

TO: Historic Preservation Commission

FROM: Community Development Department

DATE: December 29, 2016

RE: CASE #HP-17-001

REQUEST: Historic preservation design review at 142 West Broadway, Suite 140 relative to signage.

APPLICANT: Palm Beach Vapors – John Avey
1505 West Broadway, Suite 2, Council Bluffs, IA 51503

OWNER: 1892 Apartments, LLC
142 West Broadway, Suite 140, Council Bluffs, IA 51503

CONTRACTOR: Sandau Brothers Sign Company
1627 – 9th Avenue, Council Bluffs, IA 51501

BACKGROUND/REQUEST – The Community Development Department has received a sign permit application for a new sign to be placed at the property commonly known as 142 West Broadway, Suite 140, located in the 100 Block of West Broadway Historic District. The sign permit application is to place a ‘Palm Beach Vapors’ sign above the storefront. All proposed exterior modifications associated with buildings/structures located within this District must be reviewed and approved by the Council Bluffs Historic Preservation Commission.

The applicant proposes to place a 32 square foot internally illuminated sign located on a sign raceway. The proposed sign is shown on Attachment ‘A’.

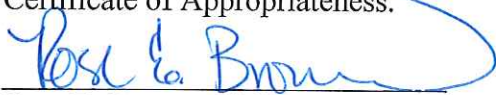
The proposed sign complies with all applicable standards stated in Section 15.33 *Signs* of the Municipal Code (Zoning Ordinance).

REVIEW CRITERIA – The Secretary of the Interior’s ‘Standards for Historic Preservation’ are used as the basis for reviewing requests for exterior modifications to buildings in this historic district. The following criteria are most applicable to the requested modification:

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. *Not applicable.*
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 Commission should consider the internally illuminated sign carefully. Other internally illuminated signage has been permitted in the district. The sign location should also be considered.*

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. *No change to the building's historical significance is anticipated to occur as a result of this sign request.*
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *No modifications to the building's exterior facade 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. *The proposed sign will not destroy any historic materials, features or spatial relationships on the subject property.*
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. *The proposed sign shall be mounted to the subject property's front building façade in such a manner that if removed in the future the structural integrity of the building will not be altered or impaired.*

RECOMMENDATION – The Historic Preservation Commission should determine if the proposed exterior modification, relative to signage, at 142 West Broadway, Suite 140 is generally consistent with the spirit and intent of the Secretary of Interior's "Standards for Rehabilitation". If the Commission finds the request is consistent, then the request should be approved and the Community Development Department staff should be directed to issue a Certificate of Appropriateness.



Rose E. Brown, AICP
Planning Coordinator



PALM BEACH VAPORS

SUITE
140

NO PARKING
DURING
SNOW & ICE
3AM-6AM