



**HISTORIC PRESERVATION COMMISSION
AGENDA**

**Wednesday, November 2, 2022 - 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-22-008

Public hearing on the request of R-J Capital for exterior design modifications relative to windows, painting, stucco application, and a patio awning at 106 West Broadway, located in the 100 Block of the West Broadway Historic District.

B. CASE #HP-22-009

Public hearing on the request of Alisa Roth for exterior design modifications relative to signage at 142 West Broadway, located in the 100 Block of the West Broadway Historic District.

1. OTHER BUSINESS

- A. Administrative Approval Policy for Exterior Design Modifications to Locally Historic Landmarks, Sites, and Districts**
- B. Downtown Improvement Grant (DIG) Program**

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-22-008

CASE #HP-22-008

Council Action: 11/2/2022

Submitted by: Haley Weber,
Planner

Description

Public hearing on the request of R-J Capital for exterior design modifications relative to windows, painting, stucco application, and a patio awning at 106 West Broadway, located in the 100 Block of the West Broadway Historic District.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report and Attachments	Other	10/27/2022

TO: City Historic Preservation Commission

FROM: Haley Weber, Planner
Community Development Department

RE: CASE #HP-22-008

DATE: November 2, 2022

OWNER: R-J Capital LLC
15259 214th Street
Council Bluffs, IA 51503

REQUEST: Historic preservation design review at 106 West Broadway located in the 100 Block of West Broadway Historic District

GENERAL INFORMATION

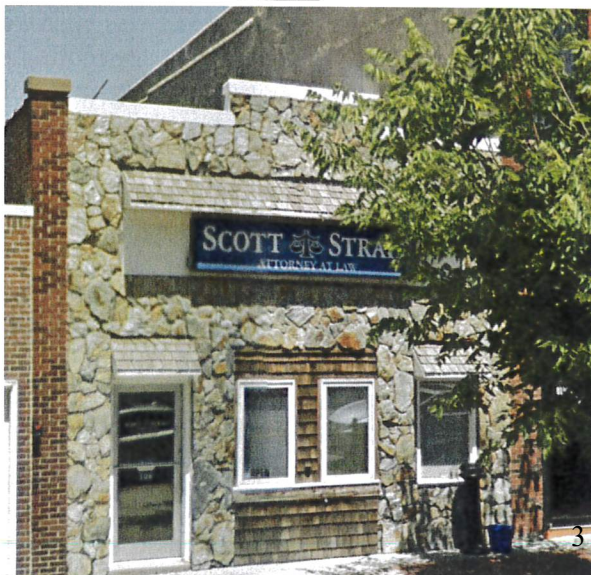
The Community Development Department has received a request from R-J Capital LLC for historic preservation design review relative to windows, steel lintels, painting, stucco application, and a patio awning at 106 W Broadway, located in the 100 Block of West Broadway Historic District. The subject property is addressed as 106 W. Broadway and consists of two buildings, historically addressed as 106 W. Broadway, commonly known as Glory Days Bar and Grill, and 108 W Broadway, formerly ‘The Phone Smith’. Upon the applicant purchasing 108 W Broadway, the County Assessor combined both 106 and 108 W Broadway into one tax parcel, with one address – 106 W Broadway. The easterly building on the property is considered contributing within the 100 Block of West Broadway Historic District, while the westerly building is considered non-contributing within said district. All exterior modifications within the 100 Block of West Broadway shall be reviewed by the Council Bluffs Historic Preservation Commission (HPC) and issued a Certificate of Appropriateness prior to installation.

The applicant owns and operates Glory Days Bar and Grill at 106 W Broadway and is proposing several exterior modifications to both buildings as well as the outdoor rooftop patio area, as summarized below. A portion of the work, as noted below, has been completed without Historic Preservation Commission approval.

Westerly building (previously addressed as 108 W. Broadway)

- Removal of existing stone façade (completed) and adding stucco to front façade
- Painting stucco Navy Blue
- Expansion of window opening and installation of new windows (completed)

Before



Current



Easterly building

- Painting existing stucco on front, west side, rear façade Navy Blue

Rooftop Patio Area

- Installation of new 36” x 60” window opening on the west façade facing the rooftop patio area
- Installation of a new dark gray canvas awning over the rooftop patio
 - *Note – Awning will be screwed into the west wall of the building and will hang over the rooftop patio, and attach to three, twelve (12) foot tall aluminum poles installed on the westerly edge of the patio.*
- Blue coated metal outdoor patio furniture
- Installation of steel lintels (as shown below) over the entrance door and windows facing the rooftop patio



Attachments – The following attachments are included with the staff report:

- Attachment A – Proposed Elevations
- Attachment B – Project Rendering

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

Council Bluffs WaterWorks stated they have no comments in regards to the request.

