



**HISTORIC PRESERVATION COMMISSION
AGENDA**

**Wednesday, July 3, 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-19-004

Public hearing on the request of Skip and Jackie Thompson for exterior design review to allow construction of a detached garage at 309 South 8th Street, a locally designated Historic Landmark commonly known as the John Shea House.

B. CASE #HP-19-005

Public hearing on the request of Connections Area Agency on Aging, represented by Kelly Butts-Elston, for historic preservation design review relative to painted signage at 231 South Main Street, located in the Haymarket Commercial 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: Community

Development

Case/Project No.: HP-19-004

CASE #HP-19-004

Council Action: 7/3/2019

Submitted by: Haley Weber, Zoning

Enforcement Officer

Description

Public hearing on the request of Skip and Jackie Thompson for exterior design review to allow construction of a detached garage at 309 South 8th Street, a locally designated Historic Landmark commonly known as the John Shea House.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description

Type

Upload Date

Case #HP-19-004 Staff Report and Attachments

Other

6/26/2019

TO: City Historic Preservation Commission

FROM: Haley Weber, Zoning Enforcement Officer
Community Development Department

RE: CASE #HP-19-004

DATE: July 3, 2019

**APPLICANT/
OWNER:** Jackie and Skip Thompson
309 South 8th Street, Council Bluffs, IA 51501

REQUEST: Historic preservation design review for the John J. and Agnes Shea House located at 309 South 8th Street

GENERAL INFORMATION

The Community Development Department has received a request from Jackie and Skip Thompson for historic preservation design review at 309 South 8th Street, otherwise known as the John J. and Agnes Shea House. The Shea House was listed on the National Register of Historic Places in 1995 and designated as a local landmark in 1996. All exterior modification requests to properties designated as a local landmark must be reviewed by the Historic Preservation Commission and issued a Certificate of Appropriateness prior to completion.

The applicant is requesting approval to build a 20' x 24' x 12' detached garage in the southeast corner of the property to meet their current storage needs. The garage will be accessed by the existing paved driveway off of South 8th Street. The applicant has provided the following garage design specifications:

- A panel door and double-hung window will be located on the north facade in "Rockwood Dark Green" and "Rockwood Terra Cotta" colors;
- A wooden carriage-style garage door will be located on the west facade;
- The roof will be shingled with presidential shingles in a "weathered wood" color, have a twelve (12) inch overhang, and a six (6) inch fascia and gutters in a "Rockwood Dark Green" color; and
- The garage will be sided with four (4) inch Dutch Smart Side Wood Lap Siding in a "Renwick Beige" color.

The following attachments have been included with the case staff report:

Attachment A: Exterior photograph of 309 South 8th Street
Attachment B: Double-Hung Window, Panel Door, and Garage Size/Location
Attachment C: Example of Proposed Garage Design
Attachment D: Example of Proposed Carriage Garage Door
Attachment E: Example of Proposed Shingle Type
Attachment F: Proposed Siding
Attachment G: Proposed Exterior Lighting
Attachment H: Proposed Siding, Fascia, Gutters, Window and Door Colors
Attachment I: Original Floor Plan of 1st Floor, showing previously attached garage

All City Departments and local utility providers were notified of the proposed historic preservation design review request. The following comments were received:

Council Bluffs Permits and Inspections Department stated that a plot plan showing the distance from the house to the garage and complete construction plans must be submitted for review.

Council Bluffs Fire Department stated that they have no comments in regards to the proposal.

Council Bluffs Public Works Department stated that they have no comments in regards to the proposal.

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 residential purposes. The proposed detached garage is accessory to the residential use. No alterations to the existing historic home are proposed.*

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 garage will not adversely impact the historic character of the property. No modifications to the existing historic home are proposed with this request. No distinctive materials will be removed and no alteration of distinctive features, spaces or spatial relationships will occur from the construction of the proposed detached garage.*

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. *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. *The proposed detached garage will not destroy any historic materials, features, or spatial relationships that characterize the property. The proposed detached garage design is compatible with the historic nature of the property and its environment. The proposed building materials and colors are similar to those of the primary structure for*

compatibility purposes. In the early 1900s, a small, one-car garage with horizontal-sliding doors, as seen in Attachment 'T', was attached to the southeast corner of the house but has since been removed. The applicant is proposing to build a detached garage, as opposed to an attached garage, as to not impact the historic integrity of the primary structure.

