



**HISTORIC PRESERVATION COMMISSION
AGENDA**

**Wednesday, February 6, 2019 - 4:00 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL OF MINUTES**
- 5. PUBLIC HEARING**

A. CASE #HP-19-001

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

- 1. OTHER BUSINESS**
- 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 cgibbons@councilbluffs-ia.gov.

Council Communication

Department: Historic Preservation

Commission

Case/Project No.: HP-19-001

Submitted by: Haley Weber

CASE #HP-19-001

Council Action: 2/6/2019

Description

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

Background/Discussion

See attachment

Recommendation

ATTACHMENTS:

Description

Case #HP-19-001 Staff Report and Attachments A through

Type

Other

Upload Date

1/30/2019

TO: City Historic Preservation Commission

FROM: Haley Weber, Zoning Enforcement Officer
Community Development Department

RE: CASE #HP-19-001

DATE: February 6, 2019

**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 at 160 West Broadway, located in the 100 Block of West Broadway Historic District. The building is a non-contributing structure within the district. All exterior modification requests in the 100 Block of West Broadway Historic District must be reviewed by the Historic Preservation Commission (HPC) and issued a Certificate of Appropriateness prior to completion.

The applicant owns and operates Lynch's Jewelry and has made exterior modifications to the building without issuance of a Certificate of Appropriateness from the HPC. The applicant is now requesting approval of the completed exterior modifications. In addition, the applicant is requesting approval of proposed exterior modifications. All completed and proposed exterior modifications are located on the rear facade of the building. All exterior modifications are summarized below:

Completed Modifications

1. Installation of a 60" x 80" first floor steel door (The applicant has indicated that this door was replaced because the previous door was in a deteriorated state that allowed rain and snow to enter the building.) (Attachment A)
2. Installation of a 32" x 80" second floor steel door (The applicant has indicated that this door was replaced because the previous door was rotted.) (Attachment B)
3. Installation of an outdoor, timed, safety light above the first floor door (Attachment C)
4. Replacement of the 32" x 26" window located above the second floor door. (Attachment D)

Proposed Modifications

1. Replacement of the second floor, double-hung window (Attachment E) with a casement window (Attachment F, G, and H) (The applicant has indicated that the wooden window frame is rotted. The applicant has also indicated that the double-hung window replacement was recommended by MidAmerican Energy based on a recent energy audit of the building.)
2. Restoration of the second floor 32" x 26" concrete covered window located above the existing double-hung window. The applicant intends to use baroque glass for the window restoration. (See Attachment E)
3. Installation of an outdoor, timed, safety light above the second floor door (This light would be identical to the light located on the first floor.) (See Attachment C)

The applicant has also indicated that she intends to install window and door awnings at a future date, which would need to be reviewed with a separate application.

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

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. The property has historically been utilized for commercial purposes. The building is a non-contributing structure within the district.*
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 proposed exterior modifications will not adversely impact the historic character of the property. No distinctive materials will be removed and no alteration of distinctive features, spaces or spatial relationships will occur from the proposed exterior modifications stated above.*
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. *Not applicable.*
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. *The replacement of the covered 32" x 26" window (seen in Attachment D) is substantiated by an outline of the original window in the concrete facade. The first and second floor doors were replaced due to the severity of their deterioration. The proposed replacement of the double-hung window and frame are due to the severity of the wooden frame's deterioration. Neither the doors nor window would be considered distinctive features of the building.*
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. Exterior alterations include the replacement of existing doors and windows, minor outdoor light installations and a window restoration. All exterior alterations are located on the rear facade. These*

alterations will not destroy historic materials, features, or spatial relationships that characterize the property.

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 exterior modifications on the rear facade of the building, including the replacement of existing doors and windows, minor outdoor light installations and a window restoration, 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 conditions:

1. The applicant shall obtain all required permits from the City of Council Bluffs for the proposed exterior modifications discussed above, prior to installation.
2. The applicant shall obtain a Certificate of Appropriateness from the Historic Preservation Committee and any required permits from the City of Council Bluffs for any future modifications to the building prior to installation.



