CITY OF DES MOINES HISTORIC PRESERVATION COMMISSION
STAFF REPORT AND RECOMMENDATION
Wednesday, September 17, 2025

AGENDA ITEM #1	CAHP-2025-000048

Applicant: John Beard (owner) represented by Jack Porter (applicant).

Location: 2900 Grand Avenue.

Requested Action: Nomination of the W.W. Witmer House as a Local Landmark.

I. GENERAL INFORMATION

The subject property measures 194 feet by 340 feet. It contains a 2 1/2-story house built circa 1906 and a garage built circa 1975 according to the Polk County Assessor webpage. The property is located on the southwest corner of the Grand Avenue and 29th Street Intersection.

II. APPLICABLE SECTIONS OF THE CITY CODE

Section 58-56 of the Historic Preservation Ordinance contains the landmark purpose statement. Section 58-58 contains the criteria for the designation of a landmark and Section 58-60 establishes the nomination process.

Sec. 58-56. Purpose.

It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this article is to:

(1) Effect and accomplish the protection, enhancement and perpetuation of such improvements which represent or reflect elements of the city's cultural, social, economic, political and architectural history;

(2) Safeguard the city's historic, aesthetic and cultural heritage, as embodied and reflected in such improvements;

(3) Stabilize and improve property values;

(4) Foster civic pride in the beauty and accomplishments of the past;

(5) Protect and enhance the city's attractions to residents, tourists, and visitors and serve as a support and stimulus to business and industry;

(6) Strengthen the economy of the city; and

(7) Promote the use of landmarks for the education, pleasure and welfare of the people of the city.

Sec. 58-58. Designation criteria.

(a) For purpose of this article, a landmark or landmark site designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon that possesses integrity of location, design, setting, materials, workmanship, feeling and association and that:

(1) Is significant in American history, architecture, archaeology and culture;

(2) Is associated with events that have made a significant contribution to the broad patterns of our history;

(3) Is associated with the lives of persons significant in our past;

(4) Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

(5) Has yielded or may be likely to yield information important in prehistory or history.

Sec. 58-60. Procedures.

(a) The historic preservation commission shall consider the nomination of landmarks and landmark sites, and make a report and recommendation on such nomination to the city plan and zoning commission and city council as provided below.

(b) Notice that an application for designation of a landmark or landmark site is being considered shall be given to the owner of the parcel on which the proposed landmark is situated or which is part of the proposed landmark site in accordance with the following:

(1) Such notice shall be served by certified mail, addressed to the owner at his or her last known address as such appears in the records of the county treasurer's office, or if there is no name on such records, such notice may be served by regular mail addressed to "owner" at the street address of the property in question.

(2) Such owner shall have the right to confer with the historic preservation commission prior to final action by the commission on the application.

(3) The historic preservation commission may, in addition, hold the public hearing of the proposed designation by giving notice as required by law.

(c) After such investigation by the historic preservation commission, but in no case more than 60 days after the receipt of the complete application, the application for designation shall be recommended for approval or disapproval. Such recommendation shall be in writing and shall state the reasons for recommending approval or disapproval. The recommendation may limit itself to the proposed landmark or landmark site as described in the application or may include modifications thereof. Such recommendation shall be forwarded to and filed with the plan and zoning commission, within five days after making such recommendation.

(d) Upon receipt of such recommendation, the plan and zoning commission shall schedule a public hearing at a specific place, date and time, not more than 30 days after such receipt, by giving notice as required by law.

(e) Within 30 days after the public hearing, the plan and zoning commission shall forward such application to the city council, together with the recommendation of the historic preservation commission. The plan and zoning commission may adopt the recommendation of the historic preservation commission as its own or may prepare a written recommendation of its own. The plan and zoning commission may limit itself to the proposed landmark or landmark site or may include modifications thereof. If the modification requires an additional public hearing, the plan and zoning commission shall hold such hearing before forwarding the application to the city council.

(f) Upon receipt of such recommendation, the council shall schedule a public hearing to consider the recommendation at a specific place, date and time, not more than 30 days after such receipt, by giving notice as required by law.

(g) The city council, after public hearing, may approve, approve with modification, or disapprove the recommendation of the plan and zoning commission by a majority vote of its membership. If the plan and zoning commission shall have failed to act within the time limit set forth in this section, the city council may, nevertheless, approve, approve with modification, or disapprove the proposed landmark or landmark site as originally proposed or modified by a majority vote of its membership.

The Historic Preservation Commission's recommendation will be forwarded to the Plan and Zoning Commission and the City Council for review in accordance with Section 58-60 of the Historic Preservation Ordinance. The Historic Preservation Commission and the Plan and Zoning Commission are recommending bodies in this process. The decision to designate a property or site as a local Landmark is made by the City Council.

If the property is designated as a Landmark then any future alteration, new construction, or demolition would be subject to review by the Historic Preservation Commission.

III. ANALYSIS

A nomination must demonstrate that the subject building or site possesses integrity of location, design, setting, materials, workmanship, feeling and association and meets one or more of the following criterion.

(1) Is significant in American history, architecture, archaeology and culture;

(2) Is associated with events that have made a significant contribution to the broad patterns of our history;

(3) Is associated with the lives of persons significant in our past;

(4) Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic

values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

(5) Has yielded or may be likely to yield information important in prehistory or history.

The nomination suggests the site meets Criterion 1, 2 and 4. The W.W. Witmer House is a Colonial Revival residential structure constructed in 1905 for William Wirt Witmer. W.W. Witmer was a local newspaper publisher and civic leader in Des Moines. The house was designed by the architectural firm Liebbe, Nourse & Rasmussen and represents the early twentieth-century high-style in Des Moines. Following its time as a private residence, the W.W. Witmer House was the Iowa Governor's Mansion from 1949 to 1976, when the Iowa Governor's Mansion was moved to Terrace Hill. To this day the house retains a high degree of historic integrity as a contributing structure in the Owl's Head Local Historic District. The following information from the Witmer House Iowa Site Inventory sheet demonstrates how the Witmer House meets these criteria:

Criterion 1 - Significance in American History, Architecture, Archaeology, and Culture:

- The W.W. Witmer house is an example of a high-style Colonial Revival house in Iowa, designed by the renowned architectural firm of the time Liebbe, Nourse & Rasmussen.
- As the founder of the *Evening Leader* and co-founder of the Western Newspaper Union, William Wirt Witmer was a central figure to Des Moines' civic and commercial development and the house represents his influence in Des Moines during this time.
- The home's architectural significance was documented in the *Western Architect* (Vol. 9, No. 2, February 1906) publication in 1906. The design and construction were recognized with a photograph and detailed description, demonstrating its influence beyond Iowa.
- In 1977, the house was documented by the Historic American Buildings Survey. And shortly after in 1984 the house was recognized in A Field Guide to American Houses by Virginia and Lee McAlester as an example of "Eclectic Houses: Colonial Revival design" (page 134), further reinforcing its architectural significance on both a local and national level.

Criterion 2 - Association with Events that Made a Significant Contribution to Broad Patterns of Our History:

- The W.W. Witmer house served as the Iowa Governor's Mansion from 1949 to 1976, providing the official residence for six Iowa governors. During this three-decade period, the house hosted many political and cultural officials and their associated events, helping to shape political, cultural and civic life statewide.
- The W.W. Witmer House is directly tied to Witmer's leadership in shaping Greenwood Park, Owl's Head, and surrounding neighborhoods of Des Moines. In

1880, Witmer began buying land west of Terrace Hill that would eventually become the area where his home was built. He continued to acquire land and lead other developments including “Greenwood Park”, “Owl’s Head”, an area north of Woodland that was named “Middlesex”, and another area north of Kingman Boulevard that was named “Wessex”.

Criterion 4 – Embodies the Distinctive Characteristics of a Type, Period, or Method of Construction, Work of a Master, or High Artistic Values:

- As a contributing structure to the Owl’s Head Local Historic District, the house stands out as a distinctive and recognizable landmark in the neighborhood and elevates the character of the surrounding area.
- The W.W. Witmer house is an outstanding and nationally recognized example of Colonial (Georgian) Revival architecture with defining features such as Ionic pilasters, a Palladian window, semicircular entrance porch, pedimented dormers, and finely detailed interior woodwork.
- Despite the renovations that occurred during its use as the Iowa Girls High School Athletic Association Headquarters (after its time as the Governor’s Mansion), it retains a high level of historic integrity.

IV. STAFF RECOMMENDATION

Staff recommends that the property at 2900 Grand Avenue, locally known as the W.W. Witmer House, be designated as a local Landmark.

Landmark Nomination Form

IDENTIFICATION:

SITE NAME WW Witmer House

LEGAL DESCRIPTION N250 F LOT 1 Langan Place (Pierce's sub-division

OWNER(S) NAME John M. Beard

OWNER(S) SIGNITURE John M. Beard
(signed owner's letter of support or petition can be attached in lieu of signature here)

OWNER(S) ADDRESS 2900 Grand Avenue Des Moines Iowa 50312
(street address) (city) (state) (zip)

CATEGORY:

STRUCTURAL/ARCHITECTURAL ✓ **LANDSCAPE** __ **ARCHEOLOGICAL** __

COMPONENTS _____

USE (present) Single Family (past) Governors of Iowa residence

DESCRIPTION:

DATE OF CONSTRUCTION 1905 **ARCHITECT/BUILDER** Liebbe Nourse and Rasmussen Architects

BUILDING TYPE:

Single-family dwelling ✓ Industrial __ Other institutional __ Religious __
Multiple-family dwelling __ Educational __ Public __ Agricultural __
Commercial __

EXTERIOR WALLS: clapboard ✓ stone __ brick ✓ board and batten __ shingles __ stucco__ other_____

STRUCTURAL SYSTEM: wood frame with interlocking joints ___ masonry load-bearing walls ✓ wood frame with light members (balloon frame) ___ iron frame __ steel frame with curtain walls __ reinforced concrete __ other __

CONDITION: excellent ✓ good __ fair __ deteriorated __

INTEGRITY: original site ✓ moved--if so, when_____

from where _____

Information on alterations, additions (with dates & architect, if known) and any other notable features of building/site: 1948 - REHAB FOR THE STATE OF IOWA GOVERNOR'S MANSION - BROOKS BORG ENG & ARCH. / 1977 - REHAB FOR THE IOWA GIRLS HIGH SCHOOL ATHLETIC ASSOC. BROWN HEALY BOCIK, ARCH. ENG. PLNG. C.R. 2012 - JOHN BEARD.

RELATED OUTBUILDINGS AND PROPERTY: barn __ other farm structures __ carriage house __ garage ✓ privy __ other _____

SURROUNDINGS OF THE SITE: open land ✓ woodland __ scattered outbuildings __ commercial __ industrial __ residential ✓ densely built-up __ other _____

Prepared by Jack C. Porter Date 4 August 2025

Address 815 18th Street Des Moines, IA 50314-1102

Telephone (515-681-2668) Email (jackcporter46@gmail.com)

Organization__

SIGNIFICANCE: (Indicate all sources of information for all statements)

ARCHITECTURAL SIGNIFICANCE

See attached Iowa Site Inventory form.