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. *The proposed garage is detached, therefore, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

RECOMMENDATION – The Community Development Department recommends approval of the request for historic preservation design review at 309 South 8th Street, relative to the construction of a 20' x 24' x 12' detached garage 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.'



Christopher N. Gibbons, AICP
Planning Coordinator



Haley P. Weber
Zoning Enforcement Officer

they settled in Bartlesville, then Indian Territory, and afterwards Washington County, Oklahoma, where he began the practice of law. According to the Annals of Iowa, he was ... "an active participant in the transition from the territorial to the

style. Projecting from the north side of the house is a one-story round room.

Once a bed and breakfast, the house is now a private home, a local landmark and listed on the National Register of Historic Places.



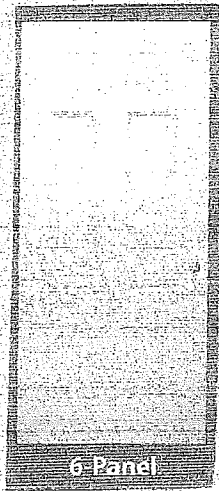
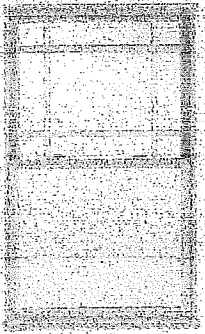
102 EIGHTH STREET SOUTH HISTORIC AREA

LOT LINE

DOUBLE-HUNG

These windows offer simple lines that suit most architectural styles and can be dressed up as much as you like. Both top and bottom sash slide vertically for ventilation.

- Optional 3-1/2" bottom rail to replicate historic design
- Optional concealed tilt latches
- Wood jamb liners



DOUBLE WINDOW

PANEL DOOR

GARAGE

24'

20'

