



**HISTORIC PRESERVATION COMMISSION
AGENDA**

**Wednesday, December 1, 2021 - 4:00 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street**

1. CALL TO ORDER

- A. *****ALL ATTENDEES THAT ARE NOT FULLY VACCINATED AGAINST COVID-19 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-21-016**

Public hearing on the request of The BLK Squirrel for exterior design review relative to exterior lighting at 154 W Broadway, located in the 100 Block of West Broadway Historic District.

B. **CASE #HP-21-017**

Public hearing on the request of Greg Poor for exterior design review relative to windows and painting at 144 W Broadway, located in the 100 Block of 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-21-016

CASE #HP-21-016

Council Action: 12/1/2021

Submitted by: Haley Weber,
Planner

Description

Public hearing on the request of The BLK Squirrel for exterior design review relative to exterior lighting at 154 W Broadway, located in the 100 Block of West Broadway Historic District.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report & Attachments	Other	11/24/2021

TO: City Historic Preservation Commission

FROM: Haley Weber, Planner
Community Development Department

RE: CASE #HP-21-016

DATE: December 1, 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 installation of outdoor lighting and an electrical conduit 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 approval for exterior lighting and an electrical conduit installed under the awning on the front façade of 154 West Broadway. The modifications include the installation of three (3) ‘oil rubbed bronze’ metal lighting fixtures and an electrical conduit attached to existing wood sheeting, as shown below:



The submitted letter of intent, included as Attachment ‘A’, states that the existing exterior lighting was in need of replacement as it constituted a fire hazard. The ‘oil rubbed bronze’ fixtures were chosen to match the entrance door, overhead garage door, and trim on the building.

The lighting fixtures and electrical conduit are not visible from the public right-of-way as these items are shielded by the existing awning, as shown below:



Attachment:

- Attachment ‘A’ – Letter of Intent

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

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

Council Bluffs Public Works Department stated that they have no concerns with the request as the applicant has a License to Occupy the right-of-way for the existing awning.

Council Bluffs Water Works stated that they have no comments in regards to the request.

MidAmerican Energy stated that they have no conflict or concerns with the request.

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 'oil rubbed bronze' metal light fixtures are generally compatible with the 100 Block of West Broadway Historic District. The proposed light fixtures and electrical conduit are not visible from the public right-of-way as they are located beneath an existing awning and are attached to existing wood sheeting rather than the historic brick façade. However, exposed, unpainted electrical conduit is not visually compatible within the context of the 100 Block of West Broadway Historic District. Therefore, the conduit shall be painted to match the color of the front façade and shall remain covered by an awning at all times.*

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.*

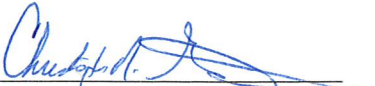
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. *The proposed 'oil rubbed bronze' metal light fixtures are generally compatible with the 100 Block of West Broadway Historic District. The proposed light fixtures and electrical conduit are not visible from the public right-of-way as they are located beneath an existing awning and are attached to existing wood sheeting rather than the historic brick façade. However, exposed, unpainted electrical conduit is not visually compatible within the context of the 100 Block of West Broadway Historic District. Therefore, the conduit shall be painted to match the color of the front façade and shall remain covered by an awning at all times.*

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.*

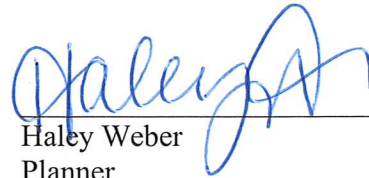
RECOMMENDATION – The Community Development Department recommends approval of the request for historic preservation design review, relative to exterior lighting and electrical conduit on the front façade of 154 West Broadway Street, located in the 100 Block of West Broadway Historic District and issuance 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,' subject to the comments stated above and the following conditions:

1. The applicant shall secure all necessary permits from the City and shall comply with all applicable Federal, State and local codes.
2. The applicant shall apply for an electrical permit from the City for installation of the electrical conduit and exterior lighting fixtures.
3. All future exterior modifications shall receive a Certificate of Appropriateness prior to installation.
4. The electrical conduit shall be painted Nautica Home 'Monument Gray' (NT583) to match the color of the front façade to which it is attached.
5. The electrical conduit shall remain covered by an awning at all times.