HISTORICAL SIGNIFICANCE

See attached Iowa Site Inventory form

SOURCES (for primary and secondary sources give complete facts of publication: author, title, place of publication, date, etc.):

7. Narrative Description

Polk County land transfer records indicate the William Wirt Witmer family purchased the N240 FT, lot 1, Langan Place (Pierce's sub-division) in 1880, however the Witmers lived on the NW corner of 18th and Center Steet (now part of the Sherman Hill Historic District) according to the 1880 US Census. William was 36, Marly was 34 and their daughter Mabel was 2 at that time. According to an story about the Witmer House by Kent Carlson in City View in November 2016, "WW was born in April 1843 in Pennsylvania, served in the Civil War and was admitted to the in January 1867. In November 1871 he married Mary Stein in Philadelphia. In 1868, they moved to Des Moines from Muscatine and founded the "Evening Leader" and served as it's editor for 10 years. In 1877, WW expanded the "Ready Prints" newspaper and expanded into the Western Newspaper Union with offices in Omaha, Kansas City, and St. Paul. By 1880, WW started buying property east of Terrace Hill Manion in a large area of land soon to be incorporated as "Greenwood Park" and labeled his development "Owl's Head" and adjacent area as "Middlesex" and another as "Wessex". In 1890, these areas and others were incorporated into the City of Des Moines.
WW also partnered with Daniel O. Eshbaugh and Wilber F. Bartlett to form "New England Loan and Trust Company". To continue, WW partnered with George Maish (a property individually listed on the National Register and located on the NE corner of 17th and Center in the Sherman Hill Historic District) and Frank Risely to build Savery Hotel which opened in 1888. In WW became a partner in the Eurika Coal and Mining, which was in "Sevastopol". About c. 1900, WW commission the design services of the local architectural firm of Liebbe, Nourse, and Rasmussen to design the house now located at 2900 Grand Avenue, which was completed in 1905. (1)
WW passed away on November 18, 1916, and Mary passed away on September 2, 1921. Their daughters Mable Tone and Hellen Nollen inherited the property. In 1922, Mabel transferred her share of the property to her sister Hellen. Helen passed away in 1940. In 1947, the property was sold to the State of Iowa to used as the governor's Des Moines residence. The first Governor to live in the home was William Beardsley. Gov. Beardsley was followed by Leo Elton, Herschel C. Loveless, Norman Erbe, Herold Hughs, and finally Robert D. Ray. In 1977, the property was no longer to be used as the Des Moines residence as the State of Iowa purchased Terrace Hill to serve as the Iowa Governor's official residence and was sold to the Iowa Girls High School Athletic Association for their administrative office. In 2012, the Witmer house was purchased by its current owner, John Beard.

The WW Witmer house is a contributing structure in the Owl's Head Historic District. This significant example of classic revival architecture was documented in 1906 when a photo was published in Western Architect, Vol, 9, No. 2, February 1906 noted on page 24. In 1977, Wesley L. Shank, The Iowa Catalog, Historic American Building Survey on pages 99 and 104, which stated:

> "Witmer, WW. House (Old Governor's Mansion, now Iowa Girls High School Athletic Association) (IA-104) (Fig.M-14) 2900 Grand Ave.
> Red brick with wooden trim, six-bay front, two-and-a-half stories, gable roof with pedimented dormers, Ionic pilasters, central pedimented pavilion with fan lighted entrance and Palladian window, semicircular entrance porch, rectangle side porch, both porches are one-story with Ionic columns and balustrades, broken pediments above the first floor front windows, Georgian Revival style. Built in 1905, Liebbe, Nourse, and Rasmussen architects. Served as Governor's mansion from 11949 to 1976. 1 ext. photocopy (1906)"

In addition, the WW Witmer house is included in the A Field Guide to American Houses, Viginia and Lee McAllister (1984) on 134 as an example of *Eclectic Houses*: Colonial Revival design.

The floor pattern has not changed to a great degree, however, some of the character defining spaces appear to have been altered to accommodate the use of the home by the Iowa Girls High School Athletic Association (IGHSAA) for their administrative offices. Thankfully the changes did not damage the overall design of the original home. Those changes to create offices, conference rooms, etc. have been removed by the present owner with little or no negative effect on the historic character of the home. The first-floor entry is a vestibule with a small closet. Entry is dominated by an original classic stairway up to the second floor, which can be closed off by sliding doors on the east and west adjoining rooms. To the east there is a large parlor and to the west there is the large dining room. To the south of the parlor is a large inner parlor (originally the library). A full-depth enclosed porch along the east side of the home which can be entered from either room. The dining room is dominated by a curved wall to the west and accessed from a door to the adjoining kitchen and butler's pantry to the south.
The second floor living spaces are accessible from an east/west corridor. Two large bedrooms are to the east and two additional large bedrooms to the west. Each set of bedrooms are separated by a bathroom. The SW bedroom has an enclosed sleeping porch. The west wing can be closed off with a sliding door for privacy. The second floor also has a maid stairway on the south side adjacent to the main stairway. A simpler stairway behind the grand stairway provides access to the third floor. The third floor has been recently remodeled to open the main room up for use as a party room. A two bedroom and one bathroom are accessed to the east.

Beside the service stairway, which is continuous from the attic level, an interesting stairway with similar railing and spindle details to the grand stairway extends down this level from the first level. This stairway hint that perhaps the original ballroom/party room may have been located at this level? However, this level is primarily used for the support and utility purposed for the Master and Mistress of the house. Speculation suggests the maid's living quarters were also located on this level.

Character defining features include:

- Original doors, window sash and trim where they exist are in good to excellent condition.
- Much of the original hardware exists.
- Interior T&G wood flooring (bathrooms, butler's pantry and kitchen have been refloored with tile) range from good to excellent condition.
- Plaster walls on wood lath and ceilings are in good to excellent condition. Some of the visible walls and ceilings have been papered. The attic walls and ceiling were recently remodeled using drywall and painted.
- Fireplace and mantel (mantel and hearth appear to have been slightly altered by removing some of the decorative detailing).
- Bay window on first level only.
- Sliding doors
- Grand Stairway between first and second level.

8. Statement of Significance.

The WW Witmer house is nationally recognized as a classic example of Colonial (Georgian) Revival style of eclectic Houses as documented by Virginia and Lee McCallister. The house at 2900 Grand Avenue is located on the SW corner of 28th and Grand Avenue. in the Owls Head Historic District of Des Moines, Iowa. First plated prior to 1880. WW Witmer bought the north 240 feet of Lot 1, Langan Place which was part of Pierce's Sub-division. Built in 1905, the design of the house was included in the Western Architect February 1906 issue and ultimately recorded in the HABS survey of 1977. The 1901 and 1920 Sanborn maps illustrate the development of this area previously known as the city of Owls Head. The house has been rated as a contributing structure to the Owls Head Hill Historic District.
In 1947 the State of Iowa purchased the property to become the Des Moines Governor's residence to serve as their home, host formal dinners for dignitaries, and support staff for their social functions. Six Governors lived in the home starting with William Beardsley and ending with Robert D. Ray in 1976. In 1977, the property was sold to the Iowa Girls High School Athletic Association.

The WW Witmer house is a contributing structure in the Owl's Head Historic District. This significant example of classic revival architecture was documented in 1906 when a photo was published in Western Architect. In 1977, Wesley L. Shank, The Iowa Catalog, Historic American Building Survey, listed the home as an example of Georgian Classic Revival architecture and the home was survey in HABS. Built in 1905, Liebbe, Nourse, and Rasmussen architects. Served as Governor's mansion from 11949 to 1976. In addition, the WW Witmer house is included in the A Field Guide to American Houses, Viginia and Lee McAllister as an example of *Eclectic Houses*: Colonial Revival design.

RESIDENCE OF W. W. WITMER, DES MOINES, IOWA
LIEBBE, NOURSE AND RASMUSSEN, ARCHITECTS

Historic Photo: Front façade, looking south
Western Architect, 1906

Photo 1: Front façade, looking south

Photo 2: South elevation, looking north

Photo 3: South elevation, looking NW

Photo 4: Rear Portacio, looking north

Photo 6: Rear façade, looking NE

Photo 8: Non-contributing garage. Looking west

Photo 9: Non-contributing garage, looking south

Photo 10: Rear driveway/parking area. Looking east

Photo 11: West elevation. Looking east

Photo 12: West elevation, looking east.

Photo 13: West elevation showing bay window, looking east.

Photo 14: North elevation, looking east.

Photo 15: West driveway, looking north.

Photo 16: West driveway, looking south

Photo 17: North façade and entry driveway, looking south

Photo 18: Front portico. Looking south

Photo 19: Front portico, looking south

Photo 20 North façade, looking south.

Photo 21: Front facade, looking sw

Photo 22: East faced, looking west.

HABS, IOWA, 77-DESMO,5-

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

W.W. Witmer House (Iowa GirIs HighschooI AthIetic Association) HABS No. IA-104
2900 Grand Ave.
Des Moines
Polk County
Iowa

Documentation: I photocopy (1906)
I data page (I980)

IA-I04-1 Photocopy of photo from Western Architect, Vol. 9, No. 2, February 1906, noted on page 24. FRONT ELEVATION

CENTERED GABLE

1. Buffalo, New York; ca. 1900. Harrover House. Centered gables that cover three ranks of window or door openings (here and in Figure 8) are less common than those that are only one or two ranks wide.

2. Dallas, Texas; 1938. Lincoln House. The simplicity of detailing on this house is typical of examples from the 1930s and '40s.

3. Buffalo, New York; 1920s.

4. Madison, Wisconsin; 1896. Ely House.

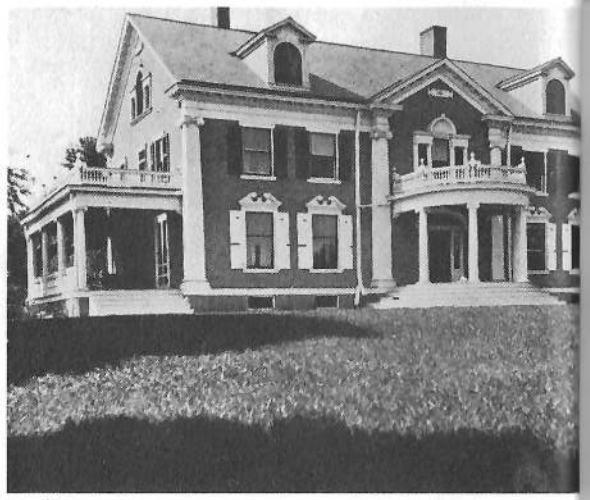
5. Cleveland, Ohio; 1910s. The open overhanging eaves and the entry porch with trellised roof are borrowed from the Craftsman movement.

6. Buffalo, New York; 1910s. Note the fine detailing: the entrance with a rounded door, the sidelights without fanlight, the wide classical pediment, the Palladian and bay windows; and the carefully executed dormers.

7. Des Moines, Iowa; 1905. W. W. Witmer House; Liebbe, Nourse and Rasmussen, architects. Note the first-story windows crowned with broken pediments (see also Figure 4). Although common above the main entrance, such pediments became rare on windows and dormers after about 1910.

8. Raleigh, North Carolina; 1935. Tatton Hall; William Lawrence Bottomley, architect. A five-ranked central block is flanked by one-story wings (obscured by trees and shadows in the photograph) in this landmark example.

