



**HISTORIC PRESERVATION COMMISSION  
AGENDA**

**Wednesday, November 4, 2020 - 4:00 PM  
Council Chambers, 2nd Floor, City Hall  
209 Pearl Street**

**1. CALL TO ORDER**

- A. \*\*\*DUE TO THE COVID-19 PANDEMIC ALL PERSONS ATTENDING THIS MEETING ARE REQUIRED TO WEAR A FACEMASK AND/OR FACESHIELD AT ALL TIMES\*\*\*
- B. THIS MEETING WILL BE HELD AT THE COUNCIL BLUFFS PUBLIC LIBRARY MEETING ROOM 'B'

**2. ROLL CALL**

**3. ADOPTION OF AGENDA**

**4. APPROVAL OF MINUTES**

**5. PUBLIC HEARING**

A. CASE #HP-20-008

Public hearing on the request of Matt Johnson for historic preservation exterior design review relative to renovating the front and rear façades at 130 West Broadway, located in the 100 Block of West Broadway Historic District.

B. CASE #HP-20-009

Public hearing on the request of John Kocourek for historic preservation exterior design review relative to signage at 223 South Main Street, located in the Haymarket Commercial Historic District.

C. CASE #HP-20-010

Public hearing on the request of Tammy Stuart d/b/a Stuart Investments Real Estate Holdings, LLC, for historic preservation exterior design review relative to painting and replacing two cornices on the front façade at 219 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) 890-5350 or email at [cgibbons@councilbluffs-ia.gov](mailto:cgibbons@councilbluffs-ia.gov).

## Council Communication

Department: Community  
Development  
Case/Project No.:  
Submitted by:

THIS MEETING WILL BE  
HELD AT THE COUNCIL  
BLUFFS PUBLIC LIBRARY  
MEETING ROOM 'B'

Council Action: 11/4/2020

<b>Description</b>
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<b>Background/Discussion</b>
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<b>Recommendation</b>
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## Council Communication

Department: Community  
Development

Case/Project No.: HP-20-008

CASE #HP-20-008

Council Action: 11/4/2020

Submitted by: Haley Weber, Zoning  
Enforcement Officer

### Description

Public hearing on the request of Matt Johnson for historic preservation exterior design review relative to renovating the front and rear façades at 130 West Broadway, located in the 100 Block of West Broadway Historic District.

### Background/Discussion

See attachments.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Case #HP-20-008 Staff Report & Attachments	Other	10/29/2020

**TO:** City Historic Preservation Commission

**FROM:** Haley Weber, Zoning Enforcement Officer  
Community Development Department

**RE:** CASE #HP-20-008

**DATE:** November 4, 2020

**APPLICANT:** Matt Johnson, 114 W Broadway Street, Council Bluffs, IA 51503

**OWNER:** BNRG Properties LLC, C/O Matt Johnson, 114 W Broadway Street, Council Bluffs, IA 51503

**REQUEST:** Historic preservation exterior design review at 130 West Broadway located in the 100 Block of West Broadway Historic District

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#### GENERAL INFORMATION

The Community Development Department has received a request from Matt Johnson for historic preservation exterior design review at 130 West Broadway, located in the 100 Block of West Broadway Historic District. The building is a 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, Matt Johnson, intends to remodel the interior and exterior of 130 West Broadway with the intent to operate a restaurant on the first floor and an apartment unit on the second floor. As proposed, the submitted interior remodel work would not require HPC approval as it is not visible from West Broadway right-of-way. However, all proposed exterior modifications require the approval of the HPC; the applicant is requesting HPC approval to complete the following exterior modifications:

#### South Façade (facing West Broadway)

- Painting the cornice, window frames, and the existing painted brick area located to the immediate west and east sides of the existing storefront (see Attachment A and B);
- Painting the existing architectural accents white/off-white (see Attachment A and B);
- Removal of brick infill to expose original upper window openings; addition of new clad windows in original openings (see Attachment C);
- Installation of four (4) gooseneck lighting fixtures above upper windows with black arms and white shades (see Attachment E); and
- Installation of a new storefront including: windows, decorative wood columns, painted wood panels, and entry doors (see Attachment C and D)

#### North Façade (facing the alley)

- Installation of new aluminum windows in original openings and a new aluminum entry door in original door opening

#### Attachments:

- Attachment A: Front Façade Details
- Attachment B: Proposed Front Façade Paint Colors
- Attachment C: Front Façade Entryway and Window Details
- Attachment D: Proposed Apartment Door
- Attachment E: Proposed Light Fixtures