MidAmerican Energy stated they have no concerns in regards to the request.

Community Development Department provided the following comments:

1. The proposed renovations at the subject property are the second phase of a larger project renovation project for Glory Days Bar and Grill. The first phase of the project was approved by the HPC (Case #HP-22-002) on April 6, 2022 and included the outdoor composite rooftop deck, treated wood stairs, ornamental iron fencing, outdoor furniture in City right-of-way, deck railing, and a new rooftop entrance door. On May 12, 2022, a representative of the contractor working on the Glory Days project reached out to Community Development staff via email and noted that the windows on the front façade of the westerly building were in need of repair and asked for direction on what would be required by the City if portions of the stone veneer are damaged or removed during the window repair process. On May 13, 2022 staff responded and noted that major changes to the overall appearance of the windows or a total window replacement would require HPC review. Staff also noted that without knowing the full extent of the work that might need to be completed to the windows and front façade that it was difficult to determine if HPC review would be required and asked that once more information is known about the scope of work to contact the Community Development Department to determine if HPC review is required.

Based on an inspection of the property on July 11, 2022, staff found that the entire stone veneer façade was removed, the middle window opening was expanded, and new windows were installed without notification to the City or HPC approval. A courtesy letter was sent to the property owner on July 14, 2022 noting the modifications made without HPC approval and noted that an application shall be made to the HPC for all completed work by August 10, 2022. At that time, the applicant made staff aware that they intended to bring forth phase two of project improvements, which included the painting, awning, window, steel lintels, and rooftop patio furniture proposed with the present request. Staff advised that the window expansion/installation and stone veneer removal be brought forth with the phase two request.

2. At this time, there is no photographic evidence that the window expansion, as highlighted in yellow below, is historic to the building.



Community Development and Library staff have conducted research within the City's limited historic archives and have not been able to locate photographic documentation that the expanded window area is original to the building. Additionally, staff provided the applicant with contact information for Preserve Council Bluffs and the Historical Society of Pottawattamie County for the applicant to inquire about historic photographs showing the storefront of the subject property. As of the date of this report, the applicant has not provided this historical evidence. The Community Development Department has reviewed the window expansion for compliance with the Secretary of Interior's Standards for Rehabilitation and presents the following actions as options that the Commission may take on the window expansion, as shown above in yellow:

- a. Approve the window expansion as completed;
 - b. Deny the window expansion request; or
 - c. Approve the window expansion request, which would become effective upon submittal of photographic documentation to the City, which shows that the window opening is historic to the building. This documentation shall be approved by Community Development Department staff prior to a Certificate of Occupancy being granted for the building. If the applicant is unable to provide photographic documentation which shows that the window opening is historic to the building, then the applicant shall frame in the two northerly window panels, as highlighted in yellow above, stucco over this area, and paint to match the rest of the front façade. The applicant may fill this space with an awning or permanent sign, which would be subject to all City permits and approvals and shall require HPC review prior to installation.
3. The provided renderings, included with this report as Attachment 'B', show umbrellas on the outdoor dining tables. Outdoor umbrellas are not proposed at this time. Any outdoor umbrellas

installed at a later date shall be consistent with the adopted *Outdoor Dining Specifications Design Guidelines* policy and shall not contain any commercial signage.