4



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CITY OF DES MOINES HISTORIC PRESERVATION COMMISSION
STAFF REPORT AND RECOMMENDATION
Wednesday, September 17, 2025

AGENDA ITEM #2	**CAHP-2025-000053**

Applicant: Eric Saylor (owner).

Location: 720 15th Street (Sherman Hill Local Historic District).

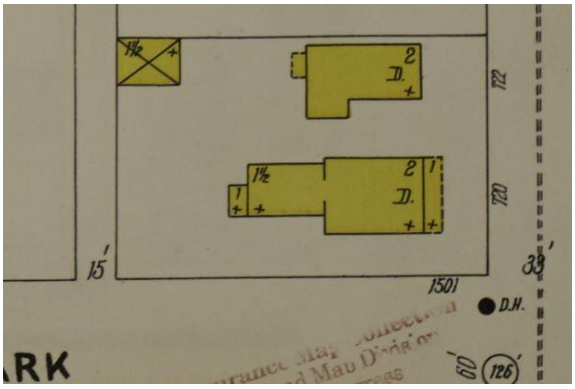
Requested Action: Replace a maximum five (5) windows throughout the home.

I. GENERAL INFORMATION

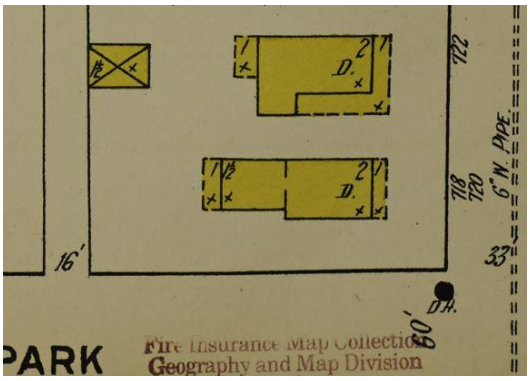
1. **Site Description:** The subject property is a corner lot fronting 15th Street on the east and Park Street on the south. It measures 84 feet by 124 feet (10,416 square feet) and contains a 2-story house built circa 1885 according to the Polk County Assessor, with a total area of 2,236 square feet.

2. **Sanborn Map:**

1901 Sanborn



1920 Sanborn



3. **Relevant COA History:** On April 19, 2023, the Commission conditionally approved CAHP-2023-000020 to replace 26 existing windows and screens and restore 2 pictures windows on the front façade. The approval included conditions that all secondary window elements and all non-sash components of the windows shall be restored or replaced as needed, with any replaced components offered for salvage, and review and approval of any new window products by staff.

   On April 20, 2022, the Commission approved replacement of exterior doors and screen doors on the north and south facades, as well as replacement of an existing front concrete walkway with brick.

   On October 20, 2021, the Commission conditionally approved the reconstruction of an existing limestone retaining wall, installation of an ornamental fence along the north property line, and installation of a brick patio and a brick walkway.

On September 15, 2021, the Commission conditionally approved COA 20-2022-5.08 to allow the installation of an ornamental fence along the east, south, and west property lines.

II. APPLICABLE DESIGN GUIDELINES FOR BUILDING REHABILITATION

1. Architectural Guidelines for Building Rehabilitation (windows):

a. Existing windows should be retained, reconditioned and well maintained to be energy sound.
b. Any replacement windows should duplicate the original window in type, size, and material. The shape of the original window subdivisions should **not** be changed. New muntin bars and mullions should duplicate the original in size and profile shape.
c. Windows with true divided lights should be used in places where this type of window was used originally. Snap in muntin bars should **not** be used.
d. Canvas awnings should be used when necessary to provide solar shading, as done historically. Plastic or metal shutters or awnings should **not** be used.

The applicant is requesting to replace up to five windows on the home. While the previous owner received approval to restore or replace all windows throughout the home via CAHP-2023-000020, they were unable to finish the project prior to selling the home. During the 2023 meeting, the discussion revealed that while all the windows in the home are historic, they were also a mixture of salvages from other homes and buildings. Therefore the Commission voted to allow replacement, provided efforts to retain and/or salvage the windows remained to the extent possible. The new owner proposes replacing the remaining windows using the same conditions as the previous owner, and intends to utilize the same contractor.

As this would effectively make the request a renewal of a previously approved COA, staff supports the request with the same conditions. However, because the request is received from new owners of the home, staff did not feel the request qualified as an administrative review.

III. STAFF RECOMMENDATION

Staff recommends approval of the requested Certificate of Appropriateness subject to the following conditions:

1. Review and approval of selected window product by staff.

2. All secondary window elements, such as deteriorated sills or framing, and all non-sash components of windows shall be restored or replaced as needed.

3. All components of the window being replaced shall be offered for salvage.

4. Compliance with the building code with issuance of all necessary permits by the City's Permit and Development Center.

East (Front) Facade

North Facade

North Facade

South (Street Side) Facade

South (Street Side) Facade

Rear Facade

CITY OF DES MOINES HISTORIC PRESERVATION COMMISSION
STAFF REPORT AND RECOMMENDATION
Wednesday, September 17, 2025

AGENDA ITEM #3	**CAHP-2025-000054**

Applicant: Ashley Donkersloot (owner).

Location: 669 19th Street (Sherman Hill Local Historic District).

Requested Action: A) Fill in an existing kitchen doorway in the rear unit of the building.

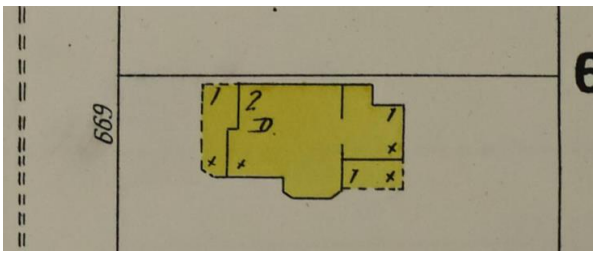
B) Replace glass panels in the retained exterior door with colored or stained glass.

I. GENERAL INFORMATION

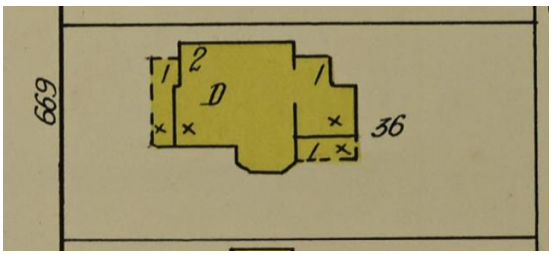
1. **Site Description:** The subject property measures 55 feet by 118 feet (6,490 square feet) and contains a 2-story house built circa 1885. The house has been converted to a 3-plex. It is located on the east side of 19th Street to the north of the Woodland Avenue intersection.

2. **Sanborn Map:**

1901



1920



3. **Relevant COA History:** On July 26, 2016, staff approved COA 20-2017-5.05A allowing the installation of new shingles.

II. APPLICABLE DESIGN GUIDELINES

1. **Architectural Guidelines for Building Rehabilitation (doors):**

   a. Every effort should be made to keep original doors, restoring as necessary.
   b. The original size of all door and window openings should be restored and replacement windows should match the shape of the original openings.
   c. Existing door and window openings should **not** be blocked down to accommodate stock sizes.
   d. Any new openings constructed should be at the side or back and the size, shape and placement should relate to the existing pattern of door and window openings.
   e. When original doors or windows of some merit are removed and replaced with new, they should be kept in dry storage for a future owner who may be interested in a complete restoration.

f. Non-original door or window openings should **not** be created on the front or other street sides.
g. The door style selected should be wood and either of these two types: 1) a totally flush door with no trim; or 2) a panelized door with panels or glass in square or slightly vertical proportions.
h. Discarding original windows and doors should **not** be done before making a full exploration of the restoration alternative.

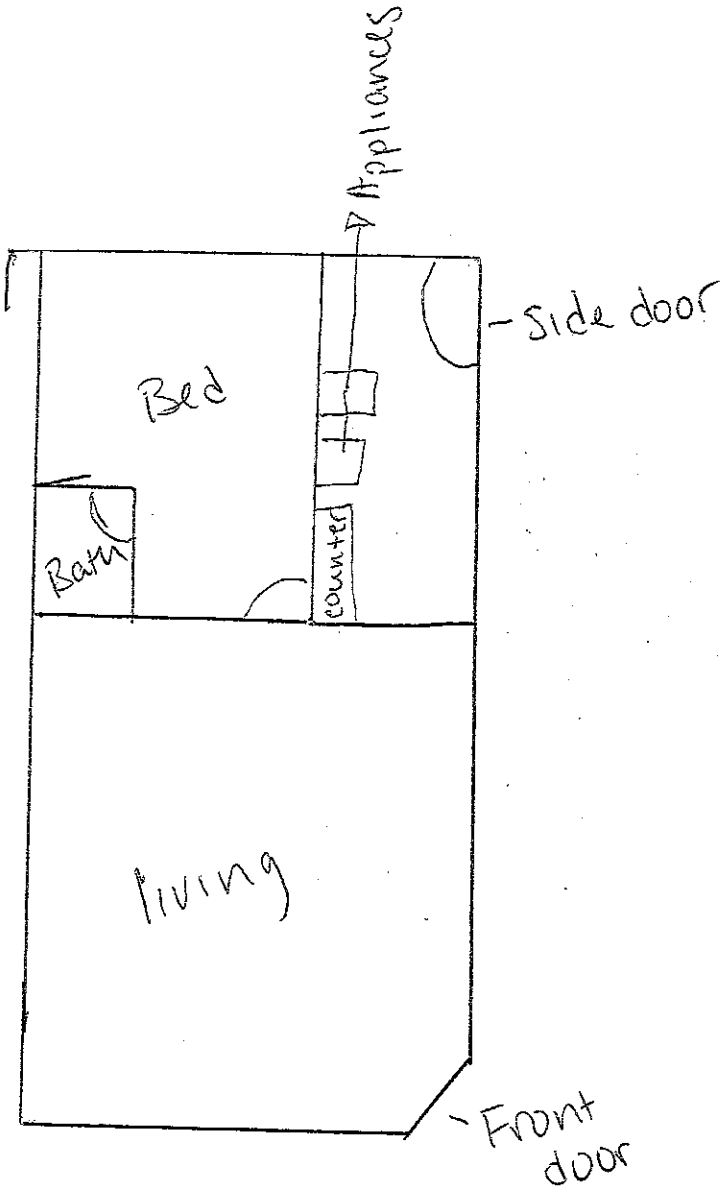
The applicant is requesting two actions related to an egress door near the rear of the home. First, the applicant proposes to construct a new wall on the interior of the home that will cover the existing egress door opening. From the exterior viewpoint, the door will remain. The second is to replace the existing glass panels within the door with colored or stained glass. As the door is not an original door, currently features a peeling vinyl covering over the glass, and a recent site visit noted other stained glass or painted images on the glass of the other doors on the home, staff supports replacing the glass.