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

Council Bluffs Community Development Department provided the following comments:

1. The applicant is proposing to locate a 4' x 6' attached, projecting sign on the front façade, as noted in Attachment 'A'. However, a sign rendering has not been provided as of the date of this report. The proposed projecting sign will require HPC approval prior to installation and is subject to the requirements listed in Section 15.33, *Signs*, of the Council Bluffs Municipal Code (Zoning Ordinance).
2. Based on a field inspection, the existing brick on the lower portion of the front façade located to the immediate west and east sides of the store front entrance is painted. The applicant is proposing to paint the existing aforementioned painted brick areas from its existing tan color to black. *The Secretary of Interior's Standards for the Treatment of Historic Properties* recommends the following in regards to painting historic brick material:

*"Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand scraping) prior to repainting"*

*"Repainting historically-painted masonry features with colors that are appropriate to the building and district."*

*"Evaluating the overall condition of the masonry to determine whether more than protection and maintenance, such as repairs to masonry features, will be necessary."*

The proposed brick area to be painted is already painted today. The Community Development Department recommends that the above listed recommendations be taken into consideration when painting the historic brick façade.

Council Bluffs Fire Department stated that they have no comments.

Council Bluffs Parks and Recreation stated that they have no comments.

Council Bluffs Permits and Inspections Division stated that they have no comments.

Council Bluffs Public Works Department stated that they have no comments.

Black Hills Energy stated that they have no comments.

Council Bluffs Water Works stated that they have no comments.

Cox Communications stated that they have no comments.

MidAmerican Energy stated that they have no comments.

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 as the property has historically been utilized for commercial purposes. The National Register of Historic Places (NRHP) listing for the 100 Block of West Broadway notes this building as a contributing structure within the district. Historically, the property was utilized as a bakery and in more recent years housed a restaurant/bar and an eye care store. The proposed restaurant will continue the commercial nature of the property. The proposed exterior modifications to the front façade aim to restore the storefront similar to its original appearance. The applicant shall take into consideration the above listed recommendations of the Secretary of Interior's Standards for the Treatment of Historic Properties when painting the historic brick façade.*

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, including the painting of cornices, window frames, existing brick on the lower portion of the front façade located to the immediate west and east sides of the store front entrance, and architectural accents; removal of brick infill over original windows; and installation of new windows, gooseneck lighting, and storefronts will not adversely impact the historic character of the property. The applicant shall take into consideration the above listed recommendations of the Secretary of Interior's Standards for the Treatment of Historic Properties when painting the historic brick façade.*

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 applicant is proposing to restore the front façade similar to the building's original design. This includes restoring distinctive window and storefront features. All existing distinctive features that characterize the property will be preserved.*

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 applicant's request is to paint the cornice, window frames, architectural accents, and brick areas on the lower portion of the front façade located to the immediate west and east sides of the store front entrance, as well as install new gooseneck lighting and a storefront, including new windows, decorative wood columns, painted wood panels, and an entry door on the front façade and new aluminum windows and entry door on the rear façade at 130 West Broadway. The subject property is considered a contributing structure in the 100 Block of West*

*Broadway Historic District. The applicant shall take into consideration the above listed recommendations of the Secretary of Interior's Standards for the Treatment of Historic Properties when painting the historic brick façade. The remainder of the proposed exterior modifications listed above are not anticipated to negatively affect the historic integrity of the property or its environment. The applicant is using historic photographs to identify design components of the original storefront in an effort to restore the front façade similar to the historic storefront.*

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 130 West Broadway, relative to exterior modifications on the front and rear facades of the building, including painting the cornice, window frames, and architectural accents, as well as install new gooseneck lighting and a storefront, including new windows, decorative wood columns, painted wood panels, and an entry door on the front façade and new aluminum windows and entry door on the rear façade of 130 West Broadway, 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.
2. All signage installed at a future date shall be permitted separately prior to installation.
3. The applicant shall take into consideration the above listed recommendations of the *Secretary of Interior's Standards for the Treatment of Historic Properties* when painting the historic brick façade.

