Iowa City Historic Preservation Commission



Iowa City Historic Preservation Handbook

A resource for historic Iowa City

ADOPTED SEPTEMBER 7, 2010

Goosetown /Horace Mann Conservation District & Jefferson Street Historic District maps added 7/22/2015.

Contains guidelines for the historic review of properties in historic and conservation districts and historic landmarks; an explanation of the historic preservation process and regulations; and information about best practices for historic property owners.

Table of Contents

1.0 Historic Preservation and Conservation in Iowa City. 1
1.1 "Why should a community like Iowa City care about historic preservation?". 1
1.2 The Iowa City Historic Preservation Commission. 1
1.3 Districts and Landmarks. 2
1.4 Classification of Properties in Districts. 2
1.5 Historic Designation Process. 4
2.0 Historic Review. 5
2.1 When is Historic Review Required?. 5
2.2 Historic Review Process. 6
2.3 Application for Historic Review. 7
2.4 Certificates of No Material Effect. 7
2.5 Minor Review, Pre-Approved Items and Certificates of Appropriateness. 7
2.6 Intermediate Review and Certificates of Appropriateness. 8
2.7 Major Review and Certificates of Appropriateness. 8
2.8 Certificate of Economic Hardship. 9
2.9 Appeals. 9
3.0 About the Guidelines for Historic Preservation. 10
3.1 Iowa City Guidelines. 10
3.2 Exceptions to the Iowa City Guidelines. 11
3.3 Additional Historic Preservation Guidelines. 12
3.4 Building Code and Zoning Ordinances. 13
4.0 Guidelines for Alterations. 14
4.1 Balustrades and Handrails. 14
4.2 Chimneys. 16
4.3 Doors. 16
4.4 Energy Efficiency. 18
4.5 Foundations. 20
4.6 Gutters and Downspouts. 21
4.7 Mass and Rooflines. 22
4.8 Masonry. 24
4.9 Paint and Color. 25
4.10 Porches. 26
4.11 Siding. 28
4.12 Site and Landscaping. 30
4.13 Windows. 31
4.14 Wood. 34
5.0 Guidelines for Additions. 36
5.1 Expansion of Building Footprint. 36
5.2 Decks and Ramps. 40
6.0 Guidelines for New Construction. 42
6.1 New Primary Structures. 42
6.2 New Outbuildings. 46
7.0 Guidelines for Demolition. 48
7.1 Demolition of Whole Structures or Significant Features. 48
7.2 Prevention of Demolition by Neglect. 48

8.0 Neighborhood District Guidelines. 49
8.1 Longfellow Neighborhood. 49
8.2 College Hill Neighborhood. 51
8.3 Woodlawn Historic District. 52
8.4 Northside Neighborhood. 53
9.0 Design Guidelines for Multi-Family Buildings. 54
9.1 Site Elements. 54
9.2 Architectural Elements. 55
10.0 The Secretary of the Interior's Standards for Rehabilitation. 59
11.0 Title 14: Iowa City Zoning Code. 60
11.1 Chapter 2, Article B – Multi-Family Residential Zones. 60
11.2 Chapter 3, Article B – Historic District and Conservation District Overlay. 60
11.3 Chapter 7, Article A – Boards and Commissions. 60
11.4 Chapter 8, Article E – Historic Preservation Commission Approval Procedures. 61
11.5 Chapter 9, Article B – Historic Preservation Definitions. 61
12.0 Residential Architectural Styles of Iowa City. 62
12.1 American Foursquare. 62
12.2 Colonial Revival. 63
12.3 Craftsman. 64
12.4 Craftsman Bungalow. 65
12.5 Eclectic. 66
12.6 Greek Revival 67
12.7 Italianate. 68
12.8 Period Revival Cottages and Houses. 69
12.9 Prairie School. 70
12.10 Queen Anne. 71
12.11 Vernacular. 72
13.0 Historic Landmarks, Properties, and Districts. 74
13.1 Local Historic Landmarks. 74
13.2 Historic and Conservation Districts. 76
14.0 Historic and Conservation Districts Description and History. 77
14.1 Longfellow Neighborhood Districts. 77
14.2 College Hill Neighborhood Districts. 78
14.3 Woodlawn Historic District. 79
14.4 Northside Neighborhood Districts. 80
15.0 Historic and Conservation Districts (Citywide map) 82
16.0 Longfellow Neighborhood Districts (Maps). 84
17.0 College Hill Neighborhood Districts (Maps). 89
18.0 Woodlawn Historic District (Map).. 92
19.0 Northside Neighborhood Districts (Maps). 93
A.0 Appendices. 98
A.1 Definitions. 98
A.2 Architectural Terms. 100
A.3 Historic Preservation Documents. 103

1.0 Historic Preservation and Conservation in Iowa City

1.1 "Why should a community like Iowa City care about historic preservation?"

"The simple answer is that conserving old buildings and neighborhoods makes a good community better. Iowa City is blessed with a collection of fine, well-maintained older neighborhoods and individual landmarks which are recognized and appreciated by the entire community. Historic preservation has the potential to enhance the quality of life and economic well-being of current and future residents."

Marlys Svendsen, *Iowa City Historic Preservation Plan*

In 2008, the Iowa City City Council adopted the *Iowa City Historic Preservation Plan* that was prepared by architectural historian Marlys Svendsen. The plan carefully and thoughtfully evaluated Iowa City's historic buildings and neighborhoods and set forth a plan of action for their stewardship. Historic neighborhoods and buildings are protected by the designation of historic districts, conservation districts and historic landmarks. Designation provides for the careful management of these resources by the Iowa City Historic Preservation Commission through the historic review process. The purpose of historic review is to preserve or conserve historic architectural resources by discouraging alterations that either destroy the unique characteristics of a building or alter the character of historic neighborhoods.

1.2 The Iowa City Historic Preservation Commission

The Iowa City Historic Preservation Commission was created by local ordinance in December 1982. Its mission statement as described in the Iowa City Historic Preservation Plan is "To identify, protect, and preserve the community's historic resources in order to enhance the quality of life and economic well-being of current and future generations." Its members are citizen volunteers appointed by the City Council. Many of the members reside in historic districts and have expertise in fields related to historic preservation.

The Purpose of the Historic Preservation Commission is to:

1. Promote the educational, cultural, economic and general welfare of the public through the protection, enhancement and perpetuation of historic districts and historic and cultural landmarks located in the city;
2. Safeguard the city's historic, aesthetic and cultural heritage by preserving districts, historic landmarks and properties of historical, architectural and cultural significance;
3. Stabilize and improve property values by conserving historic properties;
4. Foster civic pride in the legacy of beauty and achievements of the past;
5. Protect and enhance the city's attractions to tourists and visitors and thereby support and stimulate business;
6. Strengthen the economy of the city; and
7. Promote the use of districts of historic and cultural significance as sites for the education, pleasure and welfare of the people of the city.

The Powers and Duties of the Historic Preservation Commission:

1. The Commission is authorized to conduct studies for the identification and designation of "conservation districts", "historic districts" and "historic landmarks". The Commission may proceed at its own initiative or upon a petition from any person, group or association.
2. The Commission reviews and acts upon all applications for Certificates of Appropriateness.
3. The Commission shall further the efforts of historic preservation in the city by making recommendations to the City Council and City commissions and boards on preservation issues when appropriate, by encouraging the protection and enhancement of structures with historical, architectural or cultural value, and by encouraging persons and organizations to become involved in preservation activities.

1.3 Districts and Landmarks

Historic and conservation districts, and historic landmarks, are designated by ordinance by the Iowa City City Council with recommendations from the Historic Preservation Commission, the State Historical Society of Iowa, and the Planning and Zoning Commission. Recommendations for the historic designation of districts and properties are also received from professional architectural historians following an intensive survey and evaluation of a neighborhood's historic properties and resources.

Historic Districts

Historic districts are geographically cohesive areas with significant concentrations of buildings and other resources that possess a high degree of historic integrity. Historic districts are typically first nominated to and listed on the National Register of Historic Places, and then designated as local historic districts. Designation as a local district provides the Historic Preservation Commission with the authority to review changes to properties that may affect the historic character of the property and the district. The overall character of a historic district must convey a distinct sense of time and place.

Conservation Districts

Conservation districts are neighborhoods that appear similar to historic districts in character. However, because they have fewer properties that retain a high degree of historic integrity or contribute to a distinct sense of time and place within the neighborhood, they do not qualify as historic districts based on State Code. Because they are still considered worthy of protection, City Council may designate these neighborhoods for historic conservation.

Iowa City Historic Landmarks

Historic landmarks are buildings that are individually significant for their architectural and/or cultural merits. Like historic districts, these properties are typically listed on the National Register of Historic Places, or are eligible for listing on the National Register.

1.4 Classification of Properties in Districts

Properties in conservation and historic districts are classified based on their historic and architectural significance and integrity. Because neighborhoods change over time, these districts typically have some structures that are not historic or that have been severely altered. Buildings in historic or conservation districts may range from outstanding historic landmarks to architecturally incompatible, modern structures. Depending on the classification of a property, certain exceptions to the guidelines or financial incentives may be applicable.

To determine the classification of a specific property in a historic or conservation district, refer to the *Table of Contents* to locate the appropriate district map that indicates the property's classification. To determine if a property has been designated a historic landmark, see section *13.0 Historic Landmarks.*

Contributing and Noncontributing Properties

When districts are evaluated and nominated for preservation and conservation, individual properties are classified as either contributing or noncontributing to the historic character of the proposed district.

Contributing Properties

In historic districts, to be classified as a contributing property the primary building must (1) have an architectural style and character that is clearly evident and (2) have been constructed during the district's period of significance and relate to a significant historic context in the neighborhood's history. The period of significance and the historic context(s) for each district are determined by professional consultants prior to designation. Contributing properties in historic districts may be eligible for Federal and State tax incentives for substantial rehabilitation.

Conservation districts tend to exhibit a greater variety of building styles from different time periods and are less architecturally cohesive, so their historic contexts are more loosely defined. The primary determining factors in classifying a property in a conservation district are (1) the historic integrity of the primary

(Continued on page 3)

building and (2) the age of the primary building, which typically must be at least 50 years old at the time a district is designated.

Noncontributing and Non-historic Properties

Properties that are not classified as contributing are classified as noncontributing. Noncontributing properties have a primary building that has been significantly altered or that is non-historic. Non-historic buildings are buildings constructed after a district's period of significance or were less than 50 years old at the time the district was designated. Refer to Section 14.0 for information on Iowa City's Historic and Conservation Districts.

These properties are **NOT exempt** from historic preservation regulations, but exceptions to the guidelines are possible. The rehabilitation of noncontributing historic buildings is encouraged. The demolition of existing non-historic buildings and construction of new, more architecturally compatible buildings is allowed.

During the process of preparing the survey and evaluation for each historic neighborhood and, for historic districts, the National Register of Historic Places nomination, each property is visually inspected and historically researched by a professional architectural historian. The Commission uses this information to determine the classification of each property. However, the Commission may vote to change the classification of a property under the following conditions:

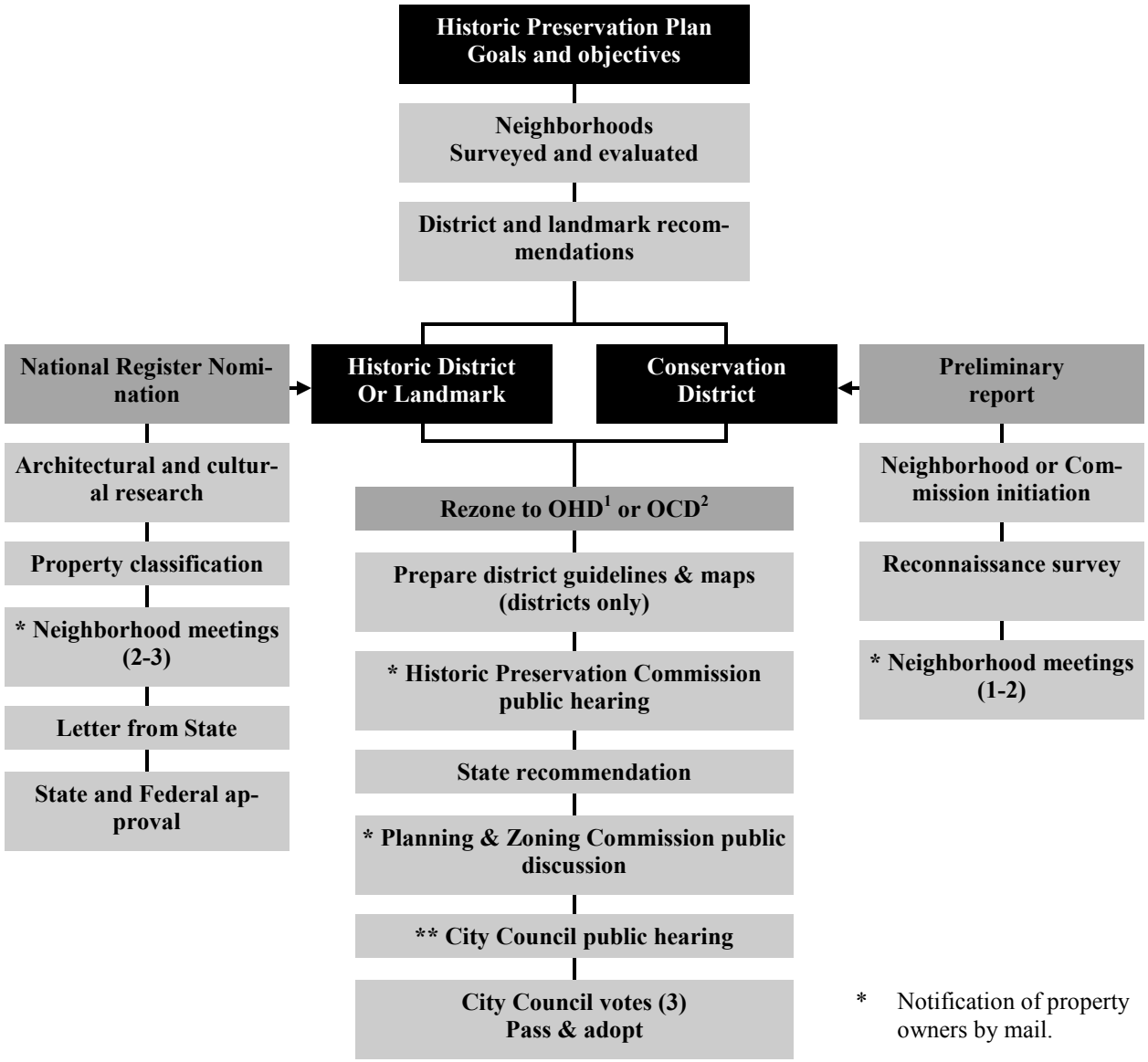
1. Additional information is discovered that documents it has greater cultural significance than originally determined.
2. It is determined that the original research and inspection did not conclusively or accurately document the architectural or historic fabric of the property.
3. A property has been substantially altered since it was originally classified.
4. A property has reached the fifty-year threshold for determining historical significance.

Periodic surveys will be conducted to re-evaluate the integrity of all the buildings that have changed and a report will be submitted for Commission consideration to reclassify such properties. An owner may also submit a letter to the Preservation Planner requesting re-evaluation, if he or she feels that their property has been incorrectly classified. The Preservation Planner will submit the request, along with a report and recommendation, to the Commission for a determination.

Landmarks and Key Properties

Landmarks are properties that are individually significant because of their architectural quality, integrity and historic or cultural significance. Iowa City has over 40 local historic landmarks that are subject to the historic preservation regulations. Properties classified as key are either landmarks or are eligible for designation as landmarks. Key properties are subject to the same historic preservation guidelines as contributing buildings in historic districts. Key properties and landmarks may be eligible for Federal and State tax incentives for substantial rehabilitation. See section *13.0 Historic Landmarks* for a complete list of landmarks. Key properties are illustrated on the district maps in sections *15.0* through *19.0*. For a list of properties located outside existing districts that are eligible for landmark designation, contact the Preservation Planner.

1.5 Historic Designation Process



[1] Historic Districts and Landmarks are designated by rezoning a property or area to Historic District Overlay (OHD)
[2] Conservation Districts are designated by rezoning an area to Conservation District Overly (OCD)

2.0 Historic Review

The historic preservation guidelines contained in this handbook will be used by the Historic Preservation Commission to determine if a proposed change to a landmark or property in a district is compatible with the historic character of the district and property. The intent of the historic review process is:

- To ensure that changes to landmarks and properties in districts do not substantially alter or destroy the defining architectural character of the building, site or neighborhood.
- To provide property owners, contractors and consultants with technical assistance and alternatives to ensure that proposed projects conform with the historic preservation guidelines.

2.1 When is Historic Review Required?

Historic review by the Commission is required for all construction projects that require a regulated permit, and change the exterior features of any property in a historic or conservation district, or any historic landmark. The proposed project must be approved by the Preservation Planner, Preservation Planner and Chair of the Historic Preservation Commission, or the full Commission according to the level of review required before a building permit will be issued by Housing and Inspection Services. Examples of common projects that require a regulated permit and historic review are:

NOTE: The application of siding, window replacement, and demolition of portions of a building require a building permit for properties within districts and landmarks. For properties that are not within a historic or conservation district, and that have not been designated landmarks, these actions do not require a permit.

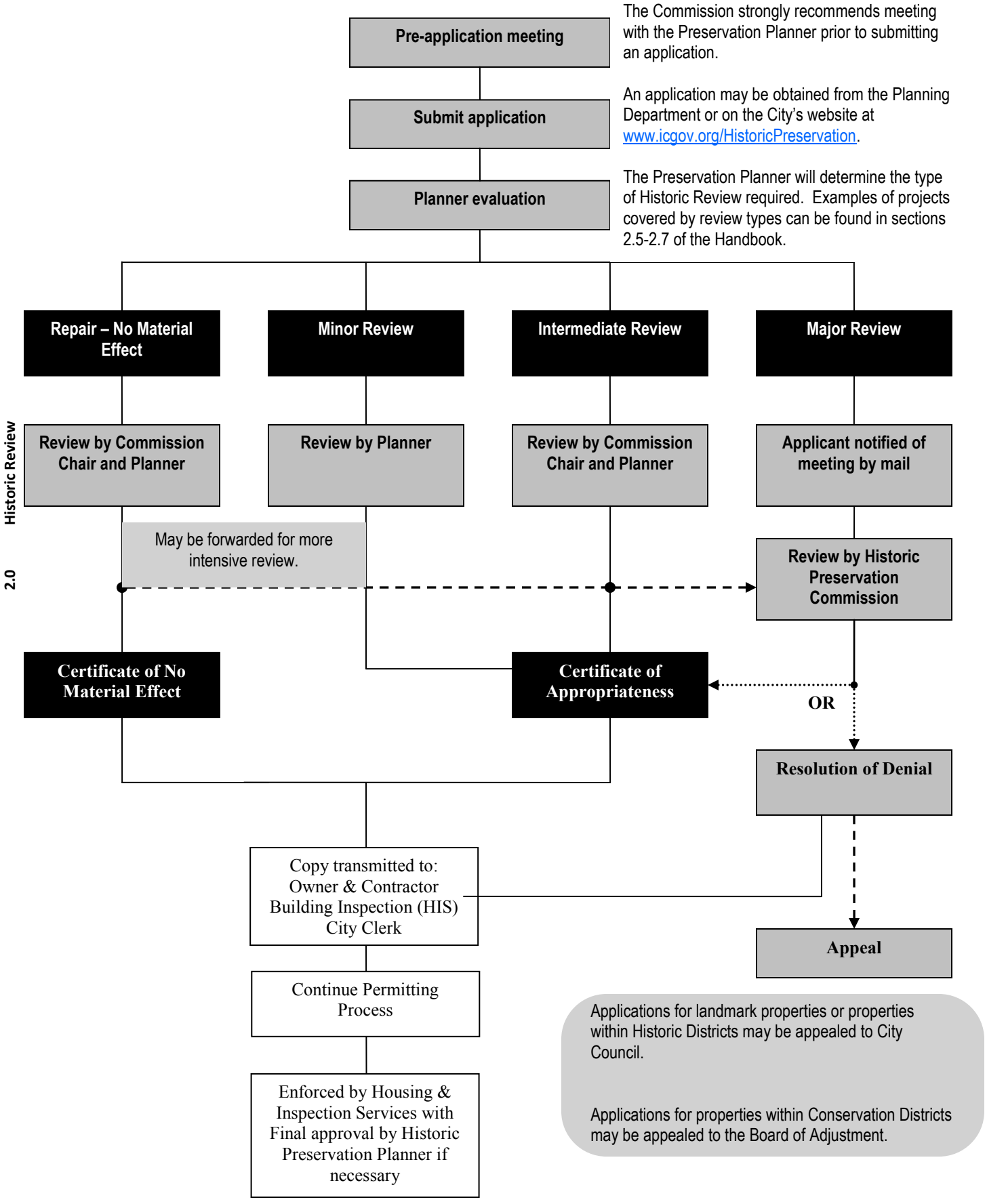
- Application or reapplication of new siding.
- Construction of decks and ramps.
- Replacement or addition of windows. (including sash replacement).
- Adding skylights.
- Demolition of a garage or other outbuilding.
- Construction of new dormers.
- Porch construction, reconstruction or replacement.
- Removal of porches, trim, brackets, chimneys, dormers or other defining architectural features.
- Construction of additions.
- Construction of a new garage.
- Reapplication of roof shingles on commercial and multi-family buildings.

Examples of common projects that may not require a regulated permit and need not be reviewed by the Commission are:

- Exterior painting.
- Window repair (excluding sash replacement).
- Construction of fences that are less than 6 feet high (4 feet high in front yard).
- Installation of new storm windows.
- Construction of accessory structures, such as garden sheds, less than 144 square feet in area.
- Replacement of external gutters and downspouts.

A complete list of work exempt from permit can be found in *Amendments to: International Residential Code, International Building Code,* which is available through Housing and Inspection Services.

2.2 Historic Review Process



2.3 Application for Historic Review

An application for historic review must be submitted to the Preservation Planner at City Hall, 410 E Washington St, Iowa City. The application should include dimensioned drawings, sketches, photographs, text, product samples, or other exhibits that accurately portray the work to be done. The Commission or Preservation Planner may request additional information if the application cannot be fairly evaluated as submitted. A pre-application conference with the Preservation Planner is recommended to help ensure that a proposed project will comply with the guidelines. Application forms may be obtained from the Planning and Community Development Department, Housing and Inspection Services, or on the web at www.icgov.org/HistoricPreservation.

Once the application is received, the Preservation Planner will make a preliminary determination regarding the appropriate level of review. The various levels of review – detailed below – ensure expeditious handling of applications and the use of the full Commission's skills and expertise when necessary. The criteria for determining the type of review include the effect on the appearance of the significant architectural features, materials and processes proposed, compliance with Guidelines, the scope and type of the project, and the significance of the property the proposed project involves, among other considerations.

2.4 Certificates of No Material Effect

The Preservation Planner and the Commission Chair or the Chair's designee may issue a Certificate of No Material Effect if the Preservation Planner's preliminary review reveals the proposed work will not alter the appearance of significant architectural features and review by the full Commission is not required. The Certificate of No Material Effect will be issued to the owner and/or contractor, and will be filed with Housing and Inspection Services and the City Clerk.

Generally, projects consisting only of repair work or replacement of existing damaged or deteriorated features with like materials will be issued Certificates of No Material Effect.

2.5 Minor Review, Pre-Approved Items and Certificates of Appropriateness

The minor review process is utilized for the most routine project types that have in the past garnered Commission consensus. In order to expedite the historic review process, the Preservation Planner will review these applications independently to verify that proposals comply fully with the Guidelines, require no exceptions to the guidelines, contain no problematic elements, **and** involve only materials, processes, or work which have been pre-approved by the full Commission. Contact the Preservation Planner for a list of projects that have been pre-approved.

A Certificate of Appropriateness will be issued to the owner and/or contractor for projects that satisfy the minor review requirements, and will be filed with Housing and Inspection Services and the City Clerk. If the project does not meet the requirements for a Certificate of Appropriateness under minor review, the applicant will be advised on corrective measures in order to meet the minor review requirements, or the application will be forwarded to undergo the intermediate or full review. The applicant may also request the application be forwarded to the full Commission for review.

Pre-Approved Items

The alterations listed below qualify for a minor review. These alterations are ones that meet the guidelines and have been approved by the Commission to be applicable to most structures in historic and conservation districts. Staff approval may be given for:

* Railings
* Deck construction
* Garages/ Out-buildings
* Window replacement of certain types
* Ramps
* Radon Mitigation Systems

The list of "pre-approved" items may expand as new products are introduced into the market and new products are brought before the Commission. Please contact the Preservation Planner at 356-5243 to discuss your project.

2.6 Intermediate Review and Certificates of Appropriateness

An intermediate review is required for all applications **except** those involving landmark properties and contributing properties in historic districts (which require a major review), and projects which do not qualify for a Certificate of No Material Effect or a minor review (because they will alter the exterior appearance of the structure, or because the project requires the use of materials or processes which have not been pre-approved).

The intermediate review is conducted by the Preservation Planner and the Commission Chair or the Chair's designee. Applications which comply fully with the Guidelines, require no exceptions to the Guidelines, and contain no problematic elements will be issued a Certificate of Appropriateness, and will be filed with Housing and Inspection Services and the City Clerk.

Applicants are encouraged to continue working with the Preservation Planner until areas of the application identified as problematic are sufficiently altered. The applicant may also request the application be forwarded to the full Commission for review. The Preservation Planner and/or the Commission Chair or Chair's designee may also recommend projects undergo full review if an abbreviated review is seen as inappropriate given the scope and type of project proposed.

Examples of types of projects that qualify for Intermediate Review:

- Alterations: All alterations **except** changes in window type, pattern or dimension, relocations of door openings and addition of dormers. See section *4.0 Guidelines for Alterations* for a listing of project types that qualify as alterations.
- Additions: Decks located behind the primary structure.
- New construction: New outbuildings, provided they are located behind the rear plane of an existing primary structure.
- Demolition: Non-historic outbuildings and non-historic features of a primary building.

Minor revisions to a previously approved Certificate of Appropriateness may also be eligible for intermediate review by Preservation Planner and Chair.

2.7 Major Review and Certificates of Appropriateness

A major review is required for applications involving landmark properties and contributing properties in historic districts provided the proposed project does not qualify for a Certificate of No Material Effect or a minor review. These applications will be reviewed by the Preservation Planner or the Historic Review Subcommittee, which, if active, is composed of three members of the Historic Preservation Commission. The Preservation Planner or the Subcommittee will make recommendations to the Historic Preservation Commission and a quorum of the Commission will consider the application at its next regularly scheduled meeting. If a majority of the Commission votes to approve the application, a Certificate of Appropriateness will be issued to the owner and/or contractor, and will be filed with Housing and Inspection Services and the City Clerk. Similarly, if the application is denied, a Resolution of Denial will be issued.

2.8 Certificate of Economic Hardship

After receiving written notification from the Commission of the Resolution of Denial, the owner of record may apply for a Certificate of Economic Hardship, if he or she believes the Commission's decision would result in economic hardship to the extent that the property in question cannot yield a reasonable return. To apply for a Certificate of Economic Hardship, a written letter stating case, and all supporting materials, must be filed with the Department of Planning and Community Development. A public hearing will be held by the Commission within sixty days of the receipt of the application and all supporting materials, which will result in the approval or denial of the Certificate of Economic Hardship. The Commission will issue a written decision setting forth the factual basis for the decision. If the Commission finds that unreasonable economic hardship exists, a Certificate of Economic Hardship will be issued, specifying the authorized material changes.

The review and approval procedures for a Certificate of Economic Hardship are set forth in Article 14-8E of the Iowa City Zoning Code, Historic Preservation Commission Approval Procedures. The applicant bears the burden of proof and must support each of the approval criteria by a preponderance of the evidence.

A. The property in question cannot yield a reasonable return if required to comply with the requirements and standards specified in this Article. It is not sufficient to show that the potential return will be reduced as a result of these regulations, but rather it must be demonstrated that the resulting reduction would be near confiscation

B. The owner's situation is unique or peculiar to the property in question, and the situation is not shared with other landowners in the area nor due to general conditions in the neighborhood

C. The hardship is not of the property owner's or applicant's own making.

2.9 Appeals

Applicants may appeal decisions of the Commission to the City Council for landmarks and properties in historic districts, and to the Board of Adjustment for properties in conservation districts. The Certificate of Appropriateness, or the Resolution of Denial, which states the reason for the decision, will be filed with the City Clerk within five days of the decision. The applicant has 10 business days from the time the Resolution of Denial or Certificate of Appropriateness is filed with the Clerk to file a letter with the City Clerk requesting an appeal. The City Council or Board of Adjustment will determine if the decision of the Historic Preservation Commission was arbitrary or capricious, but neither the Council nor the Board has the authority to override a decision by the Commission if it is determined that it was not arbitrary or capricious.

3.0 About the Guidelines for Historic Preservation

The purpose of the historic preservation guidelines is to:

- Provide comprehensive design guidelines for construction projects to landmarks and properties within each district.
- Provide property owners with design criteria that will be the basis for approving or denying Certificates of Appropriateness.
- Identify the defining characteristics of individual historic or conservation district.

The Preservation Planner is available to answer any questions, assist an owner or contractor with their project, and provide additional preservation information.

3.1 Iowa City Guidelines

These guidelines were written by the Iowa City Historic Preservation Commission to address specifically the historic preservation issues in Iowa City and to provide more detailed guidance to property owners and builders as they design their construction projects. The guidelines are based on *The Secretary of the Interior's Standards for Rehabilitation,* which can be found in section 10.0. The *Iowa City Guidelines* are the guidelines that will be used to evaluate most projects. If there are issues that are not addressed in these guidelines, then the Historic Preservation Commission will use *The Secretary of the Interior's Standards for Rehabilitation* and *the Guidelines for Rehabilitating Historic Buildings,* which are guidelines for interpreting the standards.

