

**MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION**

5:30 p.m.

Thursday, January 21, 2021

Virtual Meeting

Due to the COVID-19 pandemic and mandates for social distancing, this meeting was conducted virtually.

Commissioners Present: Chairperson Bill Doyle; Commissioners Melissa Daykin Cassill, Christina Monk, David Klavitter, John McAndrews, Rick Stuter, Joseph Rapp and Craig Reber.

Commissioners Excused: Brandi Clark

Commissioners Unexcused: None.

Staff Members Present: Wally Wernimont and Chris Happ Olson.

CALL TO ORDER: The meeting was called to order by Chairperson Doyle at 5:31 p.m.

MINUTES: Motion by Daykin Cassill, seconded by Monk, to approve the minutes of the December 17, 2020 meeting as submitted. Motion carried by the following vote: Aye – Daykin Cassill, Monk, Klavitter, McAndrews, Stuter, Reber, Clark and Doyle; Nay – none.

Commissioner Rapp entered the meeting at 5.35 pm.

ACTION ITEMS:

Certificate of Appropriateness

Applicant: Danny Sprank, Giese Roofing Co.
Owner: Matt Kline
Address: 197 Main Street
Project: Replace roof, remove coping at parapet, remove obsolete penthouse
District: Old Main Historic District

Staff Member Happ Olson presented the staff report noting the building is a contributing structure in the Old Main Historic District. She described the structure noting the request for work to re-roof the flat roof, not visible from the public right of way, and as part of the project modify the parapets and remove an obsolete elevator penthouse.

She referred to photos of the building through time, including a 1911 image in which an articulated and prominent cornice was present, and no elevator penthouse was presented. She noted that based on photos from 1911, c. 1960 and contemporary photos and Sanborn image from 1911 and 1936, the penthouse was likely constructed sometime after 1911 and before 1936. She noted that the parapet wall and cornice have been modified and that the terra cotta coping tile is likely not original.

Happ Olson noted the request is to remove the coping tile and penthouse, and replace the rubber roof, and responding to Commissioner questions, stated that if the project was for the rubber roof only, she would have reviewed the project in-house without bringing it to the Commission because it was not visible from the public right of way. The request for the tile and penthouse removal triggered the Commission's review.

Danny Sprank, Giese Roofing Company, explained that he was contacted by the property owner to install a roof and removed a penthouse. He discussed the condition of the roof and noted the roof is in poor condition. He noted when the property was rehabbed 20 years ago, the elevator was removed and a bedroom was located below the penthouse. Sprank noted the panels on the penthouse are rusted and the some of the windows are plexiglass. He noted that rubber was glued to the clay tiles and they would need to be removed. He noted that the owner had since changed his mind following the application and wishes to save the clay tiles as is possible.

Commissioner Monk referred to the penthouse photo stating she does not have strong feelings for keeping the penthouse. Chairperson Doyle agreed that removal of the penthouse would be acceptable. Commissioners Daykin Cassill and Reber agreed that removal of the obsolete penthouse was acceptable.

Commissioner Klavitter discussed in the future if a roof top deck was to be constructed. Staff members discussed that a project would need to meet code and trigger a historic review, which would come to the Commission if visible from the public right of way.

Motion by Monk, seconded by Reber, to approve removal of penthouse and replacement of roof as submitted. Motion carried by the following vote: Aye – Daykin Cassill, Monk, Klavitter, McAndrews, Stuter, Rapp, Reber, and Doyle; Nay – none.

Certificate of Appropriateness

Applicant: Danny Sprank, Giese Roofing Co.
Owner: Scott Hendron
Address: 1433 Main Street; Henderson House
Project: Front porch: replace Yankee gutter system K-style gutter
District: Jackson Park Historic District

Staff Member Happ Olson presented the staff report. She noted the request to install a copper roof on the building's front porch. She explained requested change to the downspouts and gutter system, abandoning the built-in gutter (often referred to as Yankee gutter) and installing a new gutter and downspout system at the edge of the

roof, taking the place of existing crown moulding. She explained that if it was just an in-kind replacement should could sign off but the design change triggers review by the Commission. She referred to previous Certificate of Appropriateness from 2011 from the same owner and the same building in which the Commission approved a similar change at the main roof level of the structure, in regards to decking over the built-in gutter and swapping out crown moulding for a K-style gutter system.

Happ Olson described the difference between a Yankee style gutter and a K-style gutter. She explained the upper portion of the roof had a K-style gutter installed and downspouts. She noted the gutter was painted to blend into the building. She referred to previous approval for the installation of the K-gutter. She referred to diagrams that shows the profile of the Yankee Gutter and K-style gutter, which were enclosed in the Commission's packet.