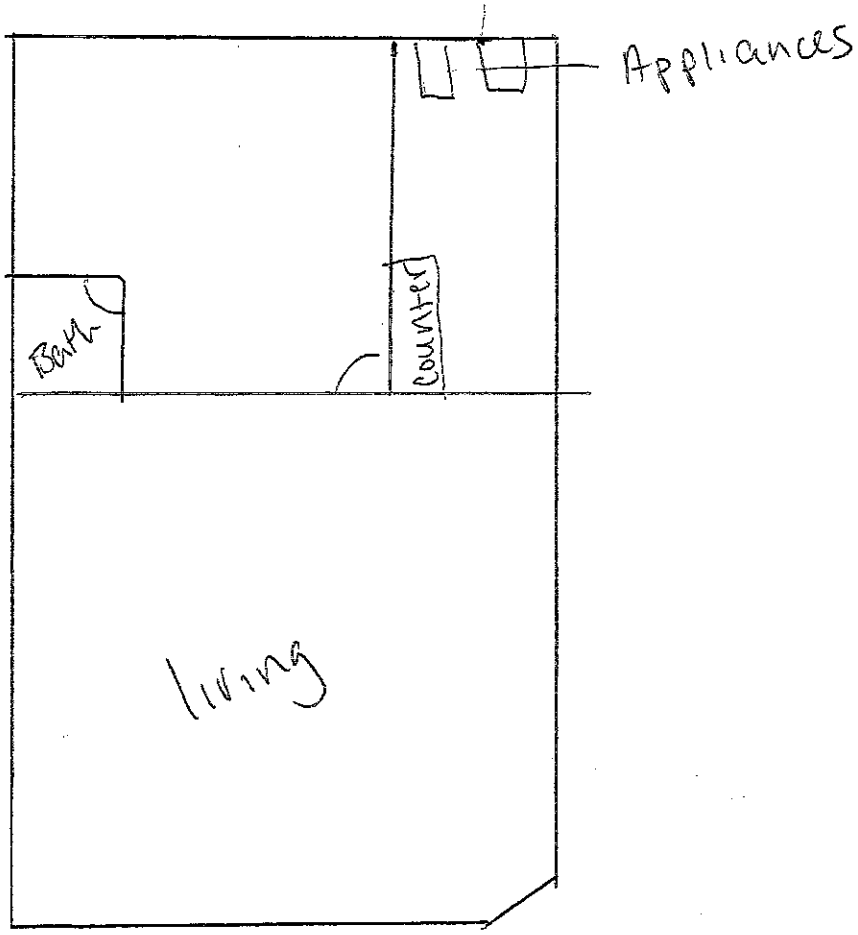
The home is currently a single-family home converted into multi-family units. The proposed scope of work is located in the rear unit's kitchen on the southeast corner of the building. This kitchen was the result of an enclosure and conversion of the 1901 porch footprint. A 1986 COA application approved removal of the door, and restoration of the original porch roofline. Staff noted on a visit to the site that while the door remains, the roofline does appear restored, and the appearance of a trimline on the rear siding of the home clearly illustrates the original porch area outline. As such, staff does not believe that enclosing this door from the inside holds any historic consequence, and supports the construction of the interior wall.

III. STAFF RECOMMENDATION

Staff recommends approval as proposed.

1
2
2


Appliances
Side door
Bed
Bath
counter
living
Front door


Appliances
Bath
counter
living

CITY OF DES MOINES HISTORIC PRESERVATION COMMISSION
STAFF REPORT AND RECOMMENDATION
Wednesday, September 17, 2025

AGENDA ITEM #4	**CAHP-2025-000049**

Applicant: Gratitude Properties LLC (owner) represented by Matthew Palan (architect).

Location: 253 Franklin Avenue (River Bend Local Historic District).

Requested Action: A) Install a new roof.

B) Replace existing front door with a new metal door.

C) Replace existing windows with new windows.

D) Replace existing gutters with new k-style gutters.

E) Replace deteriorated wood siding and trim with new fiber cement siding and trim.

F) Replace existing soffit with new fiber cement soffit.

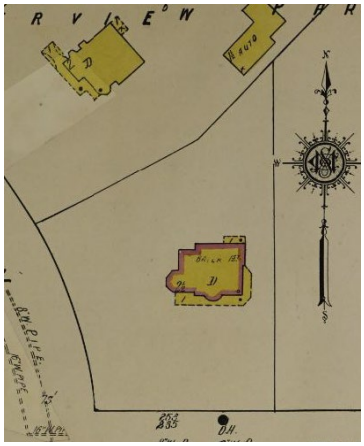
G) Replace existing lighting with new metal decorative lighting.

H) Replace existing metal awning with new fabric awning.

I. GENERAL INFORMATION

1. **Site Description:** The subject property is a polygonal lot located at the northeast corner of Arlington Avenue and Franklin Avenue. The site is approximately 1.4 acres in size and contains a 3-story multiple-household dwelling that was constructed circa 1972 according to the Polk County Assessor's webpage.

2. **Sanborn Maps:** Prior to this structure, the site contained a 2½ story brick home. The current building, built in 1972, appears to occupy the location of this previous dwelling, and postdates the Sanborn maps.



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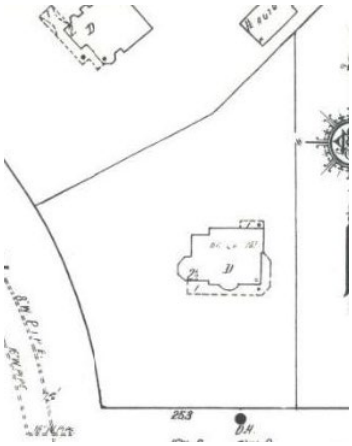


1957

3. **Relevant COA History:** On June 15, 2022, the Commission conditionally approved Certificate of Appropriateness CAHP-2022-000043 to allow the replacement of the existing windows with wood windows or wood windows with metal cladding, and with the review and approval by staff of the selected window product prior to the applicant ordering the windows.

II. APPLICABLE DESIGN GUIDELINES

1. **Architectural Guidelines for Building Rehabilitation (roofs, gutters, soffit):**

   a. Original roof materials should be retained and repaired. This is especially important if the roof is a permanent material like slate or tile.
   b. Original roof material should be replaced with the same material. Roofs originally shingled with wooden shingles should be re-shingled with wooden shingles.
   c. When asphalt or fiberglass shingles are used as a substitute for wood shingles a medium or dark color should be used.
   d. Metal, tile or slate roofs should **not** be redone using substitute roofing material unless that material is similar in size, coursing, texture and color to the original.
   e. Rubber or other composition material may be used when re-roofing flat-roofed areas or flat-roof buildings.
   f. Built-in gutters and other original drainage provisions such as wood gutters should be repaired and retained.
   g. Metal gutters and downspouts are recommended when dealing with a building where a water removal system never existed or where restoration or repair of the original system is not possible. Half round gutters and round downspouts are recommended.
   h. Metal gutters and downspouts should be allowed to weather to a dull gray or be finished to blend with the color of the background to which they are attached.
   i. Downspouts should be run vertically. Diagonals crossing roof planes and walls should be avoided.

   The applicant proposes to replace the existing roof shingles with new shingles in a dark gray color. In addition, the applicant proposes to replace the existing k-style gutters with new k-style gutters, and to replace the existing wood soffit with a fiber cement soffit with a smooth finish. Staff is supportive of these requests.

2. **Architectural Guidelines for Building Rehabilitation (windows, doors, awnings):**

   a. Existing windows should be retained, reconditioned and well maintained to be energy sound.
   b. Any replacement windows should duplicate the original window in type size, and material. The shape of the original window subdivisions should **not** be changed.

New muntin bars and mullions should duplicate the original in size and profile shape

c. Windows with true divided lights should be used in places where this type of window was used originally. Snap in muntin bars should **not** be used.
d. Canvas awnings should be used when necessary to provide solar shading, as done historically. Plastic or metal shutters or awnings should **not** be used.
e. Every effort should be made to keep original doors, restoring as necessary.
f. The original size of all door and window openings should be restored and replacement windows should match the shape of the original openings.
g. Existing door and window openings should **not** be blocked down to accommodate stock sizes.
h. Air conditioners should **not** be put in the windows of any primary façade.
i. Any new openings constructed should be at the side or back and the size, shape and placement should relate to the existing pattern of door and window openings.
j. When original doors or windows of some merit are removed and replaced with new, they should be kept in dry storage for a future owner who may be interested in a complete restoration.
k. Non-original door or window openings should **not** be created on the front or other street sides.

The applicant proposes to replace the existing front door with a full-panel metal door without lites. The applicant has stated that a solid metal door is desired for safety reasons and therefore does not wish to use a wood door with lites, which would be more consistent with the local historic district design guidelines. Staff is supportive of this request given that the building is a non-contributing structure built in the early 1970s.

In June 2022, the applicant was conditionally approved to replace the windows with wood windows or wood windows with metal cladding. That request was prompted by a rental code violation. Either before or after the June 2022 approval, the applicant purchased vinyl replacement windows for the entire building. The applicant has reported that approximately 5-7 of the existing wood windows have been replaced with these unapproved vinyl windows, while the remainder of the windows are still the existing wood windows.

As part of the current request, the applicant proposes to replace certain windows and to apply metal capping to other windows. Staff requests that the applicant provide additional information about the scope of the proposed window replacements and/or modifications at the meeting.

Additionally, the applicant proposes to remove the existing metal awning above the front door that is in disrepair, and replace it with a new fabric awning. Staff is supportive of this request.

3. **Architectural Guidelines for Building Rehabilitation (siding and trim):**

   a. Lap siding, wood shingles, brick or stucco matching the original in texture, size and material should be used when doing repair work.
   b. All original brackets, moldings, hoods, fancy cut shingles, and other trim elements should be retained or restored, or duplicated in the same materials as the original
   c. Removal of exterior paint should be avoided unless absolutely necessary, with the exception of cleaning, light scraping and hand sanding as preparation for repainting.
   d. Any original architectural metals such as cast iron, steel, pressed tin, aluminum or zinc should be retained, cleaned and kept from deterioration.

   The applicant proposes to replace the existing deteriorated wood siding and trim with fiber cement siding designed to match the existing. The applicant plans to use a fiber cement product with a smooth finish and no faux wood texture. Staff is supportive of this request.

4. **Architectural Guidelines for Building Rehabilitation (lighting):**

   a. The “Manhattan” style of light fixture should be used for pedestrian-scale street lighting in the Sherman Hill Historic District.

   The applicant is proposing to replace the existing wall mounted decorative light fixtures on the building. Staff is supportive of this request.

III. STAFF RECOMMENDATION

Staff recommends approval of the requested Certificate of Appropriateness subject to the following conditions:

1. Use of wood windows or wood windows with metal cladding.

2. Review and approval of the selected window product by staff prior to the applicant ordering the windows.

3. All fiber cement board products shall have a smooth finish. Faux wood textures are prohibited.

4. Compliance with the Building Code and obtainment of all necessary permits from the City’s Permit and Development Center.

253 Franklin Ave
Exterior Updates

Project Address: 253 Franklin Ave, Des Moines, IA 50314

Scope of Work: This project involves a full exterior update of an existing structure in the historical River Bend Neighborhood in Des Moines, IA. The goal of this exterior update is to enhance the aesthetic appeal, functionality, and durability of the building exterior through updates to the siding, trim, paint, exterior lighting, window capping, and landscaping.