Typically, there are four types of projects that modify the exterior of landmarks or properties within districts. The *Iowa City Guidelines* are divided into four sections that correspond to these project *types. These are:*

4.0 Guidelines for Alterations *5.0 Guidelines for Additions*
6.0 Guidelines for New Construction *7.0 Guidelines for Demolition*

Alterations

Alterations are modifications to a site or to the exterior of a building that do not increase the size of the building's footprint. Most maintenance and remodeling projects such as siding repair, reconstruction or repair of historic porches, adding dormers to convert an attic space to a living space, and replacing doors and windows are considered alterations. These projects will be evaluated using *4.0 Guidelines for Alterations*.

Additions

Construction that results in a larger building footprint, increases the building's overall height, or adds an attached structure to a building is considered an addition. Additions include construction of a new room, porch, or deck. These projects will be evaluated using *5.0 Guidelines for Additions* as well as *8.0 Neighborhood District Guidelines.*

Setback Additions

A setback addition is constructed behind an existing building, opposite the street facade, and is set back eight inches or more from the side walls. The roof of a setback addition can be no higher than the roof of the existing building. This results in an addition that is narrower and no taller than the building to which it is attached, and is therefore not highly visible from the street. Setback additions are encouraged because they have less impact on a historic building and district. Therefore, the Commission may allow some flexibility when reviewing such additions. Setback additions will be evaluated using *5.0 Guidelines for Additions* as well as *8.0 Neighborhood District Guidelines.*

New Construction

Although most lots in conservation and historic districts are developed, there may be occasions where a new primary building or outbuilding is constructed. Outbuildings include garages, garden sheds, gazebos and other accessory structures that require a building permit. Under most circumstances, **non-historic** buildings and structures may be demolished and the lot redeveloped. However, the new building and the demolition must be approved by the Historic Preservation Commission before any building or demolition

(Continued on page 11)

permits are issued. These projects will be evaluated using *6.0 Guidelines for New Construction*, *8.0 Neighborhood District Guidelines* and if applicable *7.0 Guidelines for Demolition.*

Demolition

Demolition involves the complete removal of a building or a portion of a building. Removal of dormers, decorative trim, porches, balusters, chimneys and other significant features requires a building permit for demolition, and therefore historic review. Demolition projects will be evaluated using *7.0 Guidelines for Demolition* and *8.0 Neighborhood District Guidelines*. If a demolition permit is sought in order to erect a new structure, the new building and the demolition must be approved by the Historic Preservation Commission before any building or demolition permits are issued. These projects will be evaluated using *6.0 Guidelines for New Construction*, *7.0 Guidelines for Demolition*, and *8.0 Neighborhood District Guidelines*.

3.2 Exceptions to the Iowa City Guidelines

In writing the historic preservation guidelines, the Historic Preservation Commission has made every effort to clarify the criteria for historic review. However, not every situation can be anticipated. Situations requiring exceptions to the *Iowa City Guidelines* will be considered by the full Commission under major review unless the project conforms to the documented exceptions listed in the guidelines, in which case the project may be approved by the Preservation Planner or Preservation Planner and Chair.

The Commission is charged with interpreting and applying the guidelines in a fair and consistent manner, but is afforded flexibility when reviewing applications in order to arrive at historically and architecturally appropriate solutions in cases where a proposed construction project does not significantly affect the architectural character of a historic structure.

The Commission may consider granting the following types of exceptions:

Documented Exceptions

A documented exception exists where the Commission has encountered and anticipated acceptable alternative methods and materials to the guidelines. When these methods and materials have found consensus with the Commission, they have been incorporated into the guidelines. The nature of these exceptions is to acknowledge materials or project types that are appropriate only in limited circumstances, the particular circumstances of which have been clearly defined and explicitly listed at the end of each applicable section of the guidelines.

Non-Historic Structures

A number of the documented exceptions pertain to non-historic structures. Because the historic preservation guidelines are intended primarily to protect the character and integrity of historic properties and districts, exceptions have been crafted to accommodate non-historic structures within the districts. While the great majority of properties located in historic and conservation districts are historic properties, and were constructed in or before 1945, the Historic Preservation Commission may grant exceptions to the *Iowa City Guidelines* for the relatively small number of properties that are classified as non-historic properties and were constructed after the period of significance of a district.

Specific criteria exist for evaluating non-historic structures. In order to qualify for an exception, the proposed change to the exterior of a non-historic property must comply with the following criteria:

1. The project will not further detract from the historic character of the district.
2. The project will not create a false historic character.
3. Alterations and new additions will be compatible with the style and character of the non-historic structure. New Constructions will be compatible with the style and character of the district.

Uncommon Situations

(Continued on page 12)

During the course of historic review, it may be revealed that elements of the application warrant special consideration. When this occurs, alternative design solutions to the *Iowa City Guidelines* or the *Neighborhood District Guidelines* may be considered by the Historic Preservation Commission. The intent in considering alternative designs is to allow architectural flexibility in exceptional circumstances such as non-compliant structures, irregular lots, and projects which satisfy the **intent** of the guidelines as interpreted by the Commission. The Commission may find guidance in section *3.3 Additional Historic Preservation Guidelines*. Alternatively, the Commission may advise the applicant regarding appropriate solutions or accept the applicants' proposal with or without amendments. When approving a project requiring an exception, the Commission shall identify the guideline(s) for which the exception is being made, and the rationale for the exception.

Guidelines Silent/Unclear

Because the guidelines were written by the Iowa City Historic Preservation Commission to address historic preservation issues in Iowa City, certain topics may not be covered extensively or at all within the guidelines. Historic preservation practices may evolve. New technologies, materials and practices which contribute to the preservation of historic properties may be introduced and require individual treatment. To decide on applications involving issues not covered sufficiently within the guidelines, the Commission may find guidance in *3.3 Additional Historic Preservation Guidelines*. When ruling on an application utilizing criteria other than those found within the guidelines, the Commission will identify the criteria and rationale for the record. The appropriateness of use for any new products or materials will also be clearly stated during historic review.

The guidelines leave to the discretion of the Commission the particular calculus used to determine the appropriateness of various projects. These considerations are largely determined by the historical integrity of the structure, the various elements which would be impacted, the scope of work, the materials used, etc., which vary from project to project.

3.3 Additional Historic Preservation Guidelines

Neighborhood District Guidelines

The size and location of a primary building on a site are some of the defining characteristics of historic and conservation districts. The size of buildings, lots and yards, as well as the architectural character of the buildings, varies by district. Section *8.0 Neighborhood District Guidelines* deals specifically with site, scale, structure location, and architectural style for properties within individual historic or conservation districts.

The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation and the *Guidelines for Rehabilitating Historic Buildings* are national standards for historic preservation. The Secretary of the Interior defines rehabilitation as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural value." The goals of the *Standards* can be summarized as follows:

1. Identify and preserve those materials and features that are important in defining the building's historic character.
2. Undertake routine maintenance on historic materials and features. Routine maintenance generally involves the least amount of work needed to preserve the materials and features of the building.
3. Repair damaged or deteriorated historic materials and features.
4. Replace severely damaged or deteriorated historic materials and features in kind.

The *Iowa City Guidelines* are based on the *Standards*, but they provide more specific guidance. Occasionally, alterations are proposed to properties that were not anticipated in the *Iowa City Guidelines*. When this occurs, the Historic Preservation Commission will refer to the *Standards* when deciding on a Certificate of Appropriateness. The *Standards* are located in section 10.0.

Design Guidelines for Multi-Family Buildings

(Continued on page 13)

These guidelines are based on *Site Development Standards in the Central Planning District* of the Iowa City Zoning Code and apply to the construction of buildings with three or more dwelling units. Typically, a new multi-family building would be evaluated by the Staff Design Review Committee. However, if it is located within a historic or conservation district, the Historic Preservation Commission is responsible for design review and has adapted the original guidelines to be more applicable to districts. Within districts, more weight is given to the architectural style of the proposed building and its compatibility with other historic structures. The *Design Guidelines for Multi-Family Buildings* are located in section 9.0.

3.4 Building Code and Zoning Ordinances

The requirements of the building code and the zoning ordinance must be met in addition to the requirements of the *Iowa City Guidelines*. For certain requirements such as mass, scale, size, site considerations, and setbacks from the street, the *Iowa City Guidelines* may be more stringent than the building code or the zoning ordinance. The Historic Preservation Commission does **NOT** review projects for compliance with the building code or zoning ordinance. Please consult with Housing and Inspection Services to ensure the project complies with these regulations. Sections of the Zoning Code that refer to historic preservation are detailed in Section *11.0 Title 14: Iowa City Zoning Code*.

4.0 Guidelines for Alterations

Most maintenance and remodeling projects such as siding repair, porch reconstruction or repair, and changes to the doors and windows are considered alterations. Alterations to both contributing and noncontributing properties, as well as landmarks, should be done in a manner that is appropriate to the style and age of the building, as well as its neighborhood context. The historic character and integrity of older buildings should be maintained by repairing historic components to the extent feasible and using traditional materials and techniques.

4.1 Balustrades and Handrails

Balustrades (guardrails) and handrails serve as both decorative and functional elements on porches, balconies, and steps. For historic properties, the design should be consistent with the architectural style, but not at the expense of safety.

Recommended:

Historic Balustrades and Handrails

- Repairing historic balustrades and railings.
- Replacing badly deteriorated components with ones that match the historic components in design and material.

New Balustrades and Handrails

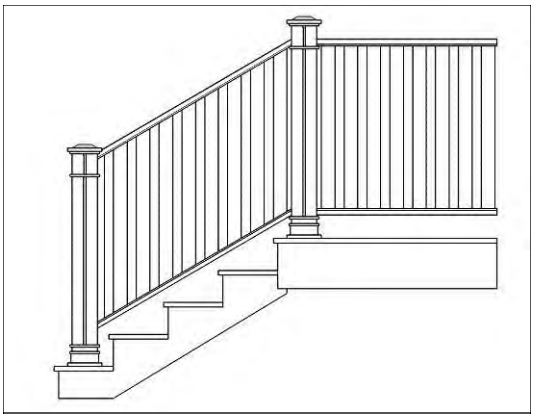
- Constructing or replacing missing balustrades by using historic photographs or by choosing a style that is consistent with the architectural style of the building.
- Installing turned balusters in balustrades that have an actual diameter of 2 inches or greater, or square spindles that are 1-1/2 inches or greater in width.
- Installing top and foot rails that are at least 2 inches in thickness.
- On buildings where a spindled balustrade would be most consistent with the architectural style**,** spacing spindles so that the balustrade is at least 40% solid. Spindles must be spaced so that no gap between the spindles exceeds 4 inches as required by the building code.
- Providing handrails on porch steps as required by the building code. Handrails should match the historic balustrade height on the porch unless otherwise specified by the building code. The handrail must have a continuous member that can be easily gripped. The handrail should either match the porch balustrade or be made of round steel pipe.
- Providing balustrades on the porch as required by the building code. When the porch floor is more than 30 inches above grade, the balustrade must be 42 inches high except for single-family and duplex structures where it may be as low as 36 inches.
- Sloping the top and foot rails slightly to allow water to be shed from these surfaces and help prevent deterioration of these members.

Disallowed:

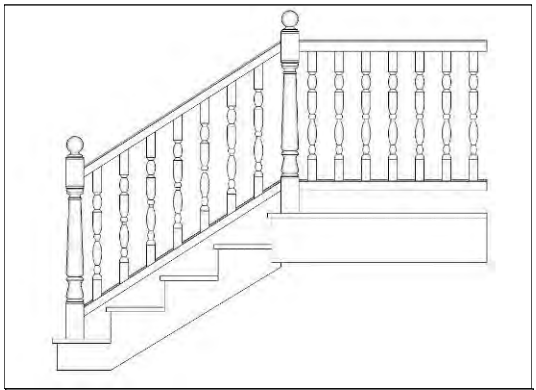
Historic Balustrades and Handrails

- Removing historic balustrades or railings.

(Continued on page 15)



Appropriate Balustrade for most Craftsman, Craftsman Bungalow, American Foursquare, and Prairie School structures



Appropriate Balustrade for most Italianate and Queen Anne structures and for some Period Revival, Vernacular, and Eclectic structures

- Covering the historic balustrades or railings with materials such as siding.

New Balustrades and Handrails

- Using unpainted treated wood for elements that would have been painted in the historic application.
- Using wrought iron elements unless they were part of the historic design.

Exception

In order to provide flexibility for certain changes and certain properties, the Commission has documented a number of exceptions to the *Iowa City Guidelines*. Projects requiring the exceptions corresponding to the property type listed below may be approved by the Preservation Planner or Preservation Planner and Chair. Projects requiring exceptions to the guidelines that are not listed may be considered by the full Commission under major review. The Commission is afforded flexibility when reviewing applications in order to arrive at historically and architecturally appropriate solutions in cases where a proposed construction project does not significantly affect the architectural character of a historic structure.

In deciding on a project requiring an exception to the guidelines, the Commission may find guidance in the additional guidelines, outlined in section 3.2. When approving a project requiring an exception, the Commission shall identify the guideline(s) for which the exception is being made, and the rationale for the exception.

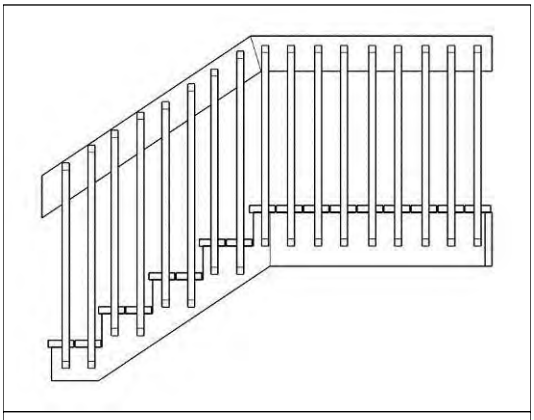
For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.

Applies to Noncontributing Properties in Historic Districts

All Properties in Conservation Districts

New Balustrades and Handrails

- On buildings where a spindled balustrade would be most consistent with the architectural style, spacing spindles so that the balustrade is at least 30% solid.
- On buildings where turned spindles would be most consistent with the architectural style, installing square spindles.

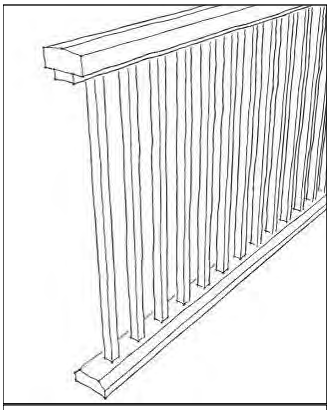


Inappropriate Balustrade for any structure in a Historic or Conservation District or any Landmark

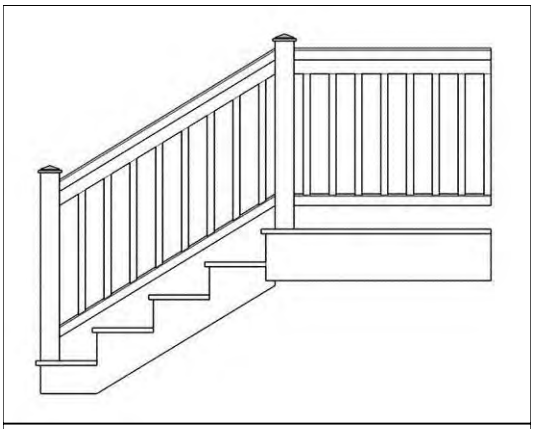
Applies to Non-Historic Properties in All Districts

New Balustrades and Handrails

- Alternative baluster and handrail designs may be considered.



Sloping top and foot rails allow water to shed and help prevent deterioration



Appropriate Balustrade for most structures of simple ornamentation

4.2 Chimneys

Fireplace chimneys are often a defining architectural feature of historic houses. Chimneys may have decorative brickwork and often are a distinguishing feature of the roof profile. Therefore, historic chimneys should be preserved.

Recommended:

Historic Chimneys

- Adding a flue liner to historic chimneys for safety reasons.
- Keeping flue caps as inconspicuous as possible.
- Following the recommendations for masonry repair in section *4.8 Masonry.*
- Repairing and capping unused historic chimneys in a manner that prevents vermin from entering the chimney, but allows air circulation.

New Chimneys

- Using masonry to construct full-height exterior fireplace chimneys in a manner that is consistent with the architectural style of the building.
- Boxing and finishing new chimney pipes that penetrate the roof with thin brick veneer or stucco.

Disallowed:

Historic Chimneys

- Removing prominent chimneys that are important to the historic architectural character of the building.
- Plastering over masonry chimneys in place of proper repair.
- Pointing with mortar that is too hard for historic, soft brick.
- Using synthetic sealants, adhesives and/or wraps to repair masonry chimneys.

Exception

For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.

4.3 Doors

The original size and shape of door openings should be maintained. Many historic entrance doors are of panel-type construction or solid frames with glass lights in the upper part of the door. Historic storm doors are often wood doors with removable sashes and screens. These historic door styles should be used when it is necessary to replace original doors. Historic garage doors often possess distinctive design features and should be retained if possible.

Recommended:

Garage Doors

- Retaining and repairing historic garage doors where practical.
- Installing new garage doors that resemble the styles of historic ones, or installing new garage doors which are simple in design.
- Adding trim to garage door openings that matches that of other doors and windows in the garage.
- Installing two single-car doors instead of a single door.

Historic Doors

- Repairing historic doors rather than replacing them.
- Replacing badly deteriorated doors with new or salvaged doors that are similar in size, material, style, and appearance.

New Doors

- Installing a wood screen door that accepts sashes with glass or screen.
- Adding new door openings that are trimmed to match other doors and windows in the building.
- Substituting a material in place of wood for doors and screen doors only if the substitute material retains the style and appearance of the historic doors and screen doors. The substitute material must be durable, accept paint, and be approved by the Historic Preservation Commission.

Disallowed:

New Doors

(Continued on page 17)

- Installing flush entrance doors or other modern door styles.
- Installing sliding patio doors if they were not original to the building or consistent with the architectural style.
- Installing natural aluminum storm doors.
- Blocking down door openings to accommodate standard door sizes.

Exception

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For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.

Applies to Noncontributing and Non-Historic Properties in Historic Districts

All Properties in Conservation Districts

<u>Garage Doors</u>

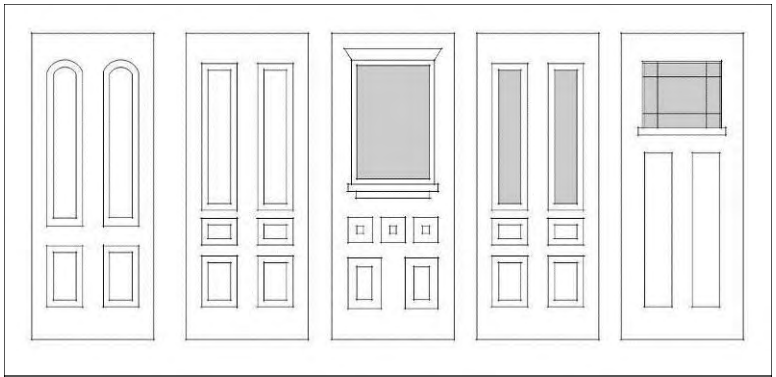
- Allowing one double door instead of two single-doors. On a case-by-case basis, the Commission may allow one double garage door for garages not highly visible from the street or which mimic the appearance of two single-doors.

Applies to Non-Historic Properties in Historic Districts

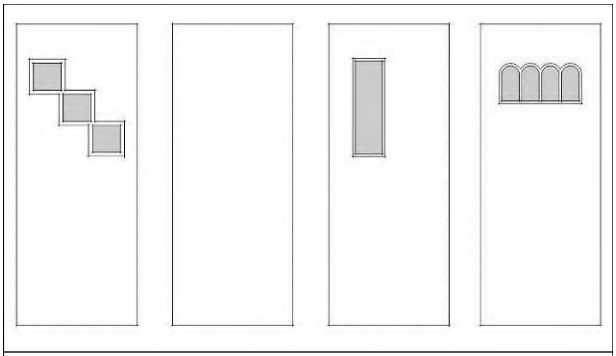
All Properties in Conservation Districts

<u>New Doors</u>

- Sliding patio doors or other modern-style doors may be installed on the rear of a primary building provided that the openings are trimmed to match the existing doors and/or windows.



These traditionally styled doors are appropriate replacements for many historic homes.



These modern style doors are generally poor choices for historic homes, particularly on the fronts of the house.

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

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

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



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

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.

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

Keep doors airtight by weather stripping, caulking,

4.5 Foundations

Foundations provide a base for a building and make a transition from the walls above ground to the walls or supports below ground. The amount of exposed foundation varies with historic structures, but is typically 12 to 30 inches. On brick or stone structures the foundation material may be different in color and texture than the wall material, and the two are often separated by a belt course of yet another material or pattern. On many occasions correcting all sources of moisture and other circumstances that may cause damage to the foundation wall and footings is necessary prior to the repairs. Maintaining a slope away from the foundation to prevent standing water or drainage toward the foundation is also essential for the long-term stability.

Recommended:

Historic Foundations

- Correcting all sources of moisture and other circumstances that may cause damage to the foundation wall and footings.
- Repairing historic foundations rather than replacing them.
- Removing all non-historic materials and repairing or replacing, if necessary, foundations with materials that appear similar to the existing materials in size, color, texture, composition, and joint profile.
- Repairing stucco with a mixture that matches the existing in texture, color, and composition.
- Retaining the size, shape and location of historic door openings, window openings, and storm cellar entrances in the foundation. If new window wells are required, the materials used must appear similar to the existing foundation material.

New Foundations

- Using a smooth faced concrete foundation for new primary buildings and outbuildings

Disallowed:

Historic Foundations

- Covering exposed brick, stone, and textured concrete block foundations with a cement plaster or stucco.
- Raising the adjacent grade at the foundation to cover what was historically exposed.
- Painting masonry or concrete foundations that were originally unpainted.

Exception

In order to provide flexibility for certain changes and certain properties, the Commission has documented a number of exceptions to the *Iowa City Guidelines*. Projects requiring the exceptions corresponding to the property type listed below may be approved by the Preservation Planner or Preservation Planner and Chair. Projects requiring exceptions to the guidelines that are not listed may be considered by the full Commission under major review. The Commission is afforded flexibility when reviewing applications in order to arrive at historically and architecturally appropriate solutions in cases where a proposed construction project does not significantly affect the architectural character of a historic structure.

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For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.

Applies to Noncontributing Properties in Historic Districts

All Properties in Conservation Districts

New Foundations

- The Commission may allow use of concrete or rock-face concrete block for replacement foundation walls and piers in place of masonry units that appear similar to the existing.

4.6 Gutters and Downspouts

Original built-in gutters are important design features of some historic buildings. Removing these requires a building permit and must be approved by the Historic Preservation Commission. A building permit and Certificate of Appropriateness are not required for replacing external gutters.

Recommended:

New Downspouts
- Installing metal downspouts placed vertically near the corners. They should be painted to match the background wall or trim color.

Original Built-In Gutters
- Repairing original built-in gutters. EPDM rubber sheeting is an economical replacement material for the original tin flashing.
- Covering original built-in gutters and applying exterior gutters only if the roof slope at the gutter is not altered. This can be accomplished with horizontal blocking and flashing above the old gutter.

Disallowed:

Roof Pitch
- Altering the roof pitch when covering historic built-in gutters.

Exception

In order to provide flexibility for certain changes and certain properties, the Commission has documented a number of exceptions to the *Iowa City Guidelines*. Projects requiring the exceptions corresponding to the property type listed below may be approved by the Preservation Planner or Preservation Planner and Chair. Projects requiring exceptions to the guidelines that are not listed may be considered by the full Commission under major review. The Commission is afforded flexibility when reviewing applications in order to arrive at historically and architecturally appropriate solutions in cases where a proposed construction project does not significantly affect the architectural character of a historic structure.

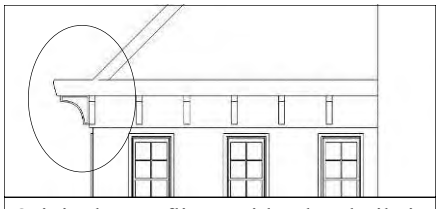
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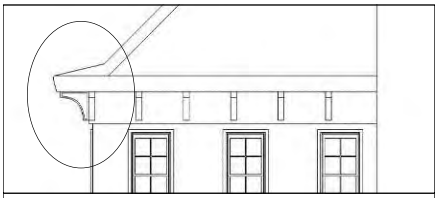
Applies to All Properties

Original Built-In Gutters
- Removal of original built-in gutters unable to be repaired. On a case-by-case basis, the Commission may consider allowing removal of original built-in gutters if documentation is provided to establish evidence of need. This may include damage to the roof itself or inability to repair built-in gutters to proper working condition.

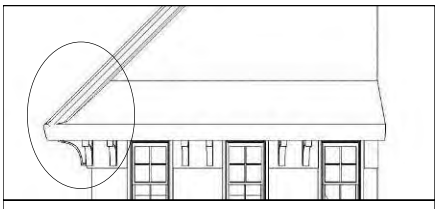
Roof Pitch
- Minor changes to the roof pitch to address drainage concerns. On a case-by-case basis, the Commission may consider allowing minor changes to the roof pitch if documentation is provided to establish evidence of need. Work should be done to ensure other significant architectural features such as trim and brackets are not altered.



Original Roofline with the built-in gutters. Simply covering the built-in gutters does not allow for adequate roof drainage.



Modified roofline, built-in gutters covered/removed, a slight slope has been added to allow for drainage. A slight modification of the roof pitch at the built-in gutter is allowed to accommodate drainage.



Modified roofline, built-in gutters have been removed and the roofline straightened. This alters the character defining flared roof edge and lowers the cornice of the building. Dramatically altering the roof pitch at the built-in gutter is not allowed.

4.7 Mass and Rooflines

Mass and roof pitch are defining characteristics of historic architectural styles. Most of the roofs in historic neighborhoods were originally sawn cedar shingles, although standing seam metal was sometimes applied. The texture of the wood shingles on the steep-pitched roofs was a prominent feature of historic neighborhoods during the 19th and early 20th centuries. A building permit is not required for simply replacing shingles and historic review is not required.

Recommended:

Materials

- Preserving historic trim such as crown molding, skirt and frieze boards, and decorative metal.
- Consider unoriginal materials that may have achieved significance, such as metal roofs.
- Maintaining metal roofs rather than replacing.
- Painting metal roofs dark colors, usually dull red or green, or a natural metallic silver color.
- Replacing a special historic shingle with one of a similar style when the old shingles need replacing. If quality replacement items cannot be obtained, metal roofs should be replaced with a high-quality wood shingle or with asphalt shingles.
- Using asphalt shingles that resemble the texture and color of weathered wood shingles for roofs that had wood shingles historically.
- Using metal framed skylights where allowed.

New Dormers

- Designing new dormers to be of a size, scale and proportion that is consistent with the architectural style.
- Designing new dormers such that the face of the dormer is primarily composed of window area.
- Adding dormers to an existing roof in a manner that does not significantly alter the character of the historic building.
- Adding dormers that are in proportion to the roof's overall size. The width of the dormers in proportion to the roof on which they are located should be consistent with the architectural style.
- Adding dormers that are no closer than 3 feet to an existing gable end or hip. The intent is to avoid significantly altering the original roof lines.
- Constructing gabled and hipped dormers that have roof pitches similar to the pitch of the main roof.

Original Roofline and Mass

- Preserving the original roof pitches and spans.
- Preserving the original walls and vertical corners that define the massing of a historic building.

Disallowed:

New Dormers

- Adding dormers that are wider than ones commonly found in the neighborhood or on buildings of a similar architectural style.
- Adding dormers that extend above the existing peak of the roof.

Original Roofline and Mass

- Substantially altering the roof pitch of a historic building on one or both sides of the roof to gain headroom below the rafters.

Not Recommended:

Mechanical Devices

- Installing antennas, vents, solar collectors, skylights, satellite dishes, or other mechanical devices **on prominent street elevations.**

Exception

In order to provide flexibility for certain changes and certain properties, the Commission has documented a number of exceptions to the *Iowa*

(Continued on page 23)

City Guidelines. Projects requiring the exceptions corresponding to the property type listed below may be approved by the Preservation Planner or Preservation Planner and Chair. Projects requiring exceptions to the guidelines that are not listed may be considered by the full Commission under major review. The Commission is afforded flexibility when reviewing applications in order to arrive at historically and architecturally appropriate solutions in cases where a proposed construction project does not significantly affect the architectural character of a historic structure.

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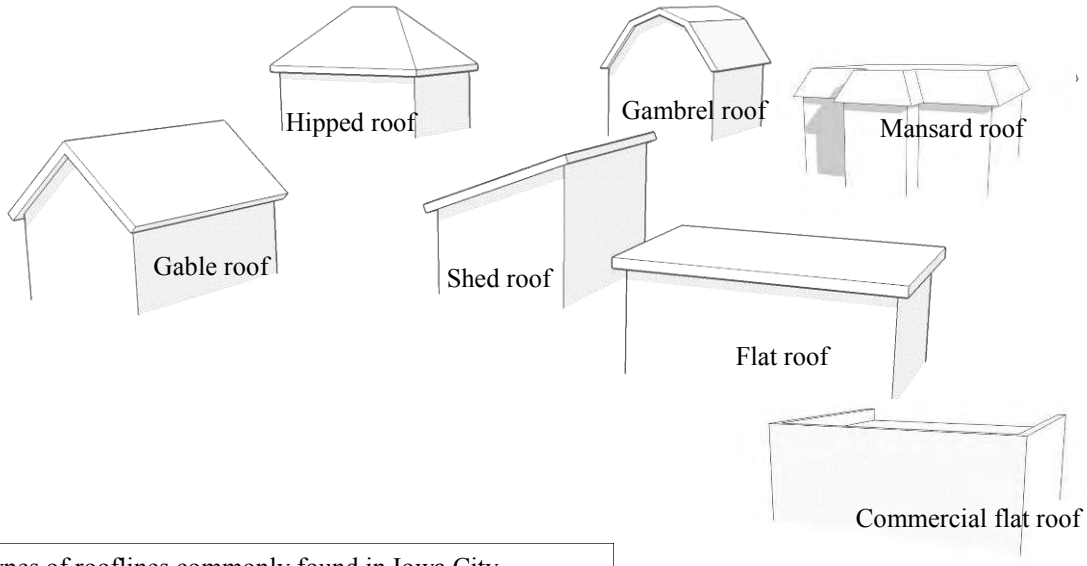
Applies to All properties

Replacement of metal roofs.