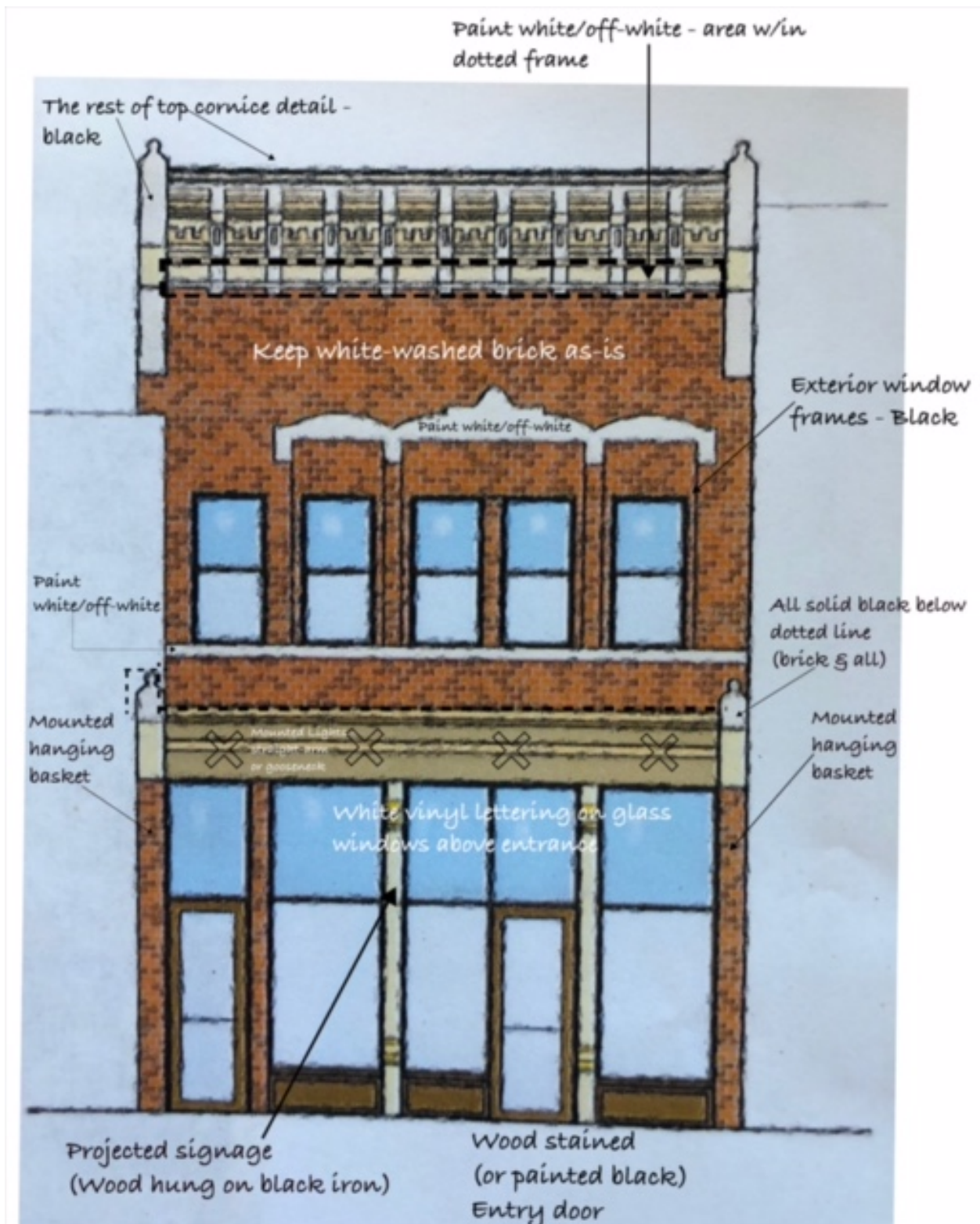


Christopher N. Gibbons, AICP  
Planning Manager



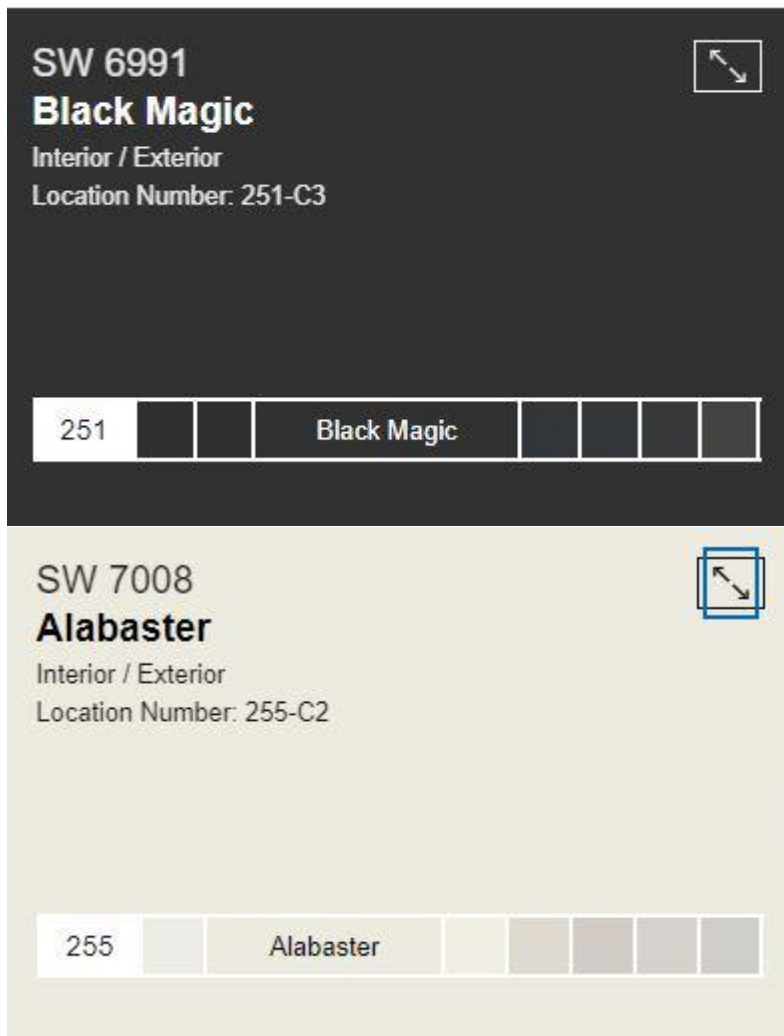
Haley P. Weber  
Zoning Enforcement Officer