GARAGE DOOR

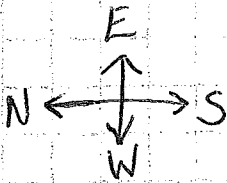
PORCH

HOUSE

DIRT

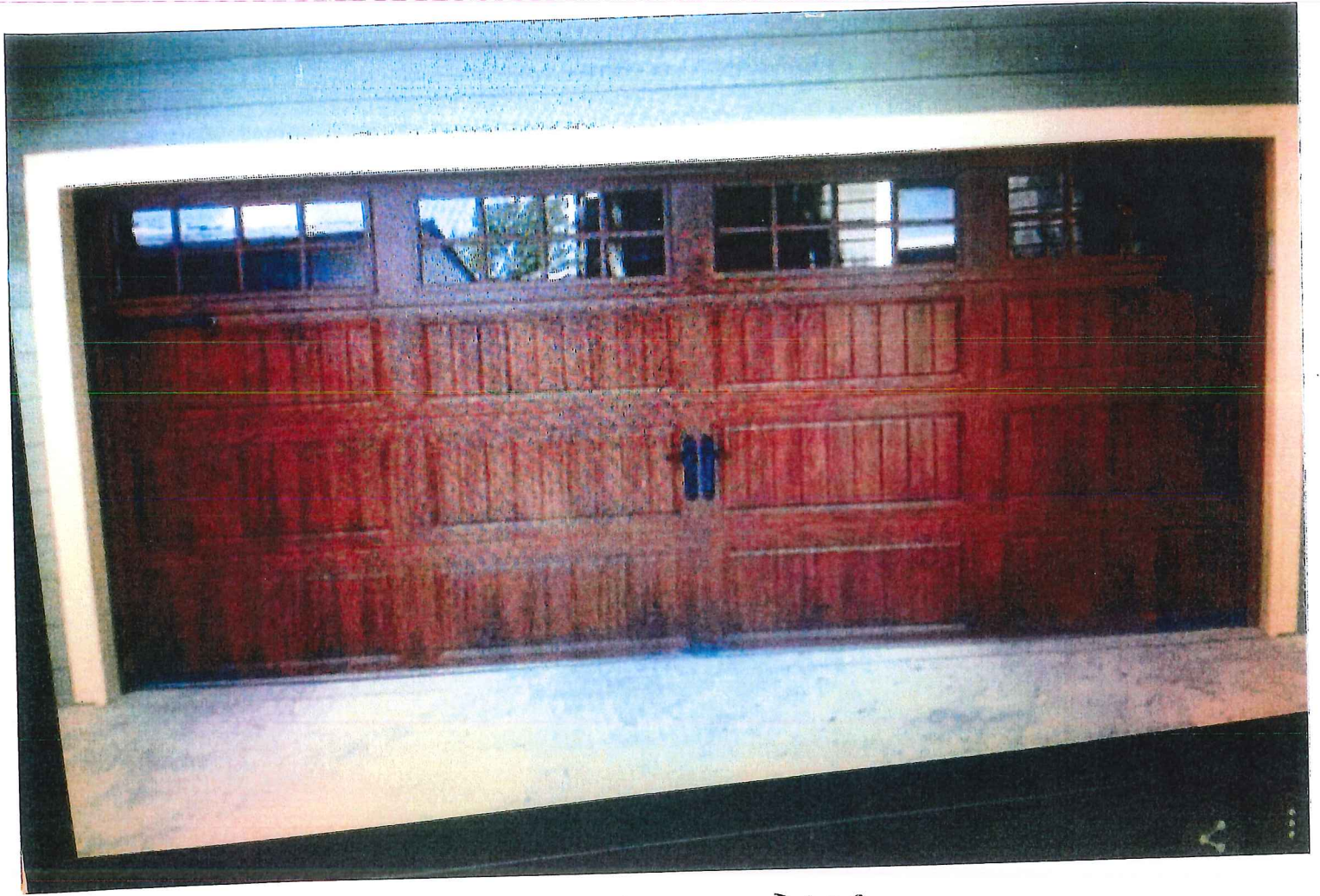
DRIVEWAY

LOT LINE



BASIC
DESIGN





WOOD LOOK CARRIAGE DOOR



PRESIDENTIAL SHINGLES TO MATCH HOUSE
COLOR - WEATHERED WOOD

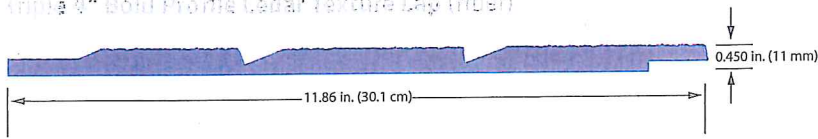
Specifications: LP® SmartSide® Lap Siding

12" Bold Profiles

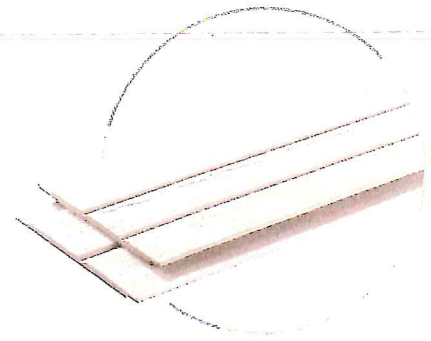
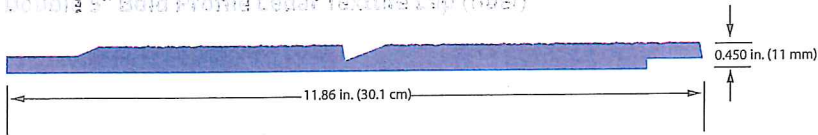
Genuine Detail

- Distinctive Triple 4" and Double 5" profiles
- Shiplap edges make it easier to level and apply
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate

Triple 4" Bold Profile Cedar Texture Lap (fiber)



Double 5" Bold Profile Cedar Texture Lap (fiber)



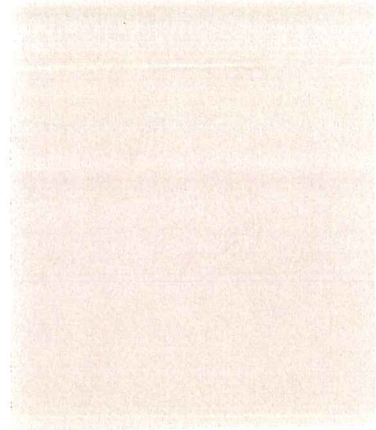
Cedar texture

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
Triple 4" Bold Profile Cedar Texture Lap (fiber)	16 ft. (192 in.)(4.9 m)	11.86 in. (30.1 cm)	0.450 in. (11 mm)	25906	2 psf
Double 5" Bold Profile Cedar Texture Lap (fiber)	16 ft. (192 in.)(4.9 m)	11.86 in. (30.1 cm)	0.450 in. (11 mm)	25907	2 psf

