

## IOWA CITY HISTORIC PRESERVATION COMMISSION

Thursday, June 10, 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/tjEsfuiqrD8jHNSNIK\\_k\\_Ky6u4V9N5BEsmVs](https://zoom.us/meeting/register/tjEsfuiqrD8jHNSNIK_k_Ky6u4V9N5BEsmVs) 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 951 9122 4960 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**

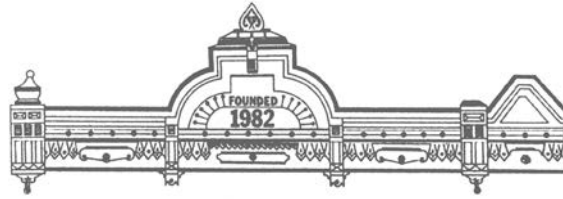
**D) Certificate of Appropriateness**

1. 120 North Dodge Street – Goosetown/Horace Mann Conservation District (screened porch addition)
2. 815 Bloomington Street – Goosetown/Horace Mann Conservation District (internal gutter removal)
3. 638 South Governor Street – Governor-Lucas Street Conservation District (window and door changes)

**E) Review property classification of 721 Dearborn Street (Dearborn Street Conservation District)**

**F) Review of draft exception for Siding Guidelines per City Council request**

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



#### **Minor Review –Staff review**

1. 203 North Linn Street – Local Historic Landmark (Commercial Signage Installation)
2. 614 Oakland Avenue – Longfellow Historic District (Radon System Installation)
3. 810 Roosevelt Street – Clark Street Conservation District (aluminum siding removal and original siding repair)

#### **Intermediate Review –Chair and Staff review**

1. 114 North Gilbert Street – Jefferson Street Historic District (roof replacement and front porch reconstruction)
2. 727 Rundell Street – Longfellow Historic District (non-historic door removal, deck reconstruction, front stoop reconstruction, site stair reconstruction)

### **H) Consideration of Minutes for May 13, 2021**

#### **I) Commission Discussion**

1. Lead Paint letter from Mike Oliveira
2. Outgoing Commissioner Thank you

#### **J) Commission Information**

#### **K) 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](mailto:jessica-bristow@iowa-city.org). Early requests are strongly encouraged to allow sufficient time to meet your access needs.



**Historic Review for 120 North Dodge Street**

District: Goosetown/Horace Mann Conservation District

Classification: Contributing

The applicant, Karen Eldridge, is requesting approval for a proposed addition project at 120 North Dodge Street, a Contributing property in the Goosetown/Horace Mann Conservation District. The project consists of the construction of a screened porch to the back of the house.

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

- 4.3 Doors
- 4.5 Foundations
- 4.6 Gutters and Downspouts
- 4.7 Mass and Rooflines
- 4.8 Masonry
- 4.9 Paint and Color
- 4.10 Porches
- 4.11 Siding
- 4.12 Site and Landscaping
- 4.13 Windows
- 4.14 Wood

***5.0 Guidelines for Additions***

- 5.1 Expansion of Building Footprint
- 5.2 Decks and Ramps

***Staff Comments***

This house was built in 1852 as a two-story gable front Greek Revival Brick building. The stone sills and lintels, moderately pitched gable roof, and the transom and sidelights at the front door are Greek Revival elements. A north wing was built ca 1875-6 with a side-facing gable. The house has Gothic Revival elements in the elongated arches that work like brackets on the porch and the entry canopy added to the main entry door. The house had a one-story kitchen addition on the back that was built prior to 1899. This addition was expanded ca 1956 and the garage was built in 1967.

The applicant is proposing to construct an 11' x 22' screen porch addition to the back of the house on the northeast side. The porch will sit to the north of the one-story kitchen addition and behind the 1875 wing of the house. The porch will attach to the historic portion of the one-story rear addition and extend further east to align with the east edge of the later kitchen addition as shown in the plan drawing. The porch will have a Treated-wood framed structure sitting on concrete piers and will tie into the existing flat-roof structure on the back of the house, continuing the roof edge detail.

An existing window in the east side of the 1875 addition will be turned into a new entry door, to be located inside the porch. An existing window in the north wall of the kitchen addition will remain. A skylight will be located on the roof of the porch. The porch will have a beadboard ceiling and wood painted wood trim and screen structure. The applicants have proposed a Douglas Fir tongue-and groove porch floor in the application but include pre-treated tongue and groove porch floor Trex in the drawings. Open space below the porch will not exceed 18" at any location so the applicant does not propose to install porch skirting. The new door will be a Therma-Tru fiberglass door with a 3/4 -lit and a single panel below.

In Section 5.2 Decks and Ramps, the guidelines recommend locating them on the back of the house and setting them in from the sidewalls of the existing house. If a screened porch structure is being created, it should follow the guidelines for porches in section 5.1 Expansion of the Building Footprint. This section recommends construction new porches that are consistent with the historic building or similar to porches of the same architectural style. New porches that are more than 18 inches above grade should use typical porch construction including wood joists and skirting. The skirting is not required if the space is less than 18 inches. Generally, with additions, it is recommended that roof pitches, overhangs, and soffits are consistent with the existing building. Exceptions exist for rear additions in Conservation Districts that would allow porches on rear elevations to not reproduce historic details and to use pretreated porch decking or dimensional lumber for the flooring provided the gaps between floorboards do not exceed 1/8 inch.

Staff finds that this location meets the guidelines because it is on the back of the house and set in so that the roof edge, which will match the one-story addition to which it is attached, will not overhang the north wall of the house. Extending the porch east to align with the east wall of the more modern kitchen addition to the south will provide a more useable space than by terminating it at the adjacent wall. The screened porch will be close to grade so that neither skirting, nor traditional construction with porch piers is required by the guidelines.

Staff recommends that the Commission approve a tongue-and-groove porch floor in either Douglas Fir, a treated wood, or a product like Azek instead of dimensional lumber with gaps because of the age and importance of this house. The application also requests approval for the use of Azek instead of wood for the fascia and other trim on the screened porch. Section 4.14 Wood allows the Commission to review the use of wood substitutes on a case by case basis. Staff recommends the use of wood on this building for this project.

The applicant proposes to use a Therma-tru door which staff finds appropriate. The location for the new door, in an existing window opening, is also considered appropriate because it does not make new openings in the brick wall. Staff finds the incorporation of a flat skylight in the addition appropriate because it is located on the back of the structure.

### ***Recommended Motion***

Move to approve a Certificate of Appropriateness for the project at 120 North Dodge Street as presented in the staff report with the following conditions:

- The drawings are updated with a tongue-and-groove floor and wood trim



**120 North Dodge (front = west, rear = east)**







**Detail of north end of Rear (east side). Location of new screened porch shown.**




**Looking south at existing rear one-story rear addition. Screened porch attached in this location.**

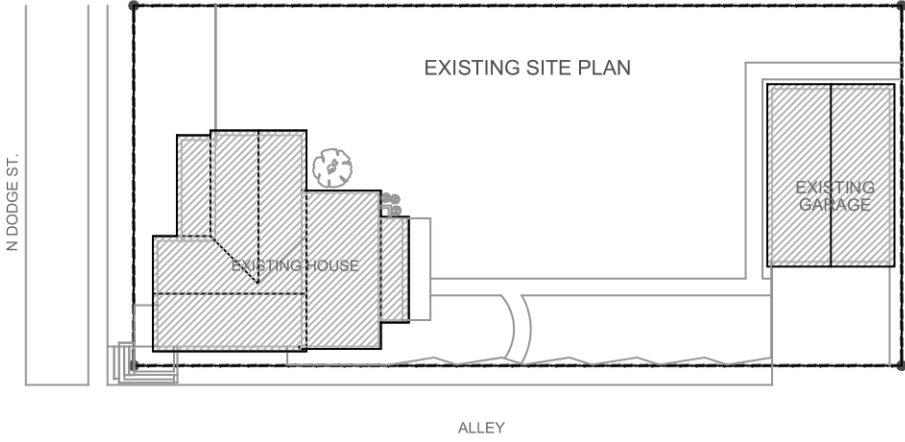
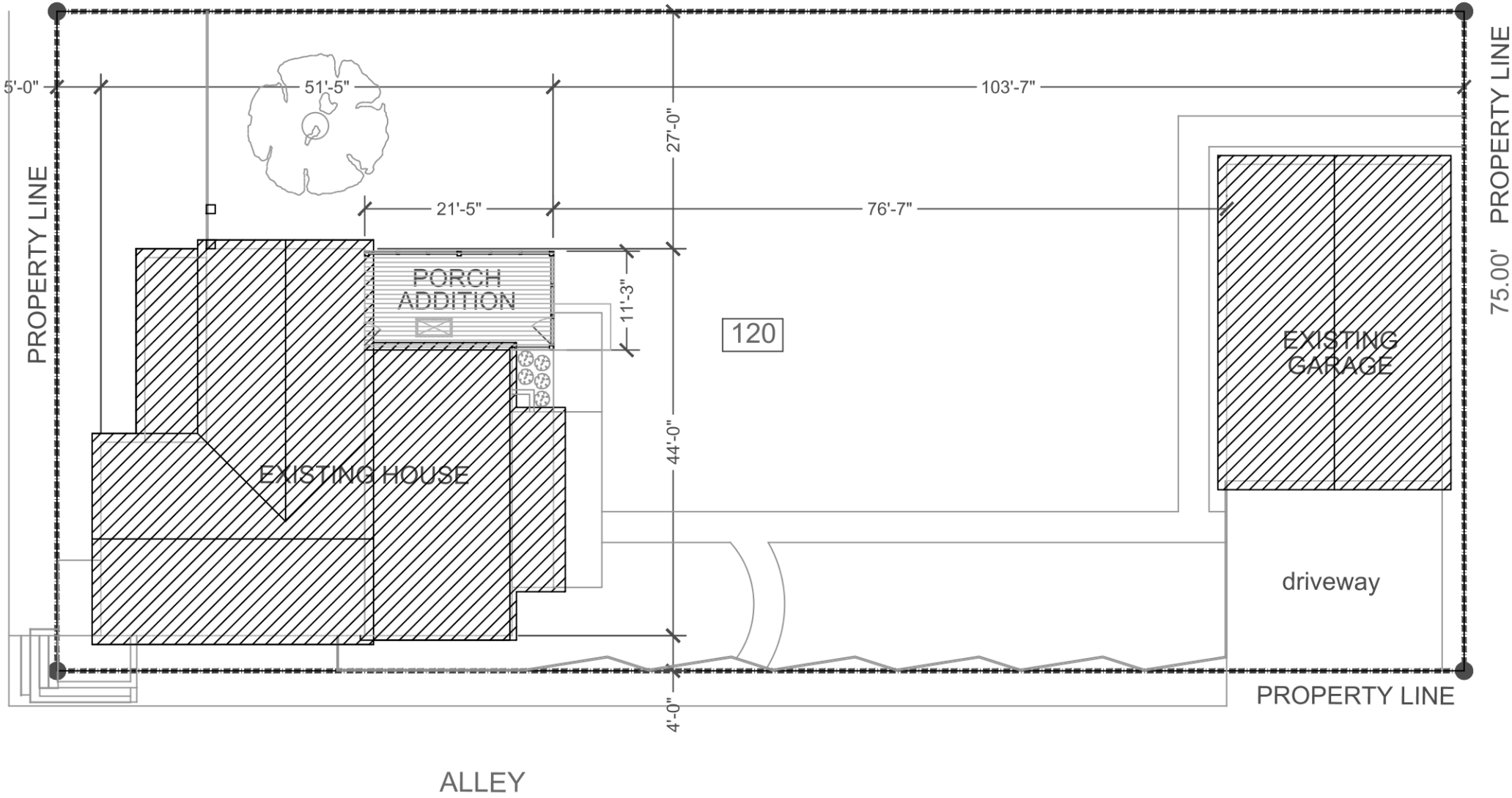


Danny Brandt  
Office: (319) 624-2253  
Cell: (319) 541-3833  
[www.litewindows.com](http://www.litewindows.com)

## Modern Roots- 120 N. Dodge St.

Qty	Description	Picture (approx. look)	Total
1			
	2-6 x 6-8		
	S2200		
	Right Hand Outswing		
	6 9/16 Wood Jamb		
	Double Bore		
	Oil Rubbed Bronze Hinges		
	Prefinished Panel 2 Colors		

N DODGE ST.



MODERN ROOTS  
DESIGN + BUILD

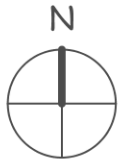
2071 S. Gilbert St. #7  
Iowa City, IA 52240

www.modernroots-db.com

Project Name:

ELDRIDGE  
RESIDENCE

120 N DODGE ST.  
IOWA CITY  
IOWA, 52240



Sheet Title:

PORCH ADDITION  
SITE PLAN

FOR REFERENCE ONLY

Issue Data:

MARCH, 2021

Design and Drawn By:

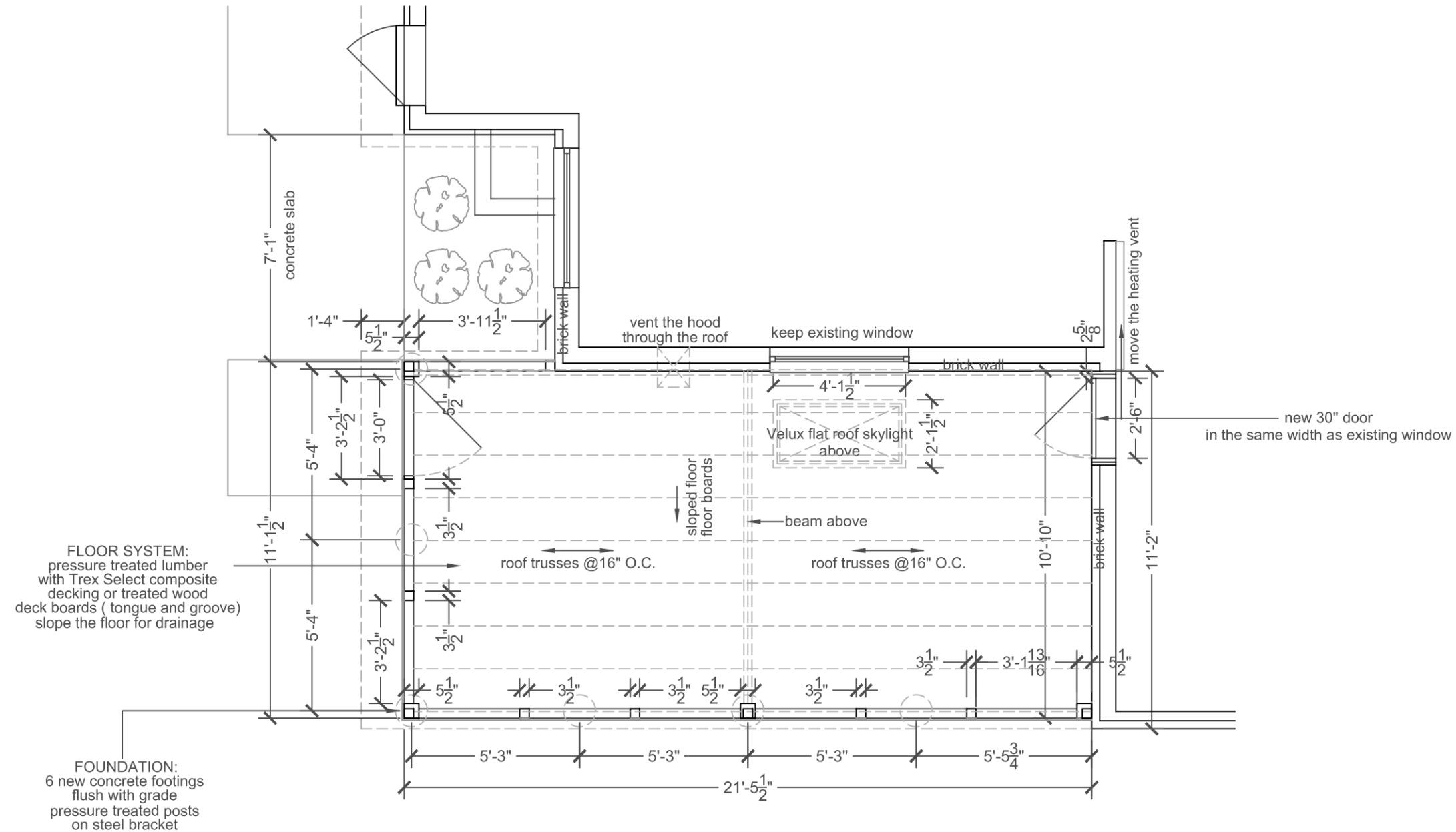
OLGA BADOVINAC

Scale:

1/16"=1'-0"

Sheet Number:

A0



MODERN ROOTS  
DESIGN + BUILD

2071 S. Gilbert St. #7  
Iowa City, IA 52240

www.modernroots-db.com

Project Name:

## ELDRIDGE RESIDENCE

120 N DODGE ST.  
IOWA CITY  
IOWA, 52240



Sheet Title:

PORCH ADDITION  
PLAN

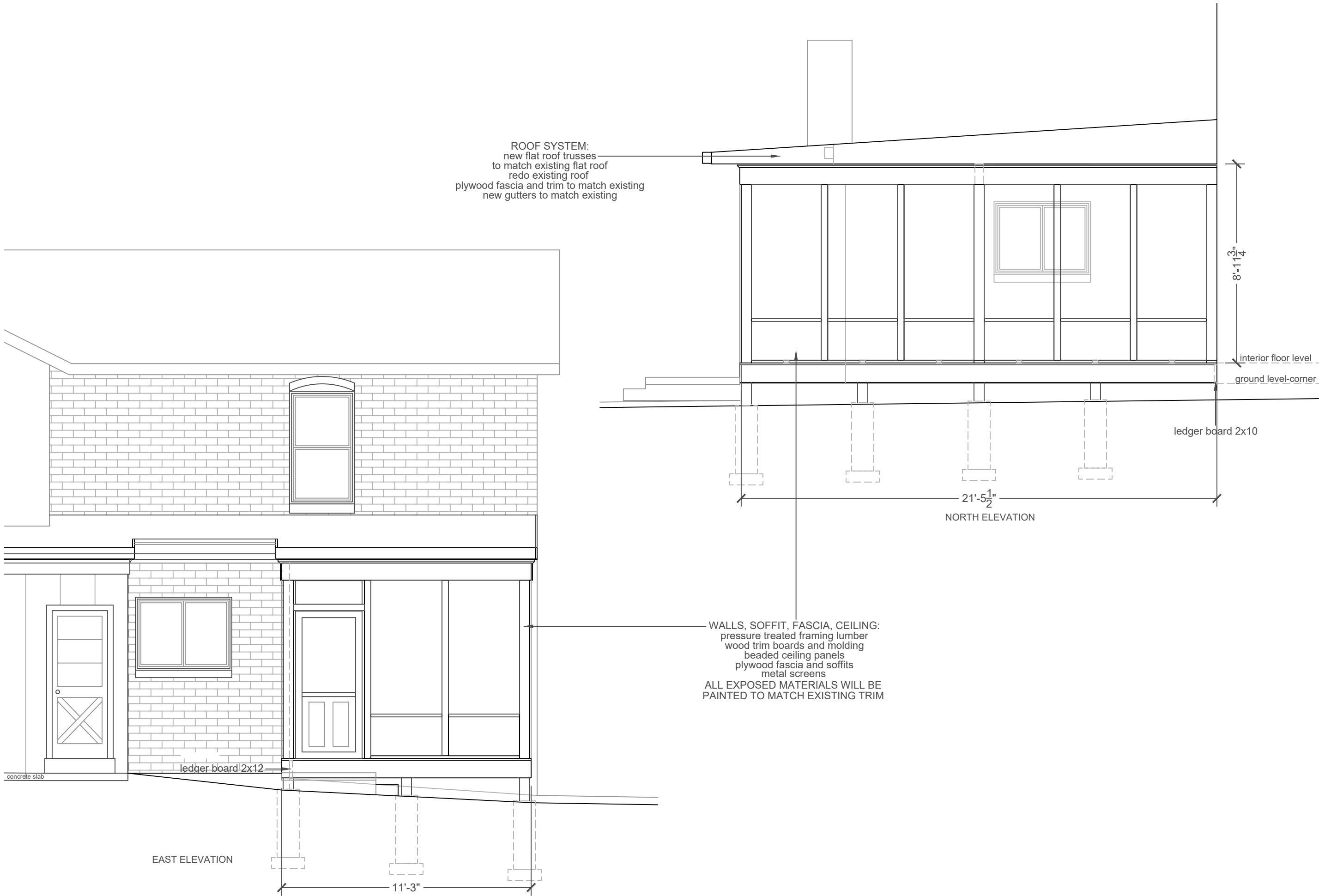
FOR REFERENCE ONLY

Issue Data:  
MARCH, 2021

Design and Drawn By:  
OLGA BADOVINAC

Scale:  
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Sheet Number:  
A1



MODERN ROOTS  
DESIGN + BUILD

2071 S. Gilbert St. #7  
Iowa City, IA 52240

\*\*\*.modernroots-db.com

Project Name:

ELDRIDGE  
RESIDENCE

120 N DODGE ST.  
IOWA CITY  
IOWA, 52240

Sheet Title:

PORCH ADDITION  
ELEVATIONS

FOR REFERENCE ONLY

Issue Date:  
MARCH, 2021

Design and Drawn By:  
OLGA BADOVINAC

Scale:  
1/4"=1'-0"

Sheet Number:  
E1



## **Staff Report**

June 7, 2021

### **Historic Review for 815 Bloomington Street**

District: Goosetown/Horace Mann Conservation District

Classification: Contributing

The applicant, Horacio Bustos, is requesting approval for a proposed alteration project at 815 Bloomington Street, a Contributing property in the Goosetown/Horace Mann Conservation District. The project consists of the removal of the internal gutters during a roof replacement project.

### **Applicable Regulations and Guidelines:**

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

4.6 Gutters and Downspouts

### ***Staff Comments***

This 1 1/2 story house was built in 1915 as a side-gabled Bungalow with Craftsman elements. The gable attic dormer has exposed rafter tails and the eaves have knee-brace brackets. the house has a moderate-pitched side-gable roof with a gable attic dormer centered on the front, extended slope of the roof. A broad gable roof porch extends across the full front with balustrade, pillars, and pediment covered in aluminum siding. the porch has ashlar block piers below the deck and a skirting pattern of narrowly spaced vertical boards. the windows are on-over-one double hung, a hipped bay window on the west side and a Palladian style group of flat-topped windows in the attic dormer. Aluminum siding was installed in 1977. The historic garage was demolished and a new garage was built in 1995. In 2017, staff approved the construction of new front steps.

The applicant is proposing to replace the deteriorated metal roof, which can be done in a Conservation District without approval. During the project, the internal gutters, located part way up the roof slope will be removed. The roof will be replaced with an asphalt architectural shingle. External gutters have already been installed.

The guidelines recommend in Section 4.6 Gutters and Downspouts to repair original built-in gutters. The section states that Original built-in gutters are important design features of some historic buildings. Removing them requires a building permit and must be approved by the HPC. Covering original built-in gutters and applying exterior gutters may be approved only if the roof slope at the gutter is not altered. An exception exists for the Commission to consider approval of the removal of the built-in gutters, when it does alter the roof slope, if documentation is provided to establish evidence of need.

Staff has been aware of the condition of this roof. The standing seam metal roof is thoroughly rusted and deteriorated. Repair or repair and coating is no longer possible. This house originally had a wood shingle roof and no gutters. Once the metal roof was installed, internal gutters were built by creating a trough in the slope of the roof. Removal of the metal roof will remove the internal gutters. This type of gutter cannot be constructed in the same way with new roofing materials, including new standing seam metal roofs. Another example of a roof with this type of gutter is at 409 Summit Street.

Staff finds that removing the internal gutter will not impact the historic character of the house. Removing them will allow the existing roof slope to remain.

### ***Recommended Motion***

Move to approve a Certificate of Appropriateness for the project at 815 Bloomington Street as presented in the staff report.



**815 Bloomington Street – internal gutter marked**



**815 Bloomington Street - internal gutter marked**





**815 Bloomington Street – internal gutter marked**

**Historic Review for 638 South Governor Street**

District: Governor-Lucas Street Conservation District

Classification: Contributing

The applicants, Petra and Marek Sinagl, are requesting approval for a proposed alteration project at 638 South Governor Street, a Contributing property in the Governor-Lucas Street Conservation District. The project consists of the replacement of a south-facing kitchen window and the installation of French Doors in the rear wall of the kitchen.

**Applicable Regulations and Guidelines:**

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

4.3 Doors

4.13 Windows

***Staff Comments***

This house, built ca. 1890, is a T-shaped vernacular cottage consisting of a two-story front facing gable and a 1 1/2-story side gable. Originally open porches were located in both of the El's on each side of the lower portion. In ca. 1910, the rear open porch was modified in to a one-story kitchen addition. A rear-facing dormer was also added to the back of this wing. The property also includes a barn-shaped house.

