



**HISTORIC PRESERVATION COMMISSION
AGENDA**

**Wednesday, June 2, 2021 - 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***

2. ROLL CALL

3. ADOPTION OF AGENDA

4. APPROVAL OF MINUTES

5. PUBLIC HEARING

- A. CASE #HP-21-006

Public hearing on the request of the Blk Squirrel, LLC, represented by Nathan Verzal and Andrew Mead, for historic preservation design review relative to painting the front façade at 154 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) 890-5350 or email at cgibbons@councilbluffs-ia.gov.

Council Communication

Department: Community
Development

Case/Project No.: HP-21-006

CASE #HP-21-006

Council Action: 6/2/2021

Submitted by: Haley Weber,
Planner

Description

Public hearing on the request of the Blk Squirrel, LLC, represented by Nathan Verzal and Andrew Mead, for historic preservation design review relative to painting the front façade at 154 West Broadway, located in the 100 Block of the West Broadway Historic District.

Background/Discussion

See attachments

Recommendation

ATTACHMENTS:

Description

Type

Upload Date

Staff Report

Staff Report

5/25/2021

TO: City Historic Preservation Commission

FROM: Haley Weber, Planner
Community Development Department

RE: CASE #HP-21-006

DATE: June 2, 2021

OWNER: Tex LLC
C/O Bonnie Culjat
18465 Jaylen Drive
Council Bluffs, IA 51503

REQUEST: Historic preservation design review at 154 West Broadway Street located in the 100 Block of West Broadway Historic District.

GENERAL INFORMATION

The Community Development Department has received a request from The Blk Squirrel, LLC, represented by Nathan Verzal and Andrew Mead, for historic preservation design review relative to painting the front and rear façades at 154 West Broadway, located in the 100 Block of West Broadway Historic District. The subject property is a contributing structure within the district. All exterior modifications to buildings within 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 commencement of said modification(s).

The applicant is requesting HPC approval to repaint the front and rear facades at 154 West Broadway the following paint color:



Paint Color Name: Monument Gray (NT583)

Brand: Nautica Home

Areas to be painted: All existing painted brick on front façade (currently painted a burgundy red, see photo below)



The applicant has utilized the proposed 'monument' gray paint color in their existing patio area/rear facade (see photo below for reference).



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. *No distinctive materials or alterations of features, spaces, and/or spatial relationships are proposed with this request. Areas of the front and rear facades that are currently painted are proposed to be repainted with a ‘monument’ gray color that is compatible with other buildings in the 100 Block of West Broadway Historic District.*
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.*

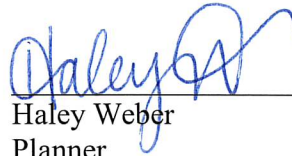
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and 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 painting the front and rear façades at 154 West Broadway Street, located in the 100 Block of West Broadway 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’.



Christopher N. Gibbons, AICP
Planning Manager



Haley Weber
Planner