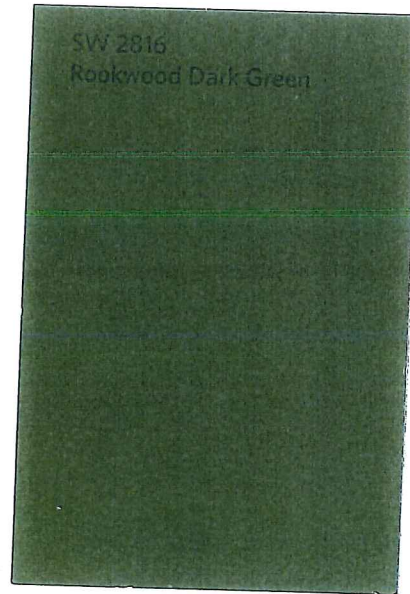


GARAGE
SIDING—

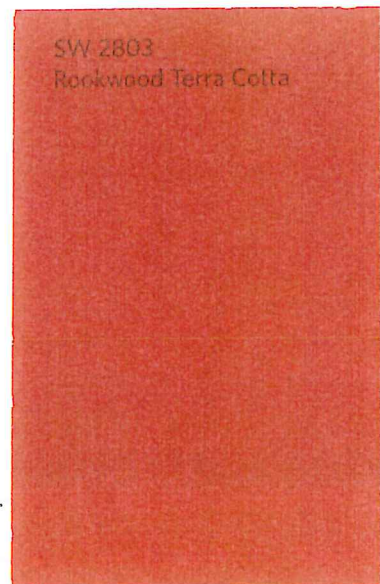
SW 2805
Renwick Beige



6" FACIA
+ GUTTERS —



1
WINDOW +
PANEL DOOR
COLORS —

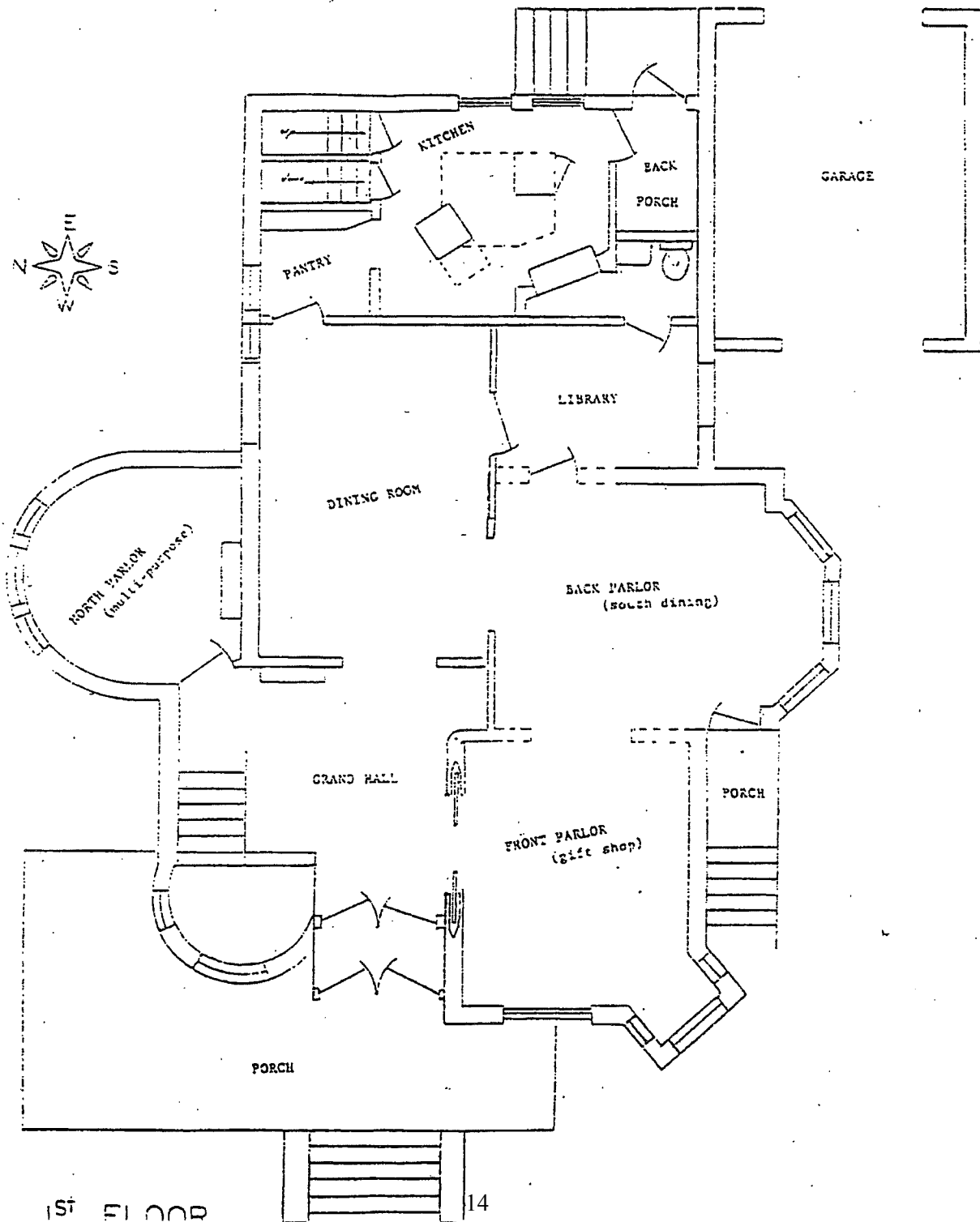


United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Shea, John J. and Agnes, House
Pottawattamie County, Iowa

Section number Add'l Page 8



Council Communication

Department: Community

Development

Case/Project No.: HP-19-005

CASE #HP-19-005

Council Action: 7/3/2019

Submitted by: Christopher

Gibbons, Planning Coordinator

Description

Public hearing on the request of Connections Area Agency on Aging, represented by Kelly Butts-Elston, for historic preservation design review relative to painted signage at 231 South Main Street, located in the Haymarket Commercial Historic District.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description

Type

Upload Date

Case #HP-19-005 Staff Report & Attachments

Other

6/26/2019

TO: City Historic Preservation Commission

FROM: Christopher Gibbons, Planning Coordinator
Community Development Department

RE: CASE #HP-19-005

DATE: July 3, 2019

OWNER: Real Property Management, LLC
7355 Stafford Drive
Council Bluffs, IA 51503

TENANT: Connections Area Agency on Aging
c/o Kelly Butts-Elston, CEO
300 West Broadway, Suite 240
Council Bluffs, IA 51503

REQUEST: Historic preservation design review at 231 South Main Street located in the Haymarket Commercial Historic District.

GENERAL INFORMATION