## Attachment A

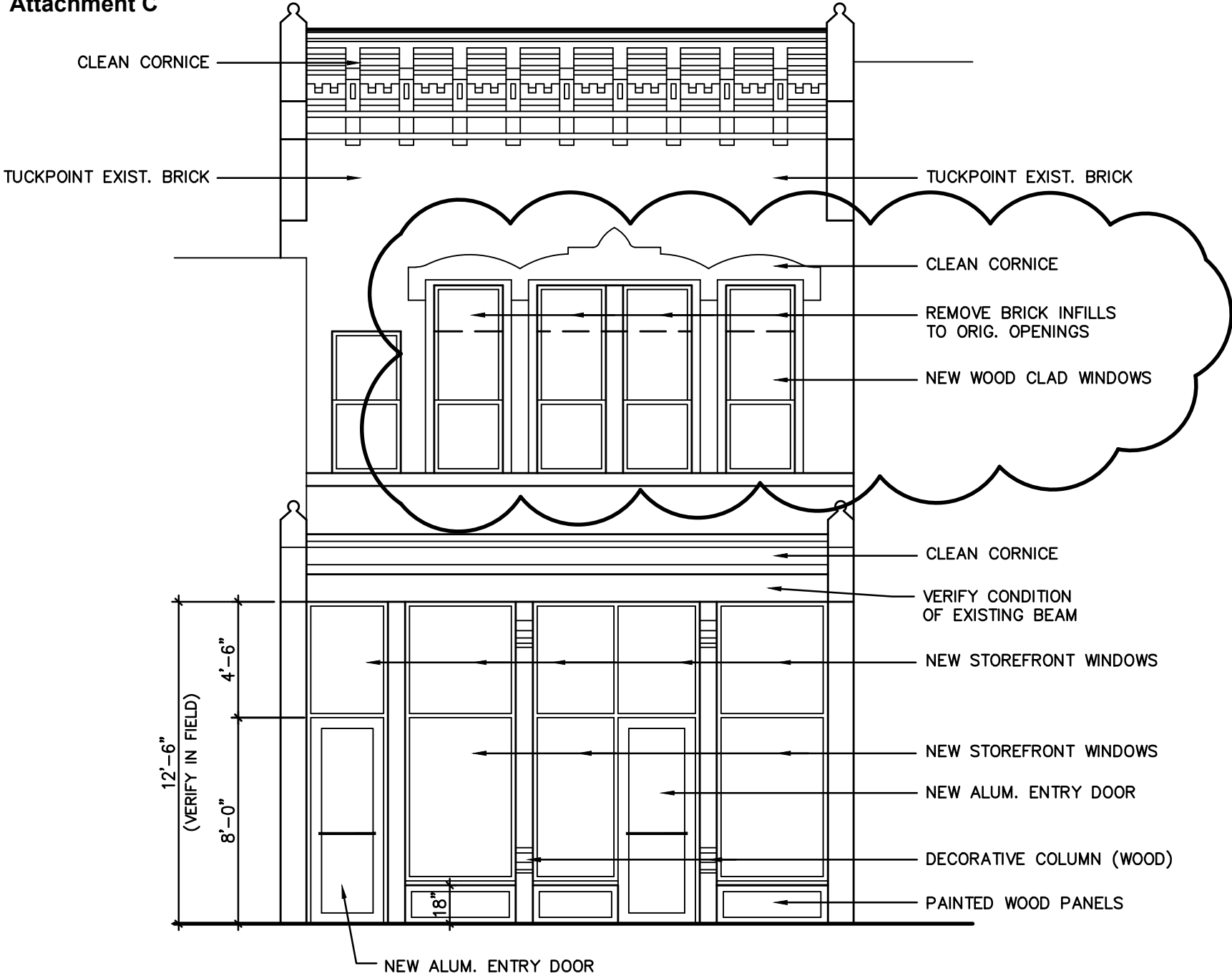




Attachment B – Proposed Front Façade Paint Colors



Attachment C



**Attachment D**



Attachment E

4 exterior lights  
above transom windows



Or gooseneck style  
w/ white shade;  
black arm

## Council Communication

Department: Community

Development

Case/Project No.: HP-20-009

CASE #HP-20-009

Council Action: 11/4/2020

Submitted by: Haley Weber, Zoning

Enforcement Officer

### Description

Public hearing on the request of John Kocourek for historic preservation exterior design review relative to signage at 223 South Main Street, located in the Haymarket Commercial Historic District.