- On a case-by-case basis, the Commission may consider allowing replacement of metal roofs with an approved alternative material if documentation is provided to establish evidence of need and of efforts to repair existing damage.

Roof Pitch

- Minor changes to the roof pitch to address drainage concerns. On a case-by-case basis, the Commission may consider allowing minor changes to the roof pitch if documentation is provided to establish evidence of need. Work should be done to ensure other significant architectural features such as trim and brackets are not altered.



Types of rooflines commonly found in Iowa City

4.8 Masonry

Masonry is designed to resist weathering without paint or any other protective coating while retaining an appealing appearance. As such, it is a relatively maintenance-free material. When there is deterioration of masonry, the single most important step is to locate and repair the cause of the problem before going to the expense and trouble of repairing the masonry. When repairing masonry, four important properties should be considered: color, texture, dimension, and hardness of the masonry units.

Recommended:

Historic Masonry

- Removing all vines. Vines cause the masonry to retain moisture. Their root-like holdfasts can cause damage to mortar joints.
- Removing deteriorated mortar by hand. Raking the joints with hand tools is less likely to damage the masonry. The Historic Preservation Commission may, at its discretion, allow for the use of electric grinders by a qualified professional to remove mortar.
- Replacing deteriorated masonry units with ones that appear similar to the existing masonry units in color, texture and size, and that have an appropriate hardness.
- Using mortar that is similar in hardness to the original mortar. A recommended mix for historic masonry contains 1 part white Portland cement, 3 parts lime, and 9 parts sand. If necessary, dye should be added to the new mortar to match the color of the original mortar. This mix is suitable for both laying and pointing masonry walls.
- Making mortar joints that match the dimensions of the original joints. Historic mortar joints are often narrower than those commonly used today.
- Cleaning new mortar smears from the masonry face with a mild acid designed for that purpose.
- Cleaning historic masonry using a natural bristle brush and mild, water-based detergent. Sometimes a gentle chemical method may be appropriate, but only if it does not damage the masonry.

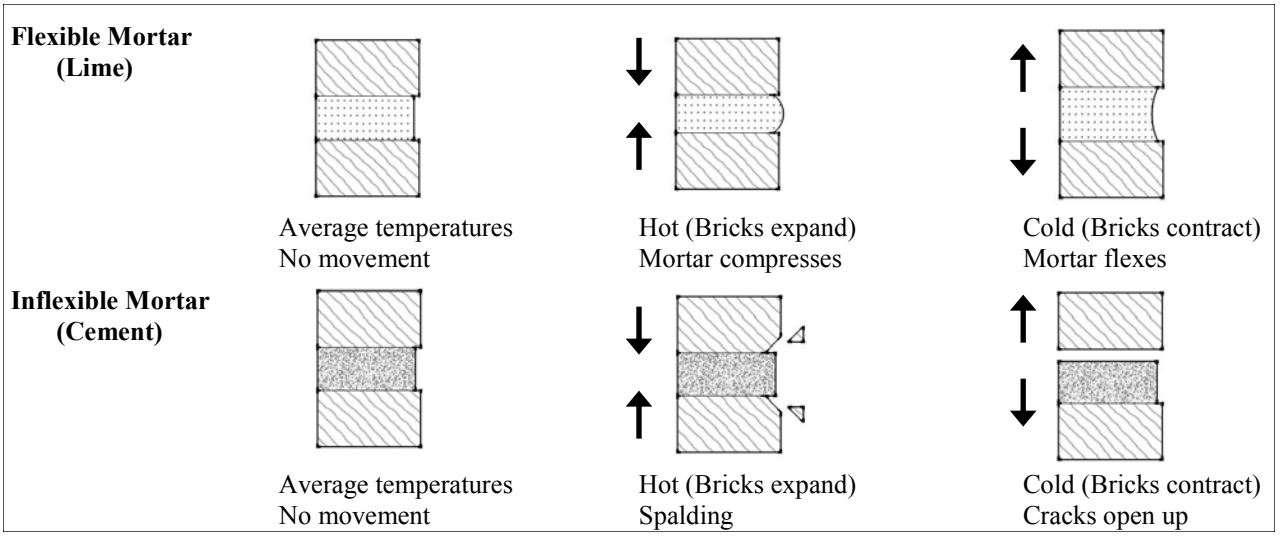
Disallowed:

Historic Masonry

- Sandblasting, water blasting, or any other abrasive cleaning method. Blasting can cause very serious damage by destroying the protective exterior surface and exposing the softer interior to rapid deterioration. This damage cannot be repaired.
- Pointing soft historic masonry with a strong Portland cement mix or synthetic caulking compound. Hard mortars will damage soft historic masonry such as brick.
- Painting or sealing historic masonry that has not been painted.

Exception

For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.



4.9 Paint and Color

Paint schemes should be simple. Colors should be selected to complement the style and period of the building. The Iowa City Historic Preservation Commission has literature that recommends historically appropriate paint colors and schemes. For information please contact the Preservation Planner. A building permit is not required for painting and historic review is not required, though, the Commission may include provisions regarding paint and color for certain projects which do require a permit and historic review.

Recommended:

Paint Color

- Choosing a color scheme that is consistent with the architectural style of the building. Typically, this would be one color for the body of the building, one or two colors for the trim, and black or dark green for the window sashes and storm windows. If a horizontal board delineates the upper floor of the building, a second color may be used for the upper floor walls.

Pressure Treated Lumber

- Pressure treated lumber should be allowed to cure for a period of six months to one year prior to painting or staining due to high moisture content

Repainting

- Removing loose and peeling paint and cleaning the surfaces to be painted in accordance with pertinent State and Federal guidelines. Practices that help reduce the potential for the creation of lead dust, such as misting surfaces with water when scraping, are encouraged. Old paint that is sound and reasonably smooth should be left in place as a foundation for the new paint.
- Taking all recommended safety precautions, including using a proper respirator to avoid breathing the fumes or dust from lead-based paint.
- Covering the ground and plants adjacent to the work area with plastic tarps to catch lead-based paint chips and dust
- Collecting and properly disposing of paint chips and other waste.
- Priming, caulking, and finishing with high-quality products.
- Removing any grayed surface of weathered wood by sanding.
- Treating dry wood with linseed oil and priming with an oil-based primer.

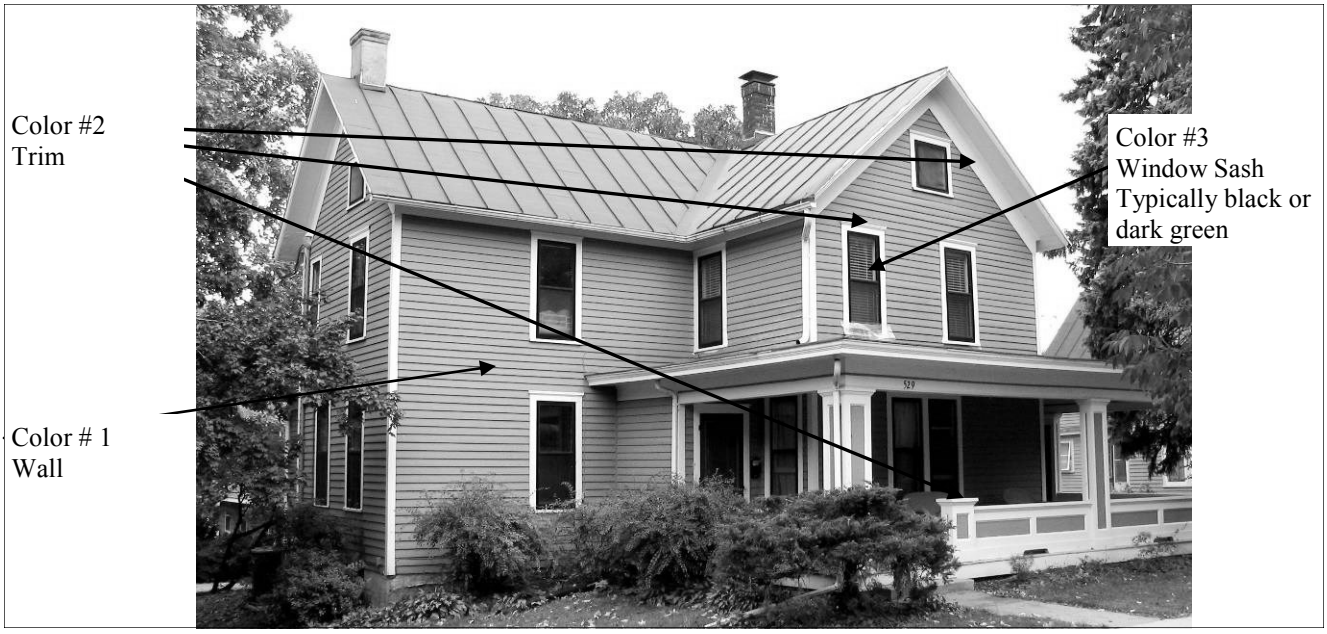
Windows

- Finishing approved non-wood window sashes in a dark color such as black or dark green.

Not Recommended:

Paint Color

(Continued on page 26)



- Choosing bright, obtrusive colors.
- Painting a building entirely white.

Repainting

- Dry sanding, sandblasting or using high-pressure sprayers to remove paint from masonry or wood.
- Using high heat or open flames for paint removal.
- Using paint strippers containing methylene chloride.
- Using other methods with a high potential to create lead dust that are discouraged by State and Federal guidelines.



Proper usage of respiratory protection and heat to prevent the distribution of lead dust

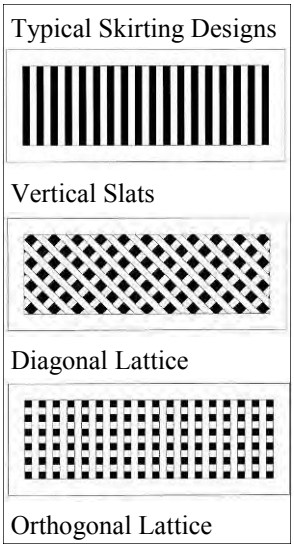
4.10 Porches

Porches are the focus of many historic buildings and help define their overall character. In historic residential neighborhoods, front porches help to establish a sense of community. Front porches and sun porches should be preserved for both their architectural and social value.

Recommended:

Historic Porches

- Repairing historic porches and conserving as much of the historic material as possible.
- Replacing badly deteriorated components with new ones that match the historic components in design and material. Custom fabrication of columns, brackets, pedestals, and moldings may be necessary, but many porch components can be ordered through lumber yards.
- Using vertical-grained fir porch flooring for its resistance to weathering.
- Constructing or replacing missing balustrades and handrails using historic photographs or in a style that is consistent with both the building and neighborhood (See section *4.1 Balustrades and Handrails* for more details).



- Using wood steps for a wood porch and tile, brick, or concrete steps for a masonry porch.
- Leaving exposed the support piers below the porch columns. Skirting must be added to fill the space below the porch floor and grade if this space is 18 inches or greater. The skirt must be located between the porch piers.
- Constructing porch skirting using a 3-6 inch wood frame with slats fastened to the back of the frame in a vertical or lattice pattern.

Wood Substitutes

- Substituting a material in place of wood only if the substitute material retains the appearance and function of the original wood. The substitute must be durable, accept paint, and be approved by the Historic Preservation Commission.

Disallowed:

Historic Porches

- Removing a historic front porch.
- Changing the original roof pitch. Newer materials including EPDM rubber sheeting and heat–sealed asphalt products make the maintenance of low-pitched roofs easier than in years past.
- Enclosing front porches or other porches that are highly visible from the street with permanent windows and/or walls.
- Unique porch guidelines exist for the Moffitt Cottage National Register Historic District. In this district traditional front porches were not used and are not permitted. Refer to *8.0 Neighborhood District Guidelines*.

New Materials

- Using wrought iron elements unless they were part of the historic design.
- Using unpainted treated wood for elements that would have been painted in their historic applications.
- Using precast concrete steps on the front or

(Continued on page 27)

side elevation if the steps will be highly visible from the street. They are acceptable on the rear elevation.

Wood Substitutes

- Substituting a material in place of wood that does not retain the appearance, function, and paintability of the original wood.

Exception

In order to provide flexibility for certain changes and certain properties, the Commission has documented a number of exceptions to the *Iowa City Guidelines*.

Projects requiring the exceptions corresponding to the property type listed below may be approved by the Preservation Planner or Preservation Planner and Chair. Projects requiring exceptions to the guidelines that are not listed may be considered by the full Commission under major review. The Commission is afforded flexibility when reviewing applications in order to arrive at historically and architecturally appropriate solutions in cases where a proposed construction project does not significantly affect the architectural character of a historic structure.

In deciding on a project requiring an exception to the guidelines, the Commission may find guidance in the additional guidelines, outlined in section 3.2. When approving a project requiring an exception, the Commission shall identify the guideline(s) for which the exception is being made, and the rationale for the exception.

For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.

Applies to Noncontributing Properties in Historic Districts

All Properties in Conservation Districts

New Materials

- Porch floors may be concrete if the floor is no more than 18 inches above grade. Porches with floors that are more than 18 inches above grade must be built using traditional porch construction with wood joists and wood flooring.
- Pretreated porch decking or dimensional lumber may be used for decking provided the gaps between the floorboards do not exceed 1/8 inch.
- Porches on rear elevations need not reproduce historic details.



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.

Recommended:

Historic Siding

- Repairing historic wood siding and trim.
- Replacing deteriorated sections of wood siding with new or salvaged wood siding that matches the historic wood siding.
- Removing synthetic siding and repairing historic wood siding and trim.

Synthetic Siding

- Replacing synthetic siding with siding to match the original siding of the structure.
- Matching synthetic siding may be used to repair damage to small sections of existing synthetic siding.

Wood Substitutes

- Substituting a material in place of wood siding only if the substitute material retains the appearance and function of the original wood. The substitute material must be durable, accept paint and be approved by the Historic Preservation Commission. In many applications, fiber cement board with a smooth finish is an approved wood substitute.

Disallowed:

Historic Trim

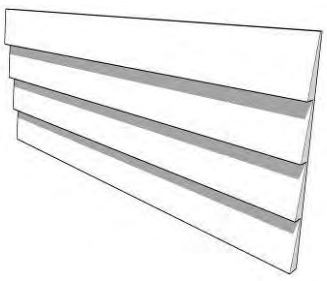
- Removing historic trim pieces such as door and window trim, skirt and frieze boards, and corner boards.
- Covering historic trim such as door and window trim, skirt and frieze boards, and corner boards.

Synthetic Siding

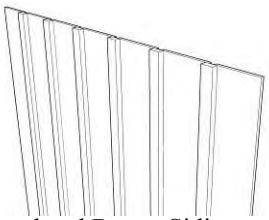
- Applying synthetic siding such as aluminum, vinyl, or false masonry siding.

(Continued on page 29)

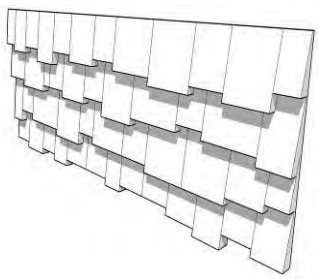
Typical Siding Types found in Iowa City



Clapboard siding



Board and Batten Siding



Staggered edge shingle siding

Exception

In order to provide flexibility for certain changes and certain properties, the Commission has documented a number of exceptions to the *Iowa City Guidelines*. Projects requiring the exceptions corresponding to the property type listed below may be approved by the Preservation Planner or Preservation Planner and Chair. Projects requiring exceptions to the guidelines that are not listed may be considered by the full Commission under major review. The Commission is afforded flexibility when reviewing applications in order to arrive at historically and architecturally appropriate solutions in cases where a proposed construction project does not significantly affect the architectural character of a historic structure.

In deciding on a project requiring an exception to the guidelines, the Commission may find guidance in the additional guidelines, outlined in section 3.2. When approving a project requiring an exception, the Commission shall identify the guideline(s) for which the exception is being made, and the rationale for the exception.

For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.

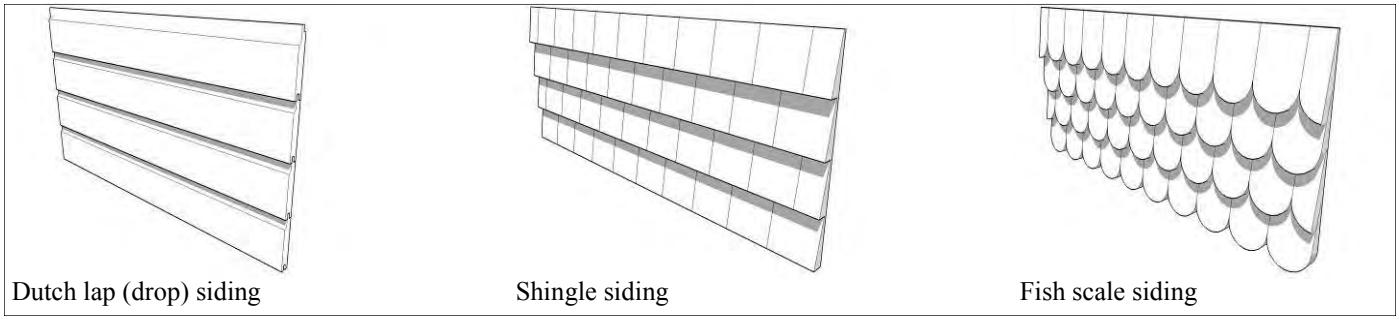
Applies to Non-Historic Properties in Historic Districts

Noncontributing and Non-Historic Properties in Conservation Districts

Noncontributing and Non-Historic Outbuildings in Conservation Districts.

<u>Synthetic Siding May be Considered Provided the Following Conditions</u>:

- Noncontributing and non-historic structures be evaluated on a case-by-case basis to determine the architectural merit of the property under consideration. Some noncontributing and non-historic structures were classified according to an architectural style or construction period inconsistent with the district, but nevertheless remain important properties and worthy of preservation.
- For structures already possessing synthetic siding, other factors besides the presence of synthetic siding should exist which prevents the structure from being considered a contributing structure to the district. Otherwise, alterations should be encouraged which will enable the property to become contributing to the district.
- All sources of moisture that have caused damage to the structure are corrected and the damage repaired prior to the application of the siding.
- Historic architectural features such as window trim, brackets, moldings, rafter tails, columns, balusters and similar details are not covered, removed, cut or otherwise damaged. Unless severely deteriorated, historic wood siding must not be removed.
- To the extent possible, the synthetic siding appears similar to the original wood siding in exposure, texture and design.
- Trim boards extend in front of the face of the siding.
- The synthetic siding does not have a simulated wood grain



Dutch lap (drop) siding | Shingle siding | Fish scale siding

4.12 Site and Landscaping

Site features and landscaping can contribute significantly to the character of a neighborhood, streetscape or property. Accommodating parking, site access and other modern outdoor needs should be done in a discreet manner. To the extent possible, these modern site features should be located in the backyard and accessed from an alley.

Recommended:

Disability Access
- Following the recommendations for ramps in *5.2 Decks and Ramps.*

Fences
- Installing fences between the street and the front facade that are 4 feet or less in height.
- Designing fences to be similar to historic fence styles, such as wood picket fences, and wrought iron or metal fences.
- Painting wood fences.

Parking
- Providing parking behind the primary structure on a lot where possible. If parking must be located along the side of an existing or new primary structure, it must be set back from the front plane of the building a minimum of 10 feet and be screened by a decorative fence, landscaping, or a combination of a decorative fence and landscaping, and approved by the Historic Preservation Commission.
- Providing a minimum of 5 feet setback from all property lines for parking areas of 4 or more spaces

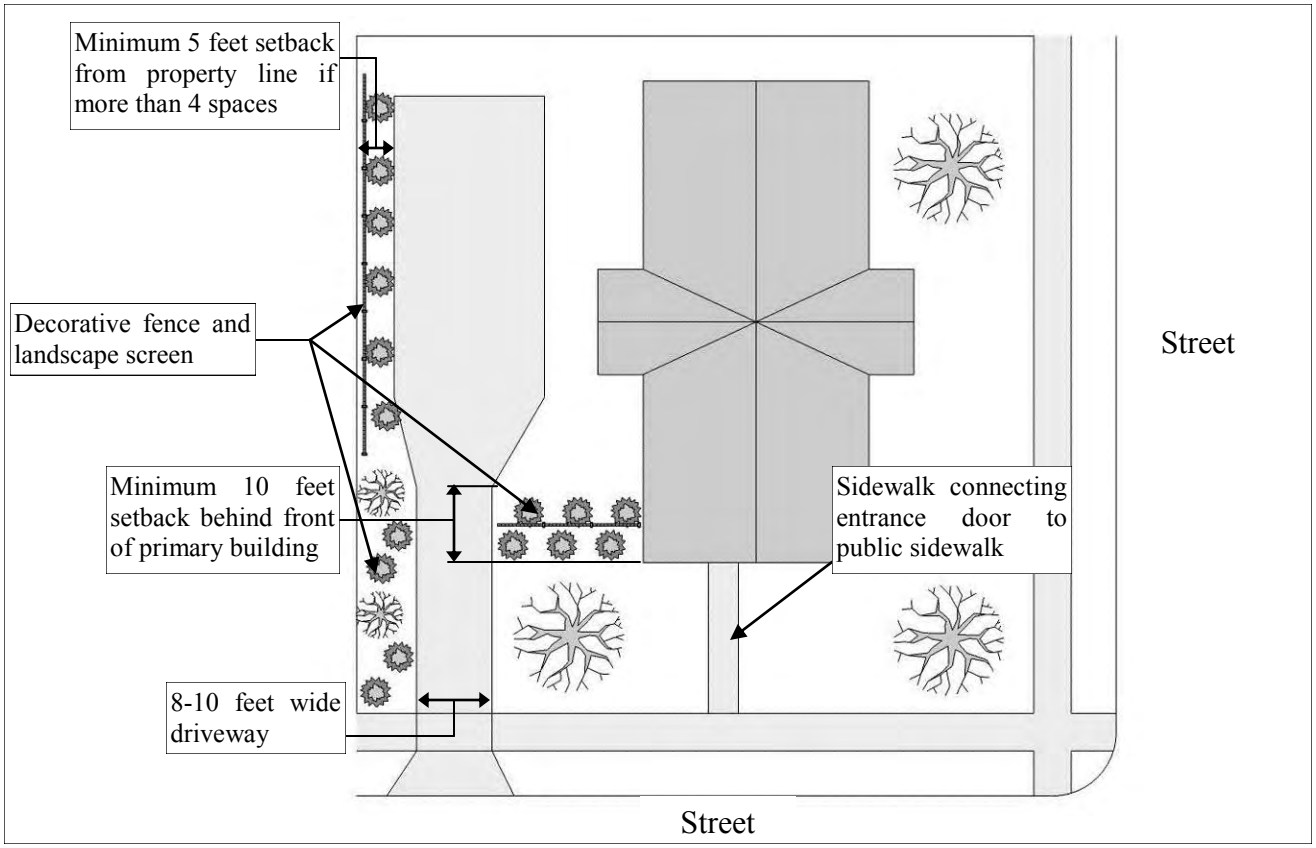
Pedestrian Access
- Providing a sidewalk that connects the entrance door or porch to the public sidewalk.

Sidewalks, Streets, and Walls
- Repairing historic brick paving materials and masonry retaining walls.
- Constructing new driveways to be similar to historic driveways in the neighborhoods. Typically these driveways are 8-10 feet in width and may have only a three foot section for each track paved, leaving grass in the center of the drive.

Vegetation
- Removing large trees that are planted closer than 20 feet to historic buildings and shrubs planted closer than 5 feet. Trees, shrubs and other substantial plantings can increase the moisture and mold at the exterior walls and the roots can damage foundations.

Vehicular Access
- Providing vehicular access from an alley when available. Driveways leading from the

(Continued on page 31)



street to garages or parking at the rear of the property should be one lane in width, but can be widened toward the back of the lot to provide access to multi-stall garages or parking spaces.

Disallowed:

Fences
- Removing historic metal fences.

Parking
- Providing parking spaces between the primary structure and the street.

Vehicular Access
- Adding curb cuts and driveways from the street when access is available from an alley.

Not Recommended:

Fences
- Installing chain link, wire mesh or rail fences in locations highly visible from the street.

Sidewalks, Streets, and Walls
- Replacing historic brick paving with concrete.

Vegetation
- Removing mature trees, unless tree is causing damage to a building, is diseased, or is structurally unsound, as determined by a professional arborist.

Exception

For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.

4.13 Windows

Windows are one of the most important elements that define a building's architectural character. Important window characteristics and elements include the window type, size, proportion, trim—lintels, sills, decorative hoods and pediments, pattern of divided lights, mullions, sash and decorative glass. Most often, historic windows are double-hung, but casements were occasionally used. Except for small decorative windows, historic windows are generally taller than they are wide, and the lower and upper floor windows are often aligned vertically. The Commission recommends repair of historic windows before replacement is considered, and requires documentation of the extent of deterioration in order to approve replacement of windows.

Recommended:

Attic Windows, Vents, Window Air-Condition Units and Other Similar Openings

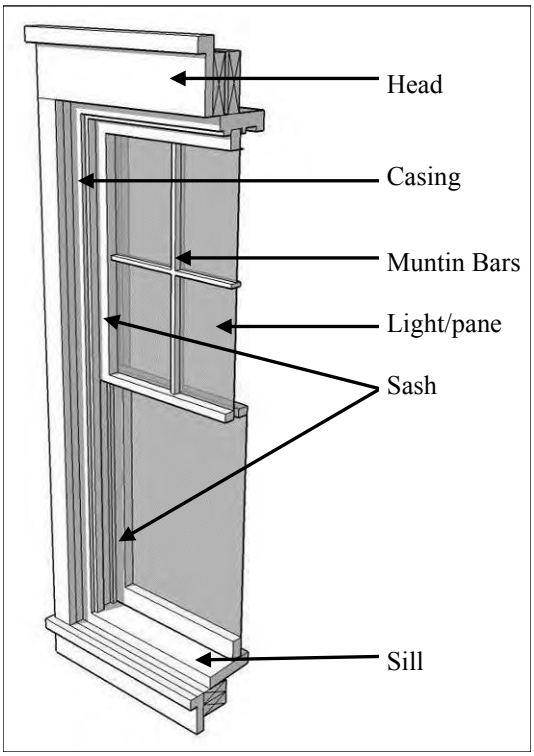
- Preserving historic attic windows, their trim and installing traditional wood vents.
- Locating new attic openings in a manner that is compatible with the historic window pattern.
- Locating window air-conditioning units on a building elevation which is not highly visible from the street.

Historic Windows

- Preserving the historic windows by repairing sashes and frames.
- Retaining historic window frames and replacing badly deteriorated sashes with new sashes that match the historic ones.

New Windows

- Adding windows that match the type, size, sash width, trim, use of divided lights, and overall appearance of the historic windows.
- Adding new windows in a location that is consistent with the window pattern of the historic building or buildings of similar architectural style.



(Continued on page 32)

Outbuilding Windows

- Windows on outbuildings should be relatively small and rectangular or square.

Relocation and Closing Window Openings

- If an opening is to be relocated, it should not detract from overall fenestration pattern.
- If an opening is to be closed on a brick structure, it should be recessed to express the original opening and lintels and sills should be maintained. On a framed structure, appropriate siding that matches the existing should be used with its members being placed across and randomly extended beyond the opening.

Replacement Windows

- Replacing badly deteriorated windows with new ones that match the type, size, sash width, trim, use of divided lights, and overall appearance of the historic windows.
- Using new wood windows to replace deteriorated historic wood windows, although the use of metal-clad, solid-wood windows is acceptable. All replacement windows and trim must accept paint. Typically, sashes will be finished in a dark color, either black or dark green.
- Divided lights may be true or simulated. Simulated divided lights may be created with muntin bars that are permanently adhered to both sides of the glass, preferably with spacer bars between the panes of insulating glass.
- Replacing a bedroom window, if required for egress by the Building Code, with a new one that matches the size, trim, use of divided lights, and overall appearance.

Storm Windows and Shutters

- Installing traditional wood storm windows and screens on older buildings. Storms should fit the opening exactly, without the use of spacers.
- Installing wood-frame combination storm windows with screens that resemble traditional wood storm windows. The use of metal-clad, wood-frame combination storm windows is acceptable. Storm windows must accept paint and should be painted the same color as the sash of the main windows, preferably black.
- Any new shutters should be proportionate so that they cover the windows if closed. The shutters should be compatible with the style of the historic house and should be louvered or paneled wood construction.

Disallowed:

New and Replacement Windows

- Installing modern types of windows including sliding, awning, casement, and bay windows when they were not original to the building, consistent with the architectural style, or required for egress.
- Installing metal, vinyl-clad or vinyl windows on primary structures or on contributing outbuildings when they were not original to the building.
- Using between-the-glass grilles or snap-in grilles to achieve the appearance of divided lights.
- Introducing new window openings into primary elevations.

Shutters

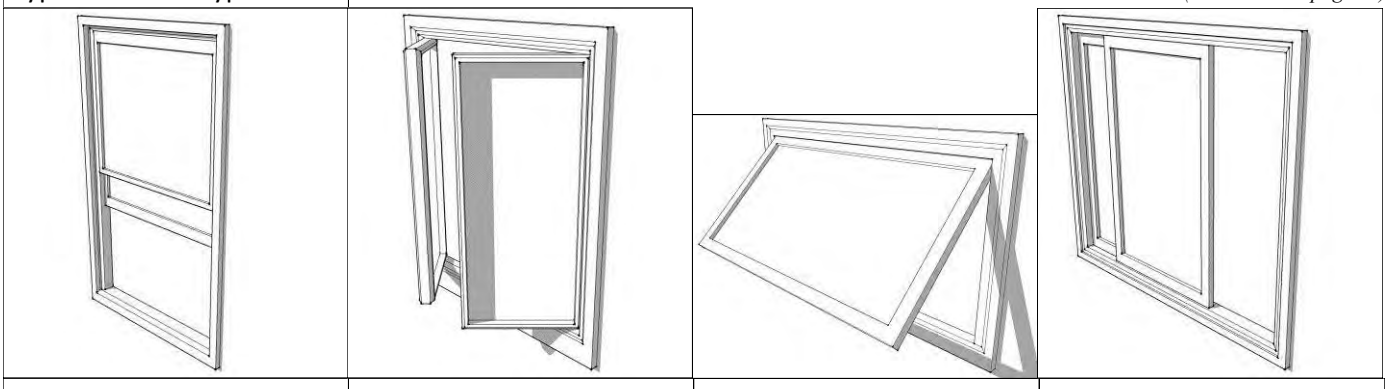
- Installing shutters on windows on a structure that did not historically have shutters.