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 commercial use of 106 or 108 West Broadway 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. *The removal of the stone veneer and installation and expansion of new windows on the front façade of the westerly building (previously 108 W Broadway) was completed without receiving approval from the Historic Preservation Commission. The storefront at 108 W Broadway has been modernized over the years with a stone veneer façade and modern windows and doors. Therefore, the removal of the stone veneer and application of stucco and paint does not detract from the historic integrity of the building. However, the expansion of the front façade windows, where there is no historical evidence that a window previously existed, alters the spatial relationship of the front façade and is not consistent with the historic appearance of a typical storefront in the 100 Block of West Broadway. Additionally, The Secretary of Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings provides general guidance for work on historic buildings. In regards to cutting new windows into historic buildings, the guidelines do not recommend “cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features”.*

106 West Broadway (easterly building) is a contributing structure within the 100 Block of West Broadway Historic District, whose significance is primarily relative to the storefront’s integrity. The proposed painting of stucco on the front, west side, and rear of the building are areas that are currently painted stucco and therefore, have no significant impact on the distinctive materials, features, spaces or spatial relationships that characterize the building.

The proposed 36” x 60” window is an entirely new window that would be cut into the westerly brick façade, which has been covered in stucco, and therefore does not compromise the original brick façade. Additionally, as the proposed new 36” x 60” window is located on the side of the building, it does not detract from the historic integrity of the building’s storefront. The Secretary of Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings provides general guidance for work on any historic building. In regards to cutting new windows into historic buildings, the guidelines do not recommend “cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features”. The proposed window opening is not located on the primary façade or character-defining feature, and therefore, is not in conflict with The Secretary of Interior’s Standards for Treatment of Historic Properties.

The proposed steel lintels and awning anchor points are proposed to be attached to a stucco-covered façade, and therefore does not compromise the original brick façade.

*In 2011, the Historic Preservation Commission adopted *Outdoor Dining Specifications Design Guidelines*, which provided design guidelines for outdoor furniture and aesthetics for the downtown area, including the 100 Block of West Broadway. In part, the purpose of these design guidelines were “to regulate the appearance of the site furnishings to protect the character of the downtown district.” The*

proposed outdoor patio furniture for the rooftop patio are consistent with the material type and colors utilized within the 100 Block of West Broadway and the adopted Outdoor Dining Specifications Design Guidelines and do not have a permanent or negative impact on the historic integrity of the subject property or 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. *The removal of the stone veneer and installation and expansion of new windows on the front façade of the westerly building (previously 108 W Broadway) was completed without receiving approval from the Historic Preservation Commission. The storefront at 108 W Broadway has been modernized over the years with a stone veneer façade and modern windows and doors. Therefore, the removal of the stone veneer and application of stucco and paint does not detract from the historic integrity of the building. However, the expansion of the front façade windows, where there is no historical evidence that a window previously existed, does alter the spatial relationship of the front façade and is not consistent with the historic appearance of a typical storefront in the 100 Block of West Broadway. Additionally, The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings provides general guidance for work on any historic building. In regards to cutting new windows into historic buildings, the guidelines do not recommend "cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features".*

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The proposed 36" x 60" window is an entirely new window that would be cut into the south brick façade, which has been covered in stucco, and therefore does not compromise the original brick façade. Additionally, as the proposed new 36" x 60" window is located on the side of the building, it does not detract from the historic integrity of the building's storefront. Additionally, The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings provides general guidance for work on any historic building. In regards to cutting new windows into historic buildings, the guidelines do not recommend "cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features". The proposed window opening is not located on the primary façade or character-defining feature, and therefore, is not in conflict with The Secretary of Interior's Standards for Treatment of Historic Properties.

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 removal of the stone veneer and installation and expansion of new windows on the front façade of the westerly building (previously 108 W Broadway) was completed without receiving approval from the Historic Preservation Commission. The storefront at 108 W Broadway has been modernized over the years with a stone veneer façade and modern windows and doors. Therefore, the removal of the stone veneer and application of stucco and paint does not detract from the historic integrity of the building. However, the expansion of the front façade windows, where there is no historical evidence that a window previously existed, does alter the spatial relationship of the front façade and is not consistent with the historic appearance of a typical storefront in the 100 Block of West Broadway. Additionally, The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings provides general guidance for work on any historic building. In regards to cutting new windows into historic buildings, the guidelines do not recommend "cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features".*

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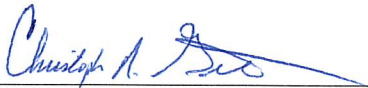
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. *Not applicable.*

RECOMMENDATION – The Community Development Department recommends **approval** of the request for historic preservation design review, relative to the second story window, steel lintels, painting, stucco application, and a patio awning at 106 W Broadway, and issuance of a Certificate of Appropriateness for these items, as they are generally consistent with the spirit and intent of the Secretary of Interior's 'Standards for Rehabilitation', subject to the following conditions:

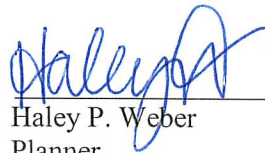
1. The applicant shall secure all necessary permits from the City and shall comply with all applicable Federal, State and local codes.
2. Any outdoor umbrellas installed at a later date shall be consistent with the adopted *Outdoor Dining Specifications Design Guidelines* policy and shall not contain any commercial signage.

