



AGENDA
HISTORIC PRESERVATION COMMISSION
COUNCIL BLUFFS PUBLIC LIBRARY, MEETING ROOM A
400 WILLOW AVENUE, COUNCIL BLUFFS, IA
Wednesday, August 1, 2018 - 4:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. ADOPTION OF AGENDA

4. APPROVAL OF MINUTES

A. MAY 11, 2018 MEETING

5. PUBLIC HEARING

A. CASE #HP-18-004

Public hearing on the request of Marti Lynch for exterior design modifications, relative to signage, at 160 West Broadway, located in the 100 Block of West Broadway Historic District.

1. OTHER BUSINESS

A. Other Items of Interest

2. ADJOURNMENT

Any questions or concerns regarding this agenda and/or requests for special accommodations at this meeting should be directed to the Community Development Department at (712) 328-4629 or email at bcarrico@councilbluffs-ia.gov.

Council Communication

Department: Historic Preservation
Commission
Case/Project No.: HP-18-004
Submitted by: CHRISTOPHER
GIBBONS, PLANNING
COORDINATOR

CASE #HP-18-004

Council Action: 8/1/2018

Description

Public hearing on the request of Marti Lynch for exterior design modifications, relative to signage, at 160 West Broadway, located in the 100 Block of West Broadway Historic District.

Background/Discussion

See attachments

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report and Attachment A	Other	7/27/2018

TO: City Historic Preservation Commission

FROM: Chris Meeks, Planner
Community Development Department

RE: CASE #HP-18-004

DATE: August 1, 2018

**APPLICANT/
OWNER** Lynch's Jewelry- Marti Lynch
160 West Broadway, Council Bluffs, IA 51503

REQUEST: Historic preservation design review at 160 West Broadway located in the 100 Block of West Broadway Historic District

GENERAL INFORMATION

The Community Development Department has received a request from Lynch's Jewelry, represented by Marti Lynch, for historic preservation design review relative to signage at 160 West Broadway, located in the 100 Block of West Broadway Historic District. The request is to approve previously installed signage on the front façade and rear of the building. The applicant indicated that the same signs were installed on a previous location of the business, 126 East Broadway, and she moved the signs to this location when the business moved. The applicant has also indicated that she would be interested in installing awnings on the front of the building at a future date, which would need to be reviewed with a separate application.

The applicant owns and operates Lynch's Jewelry, and installed the new signage without issuance of a Certificate of Appropriateness from the Historic Preservation Commission. The applicant is now requesting approval of their sign, which is shown below:

Front Sign: 36" x 90" (22.5 Square Feet) and is made from particle board.



Rear Sign: 23" x 46" (Approximately 7.34 Square Feet) and is made from particle board.



All City Departments and local utility providers were notified of the proposed historic preservation design review request. No adverse comments have been received.

REVIEW CRITERIA – The Secretary of the Interior’s ‘Standards for Historic Preservation’ are used as the basis for reviewing historic preservation design requests for buildings located within historic districts and buildings designated as local landmarks.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. *No change to the historic use of the property is proposed with this request, which has historically been utilized for commercial purposes.*
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. *The signage located on the front and the rear of the building does not alter the historic character of the property. No distinctive materials will be removed nor will any alterations of features, spaces or spatial relationship will occur to the subject as a result this request.*
3. Each property will 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 elements from other historic properties, will not be undertaken. *Not applicable.*
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *Not applicable.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *The signs is attached to the front of the building by bolts, and are therefore removable. No permanent architectural modifications to the building's exterior facade design and/or materials are proposed with this request.*

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. *Not applicable.*

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. *Not applicable.*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *Not applicable.*

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. *No new additions are proposed with the request.*

10. New additions and adjacent or related new construction will 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. *Not applicable.*

RECOMMENDATION – The Community Development Department recommends approval of the request for historic preservation design review at 160 West Broadway, relative to signage, and issuance of a Certificate of Appropriateness as the request is generally consistent with the spirit and intent of the Secretary of Interior's 'Standards for Rehabilitation', subject to the following condition:

1. The applicant must obtain a sign permit from the City of Council Bluffs.
2. Any future modifications to signage or the building must obtain a Certificate of Appropriateness from the Historic Preservation Committee, and any require permits from the City of Council Bluffs prior to installation.



Christopher N. Gibbons, AICP
Planning Coordinator



Chris Meeks
Planner

Attachments

Attachment A: Photos of the Installed Signs

Attachment A

Photos of the Installed Signs



Top: Front of the Building. Bottom: Rear of the Building.