Exception

In order to provide flexibility for certain changes and certain properties, the Commission has documented a number of exceptions to the *Iowa*

(Continued on page 33)

Typical window types:



Double Hung window	Casement window	Awning window	Slider window

City Guidelines. Projects requiring the exceptions corresponding to the property type listed below may be approved by the Preservation Planner or Preservation Planner and Chair. Projects requiring exceptions to the guidelines that are not listed may be considered by the full Commission under major review. The Commission is afforded flexibility when reviewing applications in order to arrive at historically and architecturally appropriate solutions in cases where a proposed construction project does not significantly affect the architectural character of a historic structure.

In deciding on a project requiring an exception to the guidelines, the Commission may find guidance in the additional guidelines, outlined in section 3.2. When approving a project requiring an exception, the Commission shall identify the guideline(s) for which the exception is being made, and the rationale for the exception.

For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.

Applies to All Properties

<u>New and Replacement Windows</u>

- Fiberglass windows may be considered for basement windows with moisture problems.
- Modern window types may be considered on a case-by-case basis in situations where multiple window types exist on a building.
- Glass block may be considered in situations where the glass would not be visible from the street, or where privacy issues exist.
- Change in window size may be allowed for egress requirements. The change of window size should be considered a last resort.

Applies to Non-Historic Properties in all Districts

<u>New and Replacement Windows</u>

- Vinyl or vinyl-clad wood windows may be considered for replacement windows provided they match historical proportions.

Applies to Noncontributing and Non-Historic Properties in all Districts

<u>Outbuilding Windows</u>

- Vinyl or vinyl-clad wood windows may be considered, provided they match appropriate historical outbuilding window proportions.

Applies to Noncontributing and Non-Historic Properties in Historic Districts

All Properties in Conservation Districts

<u>New and Replacement Windows</u>

- Vinyl or vinyl-clad wood windows may be used for replacement of basement windows provided the foundation wall is no more than 18 inches above grade.
- Vinyl or vinyl-clad wood windows may be considered for primary buildings in if existing windows are vinyl or vinyl-clad wood.
- Vinyl or vinyl-clad wood windows may be considered for additions provided they match historical proportions.

4.14 Wood

Most of the structures in Iowa City's historic neighborhoods are of wood frame construction and have wood siding. Many dwellings have wood elements such as trim, windows, doors, porches, cornices, decorative elements, and pediments. While most wood is relatively inexpensive, durable, and easy to work with, it must be maintained properly to have a long life.

Recommended:

Historic Wood

- Repairing historic wood elements rather than replacing them.
- Using epoxy products, such as Wood Epox and Liquid Wood by Abatron, to consolidate deteriorated wood components, and fill or reconstruct missing wood.
- Duplicating and replacing historic wood elements when they cannot be repaired.
- Replacing damaged wood components with new or salvaged wood components that match the historic ones.
- Monitoring wood surfaces for signs of excessive water damage, rot, or pest infestation. Keeping all surfaces primed, painted and appropriately caulked in order to prevent wood deterioration.
- Eliminating excessive moisture problems such as leaky roofs, gutters, and downspouts. The improper venting of baths, kitchens, basements, and dryers may cause moisture problems.
- Removing vegetation that is growing against the wood elements or siding.

Wood Substitutes

- Substituting a material in place of wood only if the substitute material retains the appearance and function of the original wood. The substitute material must be durable, accept paint, and be approved by the Historic Preservation Commission.
- For many applications, fiber cement board is an approved substitute for wood provided the fiber cement board is smooth faced with no simulated wood grain
- MiraTech and similar materials have been approved for above-grade applications on a case-by-case basis.
- Polyethylene/sawdust composite materials, such as Trex, are appropriate on a case-by-case basis

Deck and Porch Materials

- Pressure treated lumber should be allowed to cure for a period of six months to one year prior to painting due to high moisture content.

Disallowed:

Historic Wood

- Covering original wood siding, soffits and eave boards with another material such as vinyl or aluminum siding.
- Using destructive and dangerous paint removal methods such as sandblasting, water blasting, or burning with a propane or butane torch.
- Removal of historic wood elements such as trim, porches, cornices, and decorative elements.

Wood Substitutes

- Substituting a material in place of wood that does not retain the appearance, function, and paintability of the original wood.

Exception

For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.



Paint stripped from balusters and some decay is found



Small decay holes filled with epoxy, larger ones replaced with new wood



Original balusters are repaired and repainted retaining the original material and integrity



Worn Paint, Wood in good condition



Peeling Paint, Wood may be in bad condition



Peeling Paint, Wood likely in good condition



Peeling Paint, Wood at bottom is rotting

5.0 Guidelines for Additions

An addition to a historic house is often required to accommodate an expanding family, home office or modern lifestyle. These guidelines are for additions that expand the interior living space or building footprint, as well as for other attached structures such as new porches, decks and ramps.

5.1 Expansion of Building Footprint

When planning an addition that expands the building footprint, consider first how a new exterior form and roof can be added to the existing house in a manner that is compatible with the design of the historic building. Often, the desired interior space dictates the location and size of the addition, and the resulting roofline and form appear awkward and inconsistent with the historic structure. The Historic Preservation Commission strongly recommends using a design professional to help evaluate space needs and plan a compatible addition. Additions to structures in districts must also comply with the guidelines in section *8.0 Neighborhood District Guidelines.*

Recommended:

Balustrades and Handrails

- Following the guidelines for new balustrades and handrails in section *4.1 Balustrades and Handrails.*

Chimneys

- Constructing new exterior fireplace chimneys of masonry or stucco if the chimney is highly visible from the street.

Building Façade

- Unique surface area guidelines exist for street elevations in the Longfellow Neighborhood, generally restricting surface area to no more than 800 square feet. For Governor, Bowery, and Court Streets the total surface area of the street elevation must be no more than 1200 square feet for a new primary building or for an existing building including a new addition. For Summit Street the total surface area of the street elevation must be no more than 1500 square feet for a new primary building or for an existing building including a new addition, and no more than 750 square feet for a new outbuilding building. For the Moffitt Cottage National Register Historic District the street elevation must be no more than 450 square feet for a new primary building or an existing building including a new addition. Refer to *8.0 Neighborhood District Guidelines*.
- Unique surface area guidelines exist for street elevations in the College Hill Neighborhood, generally restricting surface area to no more than 1200 square feet. Refer to *8.0 Neighborhood District Guidelines*.
- Unique surface guidelines exist for street elevations in the Northside Neighborhood., generally restricting surface area to no more than 1200 square feet. Refer to *8.0 Neighborhood District Guidelines*.

Building Height and Mass

- Unique height and mass guidelines exist for single-family houses or duplexes in the Longfellow Neighborhood, restricting the height to no more than two stories. For the Summit Street Historic District single-family houses must have two full stories in the principal portion of the building. For the Moffitt Cottage National Register Historic District single-family houses must be one story in height. Refer to *8.0 Neighborhood District Guidelines*.
- Unique height and mass guidelines exist for single-family houses or duplexes in the College Hill Neighborhood, restricting the height to no more than two stories in height. For College Street single-family houses and duplexes must be two stories in height. Refer to *8.0 Neighborhood District Guidelines*.
- Unique height and mass guidelines exist for single-family houses or duplexes in the Northside Neighborhood, restricting the height to one-and-a-half or two stories. Refer to *8.0 Neighborhood District Guidelines*.

Design

- Preserving significant historic materials and features of the original structure such as decorative windows, brackets, porches, and trim.
- Designing an addition so that it does not diminish the character of the historic structure.
- Distinguishing between the historic structure and the new addition. This may be accomplished easily by offsetting the walls of the addition from the walls of the original structure or by connecting additions with a

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breezeway.

- Matching key horizontal "lines" on the existing building, such as water table, eave height, window head height and band boards, in order to provide continuity



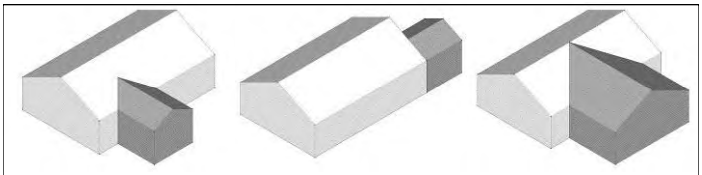
Recommended: Connecting additions with a breezeway. This provides for an easy way to distinguish the original house from the addition.

between the addition and the historic structure.

- Using a palette of materials that is similar to that used on the historic structure.
- Placing building additions at the rear of a property, if possible. Additions at or near the front of an existing building must be set back at least 18 inches from the front plane of the historic building, and must be differentiated by a change in the roofline or other means.

Doors

- Installing doors in additions that match the material of historic doors, and have a similar



Recommended: Additions matching the roof pitch and type as the original structure. Key horizontal lines, such as eaves, are carried into the new addition.

style and appearance as the historic doors in the existing building.

- Installing French doors, or doors of a similar type, in additions where a large opening is desired.
- Following the guidelines for new doors in section *4.3 Doors.*

Foundations

- Constructing an addition foundation that appears similar to the historic foundation in color, texture, unit size, and joint profile.

Masonry

- When using masonry on an addition, using new masonry that appears similar in color, texture, unit size, and joint profile to the historic masonry.

Mass and Roofline

- Constructing additions that are consistent with the massing and roofline of the historic building. This requires that the wall areas and corners, as well as the roof pitches and spans are all consistent with the existing building and have a proportion that is similar to that of the existing building.
- Constructing the roof overhang, soffits and eaves of the addition so that they match the roof overhang, soffits and eaves of the existing building. When the eaves of an addition intersect the eaves of the existing building, care should be taken to assure that the two eaves align properly. The trim details of a new eave should match the eave details of the existing building.

New Porches

- Constructing new porches that are consistent with the historic building or similar to porches of the same architectural style.
- Constructing new porches that are more than 18 inches above grade using traditional porch construction with wood joists and wood flooring.
- Adding skirting to fill the space between the porch floor and grade if this space is 24 inches or greater. The skirt should be constructed between the porch piers.

Paint and Color

- Painting additions to match the existing historic building.

Setbacks

- Unique setback guidelines exist for Summit Street, located within the Summit Street Historic District and the Longfellow Neighborhood. On this street the rear wall of the primary structures must not extend deeper than 125 feet from the front street. This restriction preserves the openness of the rear yards. Refer to *8.0 Neighborhood District Guidelines*.

Siding

- Applying siding to a new addition that appears similar in size, shape, texture, and material to the existing siding on the

(Continued on page 38)

historic building.

Windows

- Using windows that are of a similar type, proportion and divided light pattern as those in the original structure.
- Following the guidelines for new windows in section *4.13 Windows.*

Wood

- Constructing additions with materials that appear similar to the historic siding, trim, moldings, and other details of the original building.

Disallowed:

Design

- Constructing an addition between the historic building and the street.
- Leaving large expanses of wall surface uninterrupted by windows or doors.
- Constructing an addition that is not distinguishable from the historic building.
- Constructing an addition that expands a historic house vertically and increases its overall height. Remodeling an attic space and adding dormers is acceptable.

Porches

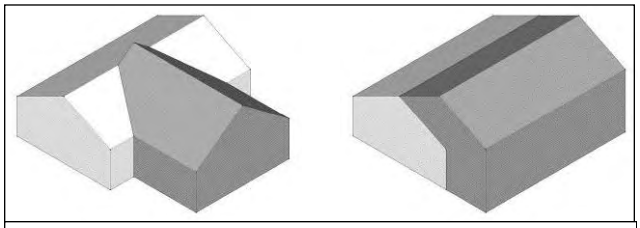
- Adding space to a structure by enclosing a historic front or side porch.
- Unique porch guidelines exist for the Moffitt Cottage National Register Historic District. In this district traditional front porches were not used and are not permitted. Refer to *8.0 Neighborhood District Guidelines*.
- Unique setback guidelines exist for the Summit Street Historic District, located within the Longfellow Neighborhood. In this district attached garages are not allowed. Garages must be located at the rear of the property whenever possible. Refer to *8.0 Neighborhood District Guidelines*.

Siding

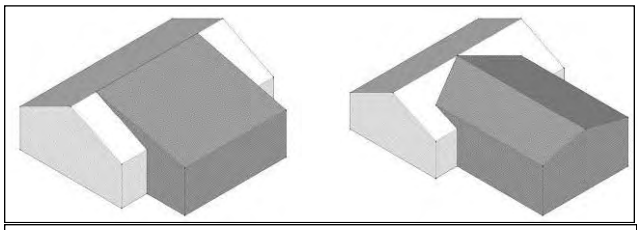
- Using synthetic siding on an addition instead of the historic siding type or a substitute material approved by the HPC, unless an exception is provided by the HPC.

Exceptions

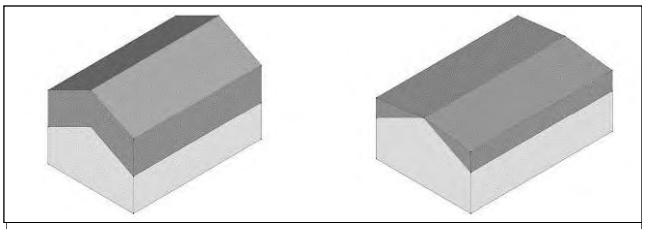
In order to provide flexibility for certain changes and certain properties, the Commission has documented a number of exceptions to the *Iowa City Guidelines*. Projects requiring the exceptions corresponding to the property type



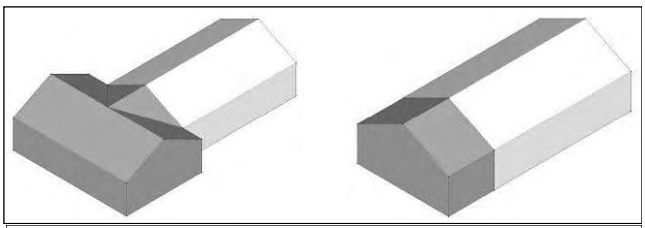
Disallowed: Constructing additions that are taller than the original structure or that alter the roofline.



Disallowed: Constructing additions that alter the roofline of the original structure, use a differing roof pitch, or do not match up key horizontal lines.



Disallowed: Constructing an addition that increases the height of the original structure or alters the roofline.



Disallowed: Constructing additions between the front of the house and the street or that alter the historic street facing elevation.

listed below may be approved by the Preservation Planner or Preservation Planner and Chair. Projects requiring exceptions to the guidelines that are not listed may be considered by the full Commission under major review. The Commission is afforded flexibility when reviewing applications in order to arrive at historically and architecturally appropriate solutions in cases where a proposed construction project does not significantly affect the architectural character of a historic structure.

In deciding on a project requiring an exception to the guidelines, the Commission may find guidance in the additional guidelines, outlined in section 3.2. When approving a project requiring an exception, the Commission shall identify the guideline(s) for which the exception is being made, and the rationale for the exception.

For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.

Applies to Setback Additions in Historic Districts

All Additions in Conservation Districts

Gutters and Downspouts

- Additions need not have built-in gutters unless the new gutters align with the built-in gutters of the existing building. For instance, a one-story addition need not have built-in gutters if it is attached to a two-story wall.

New Foundations

- For additions to foundations, concrete or textured concrete block may be used in place of masonry units that appear similar to the original masonry.
- For additions to foundations, it is acceptable to match the color of the original foundation by using paint or masonry stain rather than matching the material and appearance of the original foundation material.

New Masonry

- Additions to masonry structures may be sided with wood. The siding type must be consistent with the age and architectural style of the historic building. The trim must be consistent with both the siding type and the architectural style of the building. Any substitute materials must be durable, accept paint, and be approved by the Historic Preservation Commission.

Porches

- Porch floors may be concrete if the floor is no more than 18 inches above grade. Porches with floors that are more than 18 inches above grade must be built using traditional porch construction with wood joists and wood flooring.
- Pretreated porch decking or dimensional lumber may be used provided the gaps between the floorboards do not exceed 1/8 inch.
- Porches on rear elevations need not reproduce historic details.

Windows

- Modern window types, such as casement windows, may be used in additions provided they have overall proportions comparable to those found on the historic building, and a similar divided light pattern. The windows must be trimmed to match the historic windows in the building. The windows may be installed side-by-side, but they must have a mullion between them if mullions were used between windows on the historic building. Transom-like or half-round fixed glass units may be used if they create a traditional-looking window arrangement consistent with the historic building style.

Wood

- Window trim, door trim, fascia and frieze boards, and corner and band boards on additions must be similar to those on the historic building. However, other details of the historic building may be omitted, simplified, or enhanced on additions as long as they are compatible with the existing structure.

Applies to Noncontributing and Non-Historic Properties in Conservation Districts

Noncontributing and Non-Historic Outbuildings in Conservation Districts

Synthetic Siding May be Considered Provided the Following Conditions:

(Continued on page 40)

- Noncontributing and non-historic structures be evaluated on a case-by-case basis to determine the architectural merit of the property under consideration. Some noncontributing and non-historic structures were classified according to an architectural style or construction period inconsistent with the district, but nevertheless remain important properties and worthy of preservation.
- For structures already possessing synthetic siding, other factors besides the presence of synthetic siding should exist which prevents the structure from being considered a contributing structure to the district. Otherwise, siding for additions should be encouraged which will not further degrade the property.
- To the extent possible, the synthetic siding appears similar to the original wood siding in exposure, texture and design.
- Trim boards extend in front of the face of the siding.

Applies to Non-Historic Properties in All Districts

<u>New Balustrades and Handrails</u>

- Alternative baluster and handrail designs may be considered.

5.2 Decks and Ramps

Decks and ramps are features that are not typical to historic structures. They are modern inventions designed to meet the needs of our modern lifestyle and building codes. As such, it is not necessary that they duplicate the details of the building to which they are attached. However, they should be as unobtrusive as possible. These guidelines shall also be used for multi-family structures.

Ramps may be approved that accommodate reasonable access and use by disabled occupants provided they do not significantly alter or detract from the historic character of the building. The Historic Preservation Commission will work with applicants to find designs that will accommodate their needs and that are compatible with the historic character of the building.

Recommended:

<u>Decks</u>

- Locating a new deck on the back of a primary building, opposite the street-facing facade and set in from the side walls at least 8 inches.
- Designing decks so that the size, scale and location do not detract from the character of the district's rear yards, if significant to the district.
- Attaching decks to the building in a manner that will not damage a historic exterior wall or, other historic materials, or cause wood siding to deteriorate.
- Following the guidelines in section *4.1 Balustrades and Handrails.*
- If creating a screened porch structure, following the guidelines for porches in section *5.1 Expansion of Building Foot print.*

<u>Ramps</u>

- Designing ramps so they do not detract from the historic character of the building. To the extent possible, the yard should be graded to create a portion of the incline of the ramp.
- Locating a new ramp, or as much of the new ramp as possible, on the side of the building.
- Incorporating a ramp into a porch.
- Landscaping around a ramp to soften the visual impact of the structure from the street.
- Following the guidelines in section *4.1 Balustrades and Handrails.*

Disallowed:

(Continued on page 41)

Decks

- Constructing a deck between the street and the street-facing facade if it detracts from the neighborhood or is not compatible with the architectural style of the existing building.
- Leaving balusters and railings unpainted if they are highly visible from the street.

Ramps

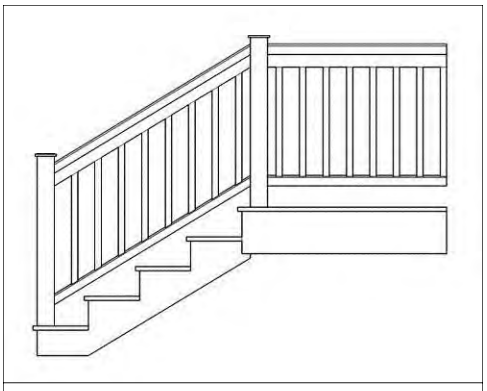
- Constructing a ramp that extends more than 8 feet in front of the primary, street -facing facade.

Exception

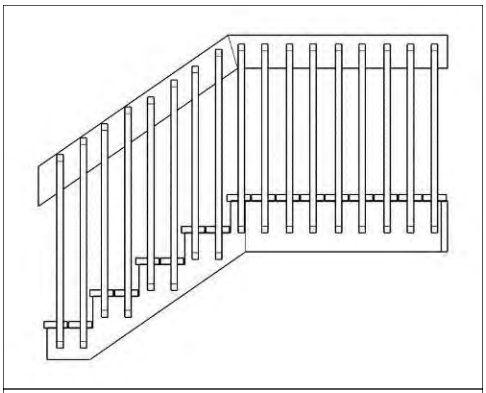
In order to provide flexibility for certain changes and certain properties, the Commission has documented a number of exceptions to the *Iowa City Guidelines*. Projects requiring the exceptions corresponding to the property type listed below may be approved by the Preservation Planner or Preservation Planner and Chair. Projects requiring exceptions to the guidelines that are not listed may be considered by the full Commission under major review. The Commission is afforded flexibility when reviewing applications in order to arrive at historically and architecturally appropriate solutions in cases where a proposed construction project does not significantly affect the architectural character of a historic structure.

In deciding on a project requiring an exception to the guidelines, the Commission may find guidance in the additional guidelines, outlined in section 3.2. When approving a project requiring an exception, the Commission shall identify the guideline(s) for which the exception is being made, and the rationale for the exception.

For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.



Appropriate railing for deck or ramp



Inappropriate railing for deck or ramp

6.0 Guidelines for New Construction

These guidelines are intended to ensure that new buildings are compatible with the character of the neighborhood where the new construction is to occur. Although most of the lots in Iowa City's historic neighborhoods are developed, occasionally the opportunity to construct a new primary structure on a vacant lot may arise, or to replace a non-historic building that has been destroyed. Most of the new structures built are garages or other outbuildings.

Proposed new buildings must also comply with *8.0 Neighborhood District Guidelines* and with *7.0 Guidelines for Demolition*, if applicable. The content of *8.0 Neighborhood District Guidelines* is used to determine the appropriate size, scale, site location and architectural style of the new building. These factors are dependent on the character of the surrounding neighborhood and district. *7.0 Guidelines for Demolition* requires approval for demolition and of new building plans prior to issuance of a demolition permit.

6.1 New Primary Structures

Recommended:

Balustrades and Handrails

- Following the guidelines for new balustrades and handrails in section *4.1 Balustrades and Handrails*.
- If second-story porches are constructed, placing them above first-story porches or first-floor interior spaces.

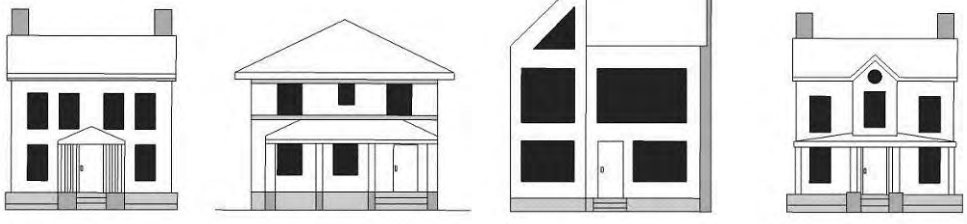
Building Façade

- Unique surface area guidelines exist for street elevations in the Longfellow Neighborhood, generally restricting surface area to no more than 800 square feet. For Governor, Bowery, and Court Streets the total surface area of the street elevation must be no more than 1200 square feet for a new primary building or for an existing building including a new addition. For Summit Street the total surface area of the street elevation must be no more than 1500 square feet for a new primary building or for an existing building including a new addition. For the Moffitt Cottage National Register Historic District the street elevation must be no more than 450 square feet for a new primary building or an existing building including a new addition. Refer to *8.0 Neighborhood District Guidelines*.
- Unique surface area guidelines exist for street elevations in the College Hill Neighborhood, generally restricting surface area to no more than 1200 square feet. Refer to *8.0 Neighborhood District Guidelines*.
- Unique surface are guidelines exist for street elevations in the Northside Neighborhood., generally restricting surface area to no more than 1200 square feet. Refer to *8.0 Neighborhood District Guidelines*.

Building Height and Mass

- Unique height and mass guidelines exist for single-family houses or duplexes in the Longfellow Neighborhood, restricting the height to no more than two stories. For the Summit Street Historic District single-family houses must have two full stories in the principal portion of the building. For the Moffitt Cottage National Register Historic District single-family houses must be one story in height. Refer to *8.0 Neighborhood District Guidelines*.
- Unique height and mass guidelines exist for single-family houses or duplexes in the

(Continued on page 43)



Inappropriate new construction

New construction shall be of an appropriate size, scale, site location, and architectural style compared to the existing historic structures in the neighborhood.

College Hill Neighborhood, restricting the height to no more than two stories. For College Street single-family houses and duplexes must be two stories in height. Refer to *8.0 Neighborhood District Guidelines*.

- Unique height and mass guidelines exist for single-family houses or duplexes in the Northside Neighborhood, restricting the height to one-and-a-half or two stories. Refer to *8.0 Neighborhood District Guidelines*.

Decks and Ramps

- For guidelines on constructing decks and ramps, see *5.2 Decks and Ramps*.

Design

- Designing a new primary structure in a similar style to the architectural styles prevalent in the district. See the *8.0 Neighborhood District Guidelines* for the architectural styles that are appropriate for each district.
- Once an architectural style for a new primary building is selected, following the specifications in section *12.0 Residential Architectural Styles of Iowa City*. This section describes the massing, roofline, siding, windows, doors, porches and other architectural features for each historic style.

Doors

- Adding exterior doors on front or side elevations of buildings that have half- or full-light windows and/or raised panel construction, and are consistent with the architectural style.

Dormers

- Following the guidelines for new dormers in section *4.7 Mass and Rooflines.*

Masonry

- Using masonry that has a similar appearance to the masonry on historic buildings of a similar architectural style.

Paint and Color

- Where synthetic siding is allowed, using a color scheme that is consistent with the architectural style of the building.

Porches

- Constructing front porches that are consistent with the architectural style of the building. Front porches are a character-defining element in Iowa City districts.
- Using vertical-grained fir porch flooring for the porch decking.
- Using wood or an approved wood substitute that accepts paint for porch posts, trim and other components.
- Constructing new porches that are more than 18 inches above grade using traditional porch construction with wood joists and wood flooring.
- Adding a skirting to fill the space between the porch floor and grade if this space is 24 inches or greater. The skirt should be constructed between the porch piers.

Setbacks

- For new primary buildings, locating the building a distance from the street so that the setback is consistent with the setbacks of existing principal buildings located along the same frontage.
- Unique setback guidelines exist for Summit Street, located within the Summit Street Historic District and the Longfellow Neighborhood. On this street the rear wall of the primary structures must not extend deeper than 125 feet from the front street. This restriction preserves the openness of the rear yards. Refer to *8.0 Neighborhood District Guidelines*.

Siding

- Using siding that is consistent with the architectural style of the new building. Most historic siding in Iowa City is wood. Fiber cement siding with a smooth finish is an acceptable substitute for wood siding in most circumstances.

Windows

- Specifying the window type, proportion, shape, profile, divided light pattern, and placement based on the architectural style of the new structure and contributing structures of a similar style.

(Continued on page 44)

- Using windows that are made of wood. The use of metal-clad, solid-wood windows is acceptable. Windows and trim must accept paint. Divided lights must be created with muntins that are adhered to both sides of the glass.
- Placing small decorative windows in the attic level of front gable ends if consistent with the architectural style.
- Adding wood (or an acceptable wood substitute) window trim that is three to four inches in width if the exterior walls are sided with wood.

Wood

- Using wood or an approved wood substitute for building trim and features such as corner boards, window trim, frieze boards, columns, brackets and similar features.

Wood Substitutes

- Substituting a material in place of wood only if the substitute material retains the appearance and function of wood. The substitute material must be durable, accept paint, and be approved by the Historic Preservation Commission. For many applications, fiber cement board with a smooth finish is an approved wood substitute.

Disallowed:

Doors

- Installing sliding glass patio doors in any location that is highly visible from the street.
- Constructing balconies that protrude from the walls without vertical supports on the front or sides of the building.

Masonry

- Using synthetic masonry materials such as artificial stone.

Porches

- Unique porch guidelines exist for the Moffitt Cottage National Register Historic District. In this district traditional front porches were not used and are not permitted. Refer to *8.0 Neighborhood District Guidelines*.
- Constructing a new front porch that is entirely enclosed with walls and/or windows. Only a portion of a front porch may be enclosed with screens to provide a sitting area that is to the side of the steps and front entrance of the house. The screens should be set behind the columns and balustrades to create an appearance that is consistent with the architectural style.

Windows

- Using snap-in muntin bars to create the appearance of divided lights.

Not Recommended:

Attached Garages

- Constructing attached garages. However, if constructed, they should be set back at least 20 feet from the street-facing plane of the building.

Masonry

- Using thin veneer masonry.

Shutters

- Adding shutters if shutters are not consistent with the architectural style of the building.

Exceptions

In order to provide flexibility for certain changes and certain properties, the Commission has documented a number of exceptions to the *Iowa City Guidelines*. Projects requiring the exceptions corresponding to the property type listed below may be approved by the Preservation Planner or Preservation Planner and Chair. Projects requiring exceptions to the guidelines that are not listed may be considered by the full Commission under major review. The

(Continued on page 45)

Commission is afforded flexibility when reviewing applications in order to arrive at historically and architecturally appropriate solutions in cases where a proposed construction project does not significantly affect the architectural character of a historic structure.

In deciding on a project requiring an exception to the guidelines, the Commission may find guidance in the additional guidelines, outlined in section 3.2. When approving a project requiring an exception, the Commission shall identify the guideline(s) for which the exception is being made, and the rationale for the exception.

For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.

