



City of Muscatine

HISTORIC PRESERVATION COMMISSION

Monday, January 23, 2023

Historic Preservation Commission meetings are held on the 4th Monday of each month at 5:15 at the Musser Public Library, Conference Room #017 Makerspace.

AGENDA

1. **CALL TO ORDER/ROLL CALL**
2. **CONSENT AGENDA**
 - A. November 28, 2022 Minutes
3. **COMMUNICATIONS - CITIZENS**
4. **REVIEW LIST OF ISSUED PERMITS**
 - A. November
 - B. December
5. **UPDATE FROM SUBCOMMITTEES**
 - A. Historic Jail Preservation
 - B. HRDP Grant Collaboration - Mulberry
 - C. Preserve Iowa Summit
 - D. May 2023 Local Preservation Commission
6. **OTHER BUSINESS**

7. ADJOURNMENT

MUSCATINE HISTORIC PRESERVATION COMMISSION

November 28, 2022

Minutes

1. Call to Order/Roll Call

Meeting called to order at 5:15 p.m.

Members present: Fred Galoso, Moriah Roeth, Chris Post, Jim Hertzler, and Mary Beveridge

Members absent:

Staff present: April Limburg

Others present: Lynn Pruitt, Muscatine County Historic Preservation

2. Welcome and Introductions – Lynn introduced himself to the Commission

3. Consent Agenda

Approval of the minutes from October 24, 2022 – Post moved to approve the minutes as presented. Beveridge seconded and the motion carried with all ayes.

4. Comments from Citizens – Nothing at this time

5. Review List of Issued Permits –

- a. October – 211 E 2nd St – electrical panel change out
211 W 2nd St – upgrade sinks and installed a gas line
229 E 2nd St – remodel – add outlets and lights

6. Updating By-Laws – Post made a motion to adopt the revised bylaws. Roeth, seconded and the motion carried with all ayes.

7. Update from Meeting with County Historic Preservation

- a. **Supporting the Historic Jail Preservation** – Galoso gave an updated on the project in regards to how the City is working with the County promote the project.
- b. **HRDP Grant Collaboration – Mulberry** – Staff updated the Commission in working with the County to create a Mulberry District and working with the City to obtain an HRDP grant for the project. The boundary would be roughly the Riverfront to just past the Muscatine Art Center to include the Arts and Cultural District. Post and Roeth would be interested in helping with the project.
- c. **Workplan/MOU Discussion** – Staff was directed to draft an MOU between the County and City Historic Preservation Commissions and have both signed the MOU.

8. Support Letter for 403 W 4th St – Staff was asked to draft a support letter for the tax abatement application as the home is in a historic district. Post made a motion to approve a support letter. Hertzler seconded and the motion carried with all ayes.

9. Goals and Objectives – The Commission discussed the upcoming projects in regards to the jail, Mulberry District and the Preserve Iowa Summit. For the district and summit, it will be an all hands-on deck with both Commissions. The County Commission has agreed to lend the knowledge in regards to

the grant processes. It was also been discussed having a local conference in May of 2023 for Historic Preservation Month.