### Background/Discussion

See attachments.

### Recommendation

### ATTACHMENTS:

Description

Type

Upload Date

Case #HP-20-009 Staff Report

Other

10/29/2020

**TO:** City Historic Preservation Commission

**FROM:** Haley Weber, Zoning Enforcement Officer  
Community Development Department

**RE:** CASE #HP-20-009

**DATE:** November 4, 2020

**OWNER:** John W. Kocourek  
223 South Main Street  
Council Bluffs, IA 51503

**REQUEST:** Historic preservation design review at 223 South Main Street located in the Haymarket Commercial Historic District.

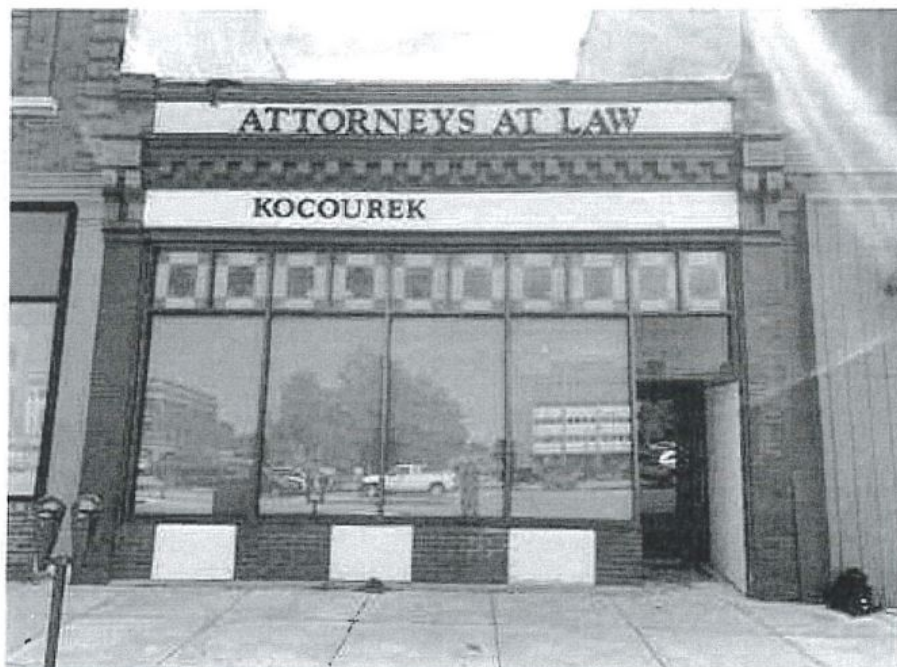
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**GENERAL INFORMATION**

