CITY OF DES MOINES HISTORIC PRESERVATION COMMISSION
STAFF REPORT AND RECOMMENDATION
Wednesday, October 19, 2022

AGENDA ITEM #1 **CAHP-2022-000095**

Applicant: Spencer Van Haaften (owner).

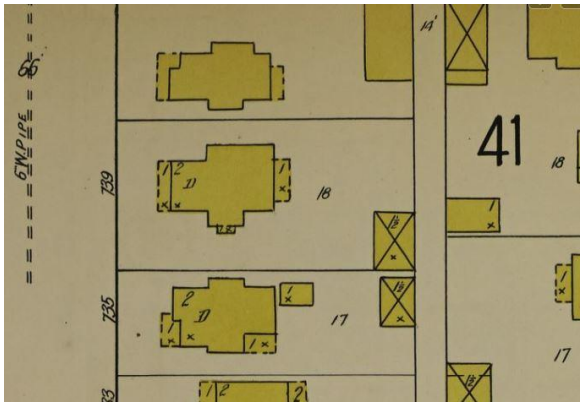
Location: 739 20th Street (Sherman Hill Local Historic District).

Requested Action: Installation of a 4-foot-tall black metal fence and gates along the south side and rear yard.

I. GENERAL INFORMATION

1. **Site Description:** The subject property measures 54 feet by 125 feet and contains a two-story house built circa 1885, with a total living area of 1,868 square feet.

2. **Sanborn Maps:** The 1901 and 1920 maps show a 1½-story outbuilding along the alley in the southeast corner of the lot. The 1957 map shows a newer 1-story outbuilding near the alley that generally spans the width of the lot.



3. **Relevant COA History:** None.

II. APPLICABLE DESIGN GUIDELINES

1. **Fence Design Guidelines:**

   a. Four to six feet in height is typical for long stretches of land.
   b. Two to three feet in height is appropriate for smaller areas. Guardrails from widow's walks have been used as front yard fences.
   c. Members of these fences should be of substantial thickness (not thin).
   d. Simple designs should be used with simplistic houses and more elaborate designs should be used for more elaborate houses. Catalogs can be found through iron manufacturers

e. Metal fences usually come in four to ten-foot segments that are to be attached to metal posts or masonry pillars.
f. The rear yard fence, both open and solid, should be a maximum of six feet in height.
g. The fence should step along a grade change at intervals set by the length between posts (rather than at variable lengths or with a continuously straight top edge).
h. The post and rail side should be facing the homeowner's yard while the picket side should face the street, neighbor or alley.
i. Posts are typically built with four equal sides with a base and a cap and are slightly taller than the pickets. Six-to-12-inch squares are common for a prominent post. The minimum width should be the height of the post in feet translated to the equivalent width in inches, e.g., if the post is four feet tall, the width should be at least four inches wide.
j. Pickets should be 3/4 to one inch thick and one to six inches wide (if wider pickets are used, a pattern should be cut into the center of the boards to minimize the wide appearance).
k. Most fences are made of three elements: post, rail and picket. The rail is typically the only horizontal element. The rails should be placed between or on the back side of the posts not the front.
l. The tops of most pickets should be cut to some design. "Dog-eared" fences are acceptable in rear yards only.
m. The spacing between posts should be approximately 4 to 14 feet, depending on the design.
n. Posts are a very important visual part of a fence and should not be hidden by the pickets.

The applicant is proposing a 4-foot-tall black ornamental steel fence along the south side and rear yards of the property. The fence would begin at the front porch, extend to the south property line, then proceed towards the rear lot line to the back of the garage, where it will turn back towards the north property line and conclude at the rear of the garage. Within that perimeter, the applicant proposes to add two gates – one four-foot-wide single gate along the front, and one 13-foot-double gate along the rear. The applicant submitted example images of the proposed fence that resemble a Montage Classic fence design. Staff is supportive of the request and can review the final design when selected.

III. STAFF RECOMMENDATION

Staff recommends approval of the requested Certificate of Appropriateness subject to obtaining a fence permit with review and approval of the finalized design by the Planning & Urban Design Administrator.

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AGENDA ITEMS #2	**CAHP-2022-000092**

Applicant: Beatris Mayorga.