EXTERIOR UPDATE- CURRENT PROPERTY IMAGES

EXTERIOR UPDATE- RENDERINGS

EXTERIOR UPDATE- RENDERINGS

EXTERIOR UPDATE- RENDERINGS

EXTERIOR UPDATE- RENDERINGS

EXTERIOR UPDATE- PROPOSED MATERIALS

HARDIE PANEL SIDING
AND TRIM PAINT

BRICK
PAINT

253

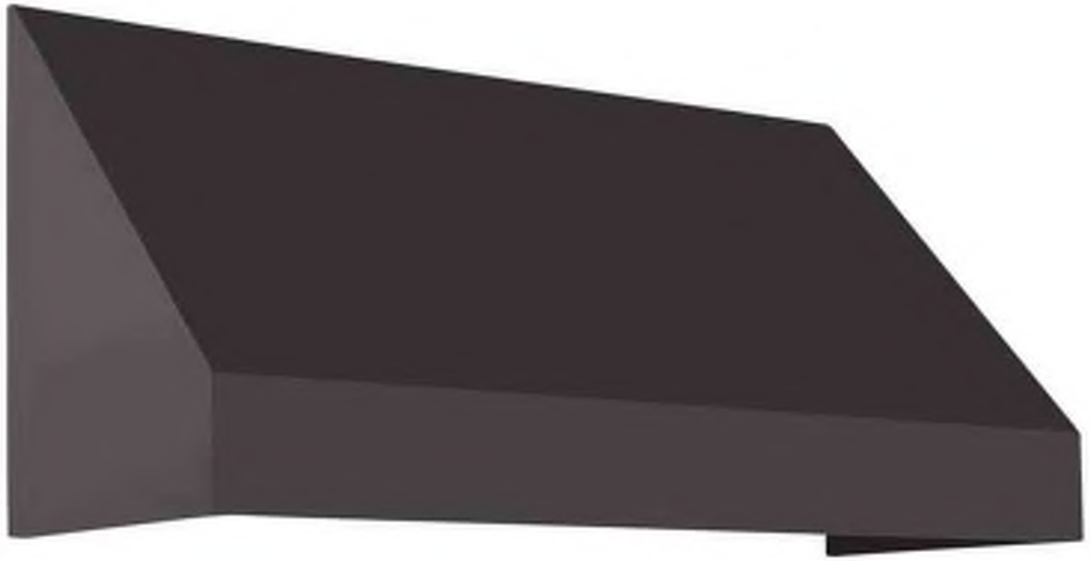
BUILDING
NUMBER STYLE

LIGHTING OPTIONS

FASCIA AND
SOFFIT PAINT

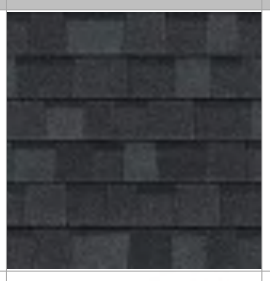
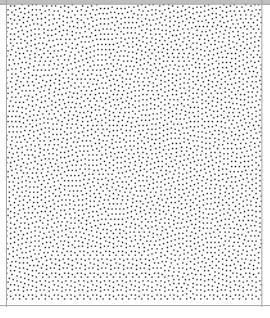
GUTTERS

NEW SHINGLES COLOR -
BLACK



AWNING REPLACEMENT

253 Franklin Ave Exterior Update - Subsheet - 07.31.2025 - Designer - Ashtyn

Category	ITEM	PHOTO	LOCATION	LINK	NOTES:
Building Materials					
	Shingles Oakridge Shingles Onyx Black		Exterior	https://www.owenscorning.com/en-us/roofing/shingles/oakridge?color=onyx-black	
	Gutters Finish: Black		Exterior	Vendor to be determined by contractor	
	Metal Window Exteriors Cap window exteriors with black metal				
	Hardie Panel Siding Texture: Smooth Color: Primed for Painting		Exterior	https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-panel-siding/smooth/primed-for-paint/	**Install: Mix of every size, Dry Stack.**
	Hardie Soffit Texture: Non-Vented Smooth Color: Primed for Painting		Exterior	https://www.jameshardie.com/product-catalog/soffit-products/hardie-soffit-panels/non-vented-smooth/primed-for-paint/	**Vented Soffits are also availiable if neccessary**
	Hardie Trim Texture: Smooth Color: Primed for Painting		Exterior	https://www.jameshardie.com/product-catalog/trim-products/hardie-trim-boards/smooth/primed-for-paint/	
Paint Finishes					
	Brick Paint Sherwin Williams Finish: Pure White SW7005		Exterior	https://www.sherwin-williams.com/en-us/color/color-family/white-paint-colors/SW7005-pure-white	Confirm Exterior Paint Colors On Site

Category	ITEM	PHOTO	LOCATION	LINK	NOTES:
	Hardie Panel Siding, Trim, Entry Door Paint Color Sherwin Williams Finish: Elephant Ear SW9168		Exterior	https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/SW9168-elephant-ear	Confirm Exterior Paint Colors On Site
	Soffit and Fascia Paint Color Sherwin Williams Finish: Tricorn Black SW6258		Exterior	https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/SW6258-tricorn-black	Confirm Exterior Paint Colors On Site
Accessories					
	Building Numbers Font: Santa Barbara Finish: Matte Black Size: 8” Orientation: Horizontal		Exterior	https://www.modernhousenumbers.com/products/house-numbers-letters	
	Awning Finish: Black Size: 24"H x 76.5"W x 36"D		Exterior	https://www.wayfair.com/outdoor/pdp/awntech-new-yorker-acrylic-fabric-fixed-awning-awnt3236.html?piid=28213343%252C113767868	
ELECTRICAL					
	Exterior Light Option #1 Redding Station One Light Outdoor Wall Lantern in Textured Black (1|OL8601TXB) Size: 12”W x 12.5”H QTY: 4		Exterior	https://spectrumlighting.biz/redding-station-one-light-outdoor-wall-lantern-in-textured-black-1-ol8601txb/	
	Exterior Light Option #2 Royal Marine One Light Outdoor Wall Mount in Distressed Black (12|49126DBK) Size: 7”W x 13.25”H QTY: 4		Exterior	https://spectrumlighting.biz/royal-marine-one-light-outdoor-wall-mount-in-distressed-black-12-49126dbk/	

Category	ITEM	PHOTO	LOCATION	LINK	NOTES:
	Exterior Light Option #3 Sodor LED Wall Light in Black (34|WS-W15708-BK) Size: 8.75”W x 5.38”H x 8”L QTY: 4		Exterior	https://spectrumlighting.biz/sodor-led-wall-light-in-black-34-ws-w15708-bk/	

253 FRANKLIN

253

253
WARNING
24 HOUR VIDEO
SURVEILLANCE

TENANT
PARKING
ONLY
4x4

TENANT
PARKING
ONLY
VIOLATORS WILL
BE TOWED AWAY
AT VEHICLE
OWNER'S EXPENSE
WARNING
24 HOUR VIDEO
SURVEILLANCE

CITY OF DES MOINES HISTORIC PRESERVATION COMMISSION
STAFF REPORT AND RECOMMENDATION
Wednesday, September 17, 2025

AGENDA ITEM #5	**CAHP-2025-000051**

Applicant: Fernando De Leon (owner).

Location: 1534 9th Street (River Bend Historic District).

Requested Action: A) Install a new concrete step and landing on the rear facade of the house.

B) Restore the chimney on the south façade.

C) Replace all gutters with new k-style gutters.

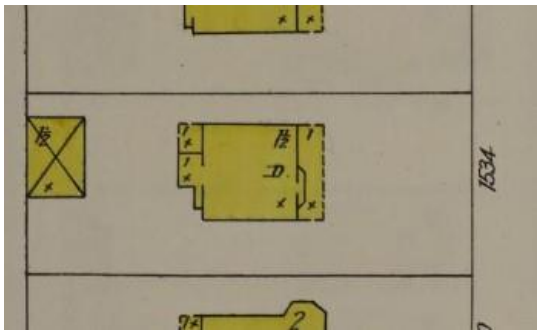
D) Replace a removed retaining wall along the front driveway.

I. GENERAL INFORMATION

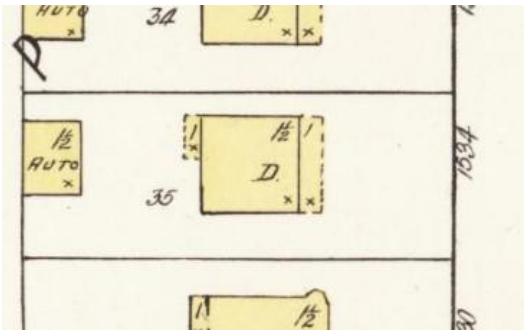
1. **Site Description:** The subject property measures 50 feet by 131 feet and contains a 2½-story house built circa 1898 according to the Polk County Assessor. There are two sheds in the rear yard.

2. **Sanborn Map:**

1901



1920



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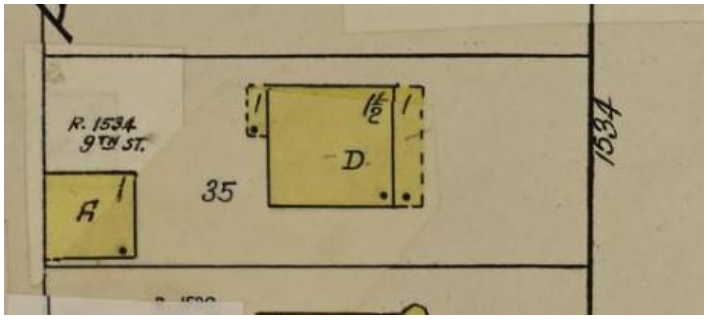


3. **Relevant COA History:** On May 15, 2013, the Commission conditionally approved COA 20-2013-9.18 to allow replacement of a horizontal overhang element on the south façade, provided the soffit consisted of wood beadboard material or beadboard style plywood.

   On March 17, 2021, the Commission conditionally approved COA 20-2021-9.34 to allow repair of siding, installation of metal soffit material, repair and/or replacement of front and rear doors, the front porch ceiling and columns, and gutters. Approval was provided the replacement doors and storm doors were constructed of wood, have a window and be of an appropriate character of the house as reviewed and approved by staff, that the pillars are retained as repaired as needed, and that half-round gutters are used. In that same application, the Commission denied the request to enclose two westernmost first floor windows on the north façade with metal siding.

   On July 19, 2023, the Commission approved CAHP-2023-000061 to install a new rear deck, retention of the removal of the south façade chimney, repair the front driveway retaining wall, replace all windows, and repair missing exterior siding on the home with the following conditions:

   - The rear deck railing/balustrade shall have a top and bottom rail with balusters that attach directly to those rails.
   - Finalized retaining wall design and materials reviewed and approved by staff.
   - Reconstruction of the chimney, with an exposed brick façade on the first floor and above the roof with use of the original brick material or similar to the extent possible.
   - Existing windows retained and repaired to the as necessary unless staff determines that a window is beyond repair or not original.
   - All replacement windows be wood with no cladding and a design that matches the historic pattern of the home.
   - Soffit and porch ceiling repairs done with wooden beadboard material with review and approval by staff if new material is required.

