



City of Muscatine

HISTORIC PRESERVATION COMMISSION

Monday, October 28, 2024

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

October 28, 2024, 5:15 PM

AGENDA

1. **CALL TO ORDER/ROLL CALL**
2. **CONSENT AGENDA**
 - A. September 23, 2024 Minutes
3. **COMMUNICATIONS - CITIZENS**
4. **REVIEW LIST OF ISSUED PERMITS**
 - A. September
 - 130 E 2nd St – (Houdek Block) – adding new lights outside of building
 - 208 W 2nd St – (Weed' Block) – Replace RTU
 - 403 W 4th St – (William Huttig House) – demo old garage, build new garage, and install 2 furnaces and ac units
5. **NEW BUSINESS**
 - A. Election of Officers

6. UPDATE FROM SUBCOMMITTEES

- A. Preserve Iowa Summit – June 5-7
- B. Intensive Survey

7. OTHER BUSINESS

- A. Paul Bruhn Application Recommendation

8. ADJOURNMENT

MUSCATINE HISTORIC PRESERVATION COMMISSION

September 23, 2024

Minutes

1. Call to Order/Roll Call

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

Members present: Chris Post, Moriah Ellis, and Jim Hetzler

Members absent: 2 vacant positions

Staff present: April Limburg

Others present: Lynn Pruitt, Devin Pettit, and Kevin Coon, City Engineer

Consent Agenda

Approval of the minutes from June 24, 2024 – Moriah made a motion to approve the draft minute for June. Chris seconded; motion passed.

2. **Comments from Citizens** – Lynn discussed the fish hatchery pavilion was built. The fruit and vegetable survey was done but they are still working on minor details and the transportation study was done and the book will be published shortly.

3. Review List of Issued Permits –

June

- 504 W 4th St – Install furnace and AC (William Nesselbush House – Federal National Mortgage Assoc)

July

- 403 W 4th St – House remodel (William Huttig House – Robert Wadden)
- 415 W 3rd St – Roofing and siding (Aaron C. Noble House – Yvonne Breiner)
- 417 W 3rd St – Roofing and siding (Olds-Munroe-Welker-Schomberg House – Anthony Loconsole)
- 513 W 3rd St – New outlet & Porch (Douglas V Jackson House – James Hetzler)

August

- Nothing for this month

4. New Business

- a. **Papoose Creek Update** – Kevin Coon, City Engineer gave an update in regarding his conversations with SHPO and allowing the tunnel to be replaced. Kevin discussed what the condition of the tunnel was, what it was made of, and how the tunnel was replaced/repared.
- b. **Election of Officers** – The Commission decided to wait until the 2 vacant positions were filled before electing officers.

5. Update from Subcommittees

- a. **Preserve Iowa Summit** – Virtual planning meetings have started. Allison and Heather were scheduled to visit Muscatine for a tour to look at venues and get a feel of Muscatine in general.
- b. **Intensive Survey** – Spark Consulting will be working on the UGRR survey. Rebecca with

Spark was looking at several avenues for the survey as a majority of the homes to look at have been destroyed over the years.

6. Other Business

- a. Paul Bruhn Updates** – Applications for the grant were submitted with 12 of them being reviewed and scored. The Commission will make a recommendation to the Council at the next scheduled meeting after the applications are scored.
- b. HPC Guidelines Certificate of Appropriateness, and booklet** – The Commission has decided to table this conversation.

7. Adjourn

- a.** Adjourned at 6:10 pm, the next meeting will be September 30, 2024 at 6:30 pm for the UGRR survey meeting. The next regular scheduled meeting will be October 28, 2024 at 5:15 pm.

Paul Bruhn

**** Each property owner will be meeting with an Architecture to ensure the overall project needs the SOI standards in regards to historic buildings. The dollar amounts requested may not be the dollar amounts granted once the owners have met with the Architect to discuss the scope of the work, design, cost estimates, and so on.

**All properties are contributing to the Downtown Historic District

501 E Mississippi – Peter Musser House

- Requested \$100,000
- To remove exterior trim and masonry restoration
- Overall score 223

Committee comments – good impact exterior project on significant property

113 Iowa Ave – Fitzgerald Block

- Requested \$100,000
- Stabilizing the building with new foundation and renovating all 3 floors and the exterior
- Overall score 260

Committee comments – exterior/interior rehab – project will have significant impact on building and create housing units – windows should be 2/2 double hung, not 4 light windows

116 Chestnut – H. Schroeder Building

- Requested \$100,000
- To demolish back brick wall and replace brick wall and attach to sidewalls and footings, install new doors and windows, replace roof, and steel balconies on rear (all 3 floors)
- Overall score 247

Committee comments – significant building in need of repair – need to meet standards and make sure applicant does – has history of doing nice rehab projects but doesn't always follow standards

109 Pine St – Bennett Mill Complex

- Requested \$100,000
- To tuck point
- Overall score 211

Committee comments – significant building in need of repair, needs to restore historic 6/6 wood windows and install appropriate replacements in other openings

228 W 2nd St – Charles L. Mull & Sons Wholesale Grocery

- Requested \$35,000

- Restore blocks in entry and new door, roof repairs, and stucco/brick to preserve original features.
- Overall score 203

Committee comments – good impact exterior project on significant property

208 Cedar St – Commercial Building

- Requested \$100,000
- Restoration of store fronts, building stabilization, new roof, and window replacement
- Overall score 190

Committee comments – project has potential to make a significant impact on building

417 E 2nd St –

- Requested \$26,201.92
- Improve the store fronts, window replacement, structural repair for window, and brick repair in general
- Overall score 147

Committee comments – store front improvements would be good but need to meet standards. This is one of a handful of older wood store fronts remaining in downtown, retaining key features would be great.

12 complete applications submitted