Danny Sprank, Giese Roofing, noted that the porch roof has a galvanized roof and is rusting. He referred to photos that show the built-in gutter. He explained the roof would replace with copper roofing and K-style gutters would be installed and the downspouts would be 3' x 4' downspouts.

Scott Hendron, 1433 Main Street, noted his concern is soffit and dentil damage. He stated what he previously changed at the top roof solved the problem.

Commissioner Klavitter noted he was at the meeting when they approved the upper gutter system and noted the quality of the job completed, especially with a new gutter system that hugs the soffit and fascia and is painted to blend in. He said he is in support of the request if the bend of the downspout fits with the building, as it did before.

Sprank noted the spouts would be white coming out and the downspout would be red.

Commissioner Monk agreed with Klavitter's assessment and noted that since the moulding would be removed, the K-style would have a similar appearance to what is there today. Commissioners Reber, Daykin Cassill, and Stuter expressed agreement.

Motion by Monk, seconded by Klavitter, to approve the application as submitted, with the profile of the downspout hugging the building. Motion carried by the following vote: Aye – Daykin Cassill, Monk, Klavitter, McAndrews, Stuter, Rapp, Reber, and Doyle; Nay – none.

Commissioner Rapp left the meeting at 6:18 PM.

National Register of Historic Places review

Name:	Metz Manufacturing Company
Owner:	Metx LLC
Address:	1690 Elm Street
Project:	Nomination to National Register of Historic Places

Doyle explained the request before them is a NRHP nomination for the Metz Manufacturing Company building. This nomination was prepared by the historic preservation consultant Rebecca McCarley of SPARK Consulting.

Staff Member Olson noted the building is significant under Criterion A. She described the Certified Local Government review process by the Commission and City Council. The Commission discussed the listing of the property and the timing of the improvements.

Motion by Klavitter, seconded by Reber, to recommend the property be listed on the National Register of Historic Places according to Criterion A. Motion carried by the following vote: Aye – Daykin Cassill, Monk, Klavitter, McAndrews, Stuter, Reber and Doyle; Nay – none.

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION: None.

ITEMS FROM STAFF:

Historic Preservation Commission Workplan for 2021:

Staff Member Happ Olson referred to the enclosed draft 2021 workplan. She reminded the Commission that the 2020 plan was reviewed at the December 2020 Commission meeting and input was gathered from the Commission. She stated the draft 2021 plan included that input and suggestions by staff.

Commissioner Monk noted the edits accurately reflect what they talked about last time. She and Chairperson Doyle noted they would like to be part of discussion and planning on small engagement events.

Motion by Monk to approve the work plan as revised, second by Doyle. Motion carried by the following vote: Aye – Daykin Cassill, Monk, Klavitter, McAndrews, Stuter, Reber, and Doyle; Nay – none.

Ken Kringle Awards 2021:

Staff Member Happ Olson reported on the Ken Kringle Awards and moving it forward to May in order to allow the potential for an in-person event. She referred to suggested Ken Kringle Award Nominations.

Discussion among Staff and Commissioners focused around the ability to think broadly about awards, particularly in reference to the 1638 Central Avenue property, one that was clearly not historic, but was remodeled sensitively to be supporting within the district. Commissioner Monk noted it is important to recognize properties that are outside of districts or may not be historic but supporting in a district.

Motion to Monk, second by Daykin Cassill to approve the Ken Kringle Award Nominations as presented. Motion carried by the following vote: Aye – Daykin Cassill, Monk, Klavitter, McAndrews, Stuter, Reber, and Doyle; Nay – none.

Other Discussion:

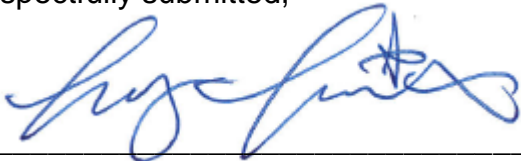
Staff Member Happ Olson noted that she received information via email that the Preserve Iowa Conference will be virtual in 2021. Staff Member Wernimont noted that the City will support allowing Commissioners to attend.

The Commission discussed the removal of the siding on the building adjacent to the Montana House at 249 1st Street. Happ Olson noted the owner was likely inspired by the Montana House restoration next door. Klavitter noted the Commission approved the demolition of the building and with the removal of the siding it exposes the historic building. Commissioner Doyle mentioned that Heritage Works is working with the owner to explore options.

ADJOURNMENT: Motion by Doyle, seconded by Monk to adjourn the January 21, 2021 Commission meeting. Motion carried by the following vote: Aye – Daykin Cassill, Monk, Klavitter, McAndrews, Stuter, Reber, and Doyle; Nay – none.

The meeting adjourned at 6:54 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Manager

March 18, 2021
Adopted