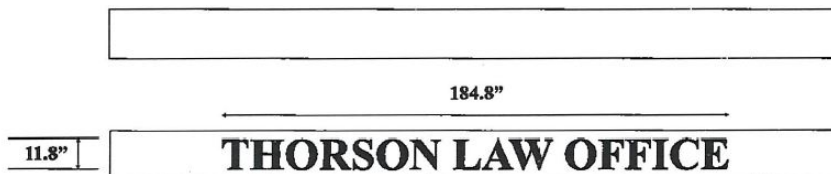
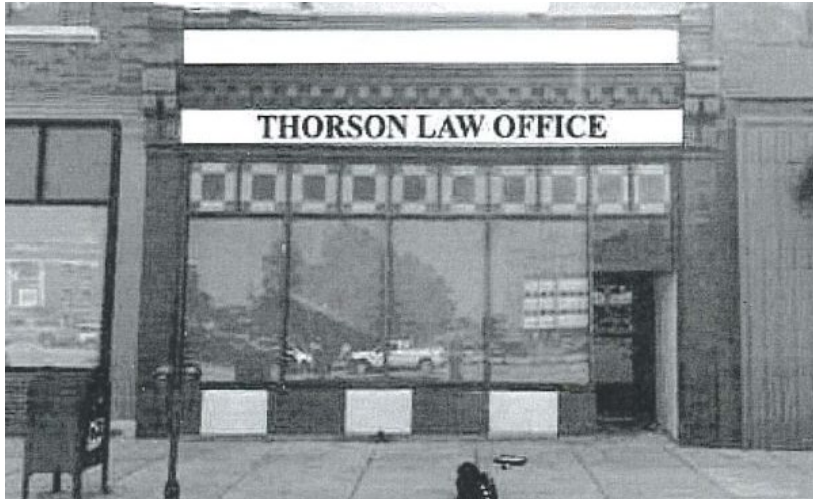
The Community Development Department has received a request John W. Kocourek for historic preservation design review relative to signage at 223 South Main Street, located in the Haymarket Commercial Historic District. The subject property is a contributing structure within the district. All proposed 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 operates a law office at the subject property and is requesting Historic Preservation Commission approval of installation of a 15 square foot wall sign on the west façade of the building, facing South Main Street. The proposed sign letters are formed plastic and will be stud mounted to the building. The proposed signage is a reduction in the overall amount of signage that exists on the building today.

**Existing attached wall signage:**



**Proposed 15 sq. ft. attached wall sign:**



*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 applicant has submitted a sign permit to the City for the proposed signage, which is pending approval based on review and approval from the HPC. The subject property is zoned C-3/Commercial District, and is allowed a total maximum amount of signage equal to two times their street frontage. The subject property has 26 linear feet of frontage along South Main Street; therefore it is allowed a total maximum of 52 square feet of signage, based on the calculation stated above.*

**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 15 square foot, formed plastic sign reflects an update to the name of the law firm operating at this location, 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 sign area will not adversely impact the historic character of the structure. The proposed signage will be a decrease in the amount of existing signage on the property today. The proposed 15 square foot, formed plastic sign 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.*

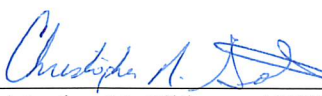
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. *Not applicable.*


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 the installation of a 15 square foot formed plastic sign, at 223 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 N. Gibbons, AICP  
Planning Manager

  
Haley P. Weber  
Zoning Enforcement Officer



## Council Communication

Department: Community

Development

Case/Project No.: HP-20-010

CASE #HP-20-010

Council Action: 11/4/2020

Submitted by: Christopher N.

Gibbons, AICP, Planning Manager

### Description

Public hearing on the request of Tammy Stuart d/b/a Stuart Investments Real Estate Holdings, LLC, for historic preservation exterior design review relative to painting and replacing two cornices on the front façade at 219 South Main Street, located in the Haymarket Commercial Historic District.

### Background/Discussion

See attachments.