10. Other Business –

11. Adjourn – Adjourned at 6:30 pm, the next meeting will be January 23, 2023 at 5:15 pm

DRAFT

Issued Permits with Valuation: 11/01/2022 - 11/30/2022

Report run on: 12/01/2022

Issue Date	Permit Number	Permit Application Type	Dept / Property Use	Parcel	Site Address	Project Description	Fees	Valuation
11/15/2022	BP0177-2022	Building: Accessory Building	Building / Commercial	1309400019	2417 Grandview Ave	Building Permit for Public Lift Station Building	12,961.50	3,572,930.00
11/01/2022	BP0170-2022	Building: Addition or Enclosed Porch	Building / Residential	826176021	1013 Wier St	12 x 16 Sunroom with 2'11	465.00	42,239.00
11/28/2022	BP0193-2022	Building: Addition or Enclosed Porch	Building / Residential	835130036	1610 Mulberry Ave	30' x 30' addition. 9'walls, 5/12 pitch, footings and blocks.	440.00	40,000.00
11/30/2022	BP0204-2022	Building: Addition or Enclosed Porch	Building / Residential	836155016	904 E 7th St	Addition, framing, siding and roofing.	523.00	50,000.00
11/23/2022	BP0203-2022	Building: Alteration, Remodel, Repair or Change of Use	Building / Commercial	835483001	215 Sycamore St	Replace deteriorated concrete elevated slab, Ceiling above accessible entrance	-	50,000.00
11/18/2022	BP0181-2022	Building: Alteration, Remodel, Repair or Change of Use	Building / Commercial	835483005	201 E 2nd St	Build-out commercial space	636.00	70,000.00
11/08/2022	BP0185-2022	Building: Alteration, Remodel, Repair or Change of Use	Building / Commercial	836153019	1009 E 6th St	Alteration	113.00	6,800.00
11/22/2022	BP0201-2022	Building: Roofing or Siding	Building / Commercial	824377000	3 Coventry Ln	Tear off and reshingle	136.00	8,300.00
11/22/2022	BP0202-2022	Building: Roofing or Siding	Building / Residential	825176033	1706 Lincoln Blvd	roof and siding	125.00	8,000.00
11/07/2022	BP0192-2022	Building: Roofing or Siding	Building / Residential	826352028	607 Leroy St	Adding on to one layer of roof.	79.00	4,000.00
11/21/2022	BP0200-2022	Building: Roofing or Siding	Building / Residential	827352036	2923 Patrick Ln	Replace roof with shingles	181.00	13,000.00
11/30/2022	BP0205-2022	Building: Roofing or Siding	Building / Residential	827352038	2915 Patrick Ln	Replacing roof	171.00	12,000.00
11/01/2022	BP0186-2022	Building: Roofing or Siding	Building / Residential	834351007	2806 Fairhaven St	roofing and siding	272.00	20,180.00
11/17/2022	BP0197-2022	Building: Roofing or Siding	Building / Residential	835334019	107 W 7th St	reroof	249.00	18,900.00
11/14/2022	BP0194-2022	Building: Roofing or Siding	Building / Residential	918200016	4906 Abrams Dr	Removal of old shingles and replace with a metal roof.	102.00	5,500.00
11/22/2022	BP0189-2022	Cell Tower or Wireless Facility	Building / Commercial	828276918	3414 Mulberry Ave	Removal of existing 100A service with a re-installation of a new 200A service.	261.00	20,000.00
11/18/2022	BP0187-2022	Cell Tower or Wireless Facility	Building / Commercial	1310405021	1911 Stewart Rd Rear	Removal of existing 100A service with a re-installation of a new 200A service.	261.00	20,000.00
11/28/2022	CP0008-2022	Curb Cut	Public Works / Residential	835253023	517 E 10th St	Cut curb	100.00	500.00
11/01/2022	EP0089-2022	Electrical	Building / Commercial	825401005	152 Colorado St	Supplement labor for Rock Rive Electric for the technical career center new building at MCC. The remaining work is mostly finish work such as installing outlets and lights.	720.00	85,000.00
11/22/2022	EP0104-2022	Electrical	Building / Commercial	835483001	215 Sycamore St	Demo and replace wire to 2 door openers and 2 front entry lights	-	1,000.00
11/18/2022	EP0097-2022	Electrical	Building / Commercial	836130002	1441 Magnolia St	Installation of a new 100 amp, 120/240 volt electrical service for lift station.	44.00	1,500.00
11/22/2022	EP0103-2022	Electrical	Building / Commercial	1309400019	2417 Grandview Ave	Temp Service.	31.00	1,000.00
11/29/2022	EP0105-2022	Electrical	Building / Commercial	1319276005	4601 61st Ave W	Installing a 200 AMP Subpanel; 75 KVA and 200 AMP Low Voltage Panel; 9 three phase receptacle, 9 120-Volt Quad receptacle and 16 Lights	440.00	40,000.00