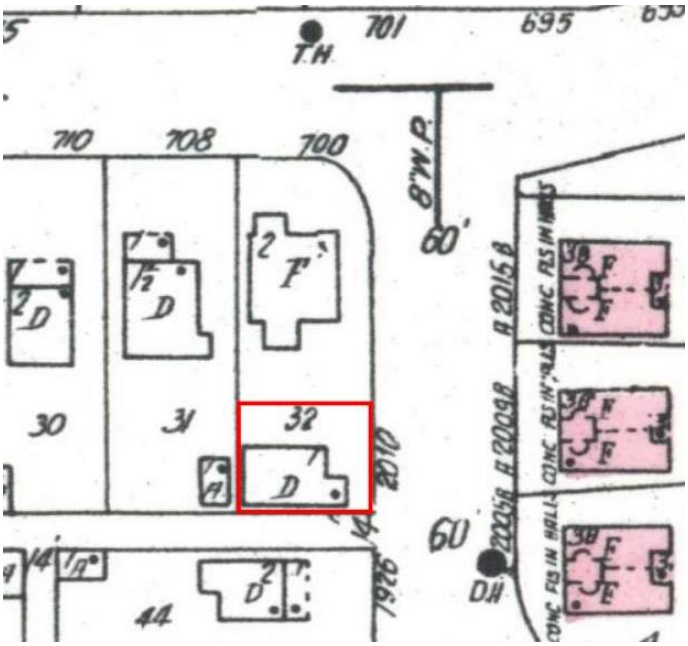
Location: 2010 7th Street (River Bend Historic District).

Requested Action: Construction of a new driveway and approach.

I. GENERAL INFORMATION

1. **Site Description:** The subject property measures 45 feet by 56 feet and contains a one story house built circa 1914.

2. **Sanborn Map:** The 1957 map shows the footprint of the subject house.



3. **COA History:** COA 20-2013-9.06, dated September 19, 2012, approved the construction of a paved driveway and drive approach to 7th Street (never built). Request of a roofless front porch addition was also included in the September 19, 2012 submission and was denied by the Commission.

II. APPLICABLE DESIGN GUIDELINES

1. **Architectural Guidelines for Building Rehabilitation:**

   a. Double wide curb cuts and double wide driveways should **not** be created.

b. Curb cuts should not be created where the alley pattern exists except where there is no other acceptable alternative for the continued functioning of the site.

The property abuts an alley to the south. The house sits near the rear and south property lines. It is not possible to construct a driveway from the alley due to the placement of the house. The applicant is proposing to construct a driveway to the north of the house with a drive approach along 7th Street. Staff believes there is no reasonable alternative and supports the request, subject to it being constructed in general conformance with the attached site sketch prepared by staff.

III. STAFF RECOMMENDATION

Staff recommends approval of the request subject to the following conditions:

1. The driveway shall be constructed in conformance with the site sketch prepared by staff.

2. All construction shall be in accordance with all Building and Fire Codes, with issuance of any necessary permit by the City's Permit & Development Center.

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AGENDA ITEM #3 **CAHP-2022-000098**

Applicant: Ben Ensor (owner).

Location: 739 20th Street (Sherman Hill Local Historic District).

Requested Action: Installation of a 3-foot-tall black metal fence and gate on the south side and rear yard.

I. GENERAL INFORMATION

1. **Site Description:** The subject property measures approximately 50 feet by 130 feet, approximately 6,500 square feet. It contains a 1½-story house built circa 1940 according to the Polk County Assessor webpage. It is located on the west side of 19th Street approximately 100 feet south of the intersection of Crocker Street and 19th Street.

2. **Sanborn Maps:** N/A.

3. **Relevant COA History:** On November 20, 2019, the Commission conditionally approved COA 20-2020-5.31 allowing the relocation of the house from 2900 University Avenue to the subject property.

   On May 20, 2020, the Commission conditionally approved COA 20-2020-5.47 allowing new sidewalk construction, installation of skylights, and replacement windows, doors, and a garage subject to staff review & approval.

II. APPLICABLE DESIGN GUIDELINES

1. **Fence Design Guidelines:**

   a. Four to six feet in height is typical for long stretches of land.
   b. Two to three feet in height is appropriate for smaller areas. Guardrails from widow's walks have been used as front yard fences.
   c. Small wire fences with rounded top edges were typically used with smaller houses.
   d. Members of these fences should be of substantial thickness (not thin).
   e. Simple designs should be used with simplistic houses and more elaborate designs should be used for more elaborate houses. Catalogs can be found through iron manufacturers
   f. Metal fences usually come in four to ten-foot segments that are to be attached to metal posts or masonry pillars.
   g. The rear yard fence, both open and solid, should be a maximum of six feet in height.

h. The fence should step along a grade change at intervals set by the length between posts (rather than at variable lengths or with a continuously straight top edge).
i. The post and rail side should be facing the homeowner's yard while the picket side should face the street, neighbor or alley.
j. Posts are typically built with four equal sides with a base and a cap and are slightly taller than the pickets. Six-to-12-inch squares are common for a prominent post. The minimum width should be the height of the post in feet translated to the equivalent width in inches, e.g., if the post is four feet tall, the width should be at least four inches wide.
k. Pickets should be 3/4 to one inch thick and one to six inches wide (if wider pickets are used, a pattern should be cut into the center of the boards to minimize the wide appearance).
l. Most fences are made of three elements: post, rail and picket. The rail is typically the only horizontal element. The rails should be placed between or on the back side of the posts not the front.
m. The tops of most pickets should be cut to some design. "Dog-eared" fences are acceptable in rear yards only.
n. The spacing between posts should be approximately 4 to 14 feet, depending on the design.
o. Posts are a very important visual part of a fence and should not be hidden by the pickets.
p. When privacy is a concern, the boards may be spaced closer together, however, it is encouraged to keep the height of the fence as low as possible and to provide at least the thickness of a board (3/4 to one inch) between the pickets.