Applies to All Properties in Conservation Districts

Porches

- Porch floors may be concrete if the floor is no more than 18 inches above grade. Porch floors that are more than 18 inches above grade must be built in a traditional way with wood joists and wood flooring.
- Pretreated porch decking or dimensional lumber may be used provided the gaps between the floorboards do not exceed 1/8 inch.
- Porches on rear elevations need not reproduce historic details.

Applies to Non-Historic Properties in All Districts

New Balustrades and Handrails

- Alternative baluster and handrail designs may be considered.

Applies to Non-Historic Properties in Conservation Districts

Siding

- Synthetic siding may be used on new primary structures, provided all window and door trim, corner boards, band boards or other trim are wood or an approved wood substitute.

Windows

- Vinyl and vinyl-clad wood windows may be used on new primary structures.

6.2 New Outbuildings

Recommended:
Building Façade

- Unique surface area guidelines exist for street elevations for Summit Street., located within the Summit Street Historic District and the Longfellow Neighborhood. On this street the total surface area of the street elevation must be no more than 750 square feet for a new outbuilding building. Refer to *8.0 Neighborhood District Guidelines*.

Design

- Placing new outbuildings, including garages, to the rear of the primary building.
- Constructing garages and other outbuildings that are clearly subordinate in size and ornamentation to the primary structure.
- Constructing new outbuildings that reflect the style of the primary structure. The primary structure will typically reflect a style of architecture prevalent within the district. See the *8.0 Neighborhood District Guidelines* for the architectural styles that are appropriate for each district.

Garage Doors

- Installing garage doors that are simple in design. Smooth or simple panel-type garage doors may be used. Carriage-style doors in a style appropriate to the property may also be used.
- Adding trim around the garage door openings that matches the trim of other doors and windows on the building.
- Installing single-car garage doors. Double-car garage doors are discouraged.

Windows

- Incorporating windows into the design that are relatively small and rectangular.

Disallowed:
Attached Garages

- Unique outbuilding guidelines exist for the Summit Street Historic District, located within the Longfellow Neighborhood. In this district attached garages are not allowed. Garages must be located at the rear of the property whenever possible. Refer to *8.0 Neighborhood District Guidelines*.

Siding

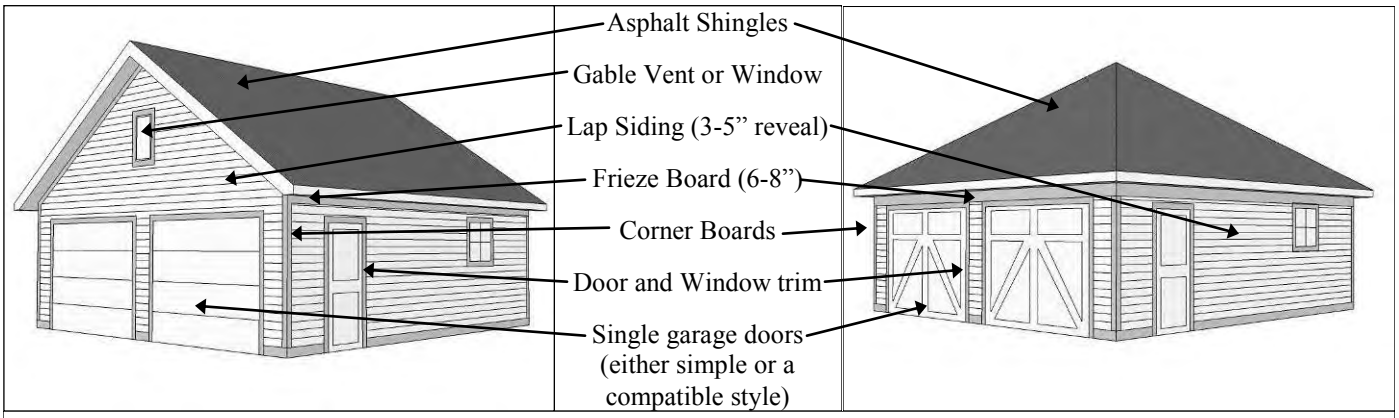
- The use of synthetic siding such as aluminum, vinyl, or false masonry siding for an outbuilding in a historic district.

Not Recommended:
Attached Garages

- Constructing garages attached to the primary building.

Exceptions
In order to provide flexibility for certain changes and certain properties, the Commission has documented a number of exceptions to the *Iowa*

(Continued on page 47)



Simple garage designs that are appropriate on most properties in Iowa City

City Guidelines. Projects requiring the exceptions corresponding to the property type listed below may be approved by the Preservation Planner or Preservation Planner and Chair. Projects requiring exceptions to the guidelines that are not listed may be considered by the full Commission under major review. The Commission is afforded flexibility when reviewing applications in order to arrive at historically and architecturally appropriate solutions in cases where a proposed construction project does not significantly affect the architectural character of a historic structure.

In deciding on a project requiring an exception to the guidelines, the Commission may find guidance in the additional guidelines, outlined in section 3.2. When approving a project requiring an exception, the Commission shall identify the guideline(s) for which the exception is being made, and the rationale for the exception.

For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.

Applies to All Properties in Conservation Districts

Design

- New outbuildings may reflect the historic outbuilding styles in the neighborhood or the style of the primary building.

Siding

- Synthetic siding may be used on new outbuildings.

Windows

- Vinyl or vinyl-clad wood windows may be used on new outbuildings.

7.0 Guidelines for Demolition

Demolition involves the complete removal of a building or a portion of a building. Removal of dormers, decorative trim, porches, balusters, chimneys and other significant features requires a permit for demolition, and therefore historic review. The Historic Preservation Commission will act to ensure the prevention of demolition by neglect and to ensure historically appropriate steps are taken during the remediation of dangerous conditions.

7.1 Demolition of Whole Structures or Significant Features

A Certificate of Appropriateness for the demolition of any primary building on a contributing property within a conservation or historic district, or any landmark, will be denied unless the applicant can demonstrate that the building is structurally unsound and irretrievable. A decision to approve a Certificate of Appropriateness for the demolition of outbuildings on contributing and noncontributing properties, and primary buildings on noncontributing and non-historic properties, will be made on a case-by-case basis. For these cases, the Commission will consider the condition, integrity and architectural significance of the outbuilding or noncontributing building.

A Certificate of Appropriateness is also required for the removal of any portion of a building, such as a porch, porch balustrade, decorative brackets and trim, dormers, chimney or other architecturally significant components on any structure within a district, or on any landmark.

Before a Certificate of Appropriateness for demolition will be approved for a primary building, the Iowa City Historic Preservation Commission must approve a Certificate of Appropriateness for the building that will replace the one being demolished. These projects will also be evaluated using *6.0 Guidelines for New Construction* and *8.0 Neighborhood District Guidelines*

Recommended:

- Removing additions or alterations that are not historic and that significantly detract from the building's historic character or that are structurally unsound and are a safety hazard
- Removing non-historic buildings and structures that detract from the historic character of a district. Such buildings should be replaced with buildings that are more compatible with the district.
- Saving and storing on site any historic architectural features such as windows, doors and trim that are removed from a building or structure.
- Retaining historic garages. If the period garage is insufficient for modern-day vehicles, efforts should be made to construct a new garage on another portion of the site.
- Designing replacement garages to be compatible in design with the primary structure and/or other outbuildings in the neighborhood. See *6.0 Guidelines for New Construction*.

Disallowed:

- Demolishing any primary building on a contributing property within a conservation or historic district, or any Iowa City Historic Landmark.
- Removing any historic architectural feature, such as a porch, chimney, bay window, dormer, brackets or decorative trim, that is significant to the architectural character and style of the building.

Not Recommended:

- Removing significant historic site features on the property such as brick driveways and iron fences.

7.2 Prevention of Demolition by Neglect

All buildings and structures that contribute to a Conservation or Historic District; or that are listed or are eligible for listing on the National Register of Historic Places, regardless of whether they are in a designated Historic or Conservation District, must be preserved against decay, deterioration, and kept free from structural defects. Accordingly, all such buildings and structures must be maintained in accordance with the provisions of Section 17-5-19 of the Housing Code, Responsibilities of Owners Relating to the Maintenance and Occupancy of Premises.

The Historic Preservation Commission may file a petition with the Building Official requesting investigation of any applicable building or structure suspected of neglect or deterioration. The Building Official will proceed with investigation and may take any enforcement action necessary to correct or prevent further violation. Failure to comply with the stated corrective action may result in penalties and/or legal action.

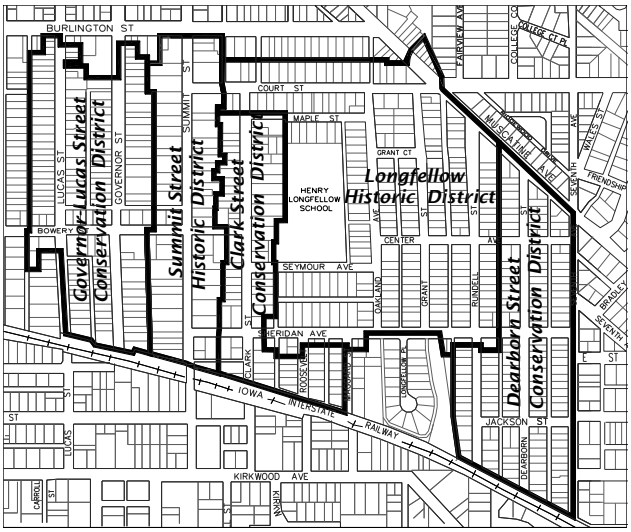
8.0 Neighborhood District Guidelines

The size of a primary building on a site, the size of the yard, as well as the architectural character of the building are defining characteristics of historic and conservation districts, and vary according to the neighborhood. This section deals specifically with site, scale, structure location, and architectural style standards unique to properties within certain Iowa City neighborhoods.

Proposed projects on buildings within a neighborhood listed in this section must meet the respective Neighborhood District Guidelines **in addition** to the other applicable standards of the *Iowa City Preservation Handbook*. The provisions of this section will supersede provisions found elsewhere in the handbook if the provisions conflict.

8.1 Longfellow Neighborhood

The Longfellow Neighborhood District Guidelines apply to the Summit Street Historic District, Longfellow Historic District (including the Moffitt Cottage National Register Historic District), Governor-Lucas Street Conservation District, Clark Street Conservation District, and Dearborn Street Conservation District. They apply to single-family, duplex and multi-family buildings in these neighborhood districts. Proposed new multi-family buildings must also comply with *9.0 Design Guidelines for Multi-Family Buildings*.



Site and Scale Guidelines

Setback, Front
On Summit Street only: The rear wall of the primary structures must not extend deeper than 125 feet from the front street. This restriction preserves the openness of the rear yards.

Building Facade
The total surface area of the street elevation of a new primary building must be no more than 800 square feet. Existing primary structures must not be expanded in such a manner that the total surface area exceeds 800 square feet. For the purposes of enforcing this guideline, the total surface area of the street elevation is defined as a figure derived by calculating the surface area of all wall and roof surfaces, including window and door openings that are visible in a measured drawing of the building's street elevation.

On Governor, Bowery, and Court Streets only: The total surface area of the street elevation must be no more than 1200 square feet for a new primary building or for an existing building including a new addition.

On Summit Street only: The total surface area of the street elevation must be no more than 1500 square feet for a new primary building or for an existing building including a new addition, and no more than 750 square feet for a new outbuilding.

In the Moffitt Cottage National Register Historic District only: The surface area of the street elevation must be no more than 450 square feet for a new primary building or an existing building including a new addition.

Outbuildings
In the Summit Street Historic District only: Attached garages are not allowed. Garages must be located at the rear of the property wherever possible.

(Continued on page 50)

Architectural Guidelines for New Primary Structures

Building Styles
Architectural style is a defining characteristic for historic and conservation districts. A new primary structure must reflect the historic styles of its neighborhood. Although new construction may adapt and mix some elements of different styles, a single style must dictate the height and mass, rooflines, fenestration, and overhangs for the new building. Please refer to section *12.0 Residential Architectural Styles of Iowa City* for examples of historic building styles. The architectural styles represented in each district are given below.

In the Summit Street Historic District only: A new building must reflect the *Italianate, Queen Anne, Colonial Revival, American Foursquare, Prairie School, Vernacular,* or *Eclectic* style.

In the Longfellow Historic District only: A new building must reflect the *Queen Anne, Colonial Revival, Craftsman, Craftsman Bungalow, American Foursquare, Prairie School, Period Revival Cottage, Vernacular,* or *Eclectic* style.

In the Governor-Lucas Street Conservation District only: A new building on Governor Street must reflect the *Italianate, Queen Anne, American Foursquare,* or *Vernacular* style. A new building on Lucas Street must reflect the *Queen Anne, Craftsman, Craftsman Bungalow, American Foursquare, Prairie School,* or *Vernacular* style.

In the Clark Street Conservation District only: A new building must reflect the *Queen Anne, Colonial Revival, Craftsman, Craftsman Bungalow, American Foursquare, Vernacular,* or *Eclectic* style.

In the Dearborn Street Conservation District only: A new building must reflect the *Craftsman, Craftsman Bungalow, American Foursquare, Vernacular,* or *Eclectic* style.

In the Moffitt Cottage National Register Historic District only: A new building must reflect the *Period Revival Cottage* style.

Building Height and Mass
New structures must be one, one-and-a-half, or two stories in height except as noted below.

In the Summit Street Historic District only: New single-family houses must have two full stories in the principal portion of the building.

In the Moffitt Cottage National Register Historic District only: New single-family houses must be one story in height.

Porches
In the Moffitt Cottage National Register Historic District only: Traditional front porches were not used in this district and are not permitted

Exception

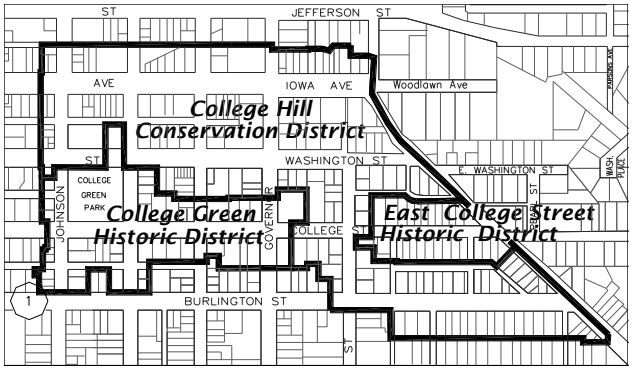
In order to provide flexibility for certain changes and certain properties, the Commission has documented a number of exceptions to the *Iowa City Guidelines*. Projects requiring the exceptions corresponding to the property type listed below may be approved by the Preservation Planner or Preservation Planner and Chair. Projects requiring exceptions to the guidelines that are not listed may be considered by the full Commission under major review. The Commission is afforded flexibility when reviewing applications in order to arrive at historically and architecturally appropriate solutions in cases where a proposed construction project does not significantly affect the architectural character of a historic structure.

In deciding on a project requiring an exception to the guidelines, the Commission may find guidance in the additional guidelines, outlined in section 3.2. When approving a project requiring an exception, the Commission shall identify the guideline(s) for which the exception is being made, and the rationale for the exception.

For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.

8.2 College Hill Neighborhood

The College Hill Neighborhood District Guidelines apply to the College Green Historic District, East College Street Historic District, and the College Hill Conservation District. They apply to single-family, duplex and multi-family buildings in these neighborhood districts. Proposed new multi-family buildings must also comply with *9.0 Design Guidelines for Multi-Family Buildings*.



Site and Scale Guidelines

Building Facade
The total surface area of the street elevation of a new primary structure must be no more than 1200 square feet. Existing primary structures that were historically single-family houses must not be expanded in such a manner that the total surface area exceeds 1200 square feet. For the purposes of enforcing this guideline, the total surface area of the street elevation is defined as a figure derived by calculating the surface area of all wall and roof surfaces, including window and door openings that are visible in a measured drawing of the building's street elevation.

Architectural Guidelines for New Primary Structures

Building Styles
Architectural style is a defining characteristic for historic and conservation districts. A new primary structure must reflect the historic styles of its neighborhood. Although new construction may adapt and mix some elements of different styles, a single style should dictate the height and mass, rooflines, fenestration, and overhangs for the new building. Please refer to section *12.0 Residential Architectural Styles of Iowa City* for examples of historic building styles.

In the College Hill Neighborhood: A new building must reflect the *Italianate, Queen Anne, Colonial Revival, Craftsman, American Foursquare, Prairie School, Period Revival House, Vernacular* or *Eclectic* style.

Building Height and Mass
New single-family houses or duplexes must be one-and-a-half, or two stories in height, except as noted below. New multi-family structures must be compatible in height and mass with the surrounding neighborhood.

On College Street only: New structures must be two stories in height.

Exception

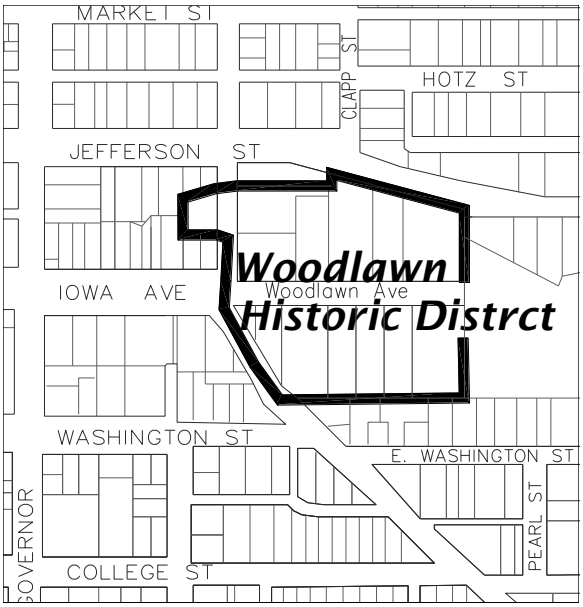
In order to provide flexibility for certain changes and certain properties, the Commission has documented a number of exceptions to the *Iowa City Guidelines*. Projects requiring the exceptions corresponding to the property type listed below may be approved by the Preservation Planner or Preservation Planner and Chair. Projects requiring exceptions to the guidelines that are not listed may be considered by the full Commission under major review. The Commission is afforded flexibility when reviewing applications in order to arrive at historically and architecturally appropriate solutions in cases where a proposed construction project does not significantly affect the architectural character of a historic structure.

In deciding on a project requiring an exception to the guidelines, the Commission may find guidance in the additional guidelines, outlined in section 3.2. When approving a project requiring an exception, the Commission shall identify the guideline(s) for which the exception is being made, and the rationale for the exception.

For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.

8.3 Woodlawn Historic District

These guidelines apply to single-family, duplex and multi-family buildings in the Woodlawn Historic District. Proposed new multi-family buildings must also comply with *9.0 Design Guidelines for Multi-Family Buildings*.



Site and Scale Guidelines

Due to the unique site characteristics of this district, standard Site and Scale Guidelines are difficult to apply. Therefore, the Historic Preservation Commission will use section *10.0 The Secretary of the Interior's Standards for Rehabilitation* for these guidelines.

Architectural Guidelines for New Primary Structures

Building Styles
Although it is unlikely that a new primary structure will be constructed in the Woodlawn Historic District, in the event that this should happen, projects will be evaluated using section *10.0 The Secretary of the Interior's Standards for Rehabilitation*. Please refer to section *12.0 Residential Architectural Styles of Iowa City* for examples of historic building styles.

In the Woodlawn Historic District: A new building must reflect the *Gothic Revival*, *Italianate, Queen Anne, Stick/ Eastlake, Tudor Revival* or *Eclectic* style.

Exception

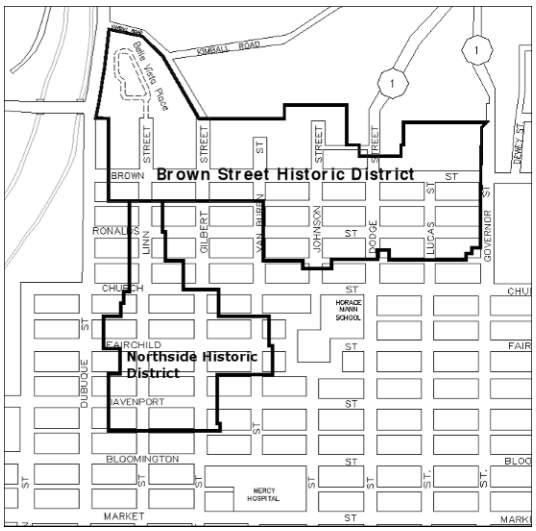
In order to provide flexibility for certain changes and certain properties, the Commission has documented a number of exceptions to the *Iowa City Guidelines*. Projects requiring the exceptions corresponding to the property type listed below may be approved by the Preservation Planner or Preservation Planner and Chair. Projects requiring exceptions to the guidelines that are not listed may be considered by the full Commission under major review. The Commission is afforded flexibility when reviewing applications in order to arrive at historically and architecturally appropriate solutions in cases where a proposed construction project does not significantly affect the architectural character of a historic structure.

In deciding on a project requiring an exception to the guidelines, the Commission may find guidance in the additional guidelines, outlined in section 3.2. When approving a project requiring an exception, the Commission shall identify the guideline(s) for which the exception is being made, and the rationale for the exception.

For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.

8.4 Northside Neighborhood

The Northside Neighborhood District Guidelines apply to the Brown Street Historic District, Northside Historic District, Goosetown/ Horace Mann Conservation District, and the Jefferson Street Historic District. They apply to single-family, duplex and multi-family buildings in these neighborhood districts. Proposed new multi-family buildings must also comply with *9.0 Design Guidelines for Multi-Family Buildings*.



Site and Scale Guidelines

Building Facade
The total surface area of the street elevation of a new primary structure must be no more than 1200 square feet. Existing primary structures that were historically single-family houses must not be expanded in such a manner that the total surface area exceeds 1200 square feet. For the purposes of enforcing this guideline, the total surface area of the street elevation is defined as a figure derived by calculating the surface area of all wall and roof surfaces, including window and door openings that are visible in a measured drawing of the building's street elevation.

On Bella Vista Drive only: Due to the unique site characteristics of this area, standard Site and Scale Guidelines are difficult to apply. Therefore, the Historic Preservation Commission will use section *10.0 The Secretary of the Interior's Standards for Rehabilitation* for these guidelines.

Architectural Guidelines for New Primary Structures

Building Styles
Architectural style is a defining characteristic for historic and conservation districts. A new primary structure must reflect the historic styles of its neighborhood. Although new construction may adapt and mix some elements of different styles, a single style should dictate the height and mass, rooflines, fenestration, and overhangs for the new building. Please refer to section *12.0 Residential Architectural Styles of Iowa City* for examples of historic building styles.

In the Northside Neighborhood: A new building must reflect the *Greek Revival*, *Italianate, Queen Anne, Colonial Revival, Craftsman, American Foursquare, Prairie School, Vernacular,* or *Eclectic* style.

Building Height and Mass
New structures must be one-and-a-half or two stories in height.

Exception

In order to provide flexibility for certain changes and certain properties, the Commission has documented a number of exceptions to the *Iowa City Guidelines*. Projects requiring the exceptions corresponding to the property type listed below may be approved by the Preservation Planner or Preservation Planner and Chair. Projects requiring exceptions to the guidelines that are not listed may be considered by the full Commission under major review. The Commission is afforded flexibility when reviewing applications in order to arrive at historically and architecturally appropriate solutions in cases where a proposed construction project does not significantly affect the architectural character of a historic structure.

In deciding on a project requiring an exception to the guidelines, the Commission may find guidance in the additional guidelines, outlined in section 3.2. When approving a project requiring an exception, the Commission shall identify the guideline(s) for which the exception is being made, and the rationale for the exception.

For more information on exceptions to the *Iowa City Guidelines*, please refer to section 3.2.

9.0 Design Guidelines for Multi-Family Buildings

Compliance with 14-2B-6 Multi-Family Site Development Standards of the *Iowa City Zoning* Code must be demonstrated prior to the issuance of a Certificate of Appropriateness. The standards of this section will be administered by the Historic Preservation Commission concurrently with review of the proposed development as defined in 14-2B-6 Multi-Family Site Development Standards. The provisions of this section will supersede the provisions of 14-2B-6 Multi-Family Site Development Standards if the provisions conflict. New structures must also meet the provisions of *8.0 Neighborhood District Guidelines*. Please be advised building permit requirements are unique for multi-family structures. Please contact the Building Department at 356-5120 before beginning work to inquire about your property.

9.1 Site Elements

Building Access, Entrances and Orientation

Buildings must have at least one door on the exterior of the building that provides pedestrian access to dwelling units within the building. A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way, and to parking areas and other on-site facilities. Guidelines for disability access can be found in *5.2 Ramps and Decks*.

The "front" of the building must have at least one main entrance to the building, or may contain separate main entrances to the ground level dwelling units. Main entrances to a building require certain architectural treatments which emphasize the entrance. These can be found in *9.2 Architectural Elements*.

Orientation of the "front" of the building must be to the street or interior courtyard in a manner similar to existing buildings in the neighborhood

Lighting

All exterior lighting, including balcony and porch lighting, must be carefully placed, downcast and shielded so that entrances, sidewalks and stairways are well lit, but the lighting is non-obtrusive to neighboring properties. No exterior light source should be located on poles more than 15 feet high. When lights mounted on buildings are intended to provide site lighting rather than corridor or exit lighting, they must be mounted no higher than 15 feet. For requirements on the use of lighting to highlight architectural elements, see *9.2 Architectural Elements.*

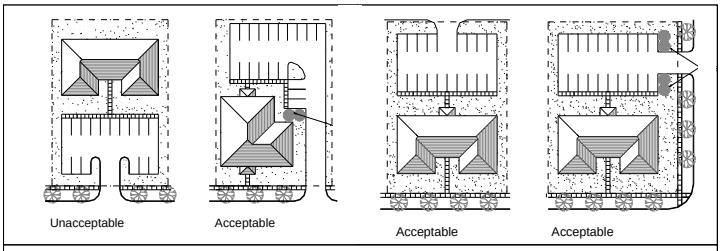
Parking and Garages

Parking lots, including detached garages and carports, must not be located between the principle building and the street. Parking must be located behind a building, below grade, or under a building. On corner lots parking may be located alongside the building, but not within a required front or side yard and no closer than 20 feet to the sidewalk. Landscaped screening consisting of densely planted evergreen shrubs, a hedge, a combination of evergreen and deciduous shrubs, or a decorative masonry wall in combination with landscaping must be used to screen the parking from the street and adjacent properties.

Where parking is located below a building, any exposed portions of the exterior walls of the parking area visible from a street must appear to be a component of the facade of the building. The use of similar building materials, window openings, and providing facade detailing similar to the upper levels are examples of how this can be achieved. In no case shall a building have the appearance from the street of being elevated above a parking level, or "on stilts."

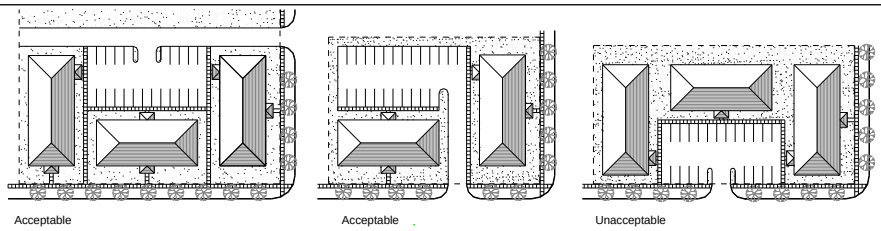
When parking is provided within the primary structure, garage doors should not be located on any side of a building facing a street. When located on a side wall or on a rear wall on a corner lot, landscaping, masonry walls, or elements of the building should be used to help screen the garage doors from view from the street.

Setback, Front



Location of surface parking for properties with a single building

(Continued on page 55)



Location of surface parking for properties with multiple buildings

The front yard setback must comply with the setback requirements established within the appropriate individual district guidelines. If no setback requirement is established within the district guidelines, the following standard must apply. The front setback for new buildings must not deviate more than 5 feet from the average setback of existing principal buildings along the same frontage. Alternatively, for frontages that contain more than six lots, the average may be calculated based on the principal building setbacks on the four closest lots along the same frontage to the lot containing the new building. However, in no instance shall a new building may not be located closer to the street than the existing principal building that is closest to the street along the same frontage.

9.2 Architectural Elements

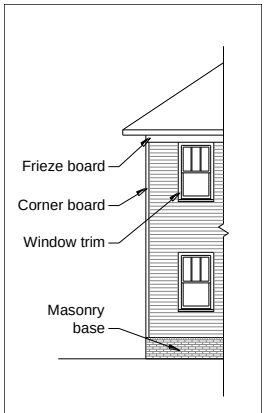
Architectural Details
The building should include architectural details to add interest to building elevations visible from the public street, including but not limited to the following: Quoins, dentils, cornice moldings, brackets, arches, corner boards, keystones, decorative lintels and sills, double-hung windows, soldier courses, belt courses, bay windows, and other decorative features as appropriate for the design of the overall building and materials being used. The use of these elements must be reviewed in the context of the overall building design and the character of the historic district, and not simply based on the provision of these architectural details.

Architectural Style
The purpose of requiring an architectural style is to ensure that the mass, roof form, window style and configuration, and the basic architectural details of a building are generally compatible with the historic character of the historic or conservation district. New buildings should appear similar to a large house or a small historic apartment building.

Any building elevation that is within public view (visible from a public street, public sidewalk, public access easement, or other public way, or from a public park or other public open space area.), must be designed in a manner that is consistent with a historic architectural style typical of residential buildings in the historic and conservation districts. However, building facades that are visible only from public alleys are not subject to these standards. The applicable architectural styles are outlined in *8.0 Neighborhood District Guidelines*, and include: Italianate; Queen Anne; Colonial Revival; Craftsman; Craftsman Bungalow; American Foursquare; Prairie School; Period Revival; and Eclectic. The applicant must indicate in detail how each of the following architectural elements in the proposed building are consistent with one of these architectural styles as described in *12.0 Residential Architectural Styles of Iowa City*:

1. Form and mass of the building;
2. Roof configuration and pitch;
3. Style and placement of windows and doors;
4. Window and door trim, eave boards, frieze boards, and other trim;
5. Porch and entrance features;
6. Building details and ornamentation.