11/14/2022	EP0100-2022	Electrical	Building / Commercial	1320151005	4700 55th Ave W	200 amp upgrade	68.00	2,500.00
11/17/2022	EP0102-2022	Electrical	Building / Residential	835387018	403 W 4th St	New Service and Rewire	55.00	55.00
11/14/2022	EXP0107-2022	Excavation	Public Works / Commercial	826283003	1631 Isett Ave	install gas service	-	-
11/09/2022	EXP0104-2022	Excavation	Public Works / Commercial	1302204012	321 W 2nd St	Repair curb stop.	20.00	20.00
11/09/2022	EXP0091-2022	Excavation	Public Works / Commercial	1309400019	2417 Grandview Ave	Place (1) new hand hole in ROW and place/jet approx. 2300' of fiber optic cable in existing conduit.	20.00	20.00
11/07/2022	EXP0105-2022	Excavation	Public Works / Residential	834128008	1904 Hammann St	Approach in the right of way for a driveway.	20.00	20.00
11/28/2022	EXP0112-2022	Excavation	Public Works / Residential	835253023	517 E 10th St	New concrete	20.00	2,000.00
11/21/2022	EXP0109-2022	Excavation	Public Works / Residential	835384014	409 W 5th St	Adding parking stall.	20.00	20.00
11/03/2022	EXP0102-2022	Excavation	Public Works / Residential	1302110001	1326 Lucas St	install gas service	-	-
11/03/2022	EXP0101-2022	Excavation	Public Works / Residential	1302110002	1322 Lucas St	install gas service	-	-
11/08/2022	EXP0100-2022	Excavation	Public Works / Residential	1302110004	1318 Lucas St	install gas service	-	-
11/29/2022	EXP0110-2022	Excavation	Public Works / Residential	1302151023	307 Main St	Easement of street.	20.00	5,700.00
11/30/2022	EXP0113-2022	Excavation	Public Works / Residential	1310235004	1203 Nebraska St	install gas service	-	-
11/14/2022	MP0071-2022	Mechanical	Building / Commercial	834227001	1823 Logan St	Installing pool pak that YMCA provided	872.50	118,571.00
11/02/2022	MP0062-2022	Mechanical	Building / Residential	826404016	1108 Robin Rd	Replacing Furnace	20.00	20.00
11/17/2022	MP0075-2022	Mechanical	Building / Residential	835286017	617 E 7th St	Furnace, A/C & ductwork for new house	40.00	10,000.00
11/18/2022	MP0076-2022	Mechanical	Building / Residential	835426013	605 E 6th St	1st Floor: Install A/C, furnace & reconnect ductwork - 2nd Floor: Add evaporator coil & condenser	40.00	9,000.00
11/15/2022	PP0058-2022	Plumbing	Building / Commercial	1310278008	1600 Oregon St	Under floor Plumbing.	204.00	15,000.00
11/23/2022	PP0065-2022	Plumbing	Building / Residential	822377019	602 Aspen Trl	New underground plumbing for new condo.	60.00	60.00
11/23/2022	PP0066-2022	Plumbing	Building / Residential	822377020	604 Aspen Trl	New underground plumbing for new condo.	60.00	60.00
11/30/2022	PP0070-2022	Plumbing	Building / Residential	825176033	1706 Lincoln Blvd	kitchen sink replacement and tub, shower replacement.	10.00	3,000.00
11/14/2022	PP0060-2022	Plumbing: Sewer or Water Service	Building / Residential	835127017	1607 Mulberry Ave	Replace Orangeburg	25.00	25.00
11/28/2022	PP0068-2022	Plumbing: Sewer or Water Service	Building / Residential	1302151023	307 Main St	Easement to Street. Orangeburg piping to PVC.	25.00	5,700.00
11/29/2022	SWP0033-2022	Sidewalk	Public Works / Residential	835253023	517 E 10th St	New sidewalk	20.00	1,000.00
11/10/2022	SP0020-2022	Sign	Building / Commercial	835483013	217 E 2nd St	Install graphics on door and 2 storefront windows.	50.00	50.00