The applicant is proposing a 3-foot-tall black metal fence along the front and south property lines. The proposed fence would extend the full width of the property along the front yard and along the eastern portion of the south property line, concluding approximately 80 feet from the front property line approximately in the location of a potential future garage. Within that perimeter, the applicant proposes to add one eight-foot-wide double gate along the front. The applicant submitted a site plan with a description indicating two options for the design of the fence; a Montage Classic fence design with pickets that extend beyond the top cross railing of the fence, or a Majestic Steel fence, with pickets that end at the top railing. Staff does not support the use of the Majestic Steel design and recommends approval of the use of the Montage Classic design fence.

III. STAFF RECOMMENDATION

Staff recommends approval of the requested Certificate of Appropriateness subject to the condition that the applicant use the 3-rail Black Montage Classic fence design.

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AGENDA ITEM #4 **CAHP-2022-000096**

Applicant: Renee Crouch (owner).

Location: 1926 Arlington Avenue (River Bend Local Historic District).

Requested Action: Construct a new 12-foot by 12-foot deck and second floor egress stairwell in the rear yard.

I. GENERAL INFORMATION

1. **Site Description:** The site is an irregularly shaped lot, approximately 5,930 square feet in size with approximately 50 feet of street frontage. The site contains a 2-story multi-family residence built circa 1896 according to the Polk County Assessor webpage. It is located on the south side of Arlington Avenue, approximately 300 feet north of the intersection of Arlington Avenue and Franklin Avenue.

2. **Sanborn Maps:** No Sanborn mapping available for this property.

3. **Relevant COA History:** No past COAs.

II. APPLICABLE DESIGN GUIDELINES

1. **Architectural Guidelines for New Construction: (Decks)**

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 new deck and egress stairwell on the rear of the house. Both the deck and stairwell would be built out of AC2 Treated lumber with a railing/balustrade design that includes a top and bottom rail with balusters attached directly to the railings. The proposed location of the deck is within a carved-out portion of the rear façade of the house and is minimally visible from Arlington Avenue.

III. STAFF RECOMMENDATION

Staff recommends approval of the requested Certificate of Appropriateness subject to Compliance with the Building Code with issuance of all necessary permits by the City's Permit and Development Center.

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AGENDA ITEM #5	**CAHP-2022-000074**

Applicant: Wallace House Foundation (owner) represented by Caroline Schoonover and Ann Taylor (applicant/manager).

Location: 756 16th Street (Sherman Hill Historic District).

Requested Action: ~~A) Replace flat roof with rubber membrane.~~ *(approved at the September 21, 2022 HPC meeting)*

~~B) Replace hipped roof with cedar shake.~~ *(approved at the September 21, 2022 HPC meeting)*

C) Add or relocate aluminum gutters and downspouts on north and southwest sides of the house.

D) Replace HVAC system, with relocation of one condenser and associated wiring from roof to ground.

~~E) Repair deck posts, railings, and floorboards. Replacements of decking and/or floor joists with treated and stained wood as needed.~~ *(approved at the September 21, 2022 HPC meeting)*

Item 5 is continued from the September 21, 2022 Commission meeting.

I. GENERAL INFORMATION

1. **Site Description:** The subject property is a rectangular lot and measures 54 feet by 125 feet. It contains a 2-story, 3,735-square-foot dwelling built circa 1883 according to the Polk County Assessor's webpage and an approximately 1,000-square-foot surface parking lot at the rear of the property The house is used as a restaurant, office, museum, and for related special events.

2. **Sanborn Map:** The 1901, 1920, 1950 & 1957 maps show generally the house as it exists today. A former outbuilding at the rear of the property (northwestern corner) has been removed and a small surface parking lot is now situated from the south corner most of the western property line.

3. **Relevant COA History:** On September 21, 2022, the Commission conditionally approved CAHP-2022-000074 (Parts A, B, and E) allowing replacement of a flat roof with rubber membrane, replacement of a hipped roof with cedar shake, and repair deck posts, railings, and floorboards and replacements of decking and/or floor joists with treated and stained wood as needed.

   On November 15, 2006, the Commission approved COA 20-2007-5.21 allowing the construction of a sign. On April 16, 2008, the Commission approved COA 20-2008-

5.40 allowing the construction of a wood fence in the rear yard. On February 20, 2013, the Commission approved COA 20-2013-5.22 allowing relocation of the rear door (south façade) to the east of the existing location, installation of a kitchen hood exhaust vent on the rear (west) façade, and repair/replacement of the parking lot as needed.