Alternative designs that have been prepared by a licensed architect may be acceptable and will be reviewed on a case-by case basis.



Building Materials

(Continued on page 56)

Balconies, Decks, Exterior Stairways, Corridors Lifts and Ramps
Balconies, decks, exterior stairways, corridors, lifts and ramps should be designed so that they are integrated into the overall design of the building. Methods of integrating these elements into the building design may include, but are not limited to, fully or partially recessing them into the facade of the building, placing them under a roof that is integrated into the overall roof plan, utilizing supports that are compatible with the rest of the building in terms of materials and design, and utilizing supports that reach to the ground rather than append on the exterior of the building.

For purposes of this subsection the term, "exterior stairways," refers to stairways that lead to floors of a building that are above the first or ground-level floor of a building. "Exterior corridors refers to unenclosed corridors located above the first or ground-level floor of a building. Balconies and exterior stairways, exterior corridors and exterior lifts must comply with the following standards:

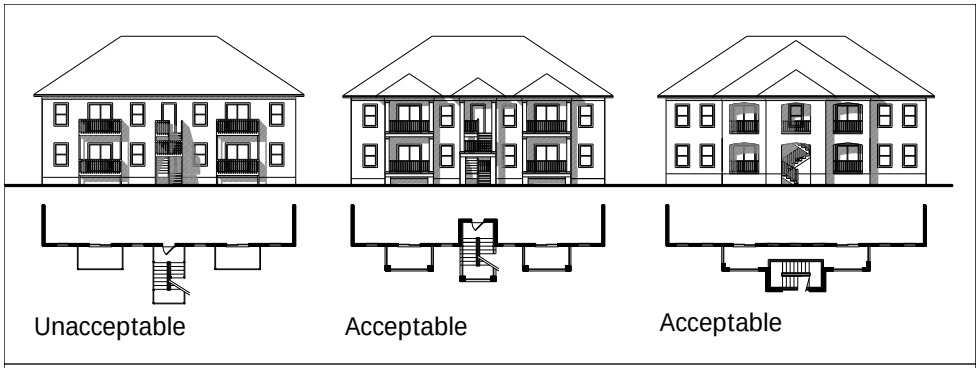
1. Exterior stairways, exterior lifts and exterior corridors must be covered with a roof similar in design and materials to the roof over the rest of the structure. Said roof should be incorporated into the overall roof plan of the structure. Alternatively, such features may be recessed into the façade of the building. Exterior corridors may not be located on a street-facing wall of the building or within 20 feet of a street -facing wall.

2. Unenclosed or partially enclosed stairways may not be used as the primary means of access to dwelling units located above the ground-level floor of the building (see 14-2B-6D-6 of the Iowa City Zoning Code).

3. Balconies, exterior stairways, exterior lifts and exterior corridors may not be located on any side of a building that is adjacent to a property that is zoned Single Family Residential or that contains an existing Single Family Use. Buildings that are set back at least 40 feet from any such property are exempt from this standard.

4. The design of any balcony, exterior stairway, exterior lift or exterior corridor must utilize columns, piers, supports, walls, and railings that are designed and constructed of materials that are similar or complementary to the design and materials used for the rest of the building.

5. Decks and ramps should be designed according to the guidelines set out in section *5.2 Decks and Ramps*.



Balconies and exterior corridors

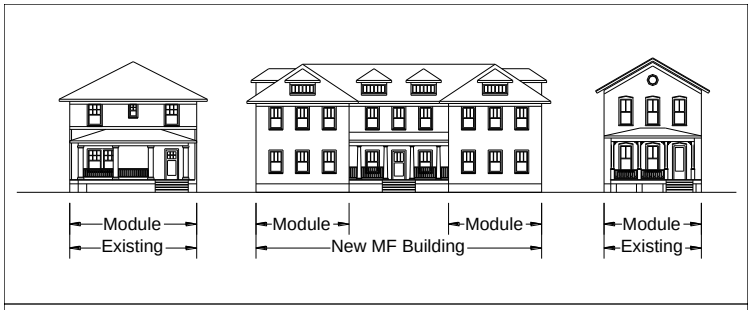
Building Height and Mass
Measures should be incorporated into the design of a new building that help to reduce its "visual mass" and overall height. In historic and conservation districts the width of the front façade of new buildings must not exceed 40 feet unless the horizontal plane of any street-facing façade of the building is broken into modules that give the appearance of smaller, individual buildings. Each module must meet the following standards:

1. Each module must be no greater than 30 feet and no less than 10 feet in width and must be distinguished from adjacent modules by a variation in the wall plane of at least 16 inches in depth. For buildings that are 3 or more stories in height, the width of the module may be increased to 40 feet.
2. Each module must have a corresponding change in the roofline.
3. Each module must be distinguished from the adjacent module by at least one of the following means:
   a) Variation in Material colors, types or textures;
   b) Variation in the building and/or parapet height;

(Continued on page 57)

c) Variation in the architectural details such as decorative banding, reveals, stone, or tile accents;
d) Variation in window pattern.
e) Variation in the use of balconies and recesses.

Entrances
Main entrances to a building, including main entrances to ground level individual dwelling units must be clearly demarcated by one of the following means: covered porch or canopy, transom and sidelight



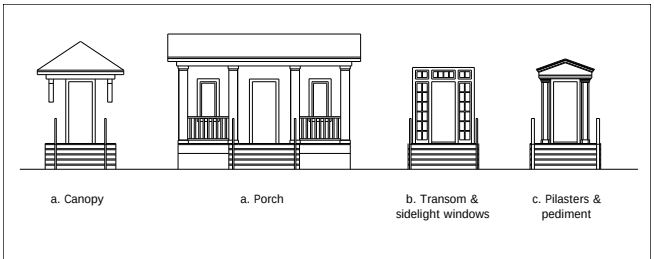
Building modules that break up the horizontal plane



Building articulation

windows, pilasters and pediment, or other significant architectural treatments that emphasize main entrances.

Lighting



Main entrance features

Lights intended to architecturally highlight a building or its features must use a limited pattern of light that does not extend beyond the wall of the building.

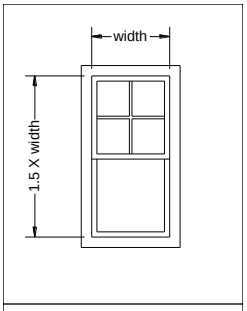
Roofline

(Continued on page 58)

Rooflines should reflect the predominant roof type, orientation, scale and pitch of existing buildings within the neighborhood.

Windows/Fenestration

The placement of windows and doors on street elevations should be consistent with the window and door patterns found on other properties in the surrounding neighborhood, and of a similar size, scale and proportion to the windows of other buildings in the neighborhood. Individual window units that are located in primary living spaces, such as living rooms, dining areas, and bedrooms, must have a height that is at least 1.5 times greater than the width of the window unit. Individual window units may be located side-by-side in a wider window opening. Bathroom, kitchen, skylights, and decorative windows, such as stained-glass and ocular windows, are not required to meet this standard. The use of trim and moldings must be similar in width and character to surrounding buildings.



Window proportions

10.0 The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation (Standards) were originally written to determine the appropriateness of proposed project work on properties that were listed on the National Register of Historic Places. The *Standards* are accompanied by instructions concerning methods, materials, historical character, and other considerations that relate to the historical significance of the particular property and its surroundings. The *Standards* have been widely accepted by state, county, and city governments.

The Iowa City Historic Preservation Commission uses the *Standards* to determine the appropriateness of exterior changes to historic landmarks and properties located in historic and conservation districts. The *Iowa City Guidelines* are based on and comply with the *Standards*, and were written to provide more specific guidance for owners, contractors and consultants in Iowa City as well as the Historic Preservation Commission.

The Secretary of the Interior's Standards for Rehabilitation (1990*)* are listed below.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

11.0 Title 14: Iowa City Zoning Code

The Iowa City Zoning Code is a document to ensure proper implementation of the Comprehensive Plan for the city of Iowa City. All development, including work on historic structures, must comply with the rules and regulations set out in the Zoning Code. Certain procedures, standards, regulations, guidelines, incentives, definitions, and noncompliance violations exist for historic preservation. The sections of the Zoning Code below detail the preponderance of administrative procedures and rules which relate to projects involving historic structures. The Zoning Code may be found at http://www.icgov.org/zoning, or may be viewed or purchased from the Department of Planning and Community Development.

11.1 Chapter 2, Article B – Multi-Family Residential Zones

Multi-Family Site Development Standards
Chapter 2, Article B, Section 6 of the Iowa City Zoning Code deals with the requirements of multi-family structures and the requisite parking and driveway requirements, architectural styling, building materials and minor modifications to existing structures.

11.2 Chapter 3, Article B – Historic District and Conservation District Overlay

Historic District Overlay Zone
Chapter 3, Article B, Section 1 of the Iowa City Zoning Code discusses the purpose of an overlay zone, defines an overlay zone as well as a historic district, provides maps of Iowa City historic districts and lists designated local historic landmarks.

Conservation District Overlay Zone
Chapter 3, Article B, Section 2 of the Iowa City Zoning Code discusses the purpose of an overlay zone, defines an overlay zone as well as a conservation district, and provides maps of Iowa City conservation districts.

Historic Review
Chapter 3, Article B, Section 3 of the Iowa City Zoning Code discusses the purpose of the historic review, when a historic review is required, the application process, and appealing historic review decisions.

Certificate of Economic Hardship
Chapter 3, Article B, Section 4 of the Iowa City Zoning Code discusses the preconditions for application of a Certificate of Economic Hardship and the approval criteria.

Compliance with Certificate Required
Chapter 3, Article B, Section 5 of the Iowa City Zoning Code discusses violations of work authorized by permits and penalties for violating the parameters of work authorized.

Remedy of Dangerous Conditions
Chapter 3, Article B, Section 6 of the Iowa City Zoning Code grants the Historic Preservation Committee a chance to provide input into the remedy of historic structures deemed to be dangerous to life, health, or property.

Prevention of Demolition by Neglect
Chapter 3, Article B, Section 7 of the Iowa City Zoning Code mandates property owners maintain buildings against deterioration, decay, structural defects and provides for penalties in the case of violation.

11.3 Chapter 7, Article A – Boards and Commissions

Historic Preservation Commission
Chapter 7, Article A, Section 3 of the Iowa City Zoning Code determines the makeup of the membership of the Historic Preservation Commission. It further elaborates the purpose, powers and duties of the Commission, and provides for the establishment of the Design Review Subcommittee.

11.4 Chapter 8, Article E – Historic Preservation Commission Approval Procedures

Designation of Historic Districts, Conservation Districts, and Local Historic Landmarks
Chapter 8, Article E, Section 1 of the Iowa City Zoning Code discusses the procedures for designation of historic districts, conservation districts, and local historic landmarks including application requirements and provisions for public hearings.

Historic Review
Chapter 8, Article E, Section 2 of the Iowa City Zoning Code discusses the application requirements for a Historic Review, the various levels of review, and the approval and appeals procedure.

Certificate of Economic Hardship
Chapter 8, Article E, Section 3 of the Iowa City Zoning Code discusses the circumstances which qualify for a Certificate of Economic Hardship, the application requirements and the approval procedure.

11.5 Chapter 9, Article B – Historic Preservation Definitions

This section of the code provides definitions to terms used throughout the code and which refer to historic preservation.

12.0 Residential Architectural Styles of Iowa City

The following is a guide to the most typical architectural styles found in Iowa City's historic and conservation districts. Building styles are characterized by the mass and proportions of the building, the style and placement of windows and doors (fenestration), and style of trim and other ornamentation. New construction in historic and conservation districts should reflect the size, proportions, fenestration, trim, and other ornamentation of a building style typical of that district. These guidelines will be used in evaluating new single-family houses and multi-family buildings.

12.1 American Foursquare

The American Foursquare style is typified by its cubical mass and hipped roof. Roof pitches vary from 6/12 to 10/12. Often, the roof pitch at the eave will be less than the pitch of the main roof forming a "sweep" at the roof edge. Overhangs are often 24 inches or more with boxed-in soffits and a wide frieze board. Foursquare houses have hipped, wide attic dormers on one or more sides. Windows tend to have wider proportions than other styles, but they are still taller than they are wide. Although not always strictly symmetrical, the front facade is very regular. Ornamentation is typically simple and is usually expressed in the design of the porch. There may be two types of siding used, similar to a Craftsman house.

Foursquare porches typically extend the entire width of the front facade and have a low-pitched hip roof. The porch may have two or three large, square columns on masonry piers to support the roof. Other Foursquare porches have Classic Revival style details with round tapered columns. The porch railing may be constructed of solid panels, rails with square spindles, or a solid wall covered with the siding material.

The American Foursquare originated as a design for single family residences with four rooms on each of two floors. However, it may be adapted for multi-family buildings. The square plan may be elongated or designed as two attached houses to form a duplex.



Typical American Foursquare house



Foursquare duplex



Large Foursquare house with Classic Revival details

12.2 Colonial Revival

Buildings designed in the Colonial Revival style are distinctive for the formal, often symmetrical arrangement of the facade and plan. The plan is typically rectangular, though it may have rear or side wings. The simple side-gable roof has a pitch between 8/12 and 12/12 and frequently has small dormers that are symmetrically placed. Dutch Colonial Revival style houses have a gambrel roof with shed dormers at the front and rear of the house. Colonial Revival buildings have boxed eaves and they have a wide frieze board beneath the eave. More elaborate buildings will also have dentils at the frieze. Ornamentation is limited to simple classical columns at the porch and shutters. The width of the two shutters at a window should equal the width of the window opening to give the appearance that they are operable.

Colonial Revival porches are small porticos. The facade is arranged symmetrically with the portico and entrance door at the center. However, large multi-family buildings may have a two-story porch. The porch roof is a simple gable supported by round classical columns. The columns should taper and each column should have a capital and base. Some Colonial Revival buildings have no porches, but will at least have an ornamental door surround with pilasters at the entry.

Single-family houses are 1-1/2 stories to 2-1/2 stories in height. Multi-family buildings may be up to 3-1/2 stories.



Modest 1 1/2 story Colonial Revival house



Dutch Colonial Revival house



Multi-family Colonial Revival building

12.3 Craftsman

In Iowa City, Craftsman style houses are two stories with a simple rectangular floor plan. Roof pitches are low, and range from 5/12 to 8/12 with 18 to 24 inch overhangs. The soffits are open, leaving the rafter tails exposed. The siding material often changes between the first and second story. A wide band board or brick soldier course will delineate the change in materials. A water table and band board is located at the top of the foundation wall. Other ornamentation is relatively simple, with square wood brackets, upper sash divided lights, and square porch columns.

Craftsman porches may be small and only wide enough to provide a covered entry, or they may be the full width of the house. Porch railings are typically wood panels, solid with siding on either side or brick, or they may have rails with square spindles. Porch ornamentation is similar to that on the main house.

The Craftsman style has also been used for apartment buildings, though there are few examples of such building in Iowa City. Craftsman apartment buildings are typically 3-4 stories and have a symmetrical plan. They may be U-shaped or the entry may be centrally located and flanked by vertical bays. Apartment buildings are usually all brick, or brick and stucco.



Front-gabled Craftsman house with wall shingles



Side-gabled Craftsman house



Large Craftsman house

12.4 Craftsman Bungalow

Bungalows are a subset of the Craftsman style. Although the two styles display similar materials and ornamentation, Bungalows are only one or 1-1/2 stories in height. The massing may be quite simple with a rectangular plan, or more complex with wall projects, bays and dormers. Like the Craftsman house, they have square columns, brackets, open eaves and a lower roof pitch.

There also tend to be more variations of the Bungalow porch. The porch roof will often be integrated with the main roof and may extend the entire width of the facade.

Bungalows are used for single-family residences, though they may be connected at the side walls to form a duplex or series of townhouses.



Simple Craftsman Bungalow



Side-gable brick Craftsman Bungalow



Front-gable duplex Craftsman Bungalow

12.5 Eclectic

Eclectic houses are characterized by the inclusion of two or more different styles in the same building. Most frequently, these styles occurred during the same time period, or the eclectic house demonstrates the transition between two styles. Architectural characteristics of these houses may be influenced by two or more of the styles described previously in this section. However, for new construction, it is best to use only two styles in an Eclectic building with one style dominating.



House with Queen Anne and Foursquare influence



Cottage with Period Revival & Craftsman influences



Duplex with Queen Anne and Foursquare influence

12.6 Greek Revival

The Greek Revival Style is directly inspired by classical Greece architecture, such as the Parthenon. It is of the most popular and long-lived styles in America because it was thought to embody the ideals of democracy.

A Greek Revival house ranges in appearance from a windowed Greek temple to that of a simple Colonial house with a massive columned porch over the front door. Architects of Greek Revival copied the Greek orders (columns including shafts, capitals, entablatures, and/or bases decorated per a specific classical order) and usually painted everything white to replicate the white marble finish of a Greek Temple. The windows are set back behind columns because they conflict with the desirable look of the Greek Temple.

As the Greek Revival style gained acceptance, it was found that the easiest way of converting the basic colonial house into a Greek temple was to turn the gable end to the street and redesign the front entrance into it. The gable was then made into an impressive pediment which either remained flat or was extended to rest on a row of columns.

Other characteristics of Greek Revival architecture include white pilasters, wooden pilaster trim work to simulate columns supporting the pediment, delicately detailed front doors, white painted cedar clapboards, and a window in the pediment to light the attic. Because chimneys were not part of the design of a Greek temple, they were hidden as much as possible on Greek Revival homes.



House built with Greek Revival characteristics



Historic home demonstrating Greek Revival influence

12.7 Italianate

The Italianate building style emphasizes verticality. Often, Italianate buildings are two or three stories tall with each story having a ceiling height of at least ten feet. Plans are usually rectangular, T-shaped, or L-shaped. Italianate roofs are most commonly gabled with a hipped cornice return. The roof pitch is between 6/12 and 8/12. Distinctive of this style is the decorative cornice with intricate brackets beneath a wide overhang. Windows are narrow and tall, and first and second story windows are typically aligned and evenly spaced. Italianate buildings often have decorative bay windows and paired narrow windows in lieu of a wider single window. Window and door openings are often arched with decorative "hoods" and sills.

Italianate porches are ornate, with chamfered square columns and decorative balustrades. The balustrades may have turned or square members placed horizontally as well as vertically. A geometric pattern may also be cut from flat one-inch boards to form the balustrade. Italianate porches often have decorative friezes composed of spindles just below the eaves. Porches often extend the entire width of the front facade and may wrap around to the side.



Simple rectangular Italianate house



Elaborate T-shaped Italianate house



Large Italianate building

12.8 Period Revival Cottages and Houses

Historic European architecture, such as Cotswold cottages, Tudor houses, French country houses, and Renaissance manor houses, provide the precedent for Period Revival cottages and houses. The architectural characteristics of Period Revival buildings are based on the architectural style emulated. The modest, picturesque cottages of Howard Moffitt are most evocative of English Cotswold cottages. Other cottages, as well as fraternity houses, are commonly based on English Tudor architecture.

Period Revival cottages tend to have irregular plans, roof lines, and facades. Roof pitches vary from 8/12 to 16/12 or steeper. Houses with very steep gables are more evocative of Tudor cottages. The Period Revival style is distinctive more for the use of materials, massing and roofline than applied ornament. The cottages are usually 1-1/2 stories in height and the roof may be gabled or hipped with small dormers interrupting the roofline. Most of the window openings are small, and sometimes arched and have wood shutters that appear to be operable. They often have a stone or brick chimney protruding from the exterior wall.

Period Revival cottages typically do not have porches. They have a brick or stone front stoop and a small entry vestibule. Some cottages may have a simple bracketed canopy at the entry.

Fraternity and sorority houses were typically constructed in the Period Revival style. Though significantly larger than cottages, the architectural characteristics of these houses are similar to those of the cottages described above.



Tudor Revival cottage



Moffitt Cottage



Large Renaissance Revival sorority house

12.9 Prairie School

Although historic buildings of the Prairie School style are not typical in Iowa City, new buildings could be constructed based on Prairie School designs. The Prairie School developed in the Midwest with Frank Lloyd Wright being its best known architect. In Iowa City, the Prairie School style may be combined with the American Foursquare and Craftsman styles. Houses are characterized by hip roofs with pitches of 8/12 or less, and relatively simple rectangular massing. The eaves are deep to provide protection from the sun. The entrances may be located at the side of the house or porch. Large piers, often at the porch, are also characteristic of this style.

Windows may be double-hung or casement. Commonly, multiple tall windows will be installed side-by-side with a mullion between each window. Although several patterns of divided lights are possible, a typical divided light pattern is nine lights with the muntin bars located only four to six inches from the sash. This creates a large center light with small square lights at the corners. In the case of double-hung windows, only the top sash will have divided lights.

Buildings influenced by the Prairie School are often stucco or brick with wood or brick banding. If sided with wood, wide board and batten siding is often used in lieu of traditional clapboard. At the upper story window sills, there is frequently wood or brick banding and a change of materials above the banding.

Although rare in Iowa City, apartment buildings influenced by the Prairie School are constructed of brick, stucco or a combination of the two with ornamental banding. The roofs may be flat or hipped as described above. Entrances are often from a small courtyard.



Stucco Prairie School house with side entrance



Wood and Stucco Prairie School house



Stucco and brick Prairie School apartment building

12.10 Queen Anne

Queen Anne buildings range from the great “painted ladies” to more modest homes of 1-1/2 stories. They have an asymmetrical building footprint with projections and intersecting masses in the roofs and walls. Roof pitches are at least 12/12 and roofs may be hipped and/or gabled in a variety of combinations. The gables are emphasized with decorative wood shingles and ornate trim. Round turrets are common on the most elaborate Queen Anne houses. Facades frequently include a large picture window, slightly taller than wide, surmounted by a fixed pane of ornamental glass.

Queen Anne porches are ornate, with turned or round columns, porch rails, and turned spindles in a variety of patterns. Porches are large and gracious, often wrapping around the house.

Multi-family buildings in the Queen Anne style may appear as a large elaborate house or as a series of simpler houses connected at the side walls to form a duplex or series of townhouses.



Modest 1 1/2 story Queen Anne house



Large elaborate Queen Anne house



Simple Queen Anne duplex

12.11 Vernacular

Vernacular buildings tend to be relatively small in size, reflecting the modest means of their early occupants. Their massing is often simple and they are one to two stories in height. Many vernacular houses have no ornamentation. Other houses have modest ornamentation that is a simplified design of whatever "high" style may have been popular at the time the house was built. The high style may also influence the massing, roof pitch, porch design and fenestration of the vernacular house.



Vernacular house with Queen Anne influence



Stone and clapboard Vernacular house



Vernacular apartment building with Period Revival influence

13.0 Historic Landmarks, Properties, and Districts

13.1 Historic Landmarks

*Historic review is only required for changes to properties listed as Iowa City landmarks or located within Historic or Conservation Districts.

Address	Name	Year Built	Style	Iowa City Landmark	National Register	Historic/ Conservation District
747 W. Benton St.	Cyrus S. & Georginia Ranck House	ca 1905	Late Queen Anne	Aug-02	—	—
518 Bowery St.	Bowery Street Grocery	1856	Storefront	Oct-12	Apr-14	—
228 Brown St.	Arthur Hillyer Ford House	1908	Mission Revival	—	Apr-86	Brown Street H.D.
414 Brown St.	Charles Berryhill House	1868	Italianate	—	May-79	Brown Street H.D.
529 Brown St.	Bohumil Shimek House	1893	Queen Anne Vernacular	—	Dec-91	Brown Street H.D.
Capitol St. & Iowa Ave.	Old Capitol	1842	Greek Revival	—	May-72	—
Capitol St. & Iowa Ave.	Pentacrest	1902-24	Classic Revival	—	Mar-78	—
1030 Carroll St.	Plum Grove	1844	Greek Revival	—	May-73	—
30 N. Clinton St.	First Congregational Church	1869	Gothic Revival	Sep-96	Jun-73	Jefferson Street H.D.
417 S. Clinton St.	Johnson County Courthouse	1901	Richardsonian Romanesque	—	Mar-75	—
125 E. College St.	College Block Building	1883	Italianate	Sep-96	Jul-73	—
307 E. College St.	Carnegie Library	1903	Classic Revival	Jul-01	—	—
320 E. College St.	Trinity Episcopal Church	1871	Gothic Revival	Sep-96	Dec-74	—
906 E. College St.	Thomas C. Carson House	1875	Second Empire	Sep-96	Sep-82	College Green H.D.
935 E. College St.	Linsay House	1893	Queen Anne	Sep-96	Aug-77	College Hill C.D.
1142 E. Court St.	Oakes-Wood House	1858	Italianate	Sep-96	Apr-78	Longfellow H.D.
332 E. Davenport St.	Emma J. Harvat House	1916	Classic Revival	—	May-00	Northside H.D.
515 E. Davenport St.	Letovsky-Rohret House	1881	Greek Revival	Sep-96	Apr-82	Goosetown/Mann C.D.
1415 E. Davenport St.	Rose Hill	1849	Greek Revival	Sep-96	Apr-92	—
111 S. Dubuque St.	Franklin Printing House	1856	Commercial Brick	Sep-96	Apr-86	—
914 S. Dubuque St.	Tate Arms	1880	Vernacular	Sep-2014	—	—
120 E. Fairchild St.	Carriage House & Jackson -Swisher House	1877	Gothic Revival	Sep-96	Nov-82	—
630 Fairchild St.	F. X. Rittenmeyer (Burger) House	ca 1875	Anglo-Italianate	Sep-96	May-79	—
115 N. Gilbert St.	William Bostick House	1851	Greek Revival	Sep-96	Mar-96	Jefferson Street H.D.
219 N. Gilbert St.	Jacob Wentz House	1847	Greek Revival	Sep-96	Aug-74	—
529 S. Gilbert St.	Hawthorne Glove Factory	1905	Early 20th C. Industrial	Apr-13	Sep-14	—
538 S. Gilbert St.	C.D. Close House	1874	Italianate	Sep-96	May-74	—
2460 S. Gilbert St.	McCollister Farmstead	1864	Anglo-Italianate	Sep-96	Oct-76	—
30 S. Governor St.	Stevenson-Baker House	1882	Italianate	May-03	—	College Hill C.D.
411 S. Governor St.	Bethel AME Church	1868	Vernacular	—	Sep-00	Governor-Lucas C.D.
611 N Governor St	Isaac Wetherby House	ca 1860	Vernacular	—	Mar-09	Goosetown/Horace Mann C.D.

Address	Name	Year Built	Style	Iowa City Landmark	National Register	Historic/ Conservation District
604 Iowa Ave.	Windrem House	ca 1850	Vernacular	Sep-96	Sep-77	College Hill C.D.
726 Iowa Ave.	Crum-Overholt House	ca 1840	Greek Revival	May-03	----	College Hill C.D.
130 E. Jefferson St.	Park House Hotel	1852	Greek Revival/ Late Victorian	Sep-96	Dec-78	Jefferson Street H.D.
220 E. Jefferson St.	St. Mary's Church and Rectory	1867	Gothic Revival	Sep-96	Feb-80	Jefferson Street H.D.
610 E. Jefferson St.	St. Mary's Rectory	1854	Greek Revival	Sep-96	Jul-95	—
524 N. Johnson St.	Czecho Slovakian Association Hall	1900	Colonial Revival	Sep-96	Nov-76	—
829 Kirkwood Ave.	Clark House	1874	Victorian/ Italianate	Sep-96	May-96	—
1101 Kirkwood Ave.	Samuel Kirkwood House	1864	Anglo-Italianate	Sep-96	Sep-74	—
119-123 N. Linn	Economy Advertising Company	1923	Commercial Brick	Sep-96	Apr-86	—
127-131 N. Linn & 221-227 E. Market	Union Brewery	1856-57	Italianate	Sep-96	Apr-86	—
203 N. Linn St.	Union (Bashnagel) Bakery	1872	Commercial Brick	June-14	—	—
13 S. Linn St.	Hohenshuh Mortuary	1917	Colonial Revival	Oct-00	—	—
28 S. Linn St.	Old Post Office	1904	Classic Revival	—	Apr-79	—
410 N. Lucas St.	Schindhelm--Drews House	1855	Greek Revival	Sep-96	Jan-94	Goosetown/Horace Mann C.D.
20 E. Market St.	North Presbyterian Church	1856	Romanesque Revival	Sep-96	Aug-73	—
410 E. Market St.	Henry C. Nicking House	ca 1854	Vernacular	Sep-96	Apr-75	—
108 McLean St.	Sigma Pi Fraternity House	1900	Tudor Revival	May-12	Dec-13	
Melrose Ave, West of Hwy 218	Johnson County Asylum	1855	Vernacular	—	Aug-78	—
320 Melrose Ave.	Wilbur D. and Hattie Cannon House	1884	Italianate	Sep-96	Oct-94	—
503 Melrose Ave.	A. W. Pratt House	1885	Italianate	Sep-96	Feb-83	Melrose Avenue National H.D.
629 Melrose Ave.	Billingsley-Hills House	1870	Italianate/ Greek Revival	Sep-96	Jan-83	Melrose Avenue National H.D.
820 Park Rd.	Ned Ashton House	1947	Modern Movement	—	Jan-01	—
200 E Park Rd	City Park Cabins	ca 1880	Log Cabin	—	Jun-13	—
704 Reno St.	Cavanaugh-Zetek House	1870	Gothic Revival	Sep-96	Sep-77	—
228 S. Summit St.	Summit Apartment Building	1916	Prairie/ Sullivan	Sep-96	Sep-83	College Hill C.D.
800 N. Van Buren St.	Vogt-Unash House	1889	Queen Anne	—	Jul-78	Brown Street H.D.
207-215 E. Washington	Paul--Helen Building	1910	Commercial Brick	Sep-96	Apr-86	—
221 E. Washington St.	Englert Theatre	1912	Renaissance Revival	—	Aug-01	—
332 E. Washington St.	Boerner-Fry Company/ Davis Hotel	1899	Classic Revival	—	Jan-83	—
802 E. Washington St.	Haddock House "The Crag"	1891	Gothic Revival	May-03	—	College Hill C.D.
109 Wright St.	Chicago, Rock Island & Pacific Railroad Passenger Station	1898	Victorian Eclectic	Sep-96	Dec-82	—

13.2 Historic and Conservation Districts

	Address	Iowa City Local District	National Register
South Summit Street Historic District	Roughly 300-800 blocks of South Summit Street	Mar-84	Oct-73
Woodlawn Avenue Historic District	Irregular pattern along Woodlawn Avenue	Mar-84	Mar-79
Brown Street Historic District	Roughly Brown Street from west of Linn Street to Governor Street and adjacent parts of intersecting streets	May-94	Sep-94
Moffitt Cottage Historic District	1322-1330 Muscatine Avenue	May-95	May-93
East College Street Historic District	East College Street between South Summit Street and Muscatine Avenue.	Mar-97	Jul-97
College Green Historic District	Roughly bounded by Burlington, Governor, Washington, and Johnson Streets	Mar-97	Jul-97
Governor-Lucas Conservation District	Roughly bounded by Burlington, South Lucas, and South Governor Streets, and the Iowa Interstate Railway	May-01	----
Longfellow Historic District	Roughly bounded by Court and Rundell Streets, Sheridan Avenue, and the west boundary of Longfellow School	Jan-02	Sep-02
Clark Street Conservation District	Roughly 400-800 blocks of Clark Street, and portions of Roosevelt and Maggard Streets	Jan-02	----
Dearborn Street Conservation District	Roughly bounded by Muscatine Avenue, South 7th Avenue, Rundell Street, and the Iowa Interstate Railway	Jan-02	----
College Hill Conservation District	Roughly bounded by Iowa Avenue, Johnson and Burlington Streets, and Muscatine Avenue	May-03	----
Longfellow-Moffitt Cottage Combination Historic District	Combines the previous, separate Longfellow and Moffitt Cottage Historic Districts	Jun-03	----
Brown Street Historic District (Increase)	Roughly 500-800 blocks of East Ronalds Street	Dec-04	Sep-04
Gilbert-Linn St. (Northside) Historic District	Portions of 300-600 North Gilbert and North Linn Streets	May-09	Apr-05
Jefferson Street Historic District	Portions of 100-400 blocks of East Jefferson	Nov-12	Sep-04
Goosetown/ Horace Mann Conservation District	Roughly bounded on the north by Ronalds, Gilbert, Davenport, and Governor Streets. On the south by Jefferson, Dodge, and Governor Streets	Jun-14	Sep-04
Melrose Historic District	Portions of Melrose Avenue, Melrose Court, Melrose Circle, Brookland Park Drive, Brookland Place, and Myrtle Avenue	----	Dec-04

14.0 Historic and Conservation Districts Description and History

14.1 Longfellow Neighborhood Districts

Governor-Lucas Street Conservation District
Turn-of-the-century houses and tree-lined streets characterize the Governor-Lucas Conservation District with houses dating from the late 19th century through the 1930s. Governor Street's unusually wide lots and deep set-backs on the east side create a sense of spaciousness that is similar to portions of Summit Street and not found in most Iowa City residential districts. Examples of vernacular house forms and architectural styles from the 1860s through the 1930s are present, with many good examples of Craftsman Style, American Four-Squares and Bungalows intermixed with earlier Victorian styles.