The Community Development Department has received a request from Connections Area Agency on Aging, represented by Kelly Butts-Elston, for historic preservation design review relative to signage at 231 South Main Street, located in the Haymarket Commercial Historic District. All proposed signage within said historic district must be reviewed by the Council Bluffs Historic Preservation Commission (HPC) and issued a Certificate of Appropriateness prior to installation.

The applicant, Connections Area Agency on Aging (CAAA), is a non-profit organization that specializes in helping senior citizens remain independent and thriving within their communities. For the past 13 years, CAAA has leased office space in the Omni Center but are relocating to the subject property at 231 South Main Street in order to improve visibility and access to their clients (see Attachment A). The property owner, Real Property Management, LLC, and CAAA are in the process of remodeling the interior of the subject property so that their organization can utilize both floors of the building for their office space/organizational needs. As part of this remodel, CAAA is requesting approval from the Historic Preservation Commission to display the name of their organization, contact information, and hours of operation on the building in the following manner:

Southerly Façade (facing 5th Avenue)

1. Repaint the existing 14'9" x 22'3" (328.55 sq. ft.) wall sign that displays the previous tenant name "Olsson Associates" with "Connections" agency logo, web address, and phone number. The wall sign will maintain a white background and the "Connections" agency logo, phone number, and web address will be painted a deep Royal Blue color (see Attachment B).