II. APPLICABLE DESIGN GUIDELINES

1. Architectural Guidelines for Building Rehabilitation (roof and gutter system):

a. Original roof material should be retained and repaired. This is especially important if the roof is a permanent material like slate or tile.
b. Original 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. Built-in gutters and other original drainage provisions such as wood gutters should be repaired and retained.
e. 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.
f. 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.
g. Downspouts should be run vertically. Diagonals crossing roof planes and walls should be avoided.

The applicant is proposing to update and expand the existing k-style gutter system. Downspouts are proposed to be added on the Center Street facade (north) of the dwelling and existing downspouts on the southwestern facades would be relocated. All updates would be done to lessen the impact of water output on the dwelling's foundation. The applicant has indicated that the system as currently constructed is insufficient and is causing damage to the roofing system, siding, and foundation. The applicant is willing to paint the gutter system as determined by the Commission to minimize the impact of any expansion of the system. Staff is generally supportive of the request so long as the existing and expanded gutter system is painted to match or coordinate with the paint scheme of the house. Staff will additionally seek the Commission's input at the meeting.

2. Architectural Guidelines for Residential Building Rehabilitation (mechanical equipment):

a) Skylights, roof windows, wind generators, and radio and TV reception equipment, and other mechanical equipment should be positioned to go unnoticed when the building is viewed from the street side(s). They should be set back as far as possible from the front facade.

b) Air conditioners should not be put in the windows of any primary façade.

The applicant is proposing to replace and relocate an existing HVAC system installed prior to 1993. The current location of the condenser on the flat roof of the two-story dwelling impedes efficient operation. The applicant is proposing to relocate the condenser to the ground on the north façade of the dwelling. It would be placed near the current location of the first-floor system condenser. Both units would be located within a fenced area and be out of public view. The HVAC unit on the roof of the one-story kitchen would not be replaced or relocated at this time.

The applicant has indicated a willingness to install any new and additional wiring for the relocated unit along trim boards in an inside or outside corner of the façade and utilize cover-up material that can be painted to match the façade location. Staff is generally supportive of the proposed request so long as any relocated and additional mechanical equipment is installed to be covered and painted or to minimize visual impact to the greatest extent possible.

III. STAFF RECOMMENDATION

Part C) Staff recommends approval of the addition and/or relocation of aluminum k-style gutters and downspouts on the north and southwest sides of the house so long as the existing and expanded gutter system is painted to match or coordinate with the paint scheme of the house.

Part D) Staff recommends approval of replacement of the existing HVAC system subject to the following conditions:

1. Any mechanical equipment wiring installed should be covered to the greatest extent possible with a paintable material.

2. Any mechanical equipment wiring installed should be integrated into the trim or downspouts to minimize visual impact to the greatest extent possible.

3. Compliance with the building code and obtainment of all necessary permits for construction.

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AGENDA ITEM #6 **CAHP-2022-000079**

Applicant: Devan Moylan.

Location: 1917 Center Street (Sherman Hill Historic District).

Requested Action: A) Relocate house (Wesley House) from 2718 University Avenue to the property and construct a new foundation.

B) Construct a front porch on relocated house.

C) Construct a connector addition and carriage house on the rear of the relocated house.

D) Construct a driveway, brick patio and walkways.

E) Construct a wood privacy fence and metal fence.

Item 6 is continued from the September 21, 2022 Commission meeting. The following report and recommendation have been modified based on the design revisions provided by the applicant.

I. GENERAL INFORMATION

1. **Site Description:** The subject property is vacant and measures 59.72 feet by 100 feet (5,972 square feet). It is located on the north side of Center Street to the east of the 20th Street intersection. The Polk County Assessor webpage indicates that the property contained a house that was demolished in 1995.

2. **Sanborn Map:** The 1901 map shows a 1½-story house on the subject property. The 1920 and 1957 maps show a 2-story house. The primary footprint shown on the latter two maps matches the footprint from 1901. It appears that the house was added onto and not replaced during this timeframe.

3. **Relevant COA History:** On September 16, 2020, the Commission conditionally approved COA 20-2021-5.17 allowing relocation of a house from 2915 Brattleboro Avenue to 1917 Center Street. On March 17, 2021, the Commission conditionally approved COA 20-2021-5.23 allowing the construction of a new house, detached garage and site improvements. On August 18, 2021, the Commission conditionally approved COA 20-2021-5.32 allowing the use of Fypon in high-moisture areas, addition of exterior detailing and use of alternate material for wood windows as reviewed and approved by staff.

4. **Additional Information:** The design standards in Chapter 135 of the Municipal Code apply to properties within Local Historic Districts, but can be waived if they conflict with requirements of the Historic Preservation Commission or State Historic Preservation Office.