Furthermore, the Historic Preservation Commission shall choose from the following three options regarding the decision on the window expansion area on the front façade of the westerly building, which includes the northerly two window panels:

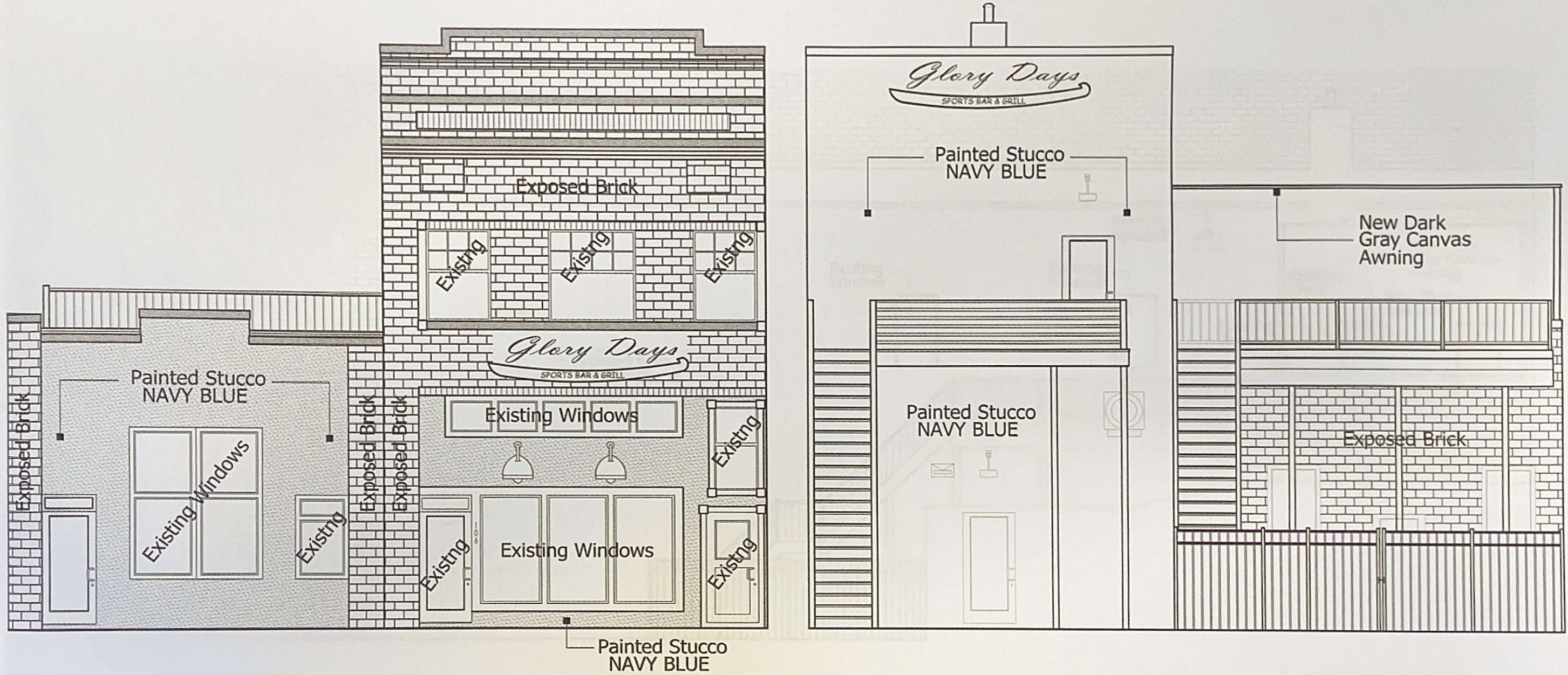
- a. Approve the window expansion as completed;
- b. Deny the window expansion request; or
- c. Approve the window expansion request, which would become effective upon submittal of photographic documentation to the City, which shows that the window opening is historic to the building. This documentation shall be approved by Community Development Department staff prior to a Certificate of Occupancy being granted for the building. If the applicant is unable to provide photographic documentation which shows that the window opening is historic to the building, then the applicant shall frame in the two northerly window panels, as highlighted in yellow above, stucco over this area, and paint to match the rest of the front façade. The applicant may fill this space with an awning or permanent sign, which would be subject to all City permits and approvals and shall require HPC review prior to installation.