II. APPLICABLE DESIGN GUIDELINES

1. Architectural Guidelines for Building Rehabilitation (stair and landing):

a. New decks, exit balconies and other non-original outdoor areas on either first level or above should be located at the back or side, be minimally visible from the street, should have no major impact on the original building and its character, and be designed with appropriate balustrade and compatible materials.

   The applicant is proposing to construct a simple concrete step and landing on the rear façade of the home. Previously, the applicant was approved to construct a new 8-foot by 12-foot deck with railing on the rear of the home. Staff supports this request.

2. **Architectural Guidelines for Building Rehabilitation (chimneys):**

   a. Existing brick or stone chimneys should not be removed or covered with a plaster coating.
   b. Chimneys should be rebuilt or repaired in the original styles with original materials. Building and fire codes should be checked for proper heights and a flue line may be needed for safety reasons.
   c. Rebuilt chimneys can be finished in a simple manner by squaring off the top or they may be made decorative by traditional corbelling.
   d. Chimney tuck-pointing should be done with a combination lime and very low content portland cement mortar. Pre-mixes are not appropriate for older bricks, which are much softer than concrete masonry units and the brick made today.
   e. Flue caps used on chimneys should be kept as small as possible.

   The house featured a chimney on the south façade of the home. Based on a variety of images, the chimney's brick design appeared to be visible on the first floor, extended internally through the second floor of the house, and appear again above the roof, extending approximately 2-3 feet above the apex of the roofline. After the applicant purchased the property, they began removing the chimney as part of a larger renovation of the home.

   Shortly after, the applicant received a Notice of Violation and Stop Work Order (ZONE-2023-000209) for work without a COA. At the June 2023 meeting, the Commission denied the applicants request to retain the work completed, and approved the COA with conditions on how to restore the previously removed chimney. The applicant is now requesting to complete the chimney restoration by "replacing older bricks with newer similar bricks for stronger support."

   While staff is supportive of restoring the chimney, there are questions about the proposed replacement of the bricks. With no additional information on the proposed new bricks or the status of any existing bricks from the original chimney, staff seeks clarification from the applicant at the meeting regarding the proposed materials used to restore the chimney.

3. **Architectural Guidelines for Building Rehabilitation & Fence Guidelines:**

   a. Retaining walls should not be removed in the removal breaks the continuity of the wall along the block.
   b. Walls in Sherman Hill should be constructed of brick, stone or concrete.
   c. Walls should be used to correct drainage or erosion problems, to handle grand changes, to separate public from private, and to buffer parking areas.
   d. Retaining walls are typically linear with a segmented cap.

e. Split-face block closely matching the color and texture of aged concrete or stone retaining walls in the neighborhood should be used. Smooth concrete blocks and interlocking blocks with curved faces are not recommended.

Upon receiving approval to replace the retaining wall in 2023, the applicant removed the retaining wall, but then was unable to proceed with any additional work. The applicant is requesting to return to this work to replace the retaining wall along the south edge of the driveway. The property's front yard sits approximately 2-3 feet above 9th Street, and has a driveway cut into the grade at the northeast corner of the lot. There was previously a poured concrete retaining wall, however that wall was cracked and crumbled to the point where staff questioned the structural integrity of the wall.

Staff supports replacing the wall. However, the applicant has indicated a use of bricks and cement as the materials, with no additional information provided. Staff requests clarification from the applicant on the specific style of brick proposed.

4. Architectural Guidelines for Building Rehabilitation (gutters):

a. Built-in gutters and other original drainage provisions such as wood gutters should be repaired and retained.
b. Metal gutters and downspouts are recommended when dealing with a building where a water removal system never existed or where restoration or repair of the original system is not possible. Half round gutters and round downspouts are recommended.
c. Metal gutters and downspouts should be allowed to weather to a dull gray or be finished to blend with the color of the background to which they are attached.
d. Downspouts should be run vertically. Diagonals crossing roof planes and walls should be avoided.

The applicant is proposing to replace the existing k-style gutters with new. The home currently features degraded k-style gutters in some locations, but gutters are otherwise mostly absent. The applicant proposes replacing the degraded k-style gutters, and installing new where missing. As a gutter request would typically qualify for administrative review if submitted on its own, staff is supportive of this request.

III. STAFF RECOMMENDATION

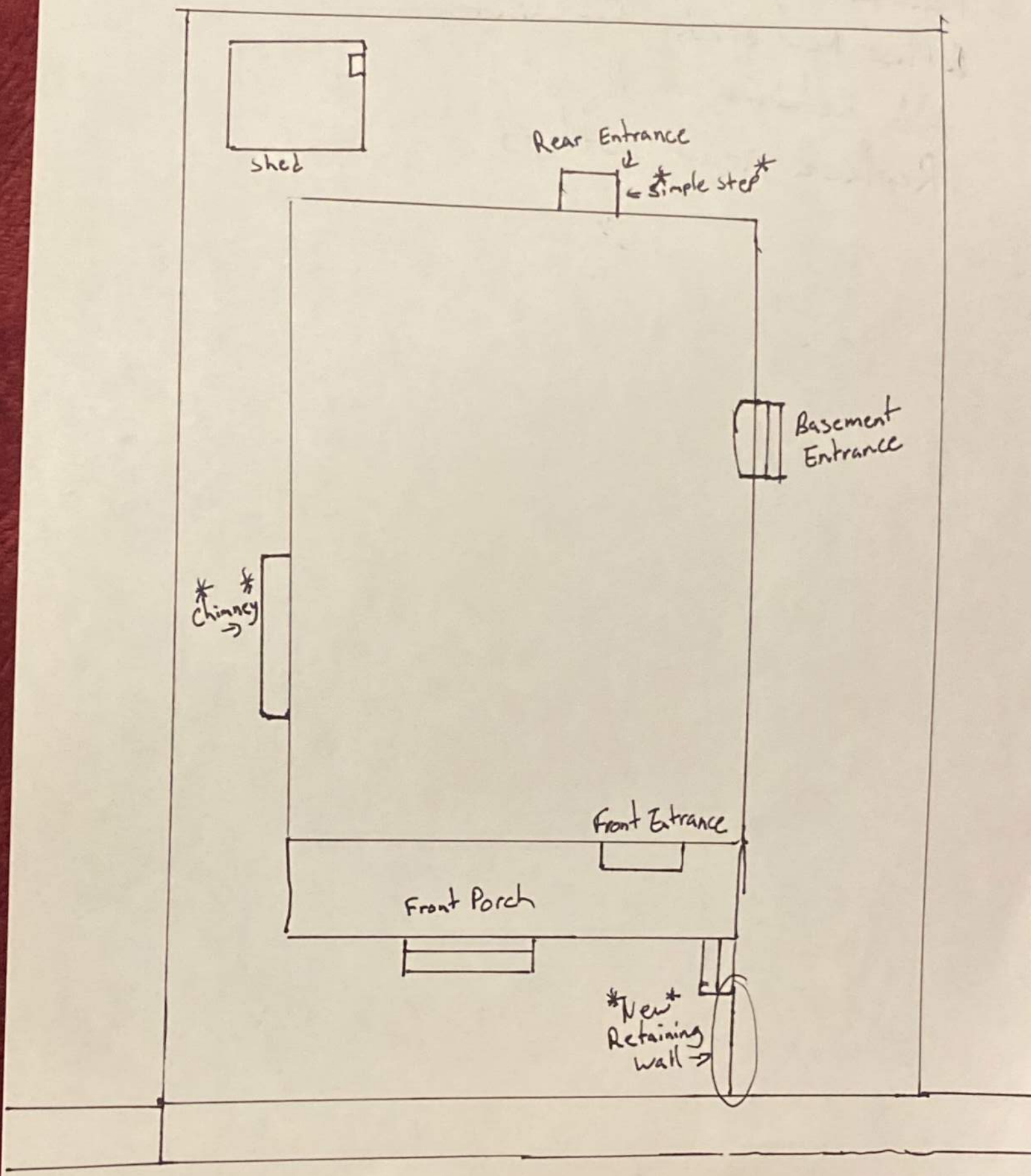
Staff recommends approval of the requested Certificate of Appropriateness subject to the following conditions:

1. Clarification from the applicant at the meeting on the proposed type and style of retaining wall and chimney materials.
2. Reconstruction of the chimney should reuse previous brick to the extent possible.
3. Any new brick shall match the previous brick in size, texture, and color to the extent possible.
4. Mortar used for the chimney shall be a lime based mortar that generally matches the color, texture, joint profile and strike of the previous chimney.
5. Compliance with building codes and obtainment of all necessary permits from the Permit & Development Center.

1554

1534

**-New work


shed
Rear Entrance
simple step
Basement Entrance
Chimney
Front Entrance
Front Porch
New Retaining wall

CITY OF DES MOINES HISTORIC PRESERVATION COMMISSION
STAFF REPORT AND RECOMMENDATION
Wednesday, September 17, 2025

AGENDA ITEM #6	**CAHP-2025-000056**

Applicant: BDT 2024, LLC (owner) represented by Luvi Rodriguez.

Location: 603 Allison Avenue (River Bend Local Historic District).

Requested Actions: A) Replacement of nine (9) vinyl windows with new double-hung wood windows on the first floor of the building addressed as 2010 6th Avenue.

I. GENERAL INFORMATION

1. **Site Description:** The subject property measures 69,221 square feet (1.59 acres) and contains seven brick apartment buildings built circa 1918 according to the Polk County Assessor webpage. The site also contains a centrally located community building built in 1992. The property is bound by Hickman Road to the north, 6th Avenue to the east, Allison Avenue to the south and 7th Street to the west. Each building has its own mailing address. The entire site consists of a single tax parcel recognized as 603 Allison by the Polk County Assessor.

2. **Sanborn Map:** The 1920 map does not show the entire property. A portion of 603 Allison Avenue building is shown on the map. The 1957 map shows the footprint of the seven apartment buildings. It also shows the footprint of an eighth apartment building to the north of 2010 6th Avenue, as well as three large garage buildings

3. **Relevant COA History:** On September 19, 2012, the Commission denied the previous owner's request to retain four replacement windows on the north façade of 2010 6th Avenue and two windows on the north façade of 2015 7th Street. COA 20-2013-9.04 was issued to allow the subject windows to be repaired as needed and to allow a traditional awning to be installed subject to staff approval.

   On April 17, 2013, the Commission conditionally approved COA 20-2013-9.15 allowing the removal of fencing and the repointing of the mortar on the east façade of the building addressed as 2009 7th Street.

   On October 18, 2017, the Commission conditionally approved COA 20-2018-9.05 allowing the replacement of the north and south doors on the apartment building located in the southeast corner of the property, and renewed COA 20-2013-9.15 to allow removal of fencing.

   On August 21, 2019 the Commission conditionally approved COA 20-2020-9.11 to allow coating the exterior of the seven (7) brick apartment buildings with latex paint.

   On September 18, 2019 the Commission conditionally approved COA 20-2020-9.15 to allow construction of a trash enclosure.

On October 21, 2020 the Commission conditionally approved 20-2020-9.26 to allow the installation of exterior signage, installation of ornamental fencing where missing along the street-facing perimeter, and modification of the parking lot to comply with setback and landscape requirements.