   According to Chapter 135, the required setback for this property as proposed would be 25 feet in the rear yard when interpreting the attached connector addition and carriage house as one primary structure. The applicant will be required to provide tree canopy coverage and street trees per Chapter 135 standards. This project also brings into question building coverage and imperious area maximums. The applicable site maximums for the subject property are 45% of the property can be occupied by buildings, 65% of the property can be covered by impervious area (includes buildings), and an additional 20% of the property can be covered by semi-pervious area. Applicant will need to provide calculations to show they are meeting design requirements.

II. APPLICABLE DESIGN GUIDELINES

1. **Architectural Guidelines for Building Rehabilitation (moving buildings – the siting):**

   a. The historic orientation, immediate setting and general environment of the moved structure should be reestablished on the new site.
   b. Infill buildings should be placed on a brick-faced or stone-faced foundation and the foundation should be exposed similarly to that of other buildings on the street.
   c. The moved structure should be sited similarly to other buildings on the block with similar setbacks and side yards.

   The Wesley House was originally located on a corner lot at Carpenter and 28th Street before being relocated to its current location at 2718 University Avenue, another corner lot. The side gable and ornate stairway window faced 28th street in its original location, faces a street in its current location, and will face a street (19th Place) in its proposed location at 1917 Center Street.

   The relocated house location matches the 12-foot setback of the surrounding houses and has similar side yards (with the exception of the west side yard) and rear yards. Unlike the adjacent homes, the relocated house is not centered in its lot, and is instead located to the east side of the lot to accommodate landscape amenities.

2. Architectural Guidelines for Building Rehabilitation (moving buildings – style):

a. A building should only be moved into a historic district when it can be successfully incorporated into the district. A building should not be moved into a district merely because it is over 50 years old or of a unique architectural style.

b. Buildings moved into a district should generally conform to the mass, architectural style, height, materials and age of other buildings in the district.

c. Original porches, chimneys or architectural features that were removed when a building was moved should be restored when the building is at its new location.

d. Rehabilitation, additions or new work should conform to the applicable guidelines in this document and to current City codes.

Staff feels the Wesley House generally conforms to the mass, architectural style, height, materials and age of other buildings in the district. This will be the 6th house in recent years to be moved into the district from the Drake area. It is the only relocated house on this portion of the block (note a relocated house is located directly north of this property).

The applicant proposes to restore the porch to its original state. The current porch runs along the northwest half of the house and there is evidence that the porch has been significantly modified from its original design with enclosure and expansion. The proposed porch would be of wood construction and would be an open porch style original to the home.

Rehabilitation of the moved house includes removal of additions added to the house and construction of a new front porch to match the original that was lost to modifications over the years. Additionally window sill repair, siding repair, and roof repairs will be conducted as necessary. Full extent of necessary repairs will not be known until after house is moved. The applicant intends to repair with materials that match the original relocated house. Historic windows will be retained and rehabbed.

3. Architectural Guidelines for New Construction (materials):

a. The amount of exposed foundation should be typically 12-18" or greater depending on the other similar original buildings in the neighborhood, compatibility with building style, adjacent buildings and site characteristics.

b. Light wells should be constructed of brick or concrete.

The applicant proposes to construct a large window well on the west side of the relocated structure. Staff recommends the lightwell be constructed of brick or concrete per design guidelines.

A new foundation will be constructed for the relocated house and applicant proposes to finish with a cementitious parge coat.

4. Architectural Guidelines for Building Rehabilitation (additions) and Architectural Guidelines for New Construction (outbuildings):

a. When constructing a new addition minimal change should be made to the exterior of the existing original building and the overall integrity of the original design should be maintained.

b. New stories which change the exterior profile of the building should not be added, except on flat roofed buildings where it does not adversely affect the overall integrity when viewed from the street and is set back from the wall plane on all sides so that it is clearly a new addition and subordinate to the original.

c. Additions to historic buildings should have foundations that match the material of the original foundation, or are of concrete masonry units faced with brick.

d. Brick used on new foundations should be either reclaimed old brick or new brick which matches in size, color, and texture the brick used on other original foundations in the neighborhood.

e. The amount of foundation exposed should match that of the building being added to or be a minimum 12-18" in cases where appropriate.

f. Where materials of the existing and of the addition come together, a recess can effectively separate the two.

g. Lap siding should be narrow wood boards or wood shingles. Masonite is an acceptable substitute for lap siding on additions that are not primary facades.

h. Materials used should be the same as those available at the time the original building was built and should either match or be compatible with the original.

i. Additions should be placed on the sides or at the backs of buildings and should be clearly defined as additions.

j. Additions should be set back from the wall plane of the existing structure so the shape of the original is clearly understood.

k. Additions should not exceed the height or bulk of the original building

l. Additions should have a floor-to- floor height the same as the original building.