The applicant is proposing to replace the double-hung window toward the rear of the south side with a new double-hung window with a higher sill to accommodate a new kitchen counter. A wood, full-lite French door will be installed in the rear wall. The application proposed to replace the original windows in the house but they will now be repaired.

The guidelines recommend that new windows match the type, size, sash width, trim, and overall appearance of the historic ones. The window location should be consistent with the window pattern of the historic building. New door openings should be trimmed to match other doors and windows on the building.

Staff finds, that the kitchen window that is the subject of the application is located toward the rear of the south side. It is also shorter than the other windows on this side of the house. Staff finds that installing a window with a higher sill is appropriate. The applicant has proposed a Pella "replacement" window that staff believes to be inappropriate because it is meant to be installed in the existing frame. Staff will work with the applicant to approve a new window that will be the same size as the original except for the sill height.

Staff finds that the location for the French Door is appropriate because it is located on the back of the kitchen addition and that a wood door is appropriate.

***Recommended Motion***

Move to approve a Certificate of Appropriateness for the project at 638 South Governor as presented in the staff report with the following condition:

- Window product information is approved by staff.





638 South Governor





638 South Governor - window to be replaced marked



**Rear of kitchen addition – location of new French Door**

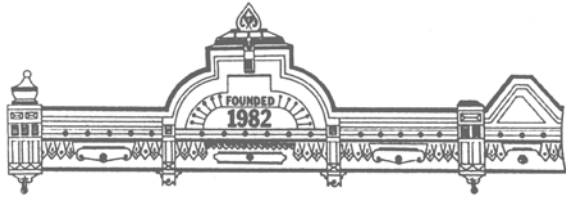




1" = 10'







Iowa City  
**Historic Preservation Commission**  
City Hall, 410 E Washington Street, Iowa City, IA. 52240

## Memorandum

Date: June 7, 2021  
To: Historic Preservation Commission  
From: Jessica Bristow, Historic Preservation Planner  
Re: 721 Dearborn Street Property Classification

The owner of 721 Dearborn Street, Jennifer Jorgensen, has requested that the Commission review the classification of her house. The house, located in the Dearborn Street Conservation District, is classified as non-historic. Reclassification of the property will make the house eligible for the Historic Preservation Fund.

According to the site inventory form completed in 1998 the house was built about 1950. According to the Assessor's site, the house was built about 1946. The 1933-1948 Sanborn Fire Insurance Map does not show the house. The Iowa City copy of this map, which was updated until the 1970s does show the house. Staff believes that an approximate construction date of 1948 to 1950 is accurate. This construction date would result in the building being considered historic, not non-historic.

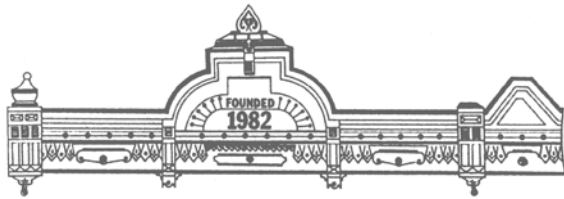
The house appears to be a Minimal Traditional Style house which were most commonly built between 1935 and 1950. In the 1940s they were often built as worker housing near WWII production plants. After WWII they were often built to satisfy post-war housing needs. They tend to have been built quickly and with little ornament.

The classification of buildings in districts is discussed in section 1.4 of the guidelines. The non-historic building is less than 50 years old. A contributing building is constructed during the period of significance for the district. A noncontributing building is either non-historic, significantly altered, or built outside the period of significance for the district.

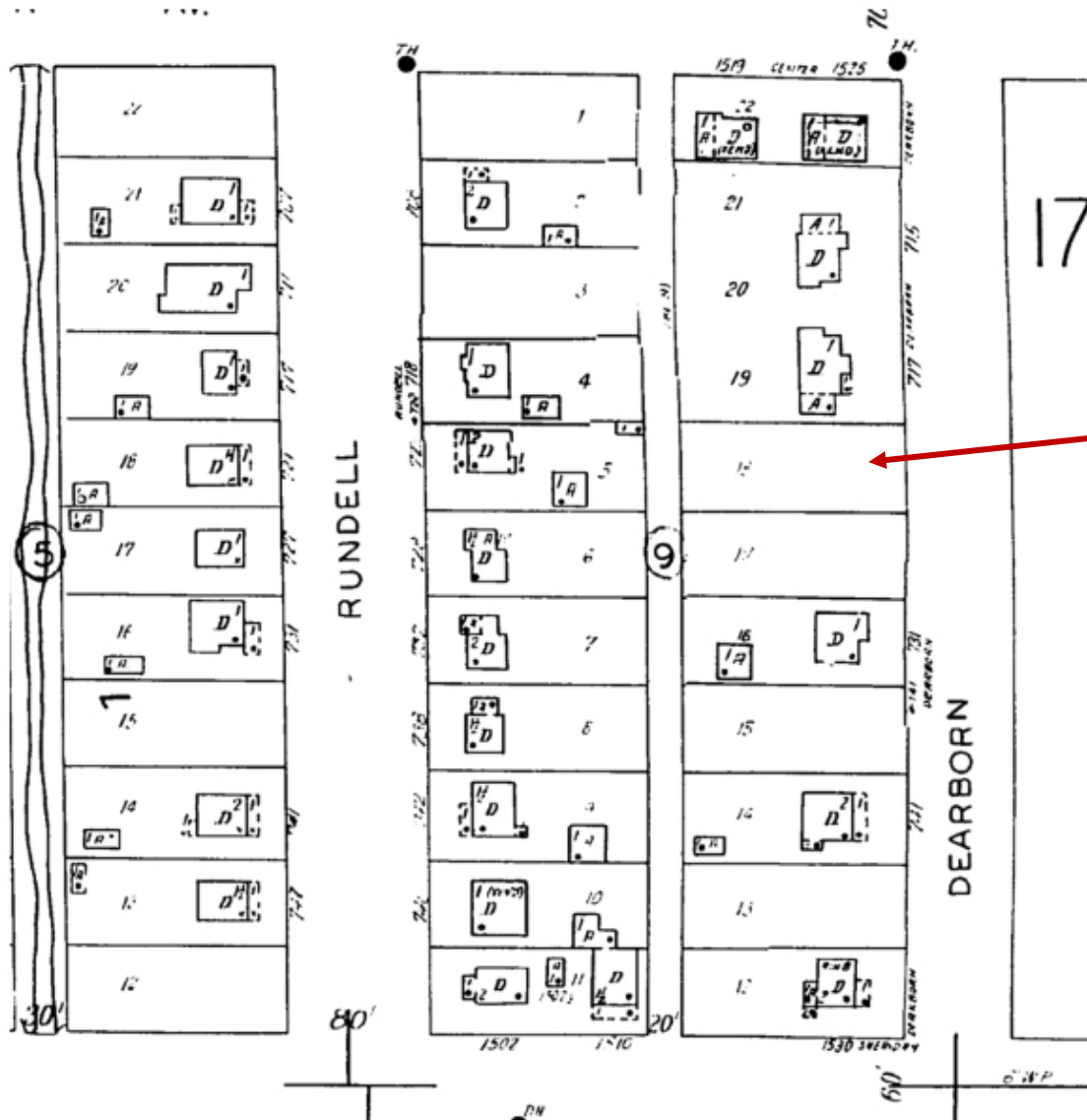
While it may be possible to review the entire Conservation District to determine if housing of this era and type would be contributing to the district, that would require a more thorough map update. A re-evaluation of the period of significance for the district would be required. Given the scope of this reclassification, one building, staff recommends a reclassification of noncontributing until the entire District can be reviewed.

### **Recommended Motion:**

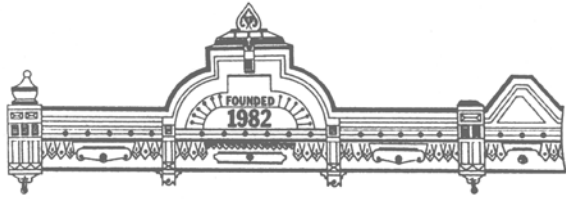
Move to approve the reclassification of the house at 721 Dearborn Street as noncontributing to the Dearborn Street Conservation District.