On December 22, 2021, the Commission conditionally approved COA 20-2022-9.29 to install exterior through-the-wall bathroom exhaust vents on the rear façade of the structure.

II. APPLICABLE DESIGN GUIDELINES

1. Architectural Guidelines for Residential Building Rehabilitation (windows):

a. Existing windows should be retained, reconditioned, and well maintained to be energy sound.
b. Any replacement windows should duplicate the original window in type size, and material. The shape of the original window subdivisions should not be changed. New muntin bars and mullions should duplicate the original in size and profile shape.
c. Windows with true divided lights should be used in places where this type of window was used originally. Snap in muntin bars should not be used.
d. Canvas awnings should be used when necessary to provide solar shading, as done historically. Plastic or metal shutters or awnings should not be used.

Earlier this year, the owner replaced the nine wood windows that are the subject of this application with new vinyl windows. These windows were located on first floor of the north (street side), east (front), and west (rear) facades of the building. Upon receipt of a Notice of Violation (ZONE-2025-000302) the applicant is requesting to replace those vinyl windows with new wood double-hung windows in an effort to abate the violation.

Staff reviewed past images of the subject windows, and notes that in a May 2024, Google Streetview image of the subject windows, the previously existing wood windows appeared to have been a six-over-one design. Staff believes that this design was most likely the more historically accurate window design for the entire apartment complex. Similar images of all other buildings around the complex identify at least three such windows on each building in various locations, furthering staff's conclusion. As such, staff supports replacement of the windows with the condition that the new wood windows duplicate the six-over-one design.

Additionally, ZONE-2025-000302 identifies several additional windows throughout the complex that have appeared to have been replaced by vinyl windows. As this application seeks to pursue abatement of the violation, staff seeks clarification from the applicant at the meeting regarding plans to address these window issues.

III. STAFF RECOMMENDATION

Staff recommends approval of issuing a Certificate of Appropriateness with the following conditions:

1. Clarification from the applicant at the meeting addressing plans for all other identified windows installed without a COA throughout the entire apartment complex per ZONE-2025-000302.

2. Replacement windows shall duplicate the six-over-one design of the building's historic windows.

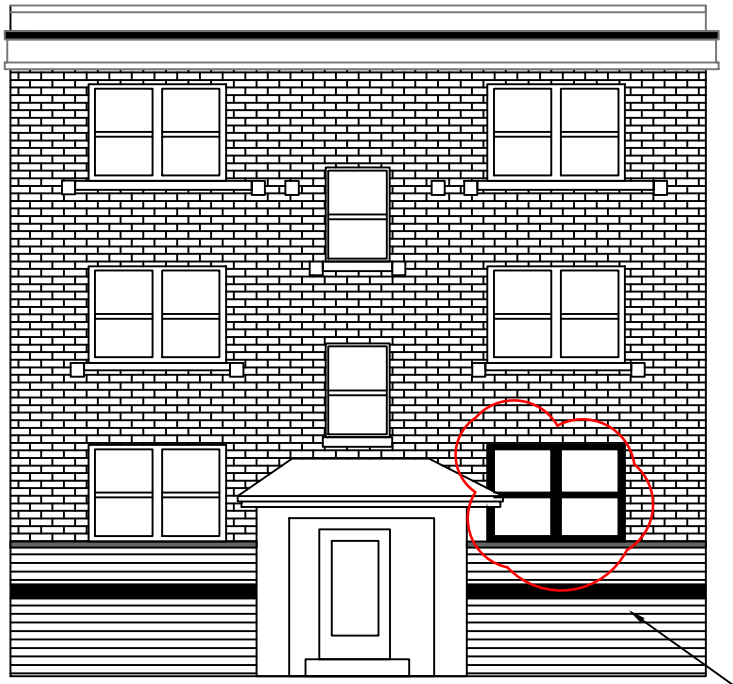
3. Review and approval of the selected replacement window product by staff prior to purchase.

4. Compliance with building codes and obtainment of all necessary permits from the Permit & Development Center.

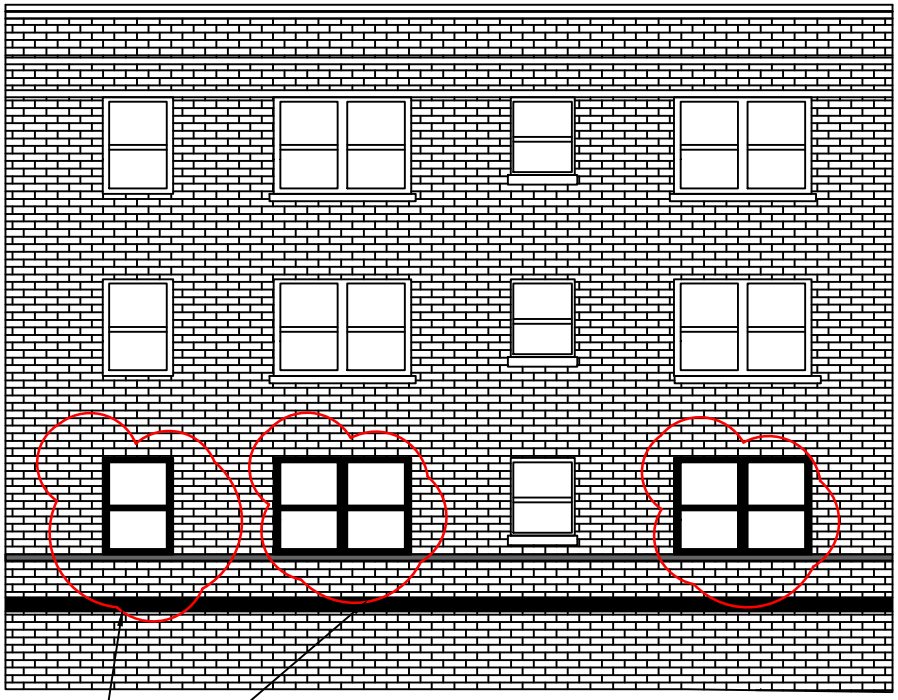
2010 6th Ave - Subject of Application Request

2010 6th Ave - Subject of Application Request

2010 6th Ave - Subject of Application Request

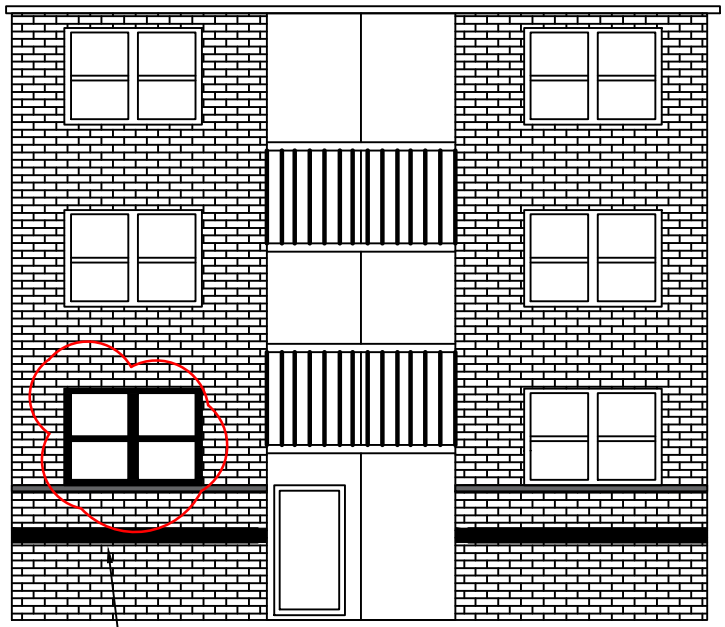


East side



North side

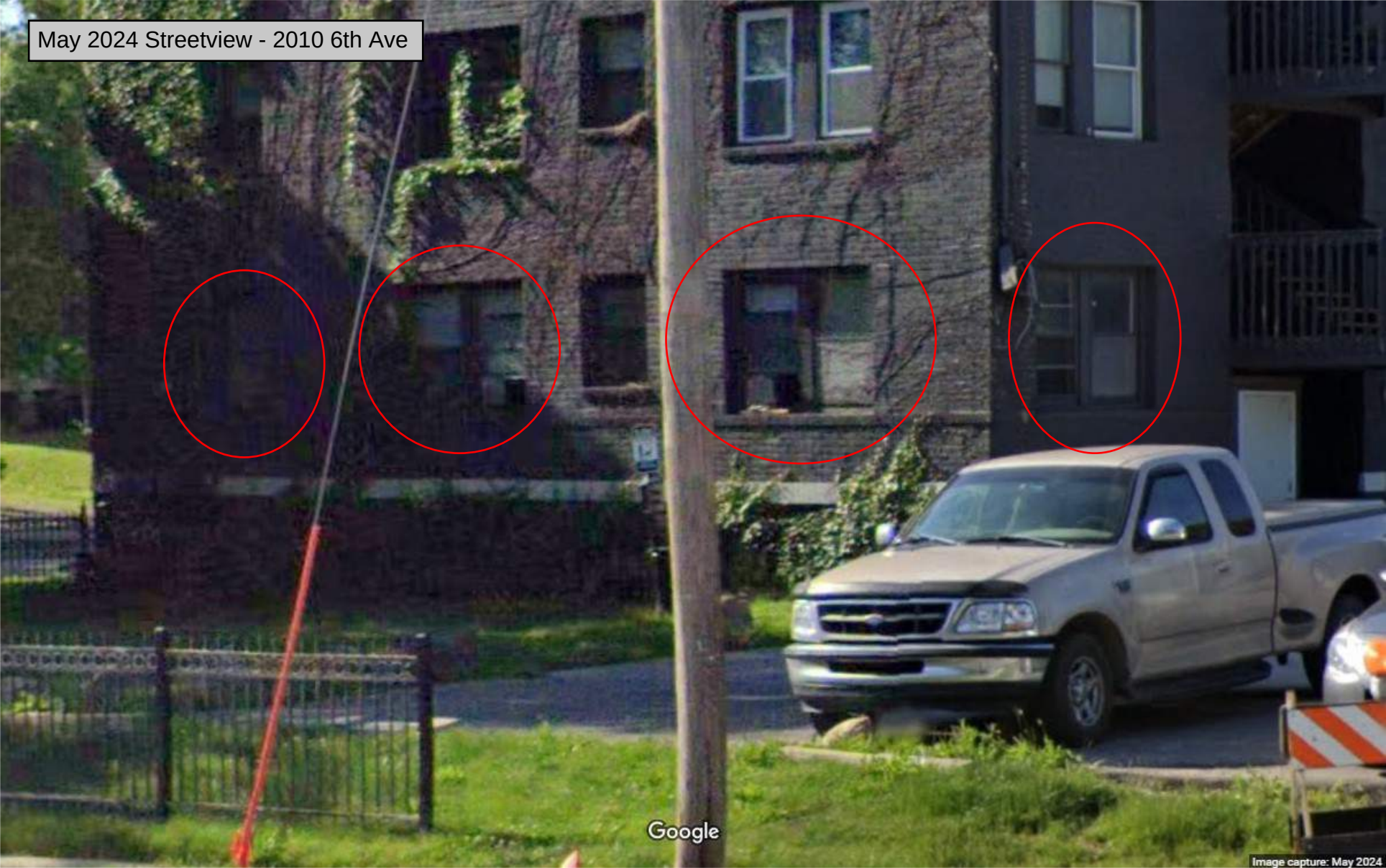
Remove and replace seven (7) existing vinyl windows with new wood windows.
The new wood windows will be painted to match the existing color to maintain a uniform appearance with the building.