The Governor-Lucas Conservation District was Iowa City's first conservation district. It includes 139 residential properties and one church, the Bethel AME Church (National Register). The neighborhood saw its transition to rental occupancy begin in 1961 when the majority of the district was rezoned for dense multifamily occupancy. In the wake of this rezoning, blocks to the west saw houses razed and new apartment buildings erected. Measures to designate the area for protection began with a reconnaissance survey of the neighborhood and blocks to the west completed in 1990. In 1996 and 1998, a smaller area was included in the intensive level survey completed for the Longfellow Neighborhood. In May 2000, owner-occupants and long-term renters, aware of the pressure to construct dormitory-style apartment buildings in the neighborhood, successfully petitioned the City Council to down-zone the neighborhood. Work on establishment of a conservation district paralleled the rezoning measure.

Summit Street Historic District
The neighborhood's three blocks include Iowa City's best collection of well-preserved Victorian-era and turn-of-the-century American Revival style residences. Houses along the broad street are set well back on deep, wooded lots with many properties containing carriage houses, fences, carriage blocks, and historic landscaping features. The ambiance of the Summit Street Historic District is park-like. Construction dates for the district's building stock primarily range from the 1860s-1910s.

The Summit Street blocks were recognized through the years as having a sense of time and place. Individual houses were prominently featured in Margaret Keyes' early book on Iowa City architecture. Early threats to the neighborhood posed by apartment house construction were thwarted by neighborhood activism and subsequent down zoning and historic district protection. In 1973, residents sought and received a designation for the area as a National Register historic district – the first historic district established in Iowa City. A decade later, the district was also the first to be listed as a local historic district, along with the Woodlawn Avenue Historic District.

The health of Summit Street is evidence of the long term community benefits fostered by historic preservation. A neighborhood that was threatened with redevelopment in the 1960s is now a stable and well-regarded residential anchor for the near east part of the city. Buildings in the district have been rehabilitated at a rate commensurate with or ahead of other older neighborhoods in the city. Property values have kept pace with or exceeded appreciation in the balance of the community. Traffic increases are still perceived by current residents; and others, as the principal threat to the neighborhood.

For many, the Summit Street Historic District is an example of the idiom "If it ain't broke, don't fix it!" The area has a well-recognized historic image in the community and the district's addresses are sought after in spite of an increasingly competitive market for preserved historic residences

Clark Street Conservation District
The Clark Street Conservation District includes residences constructed as worker housing for the nearby Kelly Manufacturing Company and Oakes Brickworks during the late 19th and early 20th centuries as well as homes built for what became an early 20th-century commuter suburb. Modest one- to two-story houses in styles and vernacular house forms typical of the period characterize the district. Scattered examples of earlier domestic architectural styles and forms appear on the west edge adjacent to the Summit Street Historic District. Narrow, tree-lined streets contribute to the historic sense of time and place of this neighborhood.

At the time the Clark Street Conservation District was designed in 2001, 57 of the district's 76 properties, approximately 75 percent, were considered to be contributing to the character of the conservation district.

Longfellow Historic District
The Longfellow Historic District includes portions of the original Rundell Addition, Oakes Addition and East Iowa City. The northern fringe of the Longfellow neighborhood was developed before World War I while the balance of the area extending south of Court St. and east of Clark St. was not fully developed until World War II. Good examples of vernacular house forms and architectural styles from before and after World War II survive throughout the neighborhood, with construction occurring c. 1910 – 1940. Facing blocks have a homogeneous scale of buildings with uniform setbacks. The neighborhood has a high level of physical integrity, including many historic garages. The Longfellow Elementary School is an important landmark anchoring the neighborhood, which was originally conceived as a streetcar suburb.

The former Moffitt Cottage district, combined with the Longfellow district in 2003, is made up of the group of five buildings in the 1300 block of Muscatine Avenue. These are single-family, one or one-and-a-half story, stone-veneered buildings with Period House stylistic forms and details in the English cottage variation. They were constructed in 1939 and 1940.

Since 1992, major progress has been made on the preservation objectives for the Longfellow Historic district. In 1996 and 1998, historical and architectural survey work was completed. Parallel designation tracks saw the Longfellow Historic District listed as a local ordinance district in early 2002 and on the National Register later the same year. The Moffitt Cottage district was combined with the Longfellow Historic District in 2003. Fears of residents expressed in 1992 regarding incompatible exterior remodeling of pristine bungalows and period cottages has been replaced by carefully planned historic rehabilitations. Removal of the district's small period garages has been slowed, and where replacement buildings have been erected the design review has mitigated their loss by requiring more compatible design for new garages. The continuing loss of original garages is a challenge for the neighborhood.

Dearborn Street Conservation District
The Dearborn Street area developed primarily during the 1930s and post-World War II years. A number of the district's houses are based on standardized small house plans popularized during the pre-World War II period. By this time the automobile was more common and many homes have small historic garages that are similar to the houses or are incorporated into the house structure.

The area was surveyed in 1996. A number of the houses have been altered, diminishing the neighborhood's architectural integrity and eligibility for designation as a historic district. At the time the Dearborn Street Conservation District was designated in 2002, 105 of the district's 147 properties, approximately 75 percent, were considered to be contributing to the character of the conservation district.

14.2 College Hill Neighborhood Districts

College Hill Conservation District
The district adjoins three historic districts – College Green, East College Street, and Woodlawn. The neighborhood takes its name from the topographic rise in the center of the area occupied by College Green Park and the ladies seminary that was once located in the park. The neighborhood includes a mix of single-family and multifamily residential buildings dating from the late 19th through the early 20th century. The neighborhood traditionally had a strong association with the University, housing students in rooming houses, in scattered fraternity and sorority houses, and more recently, in apartment buildings. Private residences housed University faculty and staff as well as many business and civic leaders. Construction of apartment complexes and the unsympathetic renovations of other buildings have diminished the appearance of some of the streetscapes.

The College Hill Conservation District was evaluated in two separate surveys – the intensive level survey of the College Hill Neighborhood completed in 1994 and the reconnaissance level survey of Iowa Avenue in 2003. The district became a local conservation district in 2003. The College Hill Conservation District, particularly Iowa Avenue, was one of the most seriously damaged neighborhoods in the tornado of 2006. The repairs of damaged structures was reviewed by the Historic Preservation Commission to assure the long-term preservation of the neighborhood. These efforts were recognized by an Award for Hard Won Victories from the Iowa Chapter of the American Planning Association.

College Green Historic District
The College Green Historic District is a residential area in east Iowa City deriving its name from a square-block park known as College Green. Substantial houses were built surrounding the park, their styles typical of house forms and designs from late 19th and early 20th century (c. 1860 – 1930s). The block where the green is located was the site for an unsuccessful effort to establish the "Iowa Female Collegiate Institute" college in the 1850s and reverted to park use thereafter. College Green Park serves as a neighborhood focal point. The neighborhood has a strong association with the development of the University with residences in the area having served as homes for faculty and staff as well as rooming houses.

The College Green Historic District is a residential area in east Iowa City deriving its name from a square-block park known as College Green. It includes the residential neighborhood including houses which faces College Green and those structures in an area extending south and east of the green. The district enjoys a high degree of visual continuity through similar scale and massing (single family residential), age (1860s – 1930), and stylistic influences (Nineteenth Century Revival Styles and early Twentieth Century Styles)… The district retains its mature tree canopy.

The College Green Historic District was one of two residential districts identified in the historical and architectural survey of the College Hill Neighborhood completed in 1994. In 1997 the district became a local historic district, and a short time later was listed on the National Register of Historic Places The mature landscape elements which contributed to the identity of the district in and around College Green Park were destroyed or damaged in the tornado of 2006

East College Street Historic District
Substantial houses were built along the street, primarily between 1880 and 1920, manifesting the architectural styles and vernacular house popular in Iowa City during those decades. Queen Anne Revival, Craftsman and American Four-square house forms predominate in three-quarters of the district's 28 buildings. Several properties in the district have historical associations with early business leaders, while others were faculty members at the University. The architectural styles, period of construction, similar lot setbacks and siding, along with the presence of a high canopy of mature trees unify the district.

The East College Street Historic District was one of two districts identified in the historical and architectural survey of the College Hill Neighborhood completed in 1994. In 1997 the district became a local historic district, and a short time later was listed on the National Register of Historic Places Several buildings and the mature landscape elements along East College Street which contributed to the identity of the district were damaged in the tornado of 2006 but most in the district avoided serious destruction.

14.3 Woodlawn Historic District

Woodlawn is an enclave of 14 well-preserved late 19th and early 20th century residences (c. 1880 – 1900). Cohesion, seclusion and continuity of form are the principal characteristics which make the Woodlawn Historic District significant in the architectural and natural landscape of Iowa City. This essentially late 19th Century enclave of upper middle-class residential structures is distinguished by its large lots, deep setbacks, and the presentation of prominent front gables, each with its own particular decorative details, to the narrow, unpaved oval of Woodlawn Avenue. "Governor's Square" located southwest of Woodlawn, was originally planned as the location for the governor's residence. After the capital relocated to Des Moines in 1857, these plans were abandoned and Governor's Square was replatted for house lots. In 1889 S.M. Clark's Sub-division, which contains Woodlawn, was platted east of the terminus of Iowa Avenue. Beginning in the 1880s houses were built along Woodlawn Avenue's spacious lots featuring Gothic Revival, Italianate, Queen Anne, Stick/Eastlake, and Tudor Revival styles. Through the years, a Woodlawn address, like that of South Summit Street, connoted prestige.

The Woodlawn Historic District was listed on the National Register in 1979 and became a local historic district in 1984. Several buildings and mature landscape elements on Woodlawn were seriously damaged in the April 2006 tornado.

14.4 Northside Neighborhood Districts

Brown Street Historic District
This Historic District is located along the north edge of Iowa City's "North Side" neighborhood and is comprised of residences representative of architectural styles, house forms, decorative details, and materials used in Iowa City from c. 1850 - 1935. Brown Street residences range in size from small one and two-story gable cottages to medium sized Gabled-Ell Cottages and to large hipped-roofed, two-story Four-Squares and sprawling asymmetrical organic cottages. The district's record of architectural styles, the densely landscaped private lawns, and the intact brick streets create a distinct sense of place. This visual quality as well as the historic importance of Brown Street as an early transportation route and its association with faculty and staff of the University all serves to create a distinct neighborhood identity and historic significance.

Since the 1960s this area of Iowa City has been the subject of intense debate and neighborhood planning. During the 1980s, efforts were unsuccessful to designate a large mixed-use historic district in the North Side that included portions of Brown Street. After completion of the *1992 Historic Preservation Plan*, the Historic Preservation Commission made its first priority the designation of Brown Street and portions of adjacent side streets (Bella Vista, Linn, Gilbert, Van Buren, Johnson, Dodge and Governor) as a separate National Register and local ordinance historic district. These efforts were successfully completed with strong neighborhood support in 1994 following considerable debate, organizing, and promotion efforts led by the Commission. In 2004, the district boundaries were expanded to include a section of Ronalds Street. Changing housing trends and the appeal of older houses as single-family residences have demonstrated the capacity of North Side neighborhoods such as Brown Street to rejuvenate and prosper.

Northside Historic District (Gilbert-Linn Street National Register District)
The Northside Historic District, which includes the Gilbert-Linn Street National Register District, is locally significant because of its association with an important era of population growth and intense residential development in Iowa City's North Side at the end of the 19th century and the beginning of the 20th century. Iowa Citians built private residences for their growing families while small-scale developers constructed housing to meet the demand of a brisk rental market during these decades. The Northside Historic District's organic development followed this pattern of residential development.

Additional significance is gained from the fact that the Northside Historic District represented a cross section of middle and upper income households with prominent business and professional leaders living next door to middle income and working class families. Individuals who resided in this neighborhood highlight several important themes in the city's history in the decades before and after the turn of the 20th century. Primary among these were the growing prosperity of Iowa City's German-American and Czech-American communities and the growth in importance of the State University of Iowa. The construction of new houses, the brisk rental of existing houses, and the infill construction pattern that produced a dense residential district from ca. 1895 through ca. 1925 testify to the neighborhood's significance.

The Northside Historic District also exhibits a representative collection of the residential architectural styles and vernacular house forms that appeared in Iowa City neighborhoods from the 1860s through the 1930s. From modest Bohemian cottages to pattern book houses and elaborate multi-story mansions, the Northside Historic District reflects the architectural character and best local residential building practices of the period. The District derives added architectural significance because of the large number of well-preserved residences designed by Iowa City's most productive early 20th century architect, O.H. Carpenter, between 1900 and 1918.

The combination of visual qualities and historical associations gives the Northside Historic District its distinct identity and significance. The boundaries of the Northside Historic District are larger than the boundaries of the Gilbert-Linn Street National Register District. This arose from the neighborhoods desire to protect a larger number of intact historic resources in the neighborhood.

Goosetown/ Horace Mann Historic District
The Goosetown/ Horace Mann Conservation District includes portions of the Northside Neighborhood surrounding Horace Mann School and the western portion of Goosetown. This district contains some of the city's oldest and most unique housing stock, and is part of the original 1839 plat of Iowa City.

Goosetown is located in the northeast corner of the original town plat. It traditionally stretched from Bloomington Street and the flood plain of Ralston Creek on the south, to Oakland Cemetery on the north. The western boundary of Goosetown developed in the latter half of the 19th century as a neighborhood of successive generations of Bohemian (Czecho-Slovakian) immigrants and their families. The Goosetown name comes from the practice of Bohemian women and children herding flocks of geese from the residential area to vacant nearby pasture land each day for feeding.

The historic houses of the Goosetown/Horace Mann Conservation District represent a variety of vernacular forms and popular architectural styles. Some of the neighborhood's earliest examples of Italianate and Queen Anne Style dwellings are located here, dating from the 1860's. Many houses in the district are from the 1880s and have survived with their original appearances substantially intact. These range from modest one-story Goosetown cottages to larger 2-story side-gabled I-houses, with many of these otherwise simple vernacular forms displaying elements of the Greek Revival style.

A long tradition of student housing exists in the neighborhood with many residences providing quarters for a single roomer or a full house of boarders. The growth of student enrollments after 1900 also made the neighborhood a likely candidate for redevelopment – smaller houses were razed or moved to make way for larger residences. Student housing needs soared in the 1960s and 1970s and the same factors which had made the Near North Side a convenient residential choice for University faculty and student boarders in 1900 made the area attractive for development of apartment houses. This new housing took the form of four to twelve-unit buildings constructed of brick veneer with mansard roofs. Construction of these "mansard plexes" had declined by the late 1980s following passage of zoning changes making apartment construction more difficult in the Northside.

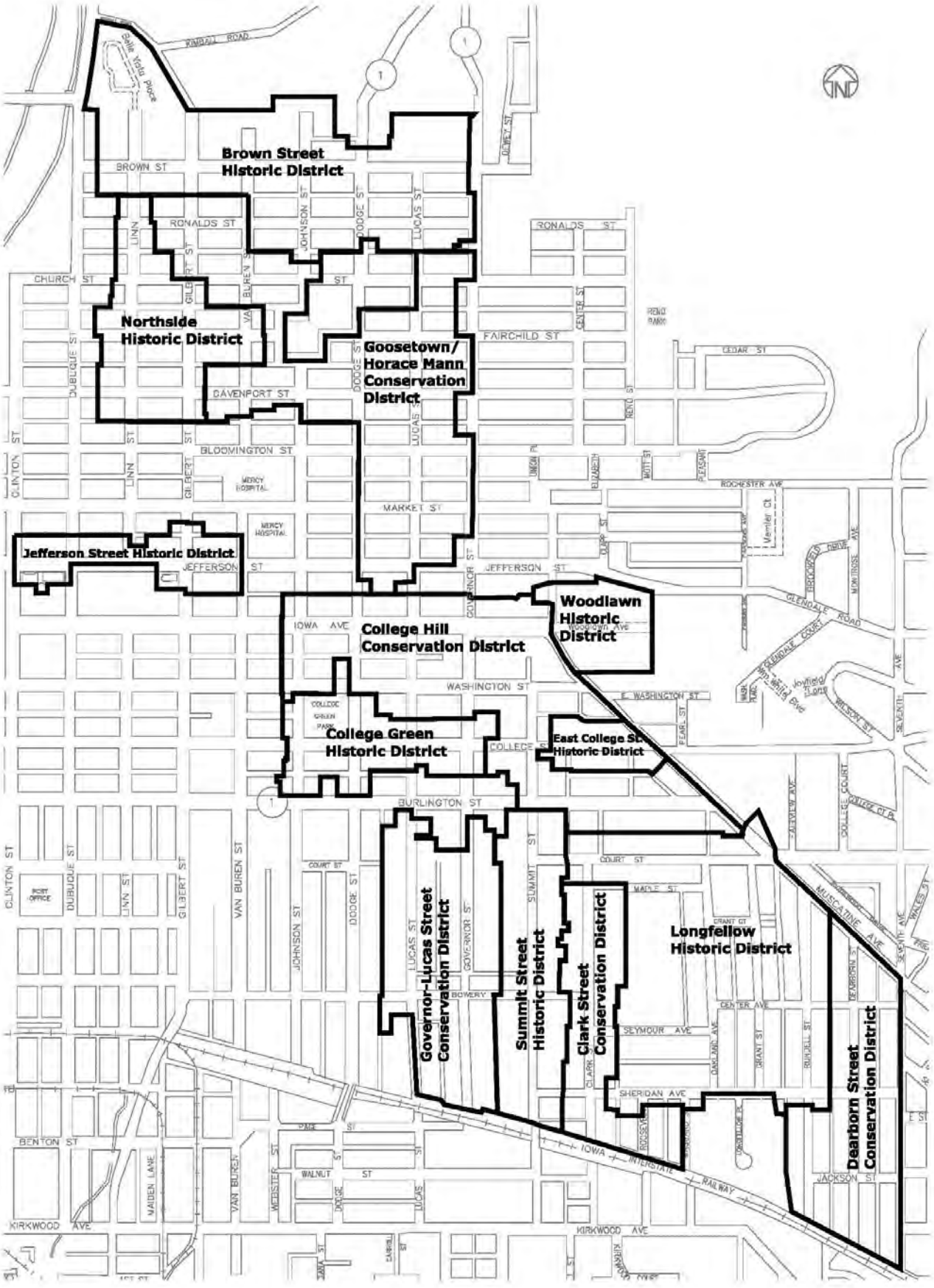
Three properties within the conservation district have been listed on the NRHP. They are the Schindhelm-Drews House, 410 N. Lucas Street, the Letovsky-Rohret House, 515 E. Davenport Street, and the Issac Wetherby House, 611 N. Governor Street. Four other properties have been identified as key properties and are eligible for listing in the National Register. These properties include 728 Fairchild Street, 508 Church Street, the Joseph Cerny House located at 718 E. Davenport Street, and the Lewis and Anna Jiroski (Yavorsky) House located at 724 Bloomington Street.

Jefferson Street Historic District
The Jefferson Street Historic District is a linear neighborhood that extends along East Jefferson Street from Clinton to Van Buren streets. Properties facing the intersecting streets of Dubuque, Linn, Gilbert, and Van Buren are also included within the district. The entire district was a part of the original plat of Iowa City and includes a mix of institutional buildings (religious and academic) and residential buildings that reflect its historical development along the edge of the downtown and the University campus. University-related resources include buildings originally used as a biological sciences classroom building, a medical school anatomy lecture hall, an isolation hospital, and sorority houses. Buildings used for religious purposes include four churches, a student center, a former convent, and a rectory.

The balance of the district includes two large apartment buildings, a collection of medium- and large-sized single-family dwellings that date from the 1850s through the 1930s, and a variety of secondary structures erected during the early 20th century. The district contains a total of 38 primary resources with all but one considered contributing.

The institutional and residential buildings in the Jefferson Street Historic District exhibit a variety of late 19th and early 20th century historic architectural styles including excellent examples of eleven distinct styles. Greek Revival, Italianate, Queen Anne, Colonial Revival, and Craftsman style houses are scattered through the District with well-preserved institutional buildings designed in the Gothic Revival, French Second Empire, Classical Revival, Romanesque Revival, Italian Renaissance Revival and a mix of the Collegiate Gothic and Tudor Revival.

15.0 Historic and Conservation Districts (Citywide map)



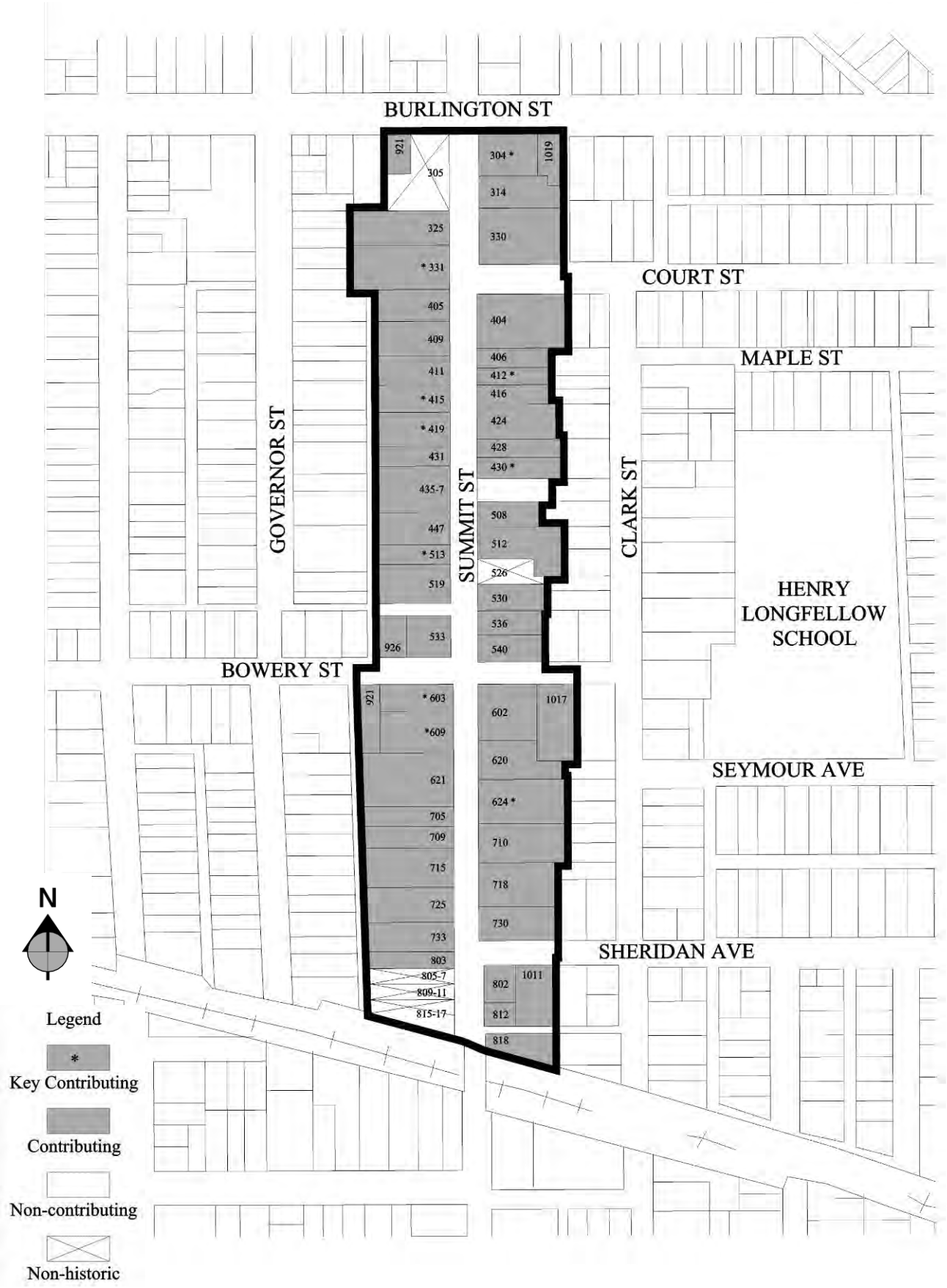
16.0 Longfellow Neighborhood Districts (Maps)