Christopher N. Gibbons, AICP
Planning Manager



Haley P. Weber
Planner



108 W. BROADWAY
FRONT ELEVATION

106 W. BROADWAY
FRONT ELEVATION

106 W. BROADWAY
REAR ELEVATION

108 W. BROADWAY
REAR ELEVATION

1
106 / 108 W Broadway
Council Bluffs, Ia
51534
BUILD ADDRESS:

Exterior Elevations

These drawings are prepared for the use of the client and are not to be used for any other purpose without the written consent of the architect. The architect assumes no responsibility for the construction of the building or for the accuracy of the information provided. The architect is not responsible for the construction of the building or for the accuracy of the information provided. The architect is not responsible for the construction of the building or for the accuracy of the information provided.



STAGE:
Concept Drawings

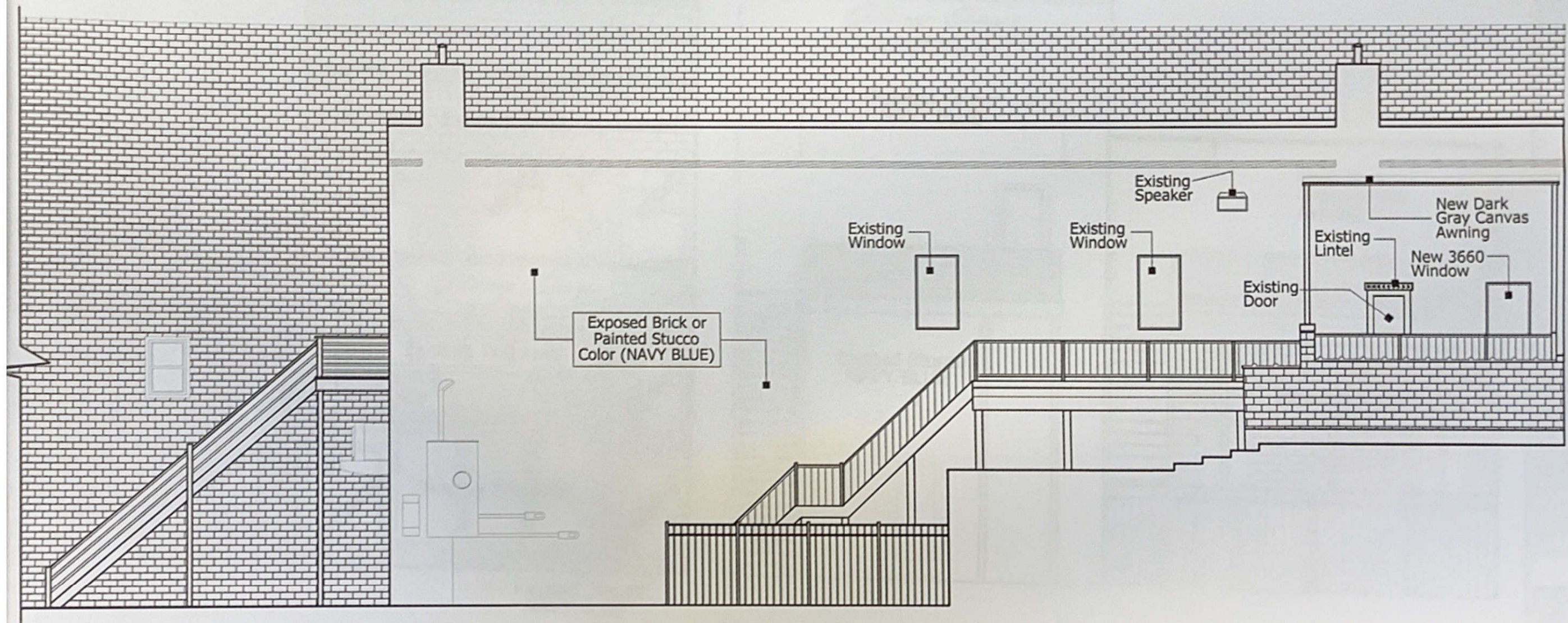
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STAGE:
Concept Drawings