Issued Permits with Valuation: 12/01/2022 - 12/31/2022

Report run on: 01/04/2023

Issue Date	Permit Number	Permit Application Type	Dept / Property Use	Parcel	Site Address	Project Description	Fees	Valuation
12/12/2022	BP0199-2022	Building: Addition	Building / Com	1320326002	4907 55th Ave W	footing and building permit	399.00	35,000.00
12/07/2022	BP0183-2022	Building: Addition or Enclosed Porch	Building / Res	825455015	211 Mary Pl	Building a screened in porch.	147.00	10,000.00
12/05/2022	BP0207-2022	Building: Alteration, Remodel or Repair	Building / Res	836327020	115 Brook St	Installation of solar photovoltaic system on rooftop of site address.	272.00	20,964.00
12/06/2022	BP0211-2022	Building: Alteration, Remodel or Repair	Building / Res	825332027	1210 Park Ave	Repair fire damaged floor joists 2x8 joists with 2x12 headers	91.00	4,600.00
12/30/2022	BP0218-2022	Building: Alteration, Remodel or Repair	Building / Res	834201013	1814 Logan St	Replace windows and repair siding. Minor remodel in kitchen and bathroom. Replace cabinetry.	79.00	3,500.00
12/30/2022	BP0217-2022	Building: Alteration, Remodel or Repair	Building / Res	835387018	403 W 4th St	Repair fire damage including rear porch, kitchen.	238.00	18,000.00
12/07/2022	BP0209-2022	Building: Alteration, Remodel or Repair	Building / Res	826405022	905 Leroy St	Remodel - install new windows, reroof & reside, update electrical wiring, install new lights, update bathroom fixtures, reinsulate, replace lath & plaster wall coverings with drywall, & refinish or replace	204.00	15,000.00
12/02/2022	BP0190-2022	Building: Alteration, Remodel or Repair	Building / Res	835234007	914 Cypress St	Installation of solar panels on rooftop of site address	407.00	35,294.00
12/19/2022	BP0206-2022	Building: Alteration, Remodel, Repair or Change of Use	Building / Com	1302202014	211 W 2nd St	Change of use to restaurant and closing in doorway to maintain fire rating.	36.00	250.00
12/05/2022	BP0196-2022	Building: New Construction on Undeveloped Parcel	Building / Com	833476006	3018 Lucas St	Construction of a central production kitchen	20668.50	5,775,000.00
12/05/2022	BP0208-2022	Building: Roofing or Siding	Building / Res	825376030	1010 Lincoln Blvd	Removing old siding and replacing with new vinyl siding.	102.00	6,000.00
12/21/2022	BP0214-2022	Building: Roofing or Siding	Building / Res	835333009	121 Roscoe Ave	reroof	181.00	12,650.00
12/09/2022	BP0212-2022	Building: Roofing or Siding	Building / Res	1302127012	414 Spruce St	roofing and siding	283.00	21,100.00
12/06/2022	BP0210-2022	Building: Roofing or Siding	Building / Res	835226033	911 Colver St	Removal of old shingles and replace with a metal roof.	204.00	15,000.00
12/16/2022	DP0006-2022	Demolition	Building / Res	1302206006	408 W 3rd St	House demolition - 2,234 sq. ft. 2-story single-family residence	192.00	14,000.00
12/16/2022	DP0005-2022	Demolition	Building / Res	835380009	713 Locust St	Demolition of 2-story single family residence - 1448 sq. ft.	0.00	5,000.00
12/09/2022	EP0112-2022	Electrical	Building / Com	1302226074	100 W 2nd St	6 Gang Meter Base.	113.00	6,800.00
12/05/2022	EP0111-2022	Electrical	Building / Res	836330007	107 Brook St	Connect new underground to home.	25.00	25.00
12/07/2022	EP0110-2022	Electrical	Building / Res	836327020	115 Brook St	Installation of solar photovoltaic system on rooftop of site address.	25.00	25.00
12/27/2022	EP0113-2022	Electrical	Building / Com	1310278008	1600 Oregon St	Electrical installation for the new GPC Maintenance Shop	3956.00	1,000,000.00
12/01/2022	EP0106-2022	Electrical	Building / Com	835483005	201 E 2nd St	commercial remodel	79.00	3,500.00
12/07/2022	EP0090-2022	Electrical	Building / Res	825455015	211 Mary Pl	build a screen porch	360.00	10,000.00
12/09/2022	EP0101-2022	Electrical	Building / Com	833476006	3018 Lucas St	New kitchen	1873.50	404,760.00
12/30/2022	EP0116-2022	Electrical	Building / Res	827126002	3404 Tipton Rd	Service Upgrade to 200 AMP	25.00	25.00
12/21/2022	EP0115-2022	Electrical	Building / Res	835429011	615 Walnut St	200 amp upgrade	25.00	25.00