### Recommendation

### ATTACHMENTS:

Description

Type

Upload Date

Case #HP-20-010 Staff Report & Attachment

Other

10/29/2020

**TO:** City Historic Preservation Commission

**FROM:** Christopher Gibbons, Planning Manager  
Community Development Department

**RE:** CASE #HP-20-010

**DATE:** November 4, 2020

**OWNER:** Stuart Investments Real Estate Holdings, LLC  
226 High School Avenue  
Council Bluffs, IA 51503

**REQUEST:** Historic preservation design review at 219 South Main Street located in the Haymarket Commercial Historic District.

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#### GENERAL INFORMATION

The Community Development Department has received a request from Tammy Stuart d/b/a Stuart Investments Real Estate Holdings, LLC for historic preservation design review relative to painting, and replacing two cornices “end caps” on the front façade at 219 South Main Street, located in the Haymarket Commercial Historic District. The subject property is a contributing structure within the district. All exterior modifications to buildings/structures within the Haymarket Historic District must be reviewed by the Historic Preservation Commission (HPC) and issued a Certificate of Appropriateness prior to commencement of said modification(s).

The applicant is requesting HPC approval to complete the following repairs and exterior modifications to the front façade of the subject property. A detailed overview of all proposed work is stated in Attachment ‘A’ of this report.



1. Repair the wood crown and overhang at the top of the building;
2. Fabricate two new cornice “end caps” and re-install at original location on the building façade;
3. Repair the hail damage to the roof; and
4. Repaint the cornice, window trim, and storefront.

Items #1 and #3 are considered maintenance and can commence without approval from the Historic Preservation Commission, as per Section 16.10.090, Maintenance, of the Municipal Code (Historic Preservation).

Item #2 – The two existing cornice “end caps” have deteriorated and cannot be repaired according to the applicant’s contractor. The proposed two new cornice “end caps” will be fabricated to match the original architectural design and constructed out of cedar wood, and 12 gauge galvanized steel to protect against weatherization. They will then be reattached to the building in the exact same location as the previous two “end caps”. The following images are of a scaled replica model of what the proposed two new ‘end caps’ will look like once constructed.

Image A – Front facing view showing the galvanized steel



Image B – Side views showing the cedar wood material



Item #4 – The following colors will be used to repaint the cornice, window trim, and storefront area. No historic brick masonry will be painted as part of this request.

**Paint Color Name:** Tricorn Black (SW6258)      **Brand:** Sherwin Williams  
Areas to be painted: Window trim, cornice, and storefront



**Paint Color Name:** Golden Rule (SW6383)      **Brand:** Sherwin Williams  
Areas to be painted: Ornamental areas on storefront that are currently painted red.



**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 and will continue to be used in a similar manner.*
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 repair and exterior modification work is necessary to prevent the building from deteriorating further, and to preserve the historic character of the property. No distinctive materials or alterations of features, spaces, and/or spatial relationships are proposed with this request. Areas of the front façade that are currently painted are proposed to be repainted with colors that are compatible with other buildings in the Historic Haymarket District. No historic brick masonry will be painted as part of 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. *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 cornice of the building has varying degrees of deteriorations due to weatherization over time. The wood crown and overhang parts of the cornice will be repaired; however the two “end caps” of the cornice must be replaced due to their state of deterioration. The applicant’s contractor has proposed to create two new replica ‘end caps’ that are consistent with the architectural integrity of the building. The ‘end caps’ will be constructed out of cedar wood and then covered in steel for long-term material preservation purposes. In general, the proposed replacement cornice “end caps” are consistent with the Secretary of Interior’s Standards for Historic Preservation.*

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 painting, and replacing two cornices “end caps” on the front façade at 219 South Main Street, located in the Haymarket Commercial Historic District 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’.

1. The applicant shall obtain all required permits from the City of Council Bluffs for the proposed exterior modifications.



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Christopher N. Gibbons, AICP  
Planning Manager

Attachment A: Work description from James Creason, Project Contractor



## REGARDING RESTORATION WORK AT 219 S. MAIN CB LIMITED REPLACEMENT IN KIND

### WOOD CROWN

THE TOP OF THE CROWN APPEARS TO BE TWO LAYERS OF 2x WOOD THAT HAS EXTENSIVE DETERIORATION ON ITS FRONT EDGE. I PLAN TO CUT BACK TO SOUND WOOD ALONG IT WHOLE LENGTH, APPROX 23'. I WOULD ADD BACK TO ORIGINAL PROFILE WITH AC2 TREATED LUMBER ATTACHED WITH EXTERIOR WOOD GLUE AND CORROSION RESISTANT SCREWS AND/OR NAILS.