m. Additions should have a roof pitch compatible with the building proper.

n. The roofs of additions should not interfere with the original roof form by changing its basic shape.

o. The roof of an addition should be lower in height than the main roof of the existing buildings.

p. Additions should be placed on the sides or at the backs of buildings and should be clearly defined as additions.

q. The size and proportion of windows in the addition should be similar to those of the original building.

r. Horizontal windows, small windows, and modern picture windows should not be used where vertically oriented and larger windows are used on the original.

s. Large areas of unbroken exterior wall surface are not appropriate on additions.

a. New outbuildings should be set along the alley or as close to the alley as current city codes will allow.

b. The Sanborn maps should be consulted to determine the historical placement of outbuildings before considering any new construction.

c. Garages which are part of new construction should be located in a position relative to the main building which is the same as other original garages and outbuildings in the historic district.

d. The typical pattern of outbuildings historically established in the neighborhood should be continued in any new construction.

e. Additional curb cuts should be kept to a minimum and whenever possible avoided.

f. A new garage or outbuilding should relate well to the principal structure in material. Brick, narrow lap siding or board and batten may be appropriate.

g. Masonite and other artificial siding may be an acceptable substitute for clapboard if the wall is detailed in a manner similar to original siding.

h. Overhead panel doors or upward-acting doors may be used in a new outbuilding. Double garages should have two single doors rather than one double-wide door.

i. New outbuildings should use a window pattern which follows that of the primary structure.

j. The new outbuilding should not attempt to mimic the house or look like a barn or other non-original building.

k. New outbuildings should be subordinate to the primary building.

l. New outbuildings should be simple in design while incorporating traditional elements of scale, roof form, and materials.

m. The height should typically be 1 to 1½-stories with a 10’ floor-to-ceiling height.

n. The roof form of an outbuilding should be similar to the roof form of the principal structure. The pitch of a gable roof should typically be no less than 6:12.

The applicant proposes to construct a 1½-story carriage house and a 19-foot by 20-foot flat roof addition to the back of the house that would connect the new carriage house to the relocated house. Attached garages do not represent the typical historic pattern of development in the Sherman Hill District.

In 2011, the Commission approved the construction of a 10-foot by 10-foot addition that would connect the house at 716 19th Street to a garage that had been previously approved but not constructed. The following was listed as the rationale for that decision:

> *The addition would be sided with a significant amount of glass and its roof would be incorporated with a roof over the adjoining deck. This would give the addition the appearance that it was an enclosed portion of a rear porch. The connection to the second floor of the garage would allow the applicant to expand their living space without constructing a substantial addition to the house. The addition would impact significantly less historic material on the house than would a full addition. In general, the walkway would not be visible from the street or the alley.*
>
> *This is a design solution that is unique to this situation and is not supported universally for use in the Sherman Hill District.*

The 19-foot by 20-foot connector addition is a 1-story structure sited on center with an adjacent circular plaza and fountain. Based on feedback from the Commission and Staff, the footprint of the connector addition has been modified to increase setback on the side visible from 19th Place, increasing the offset from 2-foot to 4-foot. The connector addition has been modified based on feedback to be more transparent as well. The roof line of the connector addition has also been revised based on feedback, and is now a flat roof (previously it was a low-slope roof with skylights). Both facades of the connector addition are now primarily glass (previously it was a mix of windows and solid wall with lap siding). The size of the connector addition has changed from 19-foot by 22-foot to 19-foot by 20 feet.

The proposed carriage house is located north of the addition and has a 12:12 sloped asphalt shingled roof with skylights. Proposed cladding is fiber cement lap siding. The carriage house has (2) single overhead doors on the east façade (street-facing) and a set of double doors on the west facade. There is a man-door on both the east and west facades. Staff is seeking Commission input on the appropriateness of the man-door on the east facade. The second floor contains a guest room with restroom. Building code requires an egress window in the second story of the carriage house. The previous design proposed a 26-foot by 26-foot carriage house. The revised design proposes an approximately 26-foot 4-inch by 27-foot 6-inch carriage house, which is a small increase in size.

Staff is supportive of the revisions to the connector addition and carriage house.

Aluminum clad windows are proposed for the carriage house. Commission has allowed aluminum clad windows in new construction in Sherman Hill before. Commission opinion on windows for new construction is requested.

5. Architectural Guidelines for Building Rehabilitation (roofs):

a. Skylights, roof windows, wind generators, and radio and TV reception equipment, and other mechanical equipment should be positioned to go unnoticed when the building is viewed from the street side(s). They should be set back as far as possible from the front facade.
b. Skylights and roof window frames should be of the trimmest possible profile and should extend no more than 6" above the roof plane and be finished to blend with the roof.
c. The plexiglass bubble type of skylight is not permitted in Historic Districts.