Christopher N. Gibbons, AICP
Planning Manager



Haley Weber
Planner

Attachment A

The BLK Squirrel
154 W Broadway
Council Bluffs IA 51503
712-256-5427
theblksquirrel@gmail.com

Contacts:

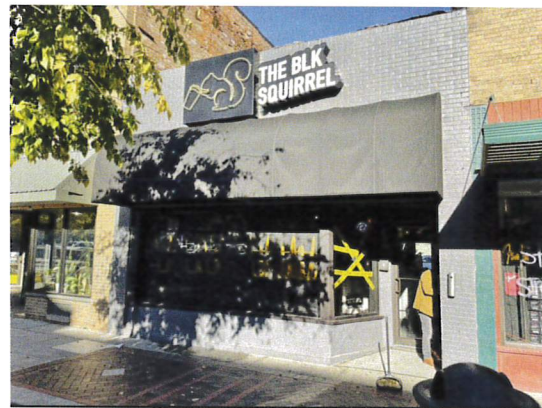
Nathan Verzal 402-669-7223
Andrew Mead 402-830-4987

Scope of work: Requesting approval on replacement of worn fluorescent lighting under awning to complete 2021 remodel of front of 154 W Broadway.

Replacement reasons: worn lighting constituted a fire hazard, critical routine maintenance and upkeep of historic 100 Block building.



BEFORE



AFTER

Lighting Specifications:

Brand: Emliviar

Model: 50007-WS

Weight: 4.09lbs

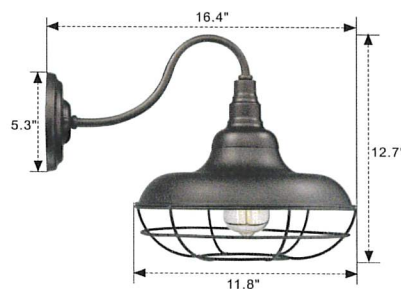
Color: Oil Rubbed Bronze (Match Door, overhead door, trim on building)

Material: Metal

Power Source: AC

Wattage: 60 Watts

Voltage: 120 Volts



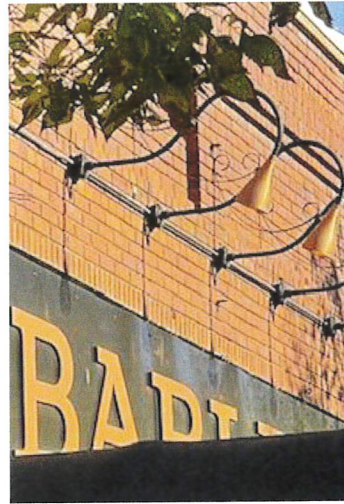
Installation: 6/17/21
Hy-Electric
4590 North 48th Street
Lincoln, Ne 68504-1414
402-466-6606

Total Cost of installation \$2,187.88



*Electrical conduit and lights are attached to the wood sheeting underneath the awning. We were careful to ensure nothing was attached to the historical brick

Additional 100 Block examples of this application:



Council Communication

Department: Community
Development

Case/Project No.: HP-21-017

CASE #HP-21-017

Council Action: 12/1/2021

Submitted by: Haley Weber,
Planner

Description

Public hearing on the request of Greg Poor for exterior design review relative to windows and painting at 144 W Broadway, located in the 100 Block of West Broadway Historic District.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report & Attachments	Other	11/24/2021