Christopher N. Gibbons, AICP
Planning Coordinator



Haley P. Weber
Zoning Enforcement Officer

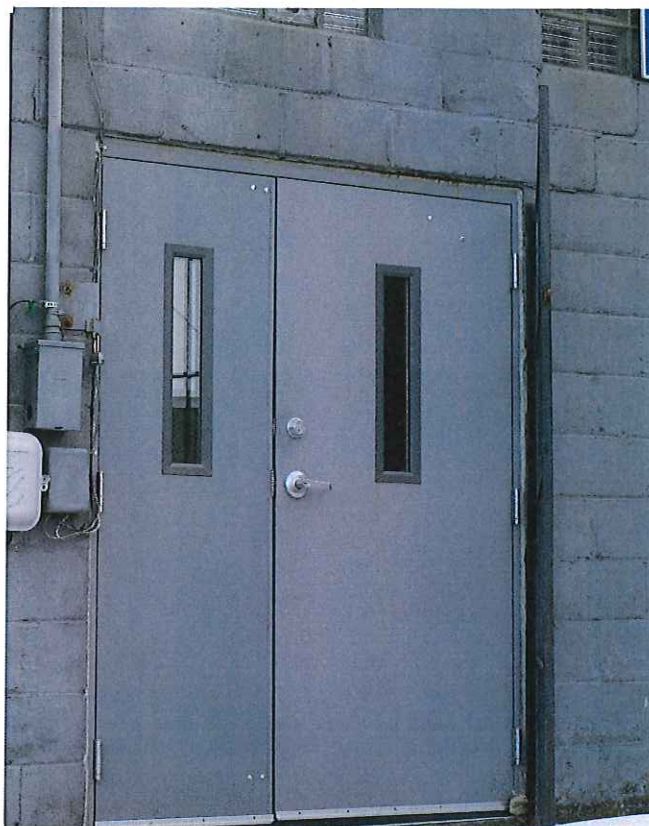
Attachments

- Attachment A: First floor steel door
- Attachment B: Second floor steel door
- Attachment C: Outdoor, timed, safety light
- Attachment D: 32" x 26" window above second floor door
- Attachment E: Double-hung and covered window on second floor
- Attachment F: Diagram of double-hung window and proposed window restoration
- Attachment G: Casement window to replace double-hung window
- Attachment H: Applicant narrative on casement window

1ST FLOOR STEEL DOOR (60"x 80") INTERIOR



1ST FLOOR STEEL DOOR (60"x 80") EXTERIOR



Mastercraft® Augustine 32" W x 80" H Primed Steel Half-Lite Prehung Exterior Door - Left Inswing

Model Number: 4146723 | Menards® SKU: 4146723 | Variation: Primed White Steel & Patina Accent Glass - Left Inswing





Product Specifications:

Dimensions: Rough Opening: 34-1/4" W x 82" H and Brick Opening: 36" W x 82-3/4" H; Frame Width: 4-9/16"
Color/Finish: Primed
Deadbolt Bore: Yes
Door Construction: Primed Steel
Door Style: Half Lite
Door Swing: Left
Door Thickness: 1-3/4 inch
Frame Material: Primed Wood
Frame Width: 4-9/16 inch
Glass Caming Finish: Patina
Glass Style: Augustine
Hinge Finish: Oil-Rubbed Bronze
Includes: Hinges, Sill, Frame, Preassembled Door Slab, Brickmould
Lockset Bore: Yes
Lockset/Deadbolt Backset Dimension: 2-3/8 inch
Manufacturer Warranty: Limited Lifetime
Nominal Door Height: 80 inch
Nominal Door Width: 32 inch
Obscurity Rating: 7
Rough Opening Height: 82 inch
Rough Opening Width: 34-1/4 inch
Sill Finish: Aluminum
Sill Type: Adjusting
Solar Heat Gain Coefficient: 0.16
U-Value: 0.2
Air Leakage (AL) Rating: 0.3

\$299⁰⁰ each

*Approval for
(A piece
door hung on
Back of 160 1/2
West Broadway.
Because other was
rotted.*

 FREE Ship To Store
2 In-Stock at COUNCIL BLUFFS **
Get it as soon as 01/11/2019
 Shipping
Available

Product Description

The Augustine Collection from Mastercraft® embodies poise and prestige. It features a mark of beauty with patina-accented glass while maintaining efficient energy savings through its polyurethane core and triple-pane half lite. Make an investment in your home with this fine work of craftsmanship from Mastercraft®. This door has a left inswing, which means the knob is on the left side when you pull the door toward you.