In the previous design, the applicant proposed to use (12) skylights on the project, and the current design proposes (8) skylights. The architectural renderings indicate that (2) of the proposed skylights located in the roof of the relocated house may be partially visible upon approach along Center Street as you travel east to west. Staff supports the use of the skylights as proposed with the exception of the (2) skylights potentially visible from Center Street. Staff seeks the Commission's input on those (2) skylights and their appropriateness.

6. Architectural Guidelines Building Rehabilitation (site):

a. Patios should be located at the side, well set back from the front of the building, or at the back of the building and should be well screened from view.
b. Sidewalks on private property should be of the same material, pattern and texture which are recommended for public walks: brick and concrete. In addition; flagstone may be appropriate.

Staff supports the applicant's proposal to construct a brick patio, brick walkways and fountain to the west of the relocated house, addition and carriage house.

7. Fence Design Guidelines:

a. The rear yard fence, both open and solid, should be a maximum of six feet in height.

b. The fence should step along a grade change at intervals set by the length between posts (rather than at variable lengths or with a continuously straight top edge).
c. Four to six feet in height for metal fencing is typical for long stretches of land.
d. Two to three feet in height for metal fencing is appropriate for smaller areas. Guardrails from widow's walks have been used as front yard fences.
e. Simple designs should be used with simplistic houses and more elaborate designs should be used for more elaborate houses. Catalogs can be found through iron manufacturers.
f. Metal fences usually come in four to ten-foot segments that are to be attached to metal posts or masonry pillars.
g. The post and rail side should be facing the homeowner’s yard while the picket side should face the street, neighbor, or alley.
h. Posts are typically built with four equal sides with a base and a cap, and are slightly taller than the pickets. Six to 12 inch squares are common for a prominent post. The minimum width should be the height of the post in feet translated to the equivalent width in inches, e.g., if the post is four feet tall, the width should be at least four inches wide.
i. Pickets should be 3/4 to one inch thick and one to six inches wide (if wider pickets are used, a pattern should be cut into the center of the boards to minimize the wide appearance).
j. Most fences are made of three elements: post, rail and picket. The rail is typically the only horizontal element. The rails should be placed between or on the back side of the posts not the front.
k. The tops of most pickets should be cut to some design. “Dog-eared” fences are acceptable in rear yards only.
l. The spacing between posts should be approximately 4 to 14 feet, depending on the design.
m. Posts are a very important visual part of a fence and should not be hidden by the pickets.
n. When privacy is a concern, the boards may be spaced closer together, however, it is encouraged to keep the height of the fence as low as possible and to provide at least the thickness of a board (3/4 to one inch) between the pickets.

Applicant proposes to construct a 6-foot tall, wood privacy fence in the back yard and a 4-foot tall black metal fence in the front yard. Front yard fence shall have a gate to the back yard. Metal fence in front yard shall be of a historical style that has pointed pickets that extend above the top rail.

III. STAFF RECOMMENDATION

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

1. Review and approval of the final addition and carriage house design and final material selections by the Planning & Urban Design Administrator.

2. Metal fencing shall be of a historical style that has pointed pickets that extend above the top rail.

3. The fence shall be constructed in accordance with a fence permit as issued by the City's Permit and Development Center.

4. Commission input on location of man-door on east side of garage facing 19th Place.

5. Asphalt shingles shall be dark in color and consistent throughout the project.

6. Lightwell shall be constructed of brick or concrete per design guidelines.

7. Commission input on the (2) skylights potentially visible at an angle from Center Street. Review and approval of skylight product and design by the Planning & Urban Design Administrator.

8. Commission input on use of aluminum clad windows in new construction (addition and carriage house). Review and approval of window product and design by the Planning & Urban Design Administrator.

9. All construction shall be in accordance with all Building and Fire Codes, with issuance of any necessary permit by the City's Permit & Development Center.

CITY OF DES MOINES HISTORIC PRESERVATION COMMISSION
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Wednesday, October 19, 2022

AGENDA ITEM #7 **CAHP-2022-000080**

Applicant: Phil Lockwood.

Location: 649 20th Street (Sherman Hill Historic District).

Requested Action: ~~A) Replace porch floors, posts, balustrade, steps, and lattice for both front porches.~~ *(approved at the September 21, 2022 HPC meeting)*

B) Rebuild wood back deck.

C) Install a new ~~6-foot tall wood privacy~~ metal fence in back yard.

D) Construct a new ~~40-foot by 36-foot~~ 51-foot x 26-foot garage and driveway.

E) Construct ~~a new concrete patio and~~ new concrete walkways.

Item 7 is continued from the September 21, 2022 Commission meeting. The following report and recommendation have been modified based on the design revisions provided by the applicant.

I. GENERAL INFORMATION

1. **Site Description:** The subject property measures 120 feet by 125 feet and contains a 2½-story double house built circa 1883 according to the Polk County Assessor's webpage. It is located on the east side of 20th Street to the north of Woodland Avenue.