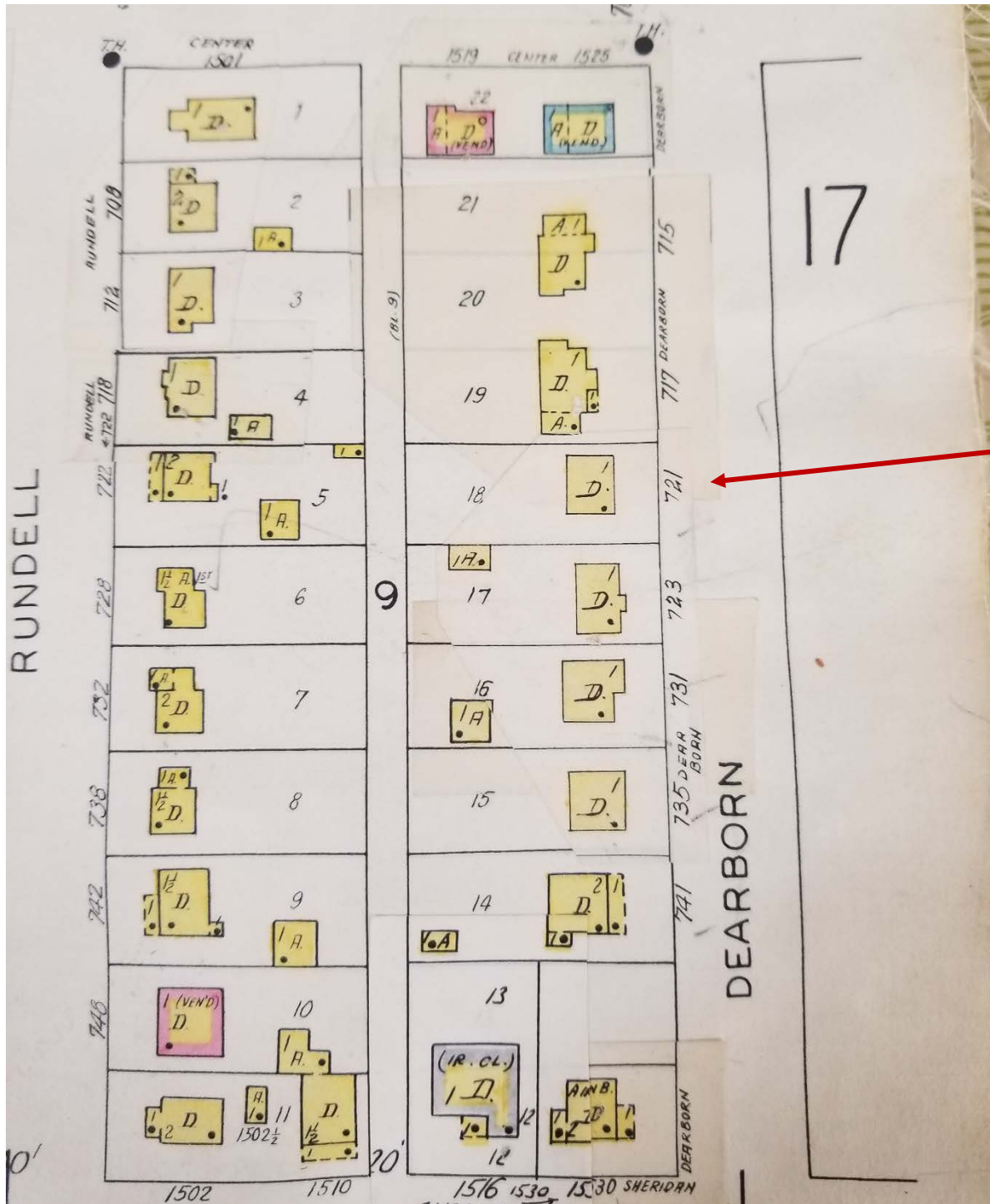
Iowa City  
**Historic Preservation Commission**  
City Hall, 410 E Washington Street, Iowa City, IA. 52240



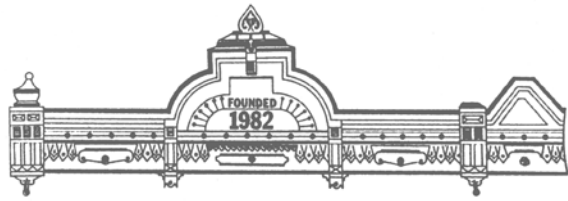
1933-1948 Sanborn Fire Insurance map



Iowa City  
**Historic Preservation Commission**  
 City Hall, 410 E Washington Street, Iowa City, IA. 52240



Iowa City updated copy of the 1933-1948 Sanborn Fire Insurance map



Iowa City  
**Historic Preservation Commission**  
City Hall, 410 E Washington Street, Iowa City, IA. 52240



721 Dearborn Street





# CITY OF IOWA CITY MEMORANDUM

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Date: June 7, 2021  
To: Historic Preservation Commission  
From: Anne Russett, Senior Planner  
Re: Proposed Amendment to the Iowa City Historic Preservation Handbook

## **Background**

At the Historic Preservation's May 3 meeting, the Commission requested that staff revise the draft amendment to the *Iowa City Historic Preservation Handbook* related to siding. The Commission requested that staff discuss issues with modern insulation in the walls of historic homes, add information on energy efficiency, and provide more clarity on economic and technical challenges. The Commission also expressed interest in providing general cost information related to removing synthetic siding and repairing original siding versus removing synthetic and original siding and replacing it with fiber cement board.

Based on this feedback, staff developed the revised draft amendment. To address the Commission's request, staff has incorporated some text into the introduction of the siding section that outlines the problems that modern insulation can cause in the walls of historic homes. Instead of revising or adding text related to energy efficiency, staff has proposed to reference section 4.4 Energy Efficiency of the Handbook (Attachment 1). Section 4.4 provides a number of energy efficiency solutions – from storm windows to insulating attics.

Additionally, staff proposed some additional language to clarify the meaning of “technical or economic challenges” included in the proposed amendment.

Related to the cost estimates, any cost estimates will soon become outdated and vary based on the project. Therefore, staff does not recommend including cost estimates in the handbook. The exemption already includes language that states: *Removal of the synthetic siding and repair of the original wood siding and trim is often the most sustainable and affordable solution.*

## **Revised Draft Amendment**

### **4.11 Siding**

Wood siding is prevalent throughout the historic neighborhoods in Iowa City. Most often it is plain clapboard siding with an exposure between 3 and 5 inches; however, it is sometimes tongue and groove, shiplap, or wall shingle siding. Wood siding along with the trim details and a variety of paint colors combine to make one of the most important defining characteristics of historic districts. This display of detail and color is essential to the character of the older neighborhoods, and therefore siding is protected by the design guidelines.

The primary threat to the traditional appearance of older neighborhoods has been the application of synthetic siding. This has been installed in an effort to avoid periodic painting. While synthetic siding may last longer than an application of paint, it does deteriorate over time and does need to be replaced when it fades, cracks, dents, or deteriorates. The application of synthetic siding covers many architectural details of a building, damages the historic siding and trim, traps moisture within the walls, and in some cases, necessitates the removal of historic elements altogether. For all of these reasons the covering of historic properties with synthetic siding is not allowed.

*The presence of modern insulation in the walls of historic homes can also result in moisture damage. For recommendations on ways to improve the energy efficiency of a historic home, please reference section 4.4 Energy Efficiency.*

**Recommended Amendment 4.11 Siding - Exception**

*The following exception provides flexibility to owners of eligible buildings with existing synthetic siding installed over original wood siding. The City recommends repair of original wood siding over replacement whenever feasible. Removal of the synthetic siding and repair of the original wood siding and trim is often the most sustainable and affordable solution. However, some property owners may have legitimate economic or technical concerns due to the deteriorated condition of the original wood siding or the impact rehabilitation may have on building performance, health or safety such as the potential for moisture damage due to the presence of modern insulation. Therefore, this exception encourages City staff and the Commission to consult with homeowners and/or their professional agents to assess applications involving the presence of synthetic siding and provide flexibility to situations where property owners wish to avoid economical and technical challenges such as moisture damage, remove the synthetic siding and the original siding, and replace it with an appropriate material as described in this handbook that matches in exposure, texture, and design.*

*Applies to: Non-historic, noncontributing, and contributing properties, both primary structures and outbuildings, in historic and conservation districts*

*Local historic landmarks and key contributing properties in historic and conservation districts are not eligible for this exception. This exception only applies to buildings with wood siding and not stucco, stone, or brick.*