Note: For the purposes of Title 15: Zoning the change of signage is considered a 'reface' of an existing wall/attached sign and will require a sign permit prior to commencement of

any work. The subject property zoned C-3/Commercial District, and is allowed a total maximum amount of signage equal to two times their street frontage. Per Section 15.33.050, Computations, Signs, of the Council Bluffs Zoning Ordinance “for properties with frontage on more than one street, the total frontage shall be calculated as the longest frontage plus one-half the length of all additional frontages”. The subject property is a corner lot that has 100 linear feet of frontage along 5th Avenue, and 25 linear feet of frontage along South Main Street; therefore it is a total maximum of 225 square feet of signage based on the calculation stated above. The existing 328.55 sq. ft. wall sign is considered a non-conforming attached sign as it exceeds the maximum allowed 225 square feet of signage for the subject property. The applicant’s request is to reface this existing wall sign size for size, which is allowed per Section 15.33.220, Nonconforming Signs, of the Council Bluffs Zoning Ordinance.

Westerly Façade (facing South Main Street)

2. Place white vinyl letters at the top of one storefront window to display “Connections” agency name, address, and hours of operation (see Attachment C).

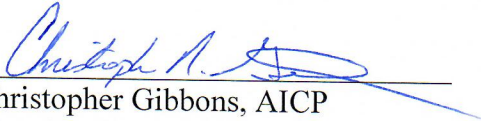
Note: Window signs are classified as “exempt” as per Section 15.33.080, Exempt Signs, of the Council Bluffs Zoning Ordinance. The proposed signs will not require a separate sign permit and will not count towards the maximum 225 square feet of signage allowed for the property, if granted historic preservation design approval by the HPC.

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 proposed signs are for a new business at 231 South Main Street, 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. *Reusing the existing painted sign area will not adversely impact the historic character of the structure. The painted sign area will not be changed relative to size or placement on the building. The vinyl letters will be placed on storefront windows and will not adversely impact the historic character of the building, nor will it result in the removal of distinctive materials or alterations of features, spaces, and spatial relationships on the building.*
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. *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. *Not Applicable.*
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, relative to signage, at 231 South Main Street 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'.


Christopher Gibbons, AICP
Planning Coordinator

Attachment A: Letter of intent from Kelly Butts-Elston
Attachment B: Proposed CAAA painted wall sign
Attachment C: Proposed vinyl window signs



The Connection to Resources for Older Iowans

www.connectionsaaa.org

info@connectionsaaa.org

www.lifelonglinks.org

June 4, 2019

Council Bluffs Historic Preservation Commission
City Hall, 209 Pearl Street – Second Floor Council Chambers
Council Bluffs, IA 51503

Attn: Christopher Gibbons, Planning Coordinator

Re: Approval of new signage in historical building on July 5, 2019 agenda

Dear Mr. Gibbons and Commissioners,

I write to you on behalf of Connections Area Agency on Aging (CAAA). CAAA and its predecessor, Southwest 8 Senior Services have been a Council Bluffs nonprofit agency since 1980, serving aging Iowans and their family caregivers as they strive to remain independent and thriving within their community. For the past thirteen years our office has been located at the Omni Centre. Presented with an opportunity to improve our street visibility and accessibility for our friends with physical challenges, we will become the tenants of 231 South Main Street, effective July 1, 2019.

We understand the responsibility and honor that comes with renting an historical building and this letter serves to request the enclosed signage changes to reflect our new tenancy. Our requests are very similar to the current signage on the building, and we remain flexible to Commission suggestions regarding font and lettering size on the store front window. What follows is the current signage on the property with our requested changes for your approval. The logo atop this letter is the logo that we would place on the south side of the building. The photo appropriated was not the most clear, but this should give you an idea of our vision. Please let me know what additional information is needed to help you make your decision.

Sincerely,

Kelly Butts-Elston, C.E.O

Council Bluffs
300 W. Broadway, Suite 240
Council Bluffs, IA 51503

Sioux City
2301 Pierce Street
Sioux City, IA 51104

Creston
109 N. Elm
Creston, IA 50801

Currently on south side wall of 231 South Main



We request approval to change south side wall of 231 South Main to this:



We propose keeping the exact same dimensions as is currently: 22 feet 3.3 inches wide by 14 feet 9 inches tall. The background would remain white and we propose only the deep royal blue color for both the logo and the phone numbers and web address.

ATTACHMENT B

Currently on top of west street facing window

We request approval to change west street facing window at the top to this:

ATTACHMENT C

