

TO: City Historic Preservation Commission

FROM: Christopher N. Gibbons, Planner
Community Development Department

RE: CASE #HP-17-002

DATE: February 22, 2017

APPLICANT: Angel Pletka
21025 Greenview Road, Council Bluffs, Iowa 51503

OWNER: Haymarket Rentals LLC
26 Indian Hills Road, Council Bluffs, IA 51503

REQUEST: Historic preservation design review, relative to signage, at 523 South Main Street located in the Haymarket Historic District.

GENERAL INFORMATION

The Community Development Department has received a request from Angel Pletka for historic preservation design review, relative to signage, at 523 South Main Street, located in the Haymarket Historic District (see Attachment 'A'). The subject property is one of three storefronts that comprise the historic Brown-Kelley Building. All proposed signage associated with buildings within the Haymarket Historic District must be reviewed by the Historic Preservation Commission (HPC) and issued a Certificate of Appropriateness prior to installation.

The applicant proposes to place the following vinyl signs on the subject property, as shown in Attachments 'B' and 'C':

1. One "Cryptic Room" business logo sign will be placed in each of the two large storefront windows. The sign sizes are 56.75" x 42" and 59" x 42.75". Each sign is comprised of two parts. The frosted background part of the sign will be placed on the interior storefront windows and the business logo part of the sign will be placed on the exterior storefront windows in order to provide a three dimensional appearance; and
2. One 13.88" x 42" skeleton key shaped address sign will be placed on the front sidelight window; and
3. One 20" x 10" sign that displays the business name and contact information will be placed in the front door window.

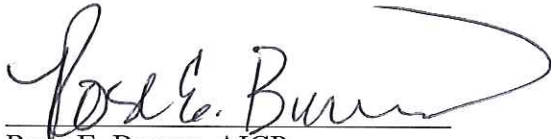
Note: Window signs are classified as "exempt" as per Section 15.33.080, Exempt Signs, of the Council Bluffs Zoning Ordinance. The proposed signs will not require a separate sign permit if granted historic preservation design approval by the HPC.

All City Departments and local utility providers were notified of the proposed sign request. No adverse comments regarding the proposed signage were received by the Community Development Department for this 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 proposed signs are for a new business at 523 South Main Street 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. *All proposed signs will be located on the building’s storefront windows and will not change or alter the historic character of the subject property. No distinctive materials will be removed nor will any alterations of features, spaces or spatial relationship will occur to the subject as a result 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. *The proposed request is for window signage. No permanent architectural modifications to the building’s exterior facade 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. *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 at 523 South Main Street, relative to signage, 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’.



Rose E. Brown, AICP
Planning Coordinator



Christopher N. Gibbons, AICP
Planner

Attachments

Attachment A: Letter of intent from the applicant

Attachment B: Image showing the placement of the proposed signs in the storefront windows

Attachment C: Proposed vinyl sign renderings and dimensions



THE CRYPTIC ROOM

ESCAPE GAMES | www.TheCrypticRoom.com

CONTACT

Angel Pletka
523 S Main Street
Council Bluffs, IA 51503
angel@thecrypticroom.com
712-310-5265

COMMUNITY DEVELOPMENT

CITY OF COUNCIL BLUFFS • 209 PEARL ST • COUNCIL BLUFFS, IA 51503

3 February 2017

To Whom It May Concern,

The Cryptic Room, LLC would like to propose new signage at our new business location, 523 S Main St, Council Bluffs, IA.

All signs will be vinyl signs applied to the glass on the front windows and door. The signs include:

- One 59" x 42" logo sign in each of the two large front windows (2 total), to include a frosted vinyl background.
- One 14" x 42" skeleton key address sign in the sidelight of the front door, all frosted vinyl.
- One 20" x 10" frosted vinyl door sign to include our company name and contact information.

All signs will be installed by Signs By Tomorrow of Omaha, NE. I have enclosed mock-ups of the signs, their dimensions, as well as a digital image of the building with the signs applied.

Sincerely,

Angel Pletka
The Cryptic Room

Client: The Cryptic Room

Sales Rep: Don Eldridge

CASE #HP-17-002 ATTACHMENT B



COLORS SPECIFIED:

NOTE:

TCR4.pdf

2/3/2017

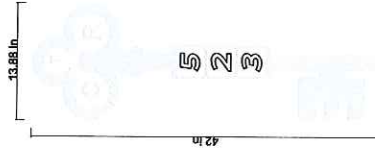
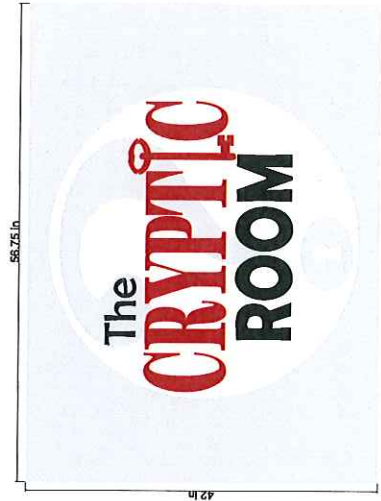
Approval:

This drawing is the exclusive property of signs by tomorrow. It should not be copied, reproduced, displayed or used in any way without the written approval of signs by tomorrow color on this presentation does not represent the exact material color specified. See charts for exact appearance of colors specified. Actual size of sign and text from scaled drawing may vary slightly. This proof drawing is for your review and approval before fabrication begins. Signed approval indicates that you have read and approve of the specifications stated. Signs By Tomorrow will not be responsible for errors that could have been prevented by the proper review of this form.

Client: The Cryptic Room

Sales Rep: Don Eldridge

CASE #HP-17-002 ATTACHMENT C



COLORS SPECIFIED:

TOR3.pdf

NOTE:

2/3/2017

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