*Synthetic siding may be removed, and if original wood siding exists underneath it may be repaired or removed and replaced with wood or an approved alternative material, provided the following conditions:*

- Synthetic siding covers the original wood siding;*
- Evidence of technical or economic challenges is noted related to the deteriorated condition of the original wood siding or the impact that rehabilitation may have on building performance, health or safety.; and*
- If original wood siding is removed, it must be replaced with an appropriate material that matches in exposure, texture, and design.*

*Technical challenges could include situations where synthetic siding covers original wood siding and evidence exists of modern insulation within any exterior wall of a historic home. Although moisture issues may not result from the application of synthetic siding and modern insulation, there is no way to guarantee that moisture will not become a problem. In these situations, property owners may be concerned with potential moisture issues and wish to remove the synthetic siding and insulation.*

*Economic challenges could exist in situations where compliance with the guidelines results in costs that are exorbitant. In order to demonstrate an economic challenge, applicants must submit detailed cost estimates. Staff and the Commission can evaluate if the added costs to comply with the guidelines is necessary or if there is another less costly solution.*

*Staff and the Commission can evaluate other technical or economic challenges on a case-by-case basis.*

**Attachments:**

1. Section 4.4. Energy Efficiency of the Historic Preservation Handbook

## 4.4 Energy Efficiency

Often the solution to energy leaks in an older home are simpler than imagined. A misconception that some people have about Historic Preservation is that it is counter to the growing desire for increased energy efficiency and green building practices. However, there are many green practices that are appropriate or that are inherent in historic buildings. Many of the suggestions listed below do not require historic review, but the small steps outlined can make a big difference in cutting energy loss in an older home. The Commission also encourages new innovations and ideas be brought to their attention for discussion and research as technologies change.

**Start with an energy audit.** Audits can help pinpoint problem areas and measure energy savings. In a historic house, it is important to hire a professional who's well acquainted with the idiosyncrasies of older homes. Your local energy company may also conduct complimentary energy audits. The audit should be done in the late fall or winter and may include a Blower Door Test or an infrared camera evaluation. During a Blower Door test your auditor will mount a fan on an exterior door frame to pull air out of the house and determine how airtight the home really is.

**Make sure fireplace dampers, dryer vents, and bathroom fans are open only during use.** An open damper can let as much as eight percent of the heat in your

**Use light paint colors for your house's exterior.** Lighter colors reflect heat

**Add storm windows.** Storm windows improve energy efficiency and personal comfort for a fraction of the

**Decorate for cold-weather efficiency.** Use lined draperies, working shutters, and insulated window shades to significantly cut heat loss.

**Check your heating system.** Have your furnace serviced for maximum efficiency. Bleed radiators and clean forced-air registers to ensure proper operation. Change furnace filters monthly or as recommended by the

**Restore porches and awnings.** Porches, awnings, and shutters were intended for shade and insulation. The restoration of porches requires historic review.



**In summer, open the windows and use fans and dehumidifiers,** which consume less energy than air-conditioning. Many old houses were designed with good cross-ventilation; take advantage of your

**Insulate the attic, basement, and crawl space.** About 20% of energy costs come from heat loss in those areas. Inadequate insulation results in heat loss, and forces your furnace to work overtime. Make certain the attic hatch is as well insulated as the attic

**Plant trees and other landscaping.** Evergreen trees on the north and west sides of your house can block winter winds, and leafy trees on the south and west provide shade from the summer sun. It may be possible to use old photos to match the historic

**Keep original windows intact.** Older windows perform extremely well when properly maintained. Don't replace — repair! Seal gaps with caulk, apply new glazing compound, replace broken panes, repair loose wood parts, and install weather stripping. You'll reduce landfill waste and the demand for vinyl, a non-biodegradable material that gives off toxic byproducts when made.

**Install a programmable thermostat** to keep your house warm when you are home, and

**Insulate ductwork and hot water pipes** travelling through cool spaces. Caulk holes around mail chutes, cable television and utility entrances, and outdoor faucets.

**Reuse old materials,** such as brick, stone, glass, and slate when making home improvements. This prevents these materials from ending up in the landfill and does not require the resources to harvest or produce new materials. Make a visit to the Salvage Barn at the Iowa City Landfill to find reusable materials of every sort.

**Keep doors airtight** by weather stripping, caulking,

MINUTES  
HISTORIC PRESERVATION COMMISSION  
EMMA J. HARVAT HALL  
May 13, 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: Maeve Clark, Andrew Letarte,

**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.

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

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:

Andrew Letarte, a member of the public and the owner and president of Mended Rose Properties (a veteran-owned house-flipping business), said thank you to the Commission for all that they do and said that Bristow has been great to work with. He said that they currently have a property at 614 Oakland Avenue which happens to be their very first flip/project. He said that they had issues with the vinyl windows and they're replacing them with metal-clad windows.

Letarte said that Mended Rose Properties is a community-based company, so he wanted to share his perspective on a very expensive mistake that he made in the hopes that it could be helpful to someone in the future. He said that there was nothing in the legal documentation of 614 Oakland Avenue being in a historic district. He said that he thinks it would be helpful for consumers and homeowners to know if their property is within a historic district so that they know the restrictions that come with that and recommended that it be incorporated into the seller's disclosure statement and legal paperwork. He also said that he would recommend that those applying for permits within a historic district also submit a certificate of appropriateness in order to qualify for the permit. He said that he appreciated the Commission's work and their patience and kindness to him through this misunderstanding.

Boyd thanked Letarte and said that the Commission is listening to public input and appreciates all of the helpful feedback.

Boyd closed the public comment period.

## CERTIFICATE OF APPROPRIATENESS:

### 628 North Johnson Street – Brown Street Historic District (rear demolition and new addition)

Bristow said 628 North Johnson is a key property and probably a catalog house. She said that the house contains craftsman elements in the knee braces supporting the main roof and porch roof as well as in the mitered siding. She said that it also has Colonial Revival elements in the window types, which are six over one double-hung windows and the trim. Bristow said that staff has previously approved removing the car port on the side of the house.

Bristow said that the current project is a kitchen and small bath addition to the rear of the property following the removal of a porch that was added a few years after the construction of the house. She said the bump out and the front porch of the house are not set in but rather a continuation of the wall, and the new kitchen addition is proposing to do the same thing. She said that the project will retain the existing window in the back, and include the addition of: two windows, a half-light door, a hip roof, a landing with stairs, a small transom window, and a single window on the south side. She said the applicants also proposed to replace the other windows in the house over time as they can, in order to bring them back to the six over one double-hung window. Bristow said that Staff recommends approving this project as proposed, and also proposed putting in a vertical trim board in the south wall to distinguish the original house from the new addition.

Kuenzli asked if the new windows would be metal-clad wood or vinyl. Bristow said that they would be metal-clad wood.

Boyd opened the public hearing. Boyd closed the public hearing.

Boyd said he thinks this is a great project with a lot of exciting elements. Kuenzli agreed. DeGraw said that it is nice that it is a university house that is continuing to have nice improvements done.

**MOTION: DeGraw moved to approve the Certificate of Appropriateness for the project at 628 North Johnson Street as presented in the Staff report. Kuenzli seconded. The motion carried on a vote of 9-0.**

### 502 Grant Street – Longfellow Historic District (rear demolition and new addition)

Bristow said that 502 Grant Street is a Moffit & Blakeslee house with a large lot. She said that it is a Colonial Revival home with six over one double-hung windows, shingled siding, a bump out, and a classical entrance and sun porch which both have a balustrade. She said that the bump outs and additions on this house are also a continuation of the front wall.

Currently, Bristow said the house has a small bump out and a casement and double hung window on the rear and the windows do not match the rest of the house. She said the original application requested to reuse these windows on the new addition, but Staff recommends using six over one double-hung windows to match the others on the house. She said the new kitchen addition will have: a pair of French doors, a stoop and step, and 3 six over one double hung windows with raised sills. She said this project proposes to replace the central rear window with a door leading out to a patio, and that it is proposed to be six feet deep. Bristow said a traditional porch area to sit is normally eight feet deep, but Staff does not propose that this is a condition for the project approval. Rather, she said that Staff wants the Commission to approve the project proposal with the possibility of it being either depth. She said the applicants do propose to put a balustrade on the patio as well, and Staff recommends that since they will need to be taller to meet code, that they are narrowed from the existing examples to better fit the

proportions in the existing ones. She also said that the trim and siding will match the existing house.