12/02/2022	EP0108-2022	Electrical	Building / Res	835226007	814 Woodlawn Ave	New service and rewire	55.00	55.00
12/08/2022	EP0067-2022	Electrical	Building / Res	1302101002	903 W 8th St	Installing a 14kw with 200-amp transfer Switch	55.00	8,175.13
12/16/2022	EP0114-2022	Electrical	Building / Res	826405022	905 Leroy St	Rewire inside house	30.00	30.00
12/01/2022	EP0107-2022	Electrical	Building / Res	835234007	914 Cypress St	Installation of solar photovoltaic system on rooftop of site address.	25.00	25.00
12/09/2022	EP0109-2022	Electrical: Alternative Energy	Building / Res	836327020	115 Brook St	Installation of solar photovoltaic system on rooftop of site address.	55.00	55.00
12/02/2022	EP0098-2022	Electrical: Alternative Energy	Building / Res	835234007	914 Cypress St	Installation of solar panels on rooftop of site address	55.00	55.00
12/05/2022	EXP0117-2022	Excavation	Public Works / Res	826231009	1205 Northwood Ln	document the break	0.00	0.00
12/15/2022	EXP0123-2022	Excavation	Public Works / Res	834452004	1431 Devitt Ave	Water service repair	20.00	20.00
12/27/2022	EXP0126-2022	Excavation	Public Works / Res	825181003	1617 Lincoln Blvd	Water repair service.	20.00	5,300.00
12/28/2022	EXP0127-2022	Excavation	Public Works / Com	1309400019	2417 Grandview Ave	Digging along north curb of Loves Way 4' north of curb and parallel to entire street for new street lights.	0.00	0.00
12/15/2022	EXP0122-2022	Excavation	Public Works / Res	834306013	2815 Fairhaven St	Sewer repair	20.00	20.00
12/12/2022	EXP0119-2022	Excavation	Public Works / Com	833476006	3018 Lucas St	Installation of Sanitary and Water	20.00	20.00
12/19/2022	EXP0125-2022	Excavation	Public Works / Res	1302206006	408 W 3rd St	Retire gas service to bldg	0.00	0.00
12/01/2022	EXP0114-2022	Excavation	Public Works / Com	835411009	514 Cedar St	Water disconnect.	20.00	20.00
12/01/2022	EXP0115-2022	Excavation	Public Works / Res	835286017	617 E 7th St	install gas service	0.00	0.00
12/16/2022	EXP0118-2022	Excavation	Public Works / Res	835380009	713 Locust St	Excavation for utility shutoffs for demolition of residence	0.00	0.00
12/19/2022	EXP0124-2022	Excavation	Public Works / Res	835380009	713 Locust St	Retire gas service to bldg	0.00	0.00
12/02/2022	MP0085-2022	Mechanical	Building / Res	836330007	107 Brook St	installing a/c	20.00	800.00
12/13/2022	MP0072-2022	Mechanical	Building / Com	1302202014	211 W 2nd St	Install kitchen hood with exhaust	125.00	8,000.00
12/13/2022	MP0079-2022	Mechanical	Building / Com	835331012	215 W 8th St	Install two ERV units - one on AHU in the attic and one in the basement.	171.00	11,473.00
12/21/2022	MP0088-2022	Mechanical	Building / Res	826353022	291 Burnside Ave	Installing furnace	20.00	3,500.00
12/28/2022	MP0074-2022	Mechanical	Building / Com	833476006	3018 Lucas St	Provide & install (1) RTU, (10) electric reheat VAV's, condensing unit, electric heater, exhaust fans & duct package. Install only kitchen MAU. Hoods & air curtains installed by kitchen equipment supplier.	1453.50	285,000.00
12/21/2022	MP0087-2022	Mechanical	Building / Res	835329008	908 Iowa Ave	Installing furnace	20.00	3,500.00
12/30/2022	PP0081-2022	Plumbing	Building / Res	834201013	1814 Logan St	Replace shower shower stall.	5.00	5.00
12/13/2022	PP0073-2022	Plumbing	Building / Com	835483005	201 E 2nd St	Installing 2 new bathrooms for new commercial space	91.00	5,000.00
12/28/2022	PP0061-2022	Plumbing	Building / Com	833476006	3018 Lucas St	New kitchen plumbing fixtures - (3) Water Closets, (4) Lavatories, (16) Floor Drains, (2) Dish Washers, (1) Water Heater & (1) Drinking Fountain	1334.50	251,000.00
12/14/2022	PP0064-2022	Plumbing	Building / Com	1319276005	4601 61st Ave W	Installing oil separator	113.00	6,800.00
12/09/2022	PP0059-2022	Plumbing	Building / Com	824326011	501 W Bypass 61 Bldg	remodel	318.00	25,000.00

12/16/2022	PP0074-2022	Plumbing	Building / Res	826405022	905 Leroy St	Rough and finish on bath and kitchen.	25.00	25.00
12/12/2022	PP0072-2022	Plumbing: Sewer or Water Service	Building / Res	834452004	1431 Devitt Ave	Water service repair	25.00	25.00
12/27/2022	PP0076-2022	Plumbing: Sewer or Water Service	Building / Res	825181003	1617 Lincoln Blvd	Water service repair.	25.00	5,300.00
12/20/2022	PP0077-2022	Plumbing: Sewer or Water Service	Building / Res	834228016	1801 Foster St	Sewer repair	25.00	25.00
12/08/2022	PP0071-2022	Plumbing: Sewer or Water Service	Building / Res	834306013	2815 Fairhaven St	Sewer repair	25.00	25.00
12/07/2022	SP0022-2022	Sign	Building / Com	826477003	1357 Isett Ave	Two signs for Heinz	100.00	100.00
12/27/2022	SP0023-2022	Sign	Building / Com	834227001	1823 Logan St	Request for two sign permits	100.00	41,920.00