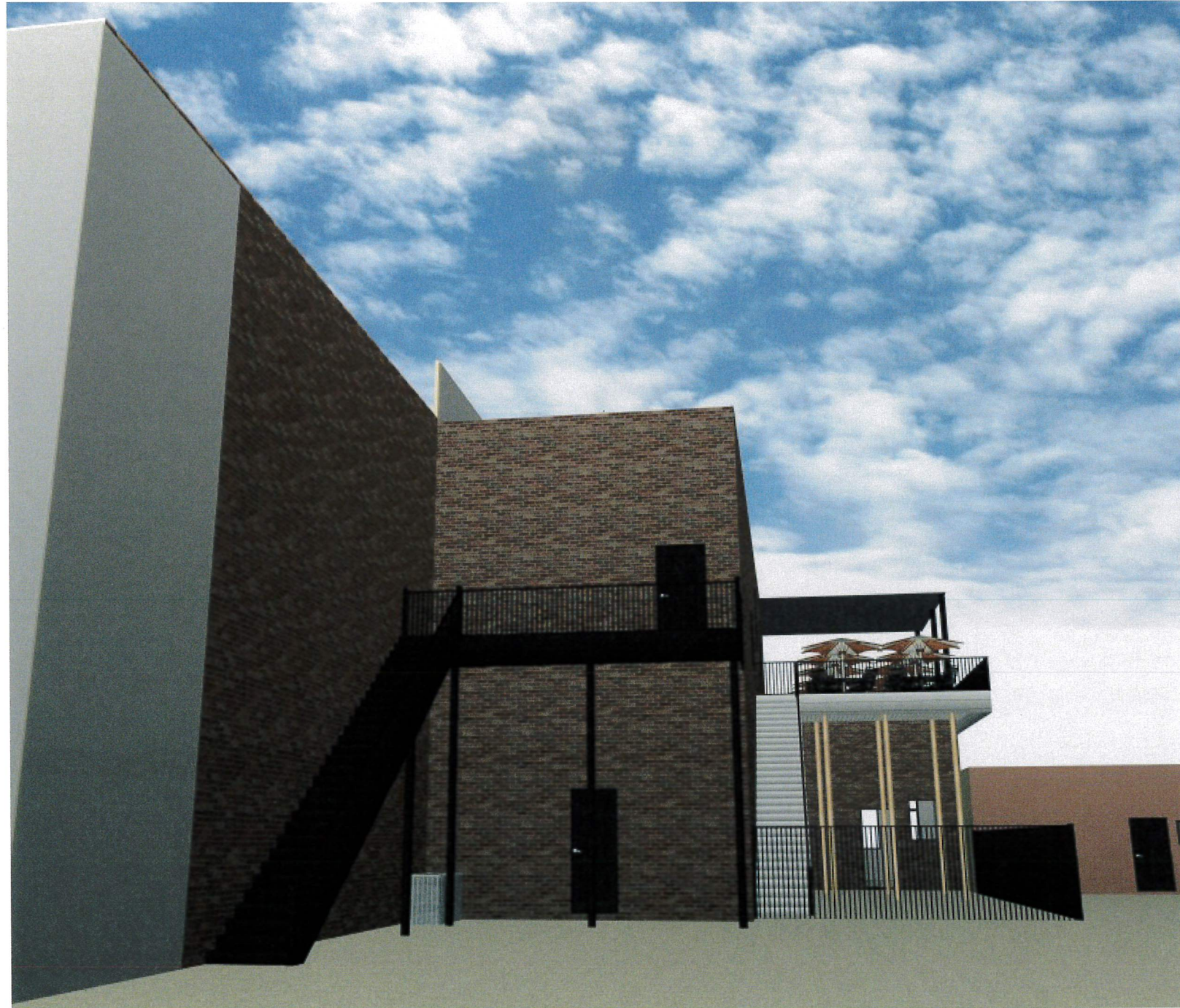
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