Boyd opened the public hearing. Boyd closed the public hearing.

**MOTION:** DeGraw moved to approve the Certificate of Appropriateness for the project at 502 Grant Street as presented in the Staff report with the following conditions: the addition windows match the rest of the house as described in the Staff report and materials are approved by Staff, the doors are wood or fiberglass and approved by Staff, the width of the new balustrade piers is reduced as described in the Staff report, and the proposed porch can be either six or eight feet in depth. Burford seconded. **The motion carried on a vote of 9-0.**

**REVIEW OF DRAFT EXCEPTION FOR SIDING GUIDELINES PER CITY COUNCIL REQUEST:**

Russett said that the City Council discussed the proposed amendment to the siding guidelines on April 20<sup>th</sup> that the City Manager had presented to the Commission at previous meetings. She said that Staff presented the City Council with four options on how to move forward, and the City Council chose the second option which was to provide the Commission two to three more months to review the amendment and situation in order to formulate their own recommendation. Russett said that this item is on the agenda for the Commission to discuss their next steps.

Boyd opened the public hearing.

Maeve Clark, a member of the public and the president of Friends of Historic Preservation, said that she thinks that it is important for the Commission to speak up about the importance of this and that maybe there is a compromise that allows for them to give guidance to the homeowner without letting things go crazily free. She said that it is important for the communication to keep flowing back and forth and she realizes that there are some people who don't want to deviate from the guidelines, but she is afraid that if they do not they might end up in a situation that they don't like. She said that this is a very difficult position to be in and she empathizes with the position the Commission is in.

Boyd closed the public hearing.

Boyd said that he wanted to hear everyone's ideas to get them on the table first before starting the discussion. DeGraw said that if they consider the 1133 E Court situation, she said that she would be fine with the fiber cement board siding in the instance where it sounds as complicated and potentially as expensive as it could be. She said that she has spent time looking at different cities' policies on fiber cement board siding, and Iowa City's policy looks similar to those that she found. She said that the city of Chicago surveyed 24 cities about this, so it could be worthwhile for Iowa City to ask them what information they gathered. She said that there are pdf files on other cities' websites that have information on cedar siding, fiber cement siding, roofing, etc. that can be easily downloaded and read, and they might want to talk about doing something similar on their website or updating the Historic Preservation handbook.

Kuenzli asked if the applicants were to remove the vinyl siding from the main part of the house and also from the addition, if it would be possible to use the cement board on the new addition to restore the original wood on the main part of the house as well as install a vertical board indicating the separation between the original house and the addition. Boyd said that they have been tasked to look at their siding guidelines more broadly as opposed to looking at the specific property on Court Street. He said if the Commission does not provide the City Council with a recommendation, then they will approve what Staff recommended. Kuenzli said that she

believes what they have in their guidelines is clear and matches what other cities have in their guidelines, so she is not sure why they have to change it. She said that it is hard to remove this specific property from their discussion because it is what prompted the whole discussion.

Kuenzli asked if it is possible to leave the guidelines as they are. Boyd said that half the Council wanted some sort of change and the other half wanted the Commission to look at the situation. He said that he agrees with Kuenzli, but the Commission has to do something otherwise the Council will approve what was already proposed, and that is just the reality of where they are currently at.

Sellergren asked if it is possible to find some sort of formula to use as a comparative measure against different houses. Boyd said that he had a similar suggestion and he thinks they should, with Staff's help, look at defining economic and technical challenges. He said that they should look at creating a standard or a preservation of best practices for siding and installation problems/challenges as well as using published sources when it comes to talking about climate change. He said that the big thing is getting clear, economic, and legal definitions of what economic and technical challenges are to help clarify exceptions that are presented to them.

Sellergren asked if the Iowa City Historic Preservation has the resources to create a comparative standard and provide homeowners with that information. Russett asked Boyd if he thinks the City should purchase an estimating software and do estimates for homeowners based on different types of projects. Boyd said yes because the burden is currently on the homeowner if something is deemed an economic challenge by the City. Bristow said that she is unsure about providing cost information regularly, but she can see what Boyd was talking about and that could work in a study comparing the estimated costs of repairing the siding versus replacing it. Sellergren said that it would be interesting to have a few comparative examples set up as a model if Staff time allowed. Burford agreed and said that it should also be illustrated. Sellergren said that maybe they need to be allotted more time to make this information clear and available to those who need it. Russett said that she has some concerns with Staff providing construction costs for projects since they are not professionals within the industry. Sellergren asked if it would be possible to hire a contractor to do that work on behalf of the City. Boyd said he thinks it would be helpful for folks to know the cost difference as well as the embodied energy between replacement versus repair. Sellergren agreed and said that this issue will most likely come up again and that it would be helpful if they had some sort of equation. Bristow said that they have a Certificate of Economic Hardship that takes some of that into consideration, but the burden of proof is on the applicant to show they meet the conditions for that certificate. She said that it requires them to show that what the Commission requires is so costly that it will allow the applicant to have no return with the property. Boyd said that that current process comes on the back end after the Commission has already denied something, but he wants to shift those concerns to the front end to specifically define what the economic and technical challenges are for the project. Brown said that he liked the idea of an equation (and linking it to the home's value as opposed to owner income), and he asked if, in the end, a technical challenge would ultimately find its way to be an economic challenge as well. Boyd said that that was a good point. DeGraw also said that the websites she visited had "on a case-by-case basis" stated, and she feels that is important to include.

Boyd asked if the amendment becomes part of their guidelines if it would still move through the Commission for approval. Bristow said that it would go to the Commission for approval.

Boyd said he thinks they still need clear definitions around those terms, and that is the direction that the Commission would want to move in going forward. Russett asked if they would like for Staff to come back with some definitions or a proposal for next meeting. Boyd said that having options would be helpful. Bristow asked if Staff's next step was to come back to the Commission

or report to a subcommittee instead. Boyd said that they have two to three months, so maybe they could assemble a subcommittee before the third month if necessary. Kuenzli asked if they could get some volunteers to contact other cities and find out about their historic preservation guidelines to compare. Russett said if they find more resources to go ahead and send them to Staff. Sellergren asked if they would specifically be looking for solutions to problems similar to theirs. Boyd said yes and that it sounded like a great idea. Bristow said she wanted to caution the Commission about rewriting their guidelines in their entirety because that would be a long process. Boyd said that was a great point. DeGraw said it seemed useful for homeowners to have more information in advance before deciding on fiber cement board siding or other materials with permanent effects. Pitzen asked why fiber cement board siding was inferior, historically, to other types of siding. Boyd said it wasn't inferior, but that they just try to preserve the original material if it's there.

Boyd said that they seem to be in a good place with Commission discussion and having individual assignments and asked if there was anything else to discuss on the topic. Sellergren asked if they thought the homeowner would be compliant with providing technical and cost information so that the Commission could use it in future situations. Boyd said that they could certainly ask. Bristow said that they could estimate the cost of the project in both ways as well. DeGraw asked if the city could continue with the university program to make some houses more affordable, since living in a historic district is too expensive for some. Boyd said that that was in their work plan and they could certainly have continuing discussions with other parts of the city government about that.

#### REPORT ON CERTIFICATES ISSUED BY CHAIR AND STAFF:

##### Certificate of No Material Effect – Chair and Staff Review

##### 621 North Johnson Street – Brown Street Historic District (window replacement)

Bristow said the owner just wanted to replace a few individual pieces of siding and a few rotten sills.

##### 422 Grant Street – Longfellow Historic District (chimney repair and new cap)

Bristow said that this project was a removal of a chimney cap and replacement with a metal cap along with chimney repair.

##### Minor Review – Staff Review

##### 727 Rundell Street – Longfellow Historic District (window replacement)

Bristow said that the owner is having two of the three original windows repaired and voluntarily replacing all of the other more modern windows in the house that were not the style of the original windows.

##### 603 Brown Street – Brown Street Historic District (roof shingle replacement with metal shingle)

Bristow said that this project is replacing the shingle roof with metal shingles, which should look somewhat similar to the original wood shingle roof.

##### 834 Clark Street – Clark Street Conservation District (window replacement)

Bristow said that this was a ranch home with a second-floor addition and the owner is replacing all of the windows.

505 Clark Street – Clark Street Conservation District (basement window replacement and egress window and window well installation)

Bristow said this project involves the installation of a basement egress window on the side.

