 Van Buren Street

Bristow said that 319 Van Buren Street recently had an application for a minor modification. She said that this property is adjacent to the Goosetown Horace Mann Conservation District, and it was not a part of the conservation district when it was created, and it is not something that falls under the purview of the Commission for that reason. She said that the house was taken down and there is a new construction proposal, which was going to meet the height and open space requirements associated with that. Because this property does not fall under the Commission's purview, only individual Commissioners can put their opinion in this process as individuals or neighbors if applicable. DeGraw said that this project got her thinking about instances of demolition by neglect and wondered if there was a way that the Historic Commission could work with the City Council or other offices within the city before it gets to that point. Boyd said that this is a conversation that he would like to have at their meeting in two weeks.

COMMISSION INFORMATION:

Boyd said that he wanted to have another Commission meeting in two weeks to discuss a proposed starting place for this year's work plan, which he hopes will allow for a broader conversation about some kinds of the Commission's work, the challenges that they face, and some of the things that have been in the work plan for several years.

ADJOURNMENT:

DeGraw motioned to adjourn the meeting. Brown seconded. Meeting was adjourned at 7:45 p.m.

Minutes submitted by Lauren Ralls.