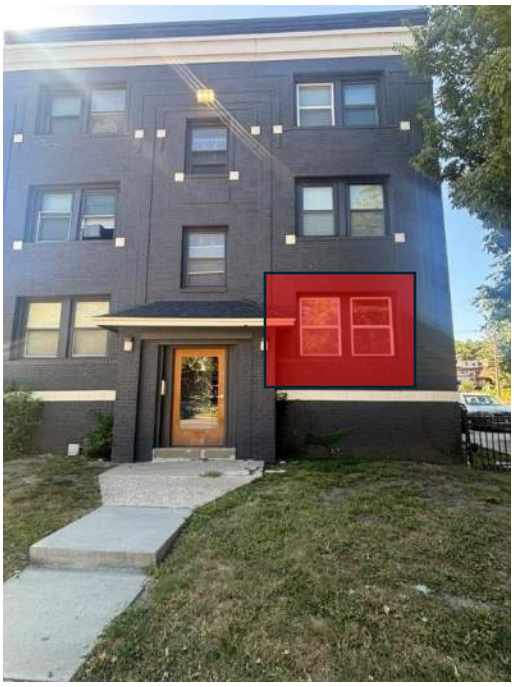
West side

Remove and replace two (2) existing vinyl windows with new wood windows. The new wood windows will be painted to match the existing color to maintain a uniform appearance with the building.

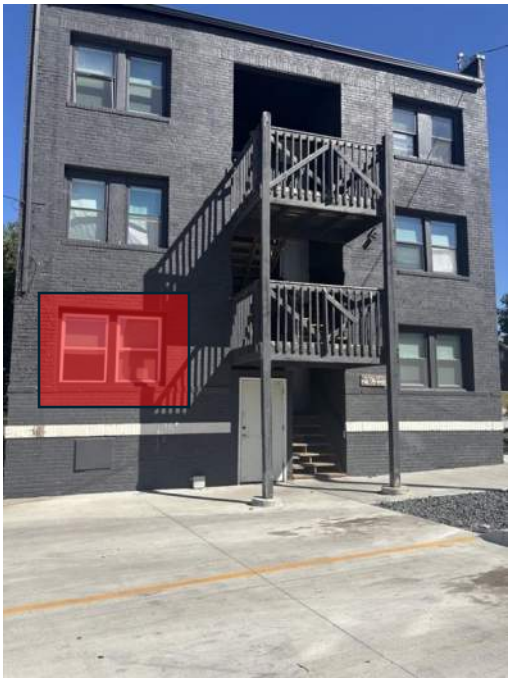
May 2024 Streetview - 2010 6th Ave


May 2024 Streetview - 2010 6th Ave
Google
Image capture: May 2024

Existing Site Photographs – 2010 Building



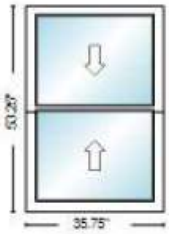
East side



West side

North side

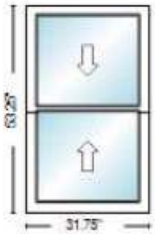
LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	E
100-1	WindowAndDoor	PK- 374	2	EA		



PK374
JUNE 2025 PRICEBOOK
H3 Aluminum Clad Double Hung Windows 2.0 Double Hung Operating 35.75 x 53.25
Custom: Frame Width = 35.75, Frame Height = 53.25, Sash Split = 50/50, Screen Width = 33.75, Screen Height = 51.406
Complete Unit, CoreGuard Plus
Frame = White 001, Frame Clad Finish = AAMA 2604, Frame Interior Finish = Natural, Interior Wood Species = Pine, Standard Frame, Frame Jamb Flush, Visible Interior Vinyl Profile:Beige
Sash = White 001, Sash-Panel Clad Finish = AAMA 2604, Match Sash-Panel Interior Finish To Frame Finish = Yes, Natural, Sash-Panel Weatherstrip Color = Black
Low-E, Argon Gas, Black Warm Edge Spacer, 3/4"
Full Screen Shipped Separately, FlexScreen, View Clear Mesh
Applied Hdwe, Standard Lock, Hdwe = Bronze, Concealed Jambliner, 2-Locks
Jamb = 6-9/16", Pine Jamb, Natural, Applied, Jamb Entire Set
Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap Applied
U-Factor = 0.29, SHGC = 0.29, CR = 55, VT = 0.53, AI = <0.30/<1.5, CPD = SIE-N-135-04781-00001, GapFill1 = ARG, Can ER = 20, W m 2k = 1.65
Number Wide = 1, Number High = 1, Width = 35.75, Height = 53.25, Shape = Rectangle
PG50, FBC = FL22042.1, TDI = WIN-2246
Request For Quote = No
Unit 1: Glass Width = 30.625, Glass Height = 23.6875,Sash Width = 32.375, Sash Height = 25.6875

Rough Opening: 36.25" X 53.75"
Overall Unit Size: 35.75" X 53.25"
Room Location: W1

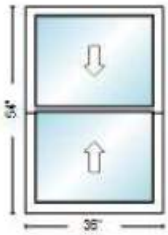
LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	E
200-1	WindowAndDoor	PK- 374	3	EA		



PK374
JUNE 2025 PRICEBOOK
H3 Aluminum Clad Double Hung Windows 2.0 Double Hung Operating 31.75 x 53.25
Custom: Frame Width = 31.75, Frame Height = 53.25, Sash Split = 50/50, Screen Width = 29.75, Screen Height = 51.406
Complete Unit, CoreGuard Plus
Frame = White 001, Frame Clad Finish = AAMA 2604, Frame Interior Finish = Natural, Interior Wood Species = Pine, Standard Frame, Frame Jamb Flush, Visible Interior Vinyl Profile:Beige
Sash = White 001, Sash-Panel Clad Finish = AAMA 2604, Match Sash-Panel Interior Finish To Frame Finish = Yes, Natural, Sash-Panel Weatherstrip Color = Black
Low-E, Argon Gas, Black Warm Edge Spacer, 3/4"
Full Screen Shipped Separately, FlexScreen, View Clear Mesh
Applied Hdwe, Standard Lock, Hdwe = Bronze, Concealed Jambliner, 2-Locks
Jamb = 6-9/16", Pine Jamb, Natural, Applied, Jamb Entire Set
Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap Applied
U-Factor = 0.29, SHGC = 0.29, CR = 55, VT = 0.53, AI = <0.30/<1.5, CPD = SIE-N-135-04781-00001, GapFill1 = ARG, Can ER = 20, W m 2k = 1.65
Number Wide = 1, Number High = 1, Width = 31.75, Height = 53.25, Shape = Rectangle
PG50, FBC = FL22042.1, TDI = WIN-2246
Request For Quote = No
Unit 1: Glass Width = 26.625, Glass Height = 23.6875,Sash Width = 28.375, Sash Height = 25.6875

Rough Opening: 32.25" X 53.75"
Overall Unit Size: 31.75" X 53.25"
Room Location: W2

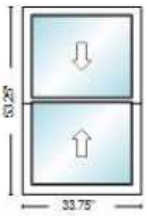
LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EX
300-1	WindowAndDoor	PK- 374	2	EA		



PK374
JUNE 2025 PRICEBOOK
H3 Aluminum Clad Double Hung Windows 2.0 Double Hung Operating 36 x 54
Custom: Frame Width = 36, Frame Height = 54, Sash Split = 50/50, Screen Width = 34, Screen Height = 52.156
Complete Unit, CoreGuard Plus
Frame = White 001, Frame Clad Finish = AAMA 2604, Frame Interior Finish = Natural, Interior Wood Species = Pine, Standard Frame, Frame Jamb Flush, Visible Interior Vinyl Profile:Beige
Sash = White 001, Sash-Panel Clad Finish = AAMA 2604, Match Sash-Panel Interior Finish To Frame Finish = Yes, Natural, Sash-Panel Weatherstrip Color = Black
Low-E, Argon Gas, Black Warm Edge Spacer, 3/4"
Full Screen Shipped Separately, FlexScreen, View Clear Mesh
Applied Hdwe, Standard Lock, Hdwe = Bronze, Concealed Jambliner, 2-Locks
Jamb = 6-9/16", Pine Jamb, Natural, Applied, Jamb Entire Set
Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap Applied
U-Factor = 0.29, SHGC = 0.29, CR = 55, VT = 0.53, AI = <0.30/<1.5, CPD = SIE-N-135-04781-00001, GapFill1 = ARG, Can ER = 20, W m 2k = 1.65
Number Wide = 1, Number High = 1, Width = 36, Height = 54, Shape = Rectangle
PG50, FBC = FL22042.1, TDI = WIN-2246
Request For Quote = No
Unit 1: Glass Width = 30.875, Glass Height = 24.0625,Sash Width = 32.625, Sash Height = 26.0625

Rough Opening: 36.5" X 54.5"
Overall Unit Size: 36" X 54"
Room Location: W3

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
400-1	WindowAndDoor	PK- 374	~~1~~ 2	EA		



PK374
JUNE 2025 PRICEBOOK
H3 Aluminum Clad Double Hung Windows 2.0 Double Hung Operating 33.75 x 53.25
Custom: Frame Width = 33.75, Frame Height = 53.25, Sash Split = 50/50, Screen Width = 31.75, Screen Height = 51.406
Complete Unit, CoreGuard Plus
Frame = White 001, Frame Clad Finish = AAMA 2604, Frame Interior Finish = Natural, Interior Wood Species = Pine, Standard Frame, Frame Jamb Flush, Visible Interior Vinyl Profile:Beige
Sash = White 001, Sash-Panel Clad Finish = AAMA 2604, Match Sash-Panel Interior Finish To Frame Finish = Yes, Natural, Sash-Panel Weatherstrip Color = Black
Low-E, Argon Gas, Black Warm Edge Spacer, 3/4"
Full Screen Shipped Separately, FlexScreen, View Clear Mesh
Applied Hdwe, Standard Lock, Hdwe = Bronze, Concealed Jambliner, 2-Locks
Jamb = 6-9/16", Pine Jamb, Natural, Applied, Jamb Entire Set
Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap Applied
U-Factor = 0.29, SHGC = 0.29, CR = 55, VT = 0.53, AI = <0.30/<1.5, CPD = SIE-N-135-04781-00001, GapFill1 = ARG, Can ER = 20, W m 2k = 1.65
Number Wide = 1, Number High = 1, Width = 33.75, Height = 53.25, Shape = Rectangle
PG50, FBC = FL22042.1, TDI = WIN-2246
Request For Quote = No
Unit 1: Glass Width = 28.625, Glass Height = 23.6875,Sash Width = 30.375, Sash Height = 25.6875

Rough Opening: 34.25" X 53.75"
Overall Unit Size: 33.75" X 53.25"
Room Location: W4

2009 7th St - 2019 Streetview

2009 7th St - 9/5/25 site visit