- Left Inswing
- Constructed from 24-gauge steel that is primed white and ready to paint
- Prehung with a 4-9/16" primed wood frame and high-performance weatherstripping
- Includes 3 hinges
- Includes an adjustable inswing aluminum no-rot sill
- Prebored with a 2-3/8" backset for easy handle installation (handleset purchased separately)
- Double bored and prepped for deadbolt (deadbolt purchased separately)
- Features 1" thick triple-pane insulated glass measuring 22" x 36" with patina accents
- Energy-saving, insulating foam core provides added energy savings and security
- Nominal size of 32" W x 80" H with left inswing
- ENERGY STAR® qualified

Outdoor, Timed Safety Light



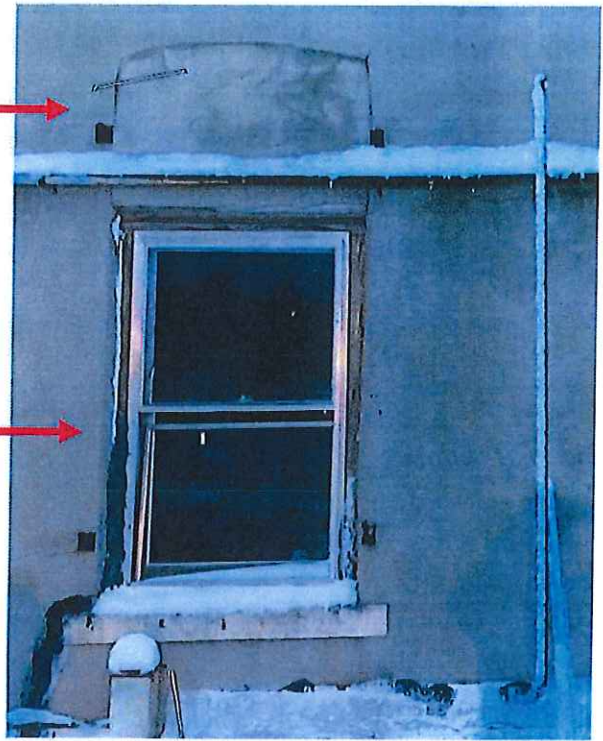
32" X 26" Window



COVERED WINDOW



EXISTING DOUBLE HUNG WINDOW



Without Nailing Flange

BETTER ✓



BEST ✓

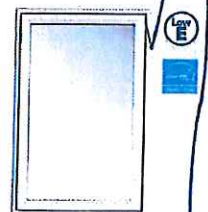


ROUGH OPENING	SINGLE HUNG BETTER	DOUBLE HUNG BEST
24-1/4"W x 38"H	404-0200	404-0300
24-1/4"W x 46"H	404-0202	404-0302
24-1/4"W x 54"H	404-0204	404-0304
24-1/4"W x 62"H	404-0206	404-0306
28-1/4"W x 38"H	404-0208	404-0308
28-1/4"W x 46"H	404-0210	404-0310
28-1/4"W x 54"H	404-0212	404-0312
28-1/4"W x 58"H	404-0214	404-0314
28-1/4"W x 62"H	404-0216	404-0316
28-1/4"W x 66"H	404-0218**	404-0318
30-1/4"W x 54"H	404-0220	404-0320
30-1/4"W x 58"H	404-0222	404-0322**
30-1/4"W x 62"H	404-0224**	404-0324
32-1/4"W x 38"H	404-0226	404-0326
32-1/4"W x 46"H	404-0228	404-0328
32-1/4"W x 54"H	404-0230	404-0330
32-1/4"W x 62"H	404-0232**	404-0332
36-1/4"W x 38"H	404-0234	404-0334
36-1/4"W x 46"H	404-0236	404-0336
36-1/4"W x 54"H	404-0238	404-0338
36-1/4"W x 62"H	404-0240*	404-0340*

WITH NAILING FLANGE

CASEMENT

ROUGH OPENING†	SKU
30"W x 48"H : Left hand	404-2190†
30"W x 48"H : Right hand	404-2191†



†Maximum rough opening can be 1/2 inch larger for width and height

*Egress

**First Floor Egress



Brickmould
Frame



Accidental Glass
Breakage



Decorative
Grilles

Historical Society meeting
160 1/2 W. Broadway.

This is the Casement window I chose
for back bedroom - upstairs
160 1/2 West Broadway.

I chose this style rather
than double hung
because the (egress?) is
larger which allows for
a large person (fireman) to
enter if need be.
The price is same as Double Hung.
Screen would be on inside
and window cranks out.

The top part of window would
be Baroque glass to match
door and upper window of back door.