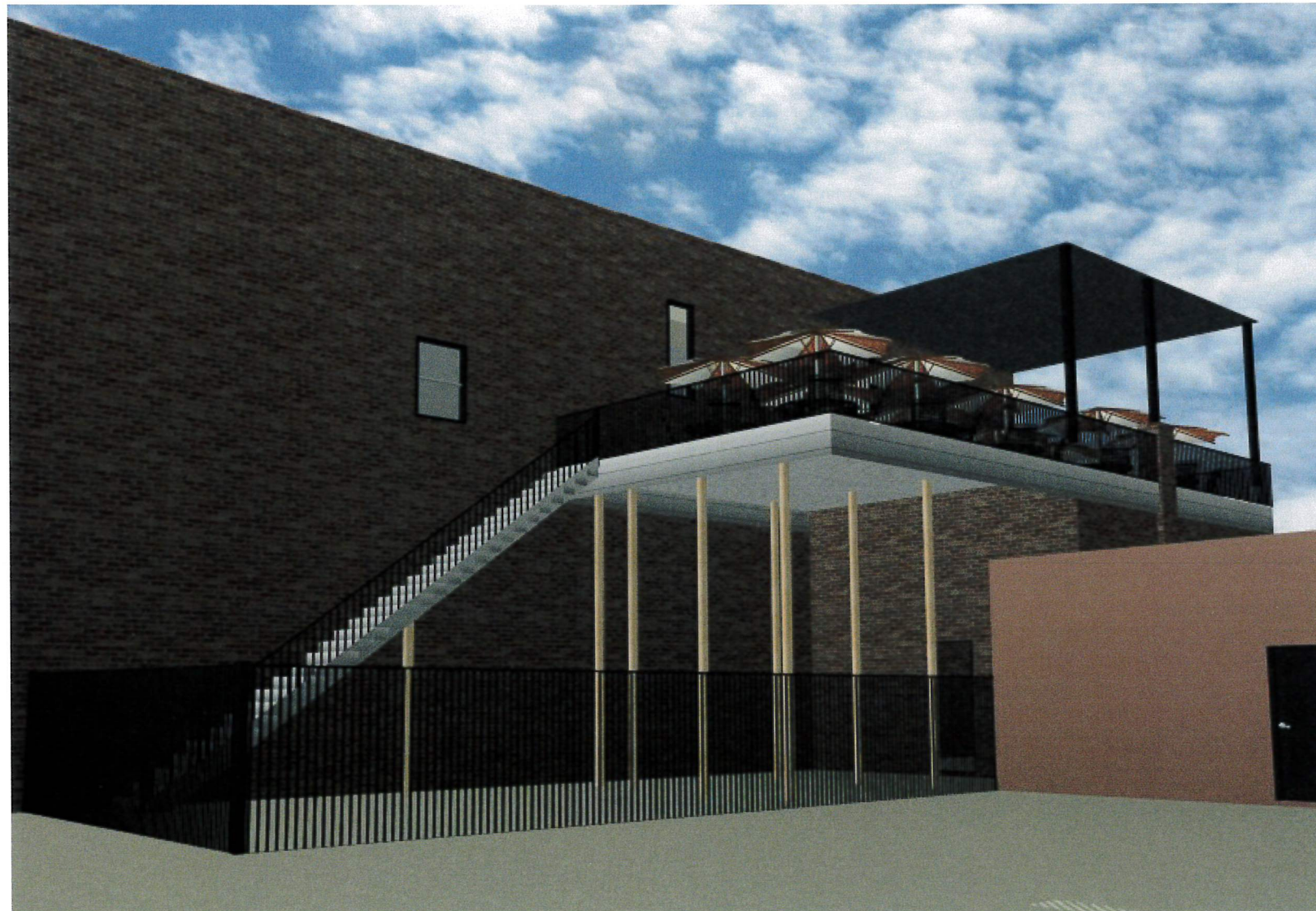