16.0 Longfellow Neighborhood Districts (Maps)

16.1 Governor-Lucas Street Conservation District



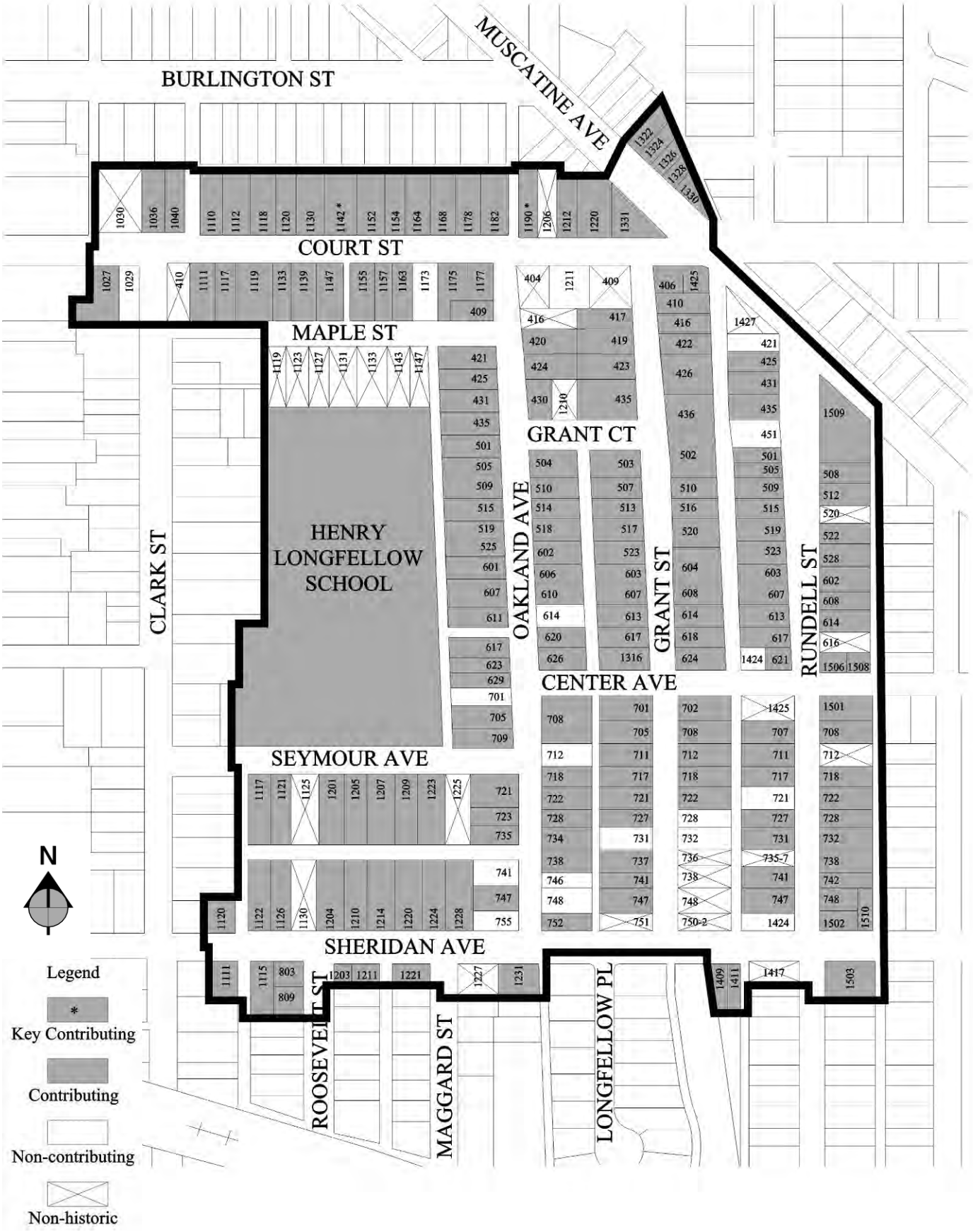
16.2 Summit Street Historic District



16.3 Clark Street Conservation District



16.4 Longfellow Historic District



16.5 Dearborn Street Conservation District

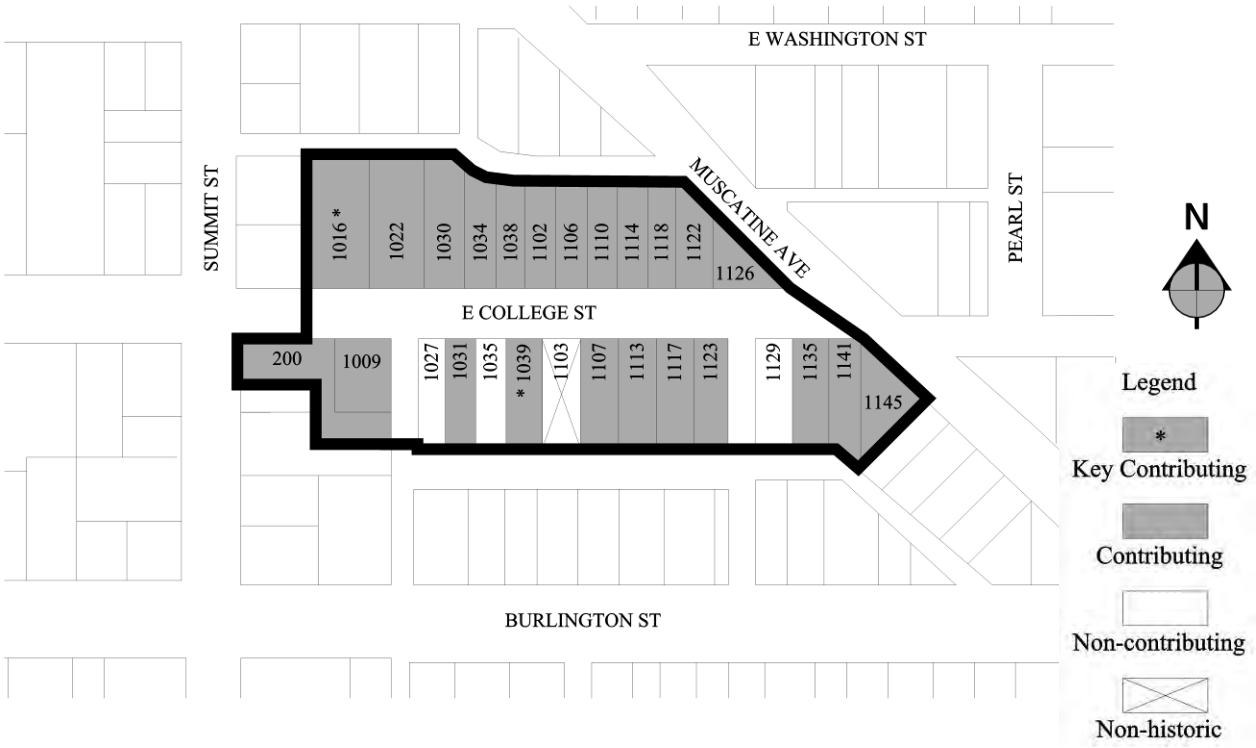


17.0 College Hill Neighborhood Districts (Maps)

17.1 College Green Historic District

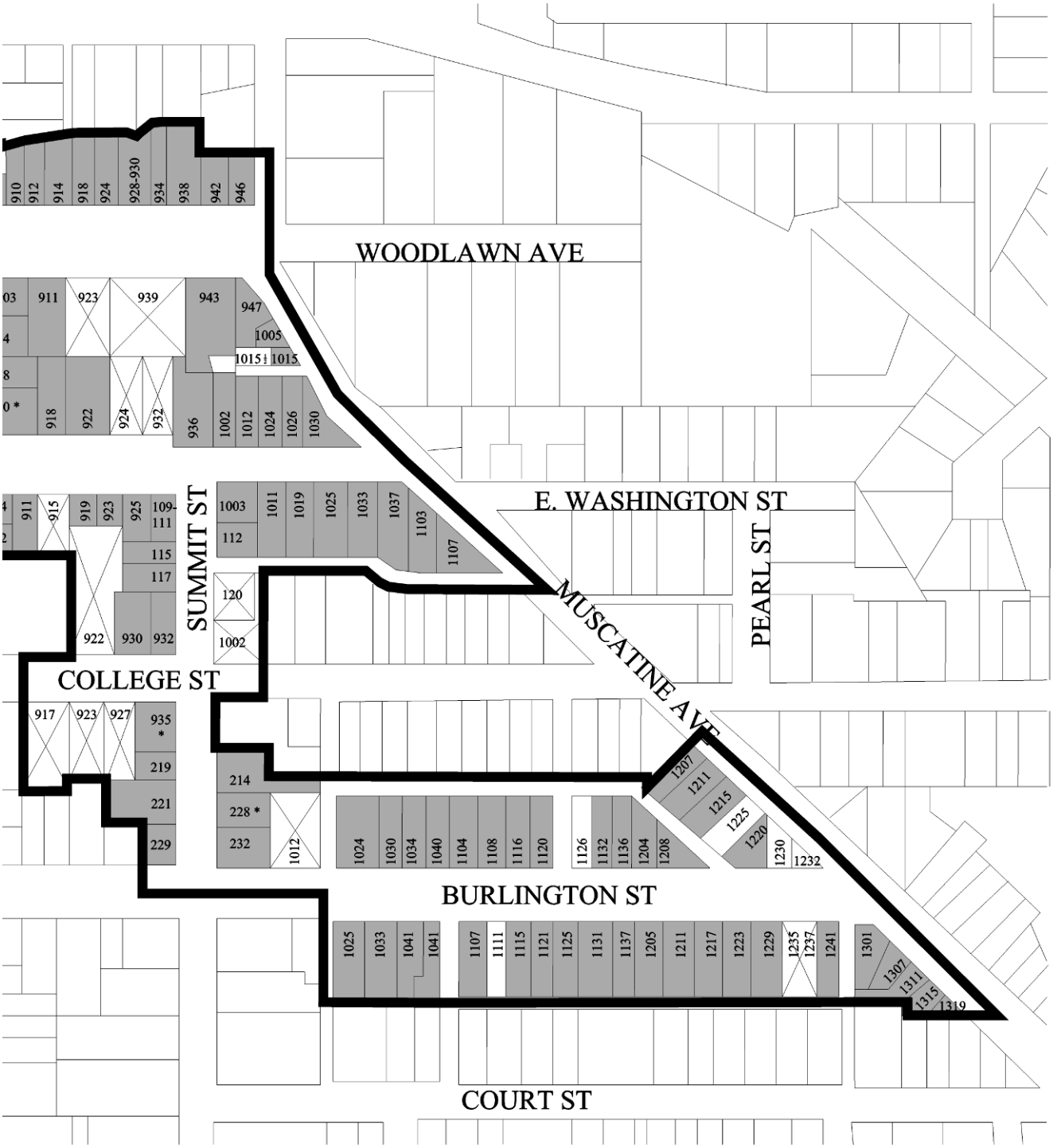


17.2 East College Street Historic District

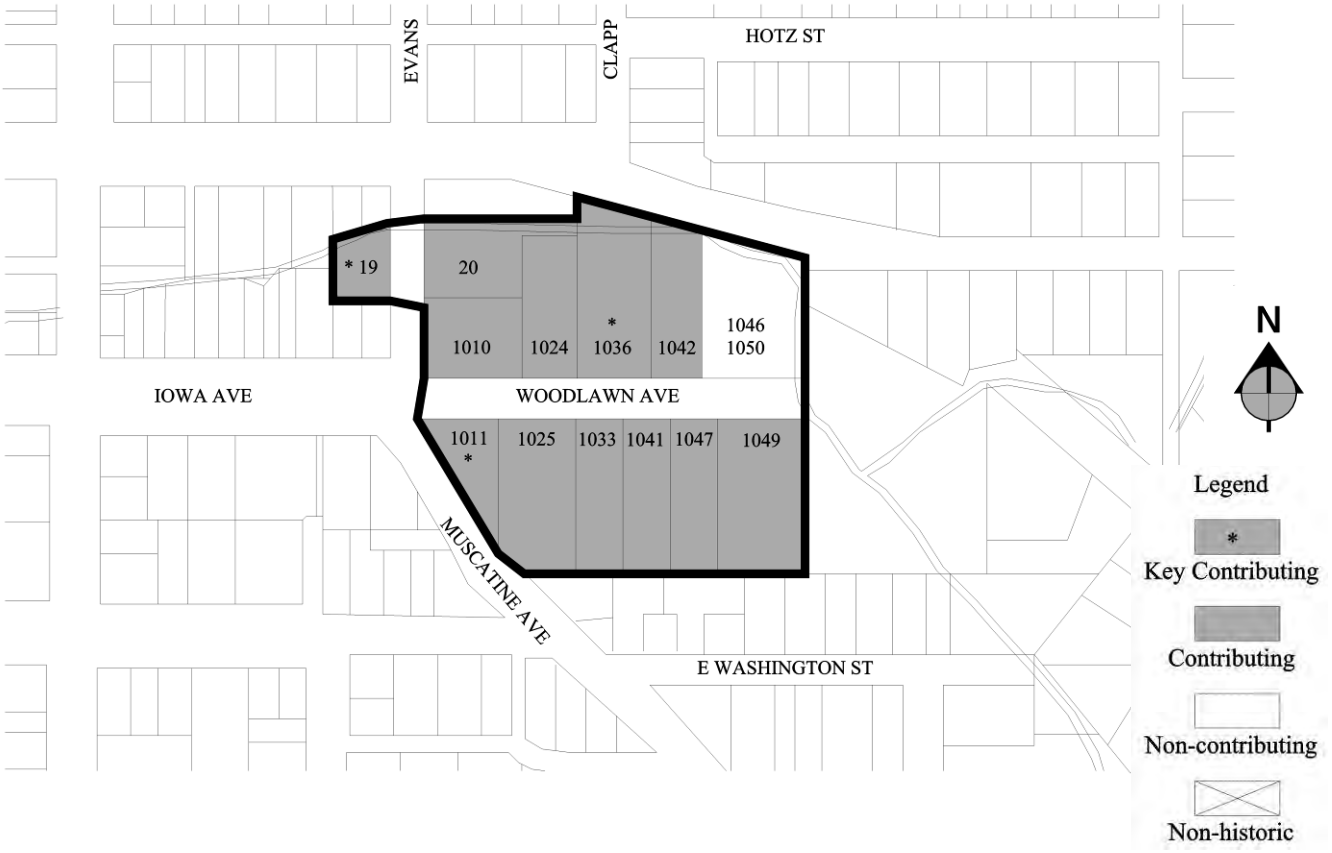


17.3 College Hill Conservation District




WOODLAWN AVE
E. WASHINGTON ST
SUMMIT ST
PEARL ST
MUSCATINE AVE
COLLEGE ST
BURLINGTON ST
COURT ST
910 912 914 918 924 928-930 934 938 942 946
911 923 939 943 947 1005 1015 1015 918 922 924 932 936 1002 1012 1024 1026 1030
911 915 919 923 925 109-111 115 117 922 930 932
1003 1011 1019 1025 1033 1037 1103 1107 112 120 1002
917 923 927 935 219 221 229
214 228 232 1012
1024 1030 1034 1040 1104 1108 1116 1120
1126 1132 1136 1204 1208
1207 1211 1215 1225 1220 1230 1232
1025 1033 1041 1041
1107 1111 1115 1121 1125 1131 1137 1205 1211 1217 1223 1229 1235 1237 1241
1301 1307 1311 1315 1319

18.0 Woodlawn Historic District (Map)



18.0 Woodlawn Historic District (Map)

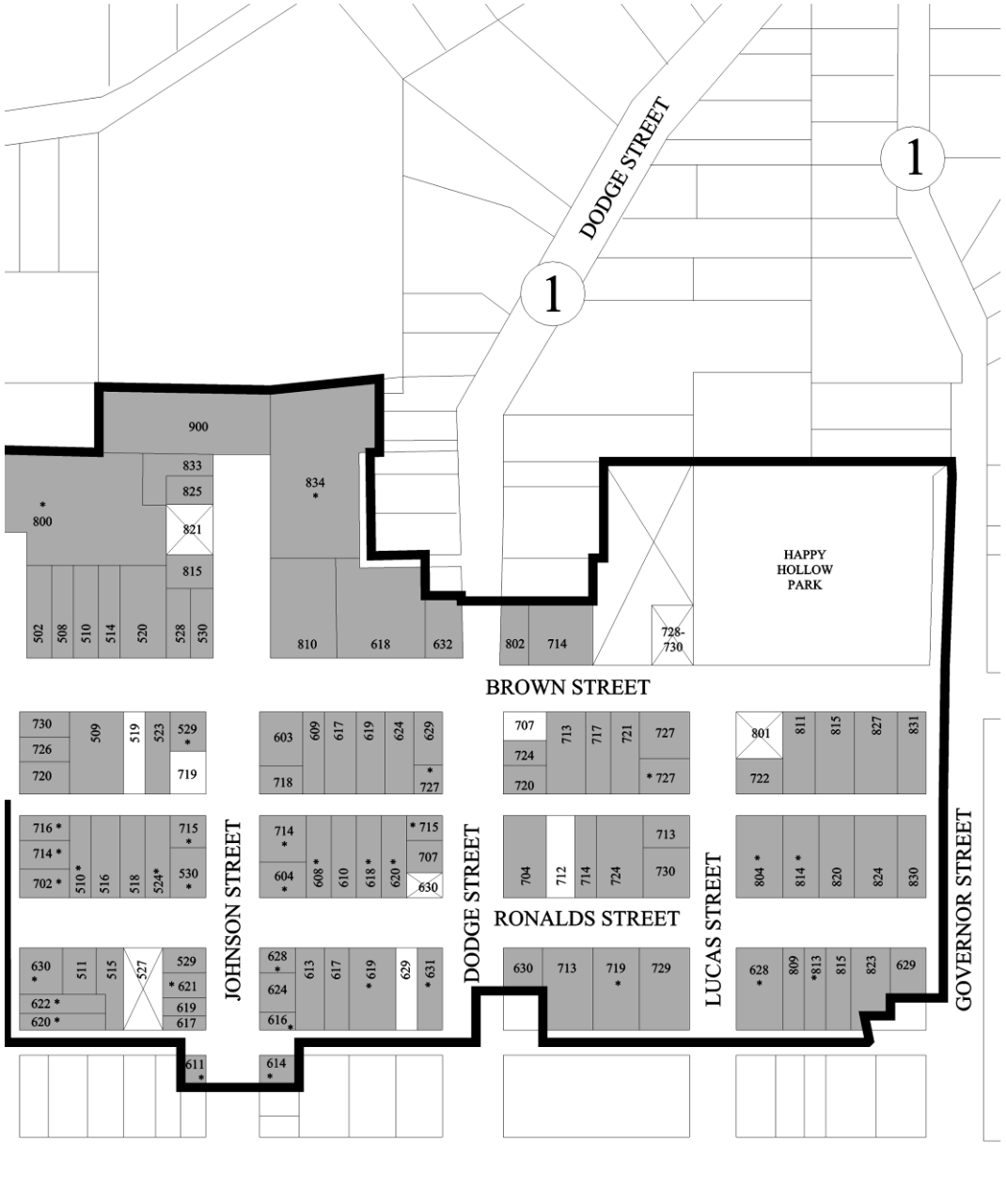
19.0 Northside Neighborhood Districts (Maps)

19.1 Northside Historic District



19.2 Brown Street Historic District





19.0 Northside Neighborhood Districts (Map)

19.3 Goosetown/ Horace Mann Conservation District

19.0 Northside Neighborhood Districts (Map)



19.4 Jefferson Street Historic District



Appendices

A.1 Definitions

Addition: A structure that is attached to an existing building and that increases the size of its footprint. Rooms, new porches, decks and ramps are examples of additions.

Alteration: A modification to the exterior of a building that does not increase the building footprint.

Certificate of Appropriateness: The document that is evidence of approval by the Historic Preservation Commission of a proposal to make a change in appearance. A Certificate of Appropriateness must be obtained before a Regulated Permit may be issued.

Certificate of No Material Effect: The document, issued in lieu of a Certificate of Appropriateness, that signifies that the work contemplated in the application will have no effect on any significant features of a historic landmark, or property within a historic or conservation district.

Change in appearance: Any alteration, addition, demolition, new construction or other change that modifies the site of or exterior of a structure on a landmark property or a property located within a district.

Conservation district: An area that contains abutting pieces of property under diverse ownership, the built portions of which by majority are at least fifty (50) years old and which:

1. According to a historic resources survey, no more than sixty percent (60%) of the primary structures and/or sites are of a quality, integrity and condition that qualify as contributing to a National Register of Historic Places multi property listing; and
2. Represent the traditional character of Iowa City neighborhoods through architectural characteristics, building scale, building setback, and streetscape design; or
3. Exemplify a pattern of neighborhood settlement or development significant to the cultural history or tradition of Iowa City; or
4. Represent a unique or unusual physical character that creates distinctiveness.

Contributing property: A property within a district that is an integral part of the historic context and character of the district.

Demolition: Any act or process that destroys a structure or building or any architecturally significant component of a structure or building.

District: A historic district or conservation district.

Exception: A statement in the Iowa City Guidelines that allows for a less stringent application of a historic preservation guideline for specified properties, usually buildings that are within a conservation district, noncontributing or non-historic.

Exterior features: The architectural style, general design and arrangement of the exterior of a building, including the kind and texture of building material and the type and style of all windows, doors, light fixtures, trim and brackets, porches, chimneys, signs and other appurtenant fixtures.

Highly visible from the street: A building, object or feature is “highly visible from the street” if it can be easily noticed or viewed from the street right-of-way. Such features are usually located within 20 feet of the street-facing facade of a primary building.

Historic district: An area that does not exceed 160 acres in area, and contains abutting pieces of property under diverse ownership which:

1. Are significant to American and/or Iowa City history, architecture, archaeology and culture; or
2. Possess integrity of location, design, setting, materials and workership; or
3. Are associated with events that have made a significant contribution to the broad patterns of our history; or
4. Are associated with the lives of persons significant in our past; or

5. Embody the distinctive characteristics of a type, period, method of construction; represent the work of a master; possess high artistic values; represent a significant and distinguishable entity whose components may lack individual distinction; or

6. Have yielded or may likely yield information important in prehistory or history.

Historic landmark: Any building, structure, object, archaeological site, area of land or element of landscape architecture with significance, importance or value consistent with the criteria contained in subsections one through six of the definition of "Historic District," which has been designated as a historic landmark by the Iowa City City Council.

Key property: A property that is individually eligible to be listed on, or is listed on the National Register of Historic Places, and/or is designated a historic landmark. A list of key properties is available from the Preservation Planner.

National Register of Historic Places (NRHP): A list of U.S. places of significance in American history, architecture, archeology, engineering and culture on a national, state, or local level and maintained by the U.S. Department of the Interior.

Noncontributing property: Any property within a district that is not listed as a contributing property.

Non-historic property: Any noncontributing property within a district that was less than 50 years old at the time the district was designated and/or was not constructed during the district's period of significance.

Outbuilding: A building on a lot that is smaller than the primary building and typically located behind the primary building. Examples of outbuildings are garages, barns, garden sheds, greenhouses and gazebos.

Primary building: The inhabited building on a lot that is normally the largest and faces the street. Most often a house is the primary building in historic and conservation districts.

Property: The site features, buildings, landscaping, and other structures that are located within the property lines of a particular lot or parcel.

Setback addition: An addition built behind the existing structure, opposite the street facade, that has a setback of eight or more inches from the side walls and a roof that is no higher than the existing roof. When viewed from the street, the addition must be narrower and no taller than the existing structure. Little or no part of the setback addition is visible on the street elevation.

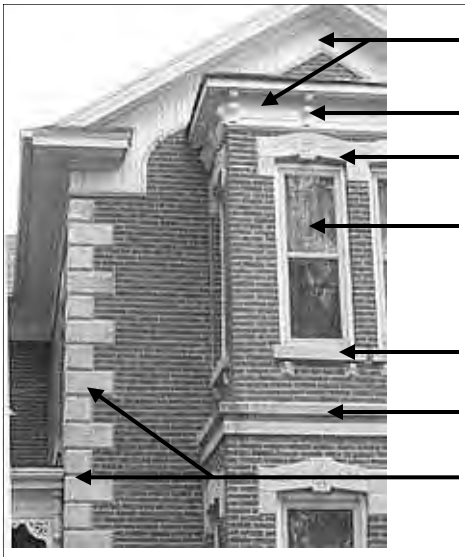
Street elevation: All roof and wall surfaces that face the street. These would be depicted in an architectural drawing called a street "elevation."

Structure: Any man-made feature that has been constructed on a site or property.

A.2 Architectural Terms



Details of Classical Revival porch



Details of Eclectic brick house

Baluster: An upright member supporting a railing or banister.

Balustrade: A railing composed of a handrail supported by balusters. In exterior applications, balustrades typically have a top and bottom rail.

Band board: A continuous horizontal wood band on an exterior wall.

Barge board: A wide ornamental fascia board hung from the eaves or in a gable.

Belt course: A continuous horizontal masonry band on an exterior wall.

Brackets: Supporting members of wood, stone or metal often used for both decorative and structural purposed and generally found under projecting features such as eaves, cornices, bay windows, and canopies.

Canopy: A small projecting roof structure that shelters an entrance.

Casement window: A window that is hinged on one side and swings in or out to open.

Clapboards: Wood siding of overlapping horizontal boards.

Column: A slender vertical element that supports part of a building or structure.

Corner boards: Vertical trim boards installed at the outside and inside corners of a wall covered with wood siding.

Cornice: The projecting moldings forming the top band of a wall, eave, or other element.

Cornice return: The extension of a cornice in a new direction, especially where the rake of a gable end returns horizontally a short distance.

Dentil: In the cornice of a classically detailed building, one of a series of small blocks that alternate with a blank space.

Divided light: A window in which the glass is divided into several small panes with muntin bars. The nomenclature for divided lights is the number of lights in the upper sash over the number of lights in the lower sash, e.g. 3/1.

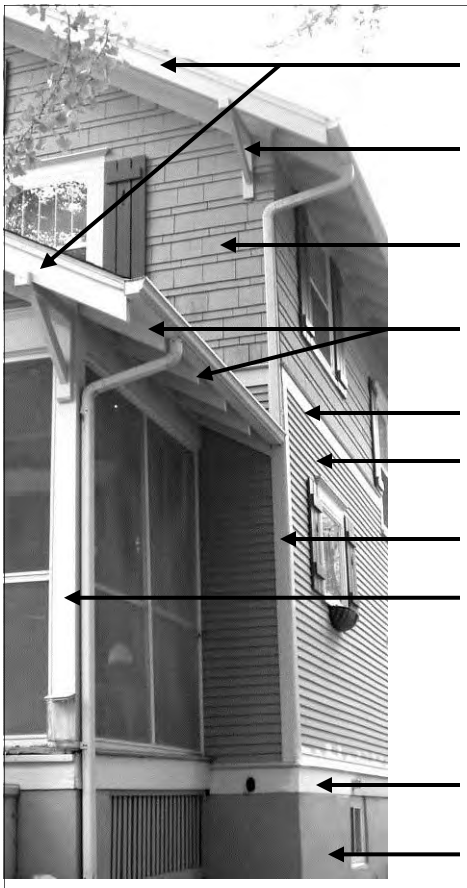
Double-hung window: A window with two sashes that slide past each other vertically.

Eave: The part of a roof that projects beyond the wall below the roof.

Facade: Any of the exterior faces of a building. Typically refers to the side that faces the street and has the main entrance.

Fascia board: A finish board attached to the ends of roof rafter tails.

Fenestration: The arrangement of doors and windows in a building facade.



Details of Craftsman house


Hip roof and dormer


Gambrel roof

Fish-scale: A pattern created by rows of shingles with curved bottoms.

Frieze board: A flat board that is located on the vertical plane and directly below the soffit.

Front-gabled: Refers to a building with a gabled roof in which the main entrance is located on the facade that has the sloping eaves and gable.

Gable: The triangular upper portion of a wall beneath a gabled roof.

Gabled roof: A roof composed of two sloping planes that meet at a ridge.

Gambrel roof: A roof composed of two sloping planes of different pitches on either side of a ridge; the lower plane is the steeper one.

Hip roof: A roof with sloping planes on all sides that meet at a central ridge or point.

Light: A pane of glass in a window or door.

Lintel: A horizontal beam bridging a window or door opening to carry the weight of the wall above the opening.

Mullion: The vertical dividing members between grouped windows.

Muntin bars: The vertical and horizontal strips or grid that separate the panes of glass in a window sash or door.

Pier: The square or rectangular masonry or wood post projecting less than a story above the ground that carries the weight of a structure down to the foundation.

Pilaster: A shallow column that is mounted to a wall.

Pediment: The triangular gable end of a classical building, or the same form used elsewhere.

Portico: A projecting, classical style porch supported by columns.

Quoin: A large, rectangular block of stone used to physically and aesthetically anchor an outside corner of a building.

Rafter tail: The end of a roof rafter that is exposed when the eave is not enclosed.

Rake: The sloped edge of a gabled roof.

Rake board: A board installed at the gable end of a roof parallel to the roof slope.

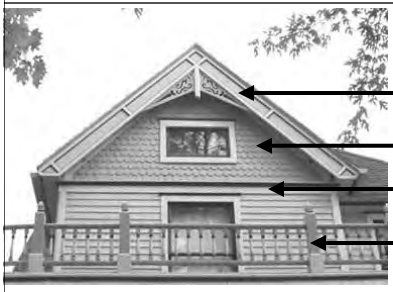
Sash: A wood or metal frame composed of rails and stiles into which glass window panes (lights) are set.

Side-gabled: Refers to a building with a gable roof in which the main entrance is located on the facade that has the straight eaves and sloping roof.

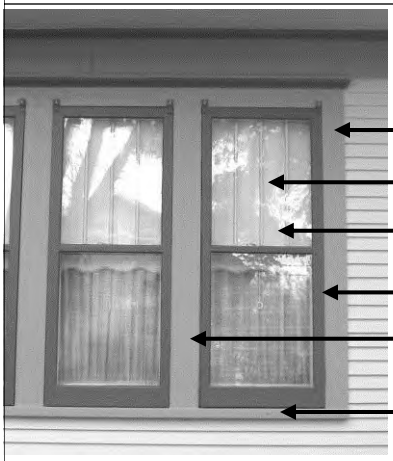
Sidelight: A window located next to a door.



Italianate house with gabled roof



Gable of Queen Anne house



Double-hung windows with wood storm windows



Entrance with portico and Prairie-style divided lights

Sill: The bottom member of a window frame.

Skirt board: The wide flat board installed below a porch or deck floor to conceal the floor structure.

Skirting: The screen composed of lattice or slats within a rectangular frame, and installed between porch or deck piers.

Soffit: The exposed and finished underside of a roof overhang.

Transom: A small window located over a door or another window.

Tuckpointing: Refilling deteriorated mortar joints with fresh mortar.

Water table: A molding or projecting sloping shelf located at the bottom of a wall that is designed to divert runoff water away from the masonry foundation below it.

A.3 Historic Preservation Documents

Preservation Plan

Iowa City Historic Preservation Plan	Feb 2008	Svendsen Tyler, Inc. Clarion Associates LLC
Iowa City Historic Preservation Plan – Appendices	Feb 2008	Svendsen Tyler, Inc. Clarion Associates LLC

Surveys and Evaluations of Iowa City Historic Neighborhoods

Survey and Evaluation of the Manville Heights Neighborhood	Feb 2010	Svendsen Tyler, Inc
Survey and Evaluation of the Central Business District	Apr 2001	Svendsen Tyler, Inc.
Survey and Evaluation of the Goosetown Neighborhood (Original Town Plat Phase III)	June 2000	Svendsen Tyler, Inc.
Survey and Evaluation of the Original Town Plat Phase II	June 1999	Svendsen Tyler, Inc.
Survey and Evaluation of the Longfellow Neighborhood I & II	July 1998	Molly Myers Naumann
Survey and Evaluation of a Portion of the Original Town Plat of Iowa City (Phase I)	Apr 1997	Tallgrass Historians
Survey and Evaluation of the Dubuque/Linn Street Corridor	July 1996	Molly Myers Naumann
Survey and Evaluation of College Hill Neighborhood	July 1994	Tallgrass Historians, Inc.
Brown Street Historic District	Jan 1994	Svendsen Tyler, Inc.

Reconnaissance Surveys

Reconnaissance Survey of the Manville Heights Neighborhood	Dec 2008	Svendsen Tyler, Inc.
Reconnaissance Survey of Iowa Avenue in the College Hill Neighborhood	Jan 2003	Historic Preservation Commission
Governor-Lucas Street Conservation District Site Information Form	Aug 2000	Historic Preservation Commission

Historic District Summaries

East College Street Historic District	Nov 1996	Arborgast & Eckhardt
College Green Historic District	Nov 1996	Arborgast & Eckhardt
Moffitt Cottage Historic District	Nov 1996	Jan Nash
Brown Street Historic District	Jan 1994	Svendsen Tyler, Inc.

Feasibility Studies

Montgomery-Butler House Feasibility Study Report	Sep 2001	Svendsen Tyler, Inc.

National Register of Historic Places

The National Register of Historic Places Registration Forms for historic landmarks and districts in Iowa City are available from the Preservation Planner in the Department of Planning and Community Development.