811 Church Street – Goosetown/Horace Mann Conservation District (window replacement and soffit repair)

Bristow said that some of the work is internal and part of the project is with one of the other rehab programs. She said they are fixing holes in the soffits from old internal gutters and replacing the sashes on the second-floor windows.

Intermediate Review – Chair and Staff Review

630 Iowa Avenue – College Hill Conservation District (pergola construction)

Bristow said that this building is no longer historic because it has been altered, but they are putting up a pergola which requires a building permit in this district. She said it was a simple style and painted to match the existing structure.

814 Rundell Street – Dearborn Street Conservation District (rear deck removal and new screened porch addition)

Bristow said that this is a non-historic house due to the entire second floor and rear addition added in the 1970's. She said they are removing the deck in the back and adding a screened porch, as well as replacing the upper slider window with a window to match the ones on the front.

614 Oakland Avenue – Longfellow Historic District (window, door, and siding replacement)

Bristow that this is the project that Letarte was referencing earlier and had replaced all of the original windows with vinyl windows and replaced the front door as well as some siding. She said that this project includes replacing all of the new vinyl windows with metal clad double-hung windows and installing a door more like the original that he removed.

741 Oakland Avenue – Longfellow Historic District (front porch reconstruction)

Bristow said that this house started out as a repair, but the owner did not have a permit. She said this house is non-contributing because it has a very large unsympathetic addition on the back, but the porch is original. She said the columns are in bad condition so they will be replaced with a close match to the original, the railing will be replaced, and the concrete stairs will be changed to wood stairs.

Boyd asked how Letarte was able to get a permit without being informed that the house was located in a historic district. Bristow said she wasn't sure how that happened, but it could have just been a mistake that the building officials did not catch. Kuenzli asked if Bristow talked to the realtor association in April and informed them that they need to let people know about houses within specific districts. Bristow said they presented to the Iowa Association of Realtors and did mention that in their slides. Brown asked if the Commission could give a list to the city of the houses within a historic district so that they can pass on to the owners getting permits that their project, whether interior or exterior, might need a historic approval. Bristow said that she thinks the building officials have a similar process as Staff when looking at permits which alerts them if a house is potentially within a district or not. Russett said that Staff will be looking into this and figuring out what happened.

#### CONSIDERATION OF MINUTES FOR APRIL 8, 2021:

DeGraw said on page 4 she wants to replace “different city things” with “for a regulation, it sort of becomes the golden ticket.”

**MOTION: Kiple moved to approve the minutes from the April 8, 2021 meeting as amended. DeGraw seconded. The motion carried on a vote of 9-0.**

#### COMMISSION DISCUSSION:

##### Letter in support of LGBTQ history markers

Boyd said that there are a few organizations that are fundraising to get some historic markers for LGBTQ sites around the city, and he thought that fit in nicely with the Commission’s work plan about telling a more inclusive history of the city. He said he was hoping to get the Commission’s approval to sign a letter of support that the organizations could edit as needed as they’re doing their fundraising efforts.

##### Sanxay-Gilmore House update

Boyd said they put the Sanxay-Gilmore House update on the agenda in case the Commission wanted to have a discussion. Wu asked if there is any option to reopen dialogue with the city about the house and the lot because he was frustrated with the process and the current outcome. Russett said that the lot will not go to the university if they choose not to move the house. Kuenzli asked Russett if she thought it would make any difference if there was some city-wide reaction of people expressing interest in seeing the project move forward. Russett said she thinks it is a money issue with the university and the bids they received for the move that is not making the project work. Boyd said he thinks they should keep this in their discussions in the future, but he feels it is promising that the university is not set on tearing the house down yet.

##### Historic Preservation Awards

Boyd said that they have a subcommittee meeting next Thursday to set a date and time for the awards. He said that the Commission generally approves the award winners. Bristow said that the county will not be involved in the awards this year, but if the Commission wanted to (fully) nominate people then they should do so by the subcommittee meeting next Thursday.

**MOTION: Brown moved to approve the proposed awardees for the 2020 Historic Preservation Awards and grant the authority to approve any changes to the awards subcommittee. Pitzen seconded. The motion carried on a vote of 8-0.**

#### COMMISSION INFORMATION:

Bristow said that she will be signing up the individuals who wished to attend the State Historic Preservation Summit in the near future, so they should expect to get an email. She said that this is also her last day at home, so she will be at City Hall if they need her in the future. Sellergren asked if they will be resuming in person meetings soon. Bristow said she thinks Council is deliberating about that and will reach out to the commissions with more information. Russett said that City Hall is opening to the public on July 1<sup>st</sup>. DeGraw asked if they could take a poll to see who would be okay/not okay with meeting in person. Boyd said he thinks they should wait for City Council direction.

#### ADJOURNMENT:



Sellergren moved to adjourn the meeting. DeGraw seconded. Meeting was adjourned at 7:10 p.m.

# HISTORIC PRESERVATION COMMISSION ATTENDANCE RECORD 2020-2021

NAME	TERM EXP.	7/09	8/13	9/10	10/08	11/12	12/10	01/14	01/28	02/11	03/11	04/08	05/13
AGRAN, THOMAS	6/30/20	--	--	--	--	--	--	--	--	--	--	--	--
BOYD, KEVIN	6/30/23	X	X	X	X	X	X	X	X	X	X	X	X
BROWN, CARL	6/30/23	X	O/E	X	X	X	O/E	X	X	X	X	X	X
BURFORD, HELEN	6/30/21	X	X	X	X	X	O/E	X	X	X	X	X	X
CLORE, GOSIA	6/30/20	--	--	--	--	--	--	--	--	--	--	--	--
DEGRAW, SHARON	6/30/22	X	X	X	O/E	X	X	X	X	X	X	X	X
KUENZLI, CECILE	6/30/22	X	O/E	X	X	X	X	X	X	X	X	X	X
KIPLE, LYNDI	6/30/22	X	X	O/E	X	X	O/E	X	X	X	X	X	X
PITZEN, QUENTIN	6/30/21	X	O/E	X	X	X	X	X	X	X	X	O/E	X
SELLERGREN, JORDAN	6/30/22	X	X	X	X	X	X	X	X	X	X	X	X
WU, AUSTIN	6/30/23	X	X	X	X	X	X	X	X	O/E	O/E	O/E	X



May 14, 2021

Historic Preservation Commission

Dear Historic Preservation Commission Members,

I am writing today to in regarding the inherent responsibility included in owning an historic home. In keeping up a home to the standard of beauty, owners may and most likely will encounter exterior lead-based paint. The responsibility is not just to the home itself, but to the safety and health of your neighbors and those parties working regularly in the area.

It is to this, that I remind you as a Commission to not only review projects for appearance, but also add that proper lead testing must be done and proper mitigation planned and performed. That homeowners and their contractors have an obligation to ensure any exterior project causes no potential or actual harm to the ground or directly to those living nearby.

Being in Real Estate as well as being a Lead Based Paint Certified contractor, there are requirements for disclosure of the dangers of lead-based paint poisoning by Federal law and the State of Iowa through the Iowa Department of Public Health Lead Poisoning Prevention Program. Homeowners can contact them at 1-800-72-2026 to get a list of risk assessors who will come to the home and verify if it is safe from lead-based paint and provide a list of certified lead abatement contractors in Iowa.

We have been on the neighbor side twice now of improperly executed lead paint removal and our concern is growing as the regard for the seriousness of this issue seems nearly non-existent. It is irresponsible of the Commission, the homeowners, and their contractors to turn a blind eye and simply pretend that not knowing if paint is lead-based or not, is enough to balance out the danger of a possible debilitating poisoning to someone or some neighboring child.



I believe this picture (from your own literature) of paint scraping without any mitigation controls in place, *in the presence of young person eating*, adequately shows the disregard for the potential dangers of lead-based paint in these historic homes.

Please consider revisiting the Iowa Department of Public Health Lead Poising literature after which we also hope that you decided to include testing of historic homes for this toxin a bullet point in your review process as well. It would speak well to not only the character of the homes you advocate for, but the Commission as a whole functioning unit in our community.

Thank you for your consideration of this important matter.

Mike Oliveira  
General Manager, Prestige Properties

Photo from: Historic Preservation  
Commission Website

34<sup>th</sup> Annual Historic Preservation Awards

\*\*\*\*\*8.iowa-city.org/weblink/0/edoc/1575330/2016%20Awards%20Presentationfinal.pdf

Prestige Properties, 329 E Court St, Suite 2, Iowa City, IA 52240

\*\*\*[prestigeprop.com](http://prestigeprop.com)

319-512-7616