106/108 WEST BROADWAY
WEST ELEVATION SCALE: 1/4" = 1'-0" PER FT.













Council Communication

Department: Community
Development

Case/Project No.: HP-22-009

CASE #HP-22-009

Council Action: 11/2/2022

Submitted by: Moises Monrroy,
Planner

Description

Public hearing on the request of Alisa Roth for exterior design modifications relative to signage at 142 West Broadway, located in the 100 Block of the West Broadway Historic District.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report and Attachments	Other	10/27/2022

TO: Historic Preservation Commission
FROM: Community Development Department

DATE: November 2, 2022

RE: CASE #HP-22-009
REQUEST: Historic preservation exterior design review relative to signage at 142 West Broadway located in the 100 Block of West Broadway Historic District

OWNER/APPLICANT: Bloom Works Floral, Alisa Roth, 142 West Broadway, Council Bluffs, IA 51503

BACKGROUND INFORMATION – The Community Development Department has received a request from Bloom Works Floral, represented by Alisa Roth for exterior design review relative to signage at 142 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 shall be reviewed by the Historic Preservation Commission (HPC) and issued a Certificate of Appropriateness prior to completion.

The applicant is proposing to remove existing signage on the building advertising Bloom Works Floral and replace it with three new signs (see Attachment ‘A’), which are as follows:

1. One 2’ × 5’ Alumacore-2 sign will replace the existing sign on the front façade of the building;
2. One 48” round Maxmetal-2 attached wall sign will replace the existing wall sign on the rear façade of the building; and
3. One 36” round Maxmetal-2 attached wall sign will replace the existing wall sign near the rear entrance to the building.

The applicant has indicated that the proposed signs will be attached with screws. To avoid damage on the brick walls of the building, the screws supporting the proposed signs shall be only installed through existing perforations or through the mortar joints. The applicant has also indicated a vinyl sign with the business logo and phone number will be installed on the side door.

The applicant is proposing to install 29.7 square feet of signage. The subject property is zoned C-4/Commercial District and is allowed a total maximum amount of signage equal to two times the street frontage. The subject property has 83 linear feet of frontage along West Broadway, and is therefore allowed a total maximum of 166 square feet of signage. Based on photographs of the building taken by City staff last year, existing signage on the building primarily consists of window signs, which are considered an exempt sign type as per Section 15.33.080, *Exempt Signs*, of the Council Bluffs Municipal Code (Zoning Ordinance). As such, the amount of signage proposed to be installed would be acceptable. The applicant shall confirm that the proposed signage will not exceed maximum amount allowed on the subject property at the time of sign permit application submittal.

All City Departments and local utility providers were notified of the proposed historic preservation design review request. No adverse comments has 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.

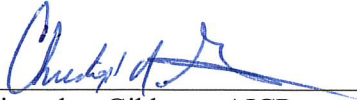
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. No change to the historic use of the subject property is proposed with this request.
2. The historic character of a property 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 distinctive materials will be removed nor will any alterations of features, spaces, or spatial relationships that characterize the subject property will occur as a result 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. No permanent architectural modifications to the building's exterior façade design and/or materials are proposed with this request.
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. No new additions are proposed with this request. To avoid damage on the brick walls of the building, the screws supporting the proposed signs shall be only installed through existing perforations or through the mortar joints.
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

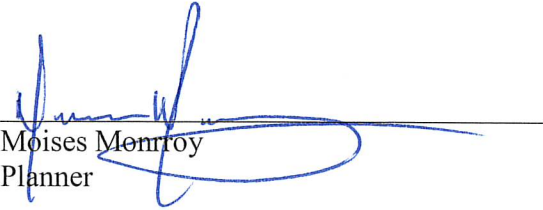
The Community Development Department recommends approval of the request for historic preservation design review, relative to signage, at 142 West Broadway and issuance of a Certificate of Appropriateness as the request is generally consistent with the spirit and intent of the Secretary of Interior's 'Standards for Rehabilitation', subject to the following conditions:

1. The applicant shall secure all necessary permits and licenses for the proposed exterior modifications to the building and shall comply with all applicable Federal, State and local codes;

2. The applicant shall obtain a sign permit issued by the City of Council Bluffs for all proposed signage prior to installation; and
3. The applicant shall obtain a Certificate of Appropriateness from the Historic Preservation Committee for any future modifications to the building.



Christopher Gibbons, AICP
Planning Manager



Moises Monroy
Planner

Sign #1: 48" round
Maxmetal-2 color
logo w/border



Sign #2: 36" round Maxmetal-2 color logo w/border



Sign #3: 2' x 5' Alumacore-2 color logo w/border