THERE APPEARS TO BE ANOTHER PIECE OF TRIM IN THE CROWN PROFILE THAT NEEDS REPLACEMENT IN KIND. OTHER DETAILS MAY BE REPAIRED OR REPLACED UPON CLOSER INSPECTION. I EXPECT TO REPAIR/REPLACE APPROX 25% OF THE ORIGINAL.

### TWO CORNICES

I BELIEVE THE WOOD ON THE CORNICES TO BE BEYOND REHABILITATION. AND SO WILL FABRICATE TWO NEW.

I WILL PLACE A BOARD ALONG SIDE A CORNICE AND SCRIBE OUT IT'S ACTUAL PROFILE TO WORK OFF.

I WILL TRANSFER THIS PROFILE TO A SINGLE PIECE OF 2"x12" AC2 TREATED LUMBER PER SIDE (4 TOTAL FOR 2 CORNICES) AND CUT OUT ACCORDINGLY. THE TWO SIDES WILL BE CONNECTED WITH INTERNAL FRAMING TO ORIGINAL WIDTH. WITHIN THIS FRAMING EACH CORNICE WILL HAVE TWO FRENCH CLEATS ON THE BACK SIDE TO NEST INTO TWO CLEATS ATTACHED TO THE BUILDING FRONT SO AS TO LOCATE THEM BACK TO ORIGINAL POSITION.



THE FACE OF THE CORNICE WILL CONSIST OF ONE PIECE OF ALUMINUM ROLL FLASHING THAT WILL CONTOUR TO THE CORNICE PROFILE AND ATTACHED WITH EXTERIOR ADHESIVE AND CORROSION RESISTANT FASTENER.

PRIOR TO RESETTING ONTO THE CLEAT ATTACHMENT SYSTEM, EXTERIOR ADHESIVE WILL BE APPLIED TO ASSURE PERMANENT ADHERENCE WITH ADDITIONAL FASTENER THROUGH THE CORNICE SIDE INTO THE WALL MOUNTED CLEAT.

### OVERHANG

AT THE TOP OF THE CROWN THERE ARE RUSTED PIECES OF THE ORIGINAL DRIP CAP. AS THE ROOF SLOPES BACK FROM THERE WITH AN ADDITIONAL BEND, IT IS DIFFICULT TO DETERMINE HOW EXTENSIVE THE ORIGINAL 'HOOD' COVERED THIS SLOPE. CURRENTLY THERE IS A SPRAYED FOAM ROOFING ON THE WHOLE ROOF INCLUDING THIS SLOPE.

I AM PLANNING ON SANDING THE FOAM ON THE SLOPE TO MINIMIZE THE LUMPS AND VALLEYS ENOUGH TO BE ABLE TO ATTACH A FORM BENT GALVANIZED CAP FROM FRONT DRIP BEND - BACK TO SECONDARY SLOPE BEND AND UP TO ABOUT 3-4" SHORT OF THE LEDGE BACK.

THE SHROUD WILL BE 20 GAUGE GALVANIZED ATTACHED WITH NON CORROSIVE FASTENER AND EXTERIOR CAULK. METAL WILL BE SIX OVER LAPPING PIECES OF APPROX 72" x 30" A PIECE.



## ROOFING

ANOTHER CONTRACTOR WILL ADDRESS THE HAIL DAMAGE ON THE ROOF. THEY WILL ALSO RESEAL THE BACK EDGE OF THE METAL SHROUD WHERE IT IS ATTACHED TO THE TOP LEDGE.

QUESTION: CURRENTLY TO FOAM ROOFING EXTENDS DOWN TO THE VERY EDGE OF THE CROWN MOLDING. IT DOES NOT LOOK HISTORIC AND SO I AM PROPOSING THAT THE NEW SHROUD BE ONLY PAINTED. BECAUSE OF THE BACKWARDS SLOPING IT IS NOT VISIBLE FROM GROUND LEVEL THOUGH I CAN SEE IT FROM UPPER LEVEL WINDOW OF A NEARBY BUILDING.

PAINT OR COVER WITH FOAM ROOFING?

## PAINTING

ANOTHER CONTRACTOR WILL TAKE CARE OF PAINTING THE TRIM, CORNICES AND SHROUD. THEY MAY BE PAINTING OTHER AREAS TOO.

JAMES CREASON  
JC CREATIONS

10/22/2020

402-215-1215