TO: City Historic Preservation Commission

FROM: Haley Weber, Planner
Community Development Department

RE: CASE #HP-21-017

DATE: December 1, 2021

OWNER: G-A Properties
523 Crescent Drive
Crescent, IA 51526

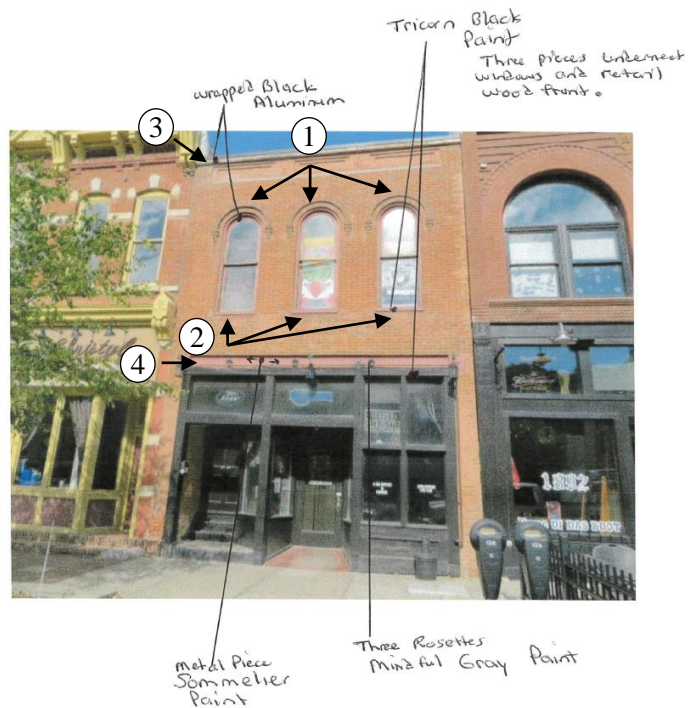
REQUEST: Historic preservation design review at 144 West Broadway located in the 100 Block of West Broadway Historic District.

GENERAL INFORMATION

The Community Development Department has received a request from G-A Properties, represented by Greg Poor, for historic preservation design review relative to windows, painting and façade maintenance at 144 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 within said historic district shall be reviewed by the Council Bluffs Historic Preservation Commission (HPC) and issued a Certificate of Appropriateness prior to installation.

The applicant is proposing the following exterior modifications to the front façade of the subject property, summarized in the letter of intent, included as Attachment ‘A’:

1. Replacement of three-second story deteriorating windows, size-for-size, which includes new wooden window frames wrapped in black aluminum (See Attachment ‘B’ – Window Specifications);
2. Replacement of the deteriorating wood under each window and painting it ‘Tricorn Black’ (currently painted a burgundy color) (See Attachment ‘C’ – Proposed Paint Colors);
3. Wrapping the existing exposed wood along the roofline with black aluminum; and
4. Painting the metal piece along the top of the storefront ‘Sommelier’ (currently painted a burgundy color) and the three rosettes along this piece ‘Mindful Gray’ (currently painted black) (See Attachment ‘C’ – Proposed Paint Colors).



Attachments:

- Attachment ‘A’ – Letter of Intent
- Attachment ‘B’ – Window Specifications

- Attachment ‘C’ – Proposed Paint Colors

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

Council Bluffs Permits and Inspections Division stated that the applicant shall obtain all required permits for the proposed work prior to installation.

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

MidAmerican Energy stated that they have no concerns with the proposal.

Council Bluffs Water Works 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 mixed-commercial residential use of the property is proposed with this request.*
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 change to the historic mixed commercial-residential use of the property is proposed with this request. The second-story windows are a distinctive feature of this contributing structure within the 100 Block of West Broadway Historic District. The proposed windows are an exact replacement of the existing windows. The proposed painting of historically painted areas of the front façade (i.e. rosettes; metal bar above the storefront; and wood beneath the second-story windows) and use of painted wrapped aluminum along the roofline 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. *The second-story windows are a distinctive feature of this contributing structure within the 100 Block of West Broadway Historic District, but due to deterioration are in need of replacement. The applicant is proposing to replace the windows with exact replicas to ensure that this distinctive feature of the subject property is maintained.*
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 second-story windows are a distinctive feature of this contributing structure within the 100 Block of West Broadway Historic District, but due to deterioration, are in need of replacement. The applicant is proposing to replace the windows with exact replicas to ensure that this distinctive feature of the subject property is maintained.*

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.*

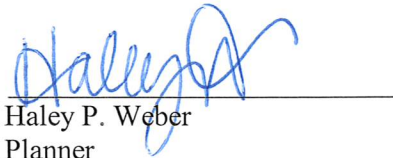
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. *Not applicable.*

RECOMMENDATION – The Community Development Department recommends approval of the request for historic preservation design review, relative to windows, painting, and façade maintenance at 144 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 secure all necessary permits from the City and shall comply with all applicable Federal, State and local codes.
2. All future exterior modifications shall receive a Certificate of Appropriateness prior to installation.



Christopher N. Gibbons, AICP
Planning Manager



Haley P. Weber
Planner

Attachment A

November 1, 2021

Council Bluffs Community Development Department
209 Pearl Street
Council Bluffs, IA 51526

RE: Historic Preservation Commission Approval

Letter of Intent
144 West Broadway
Council Bluffs, IA 51503

Dear Mr. Gibbons,

I am proposing three new second story windows. These windows are being replaced due to the deterioration of the old windows and safety concerns. There will be no modification to the existing size of the windows. The frames of the windows are aluminum and will be black in color. I have enclosed the window bid with measurements and description of the windows. I have also enclosed a picture of the top arch part of the original window and a drawing with the exact measurements that were taken from this window.

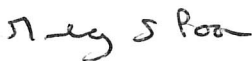
Considering that the new window frames will be black in color with a black aluminum wrap that goes around the wood, I am proposing the three pieces below the windows be painted with Tricorn black paint.

I have enclosed a picture of the front exterior of the building. I am proposing the replacement of the deteriorating wood and new Tricorn black color paint. I am also proposing to repaint the exterior metal that is above the first level windows with Sommelier color paint and repainting the three rosettes with Mindful gray paint. I have enclosed the swatches of these colors for you review.

I am proposing to extend the black aluminum wrap at the top of the building from the roof to cover the currently exposed wood.

Feel free to contact me with any questions or concerns. Thank you for the consideration.

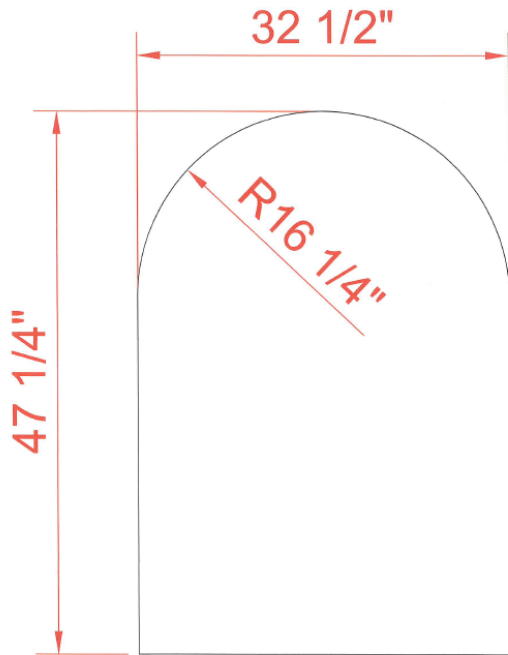
Sincerely,



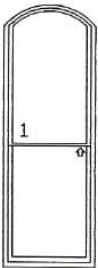
Greg Poor
G-A Properties
526 Crescent Drive,
Crescent, IA 51526
402-415-8425
gandaproperties13@gmail.com

Attachment B

*Note - The proposed windows will be the exact dimensions of the original windows



C600
2604 FINISH
272 LOW E
QTY 3



** Viewed From Exterior **

Series: 3 1/4" - Historic (H300)

Exact Size: 34 X 98

Color:Black,Paint Type:2604,

Glass:Energy3S (Triple Silver),Argon Filled,

Hardware:Black,Sash:Gravity Latch,Balancer:Class 5

Screen:Half Screen,Material:BetterVue (TM),Ship:Screen With Product,

Install AccNo Nailing Fin,Depth:3 1/4" Frame Depth,

Unit:1-Arch Head Single Hung Exact Size: 34 X 98,Radius:22 1/16,Short Height:90,Meets Egress Rating: HC-40

Top Glass:Cardinal LowE 366 - DSB / Clear - DSB,Strength:Annealed Glass

Bottom Glass:Cardinal LowE 366 - DSB / Clear - DSB,Strength:Annealed Glass

Overall Rating: DP-40

Attachment C

Rosettes identified in red circles below to be painted 'Mindful Gray'

Metal piece along top of storefront identified in blue below to be painted 'Sommelier'



Wood under windows identified in red circles below to be painted 'Tricorn Black'