2. **Sanborn Map:** The 1901 map shows the property as being vacant. The 1920 map shows a building footprint that generally matches the existing building. In addition, it shows a 1 story wood frame garage along the rear property line.

3. **Relevant COA History:** This property has had several COAs issued under different ownership.

   COA 20-2019-5.38 – May 5, 2019 – Aaron Todd and Aaron Steil

   On May 15, 2019, the Commission conditionally approved COA 20-2019-5.38. This COA was valid until May 15, 2020. The following language is from the COA.

   SUBJECT OF THE REQUEST:
   A) Construction of an addition that includes a 3-car garage.
   B) Installation of concrete driveways.
   C) Construction of an in-ground swimming pool and concrete patios.
   D) Construction of a limestone retaining wall around portions of the swimming pool area.
   E) Reconstruction of a brick walk located along the north edge of the building.
   F) Removal of the existing chain-link fence.
   G) Construction of a wood privacy fence.

   COA 20-2021-5.04 – July 15, 2020 – Matt Walstrom

   On July 15, 2020, the Commission conditionally approved COA 20-2021-5.04. This COA was valid until July 15, 2021. The following language is from the COA.

   SUBJECT OF THE REQUEST:
   A) Construction of a two-car garage that would attach to a previously approved addition.
   B) Construction of a concrete patio between the double-house and the proposed garage with a wood privacy fence along the southern perimeter of the patio.
   C) Construction of a landing and stairs on the rear wall of the double-house.

   CAHP-2022-000080, Part A – September 21, 2022 – Phil Lockwood

   A) Replace porch floors, posts, balustrade, steps, and lattice for both front porches.

II. APPLICABLE DESIGN GUIDELINES

1. Architectural Guidelines Building Rehabilitation (decks):

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 proposes to rebuild the wood deck at the rear of the house as indicated on the submitted plans. The existing deck is 34-foot by 16-foot. The revised deck design is 34-foot by 13-foot, which is three feet longer than the previous deck design submitted for review. The original design intent was to maintain the (2) separate staircases along the east edge of the deck representative of the home's original double house style, however, due to the location of the revised garage the impact of the double entry deck feature is significantly impacted. Staff supports a decision to abandon this design concept and orient the deck based on the revised design conditions and allow circulation to flow more naturally. Wood lattice is proposed as deck skirting.

2. Architectural Guidelines for New Construction (outbuildings):

a. New outbuildings should be set along the alley or as close to the alley as current city codes will allow.
b. The Sanborn maps should be consulted to determine the historical placement of outbuildings before considering any new construction.
c. Curb cuts should **not** be created where the alley pattern exists except where there is no other acceptable alternative for the continued functioning of the site.
d. The typical pattern of outbuildings historically established in the neighborhood should be continued in any new construction.
e. Additional curb cuts should be kept to a minimum and whenever possible avoided.
f. Double wide curb cuts and double wide driveways should **not** be created.
g. New outbuildings should be subordinate to the primary building.
h. New outbuildings should be simple in design while incorporating traditional elements of scale, roof form, and material.
i. The height should typically be 1 to 1½ stories with a 10' floor-to-ceiling height.
j. The roof form of an outbuilding should be similar to the roof form of the principal structure. The pitch of a gable roof should typically be no less than 6:12.

k. A new garage or outbuilding should relate well to the principal structure in material. Brick, narrow lap siding or board and batten may be appropriate.

l. Masonite and other artificial siding may be an acceptable substitute for clapboard if the wall is detailed in a manner similar to original siding.

m. Prefabricated metal outbuildings are **not** permitted.

n. The new outbuilding should **not** attempt to mimic the house or look like a barn or other non-original building.

o. New outbuildings should use a window pattern which follows that of the primary structure. Codes limiting window openings within 3' of the lot line and/or within 6' of other buildings must be satisfied.

p. Overhead panel doors or upward-acting doors may be used in a new outbuilding. Two car garages should have two single doors rather than a double wide door to avoid a strong horizontal orientation.

The Sanborn maps from 1920-1957 indicate a 1-story wood frame garage building located centered on the east edge of the property, up against the alley. The original garage was demolished at an unknown date. The existing house is a brick double house that is being converted into a single-family residence, while maintaining the exterior appearance of the double house design.

Based on feedback from the Commission and Staff, the applicant has revised the garage design and location. The revised garage design has been narrowed in form and reduced in height and is now 51-foot by 26-foot with 4 single overhead doors facing the alley (compared to the previous garage design of a 1½-story, 3-stall garage, 36-foot x 40-foot), and one single garage door facing 20th Street. Staff seeks Commission input on garage door facing 20th Street. The garage height is 15-foot. The revised garage location is mostly behind the house, minimizing its visibility from 20th Street. A minimum of 5-feet between the building and the alley satisfies the building code requirements of a 1 hour fire rating for the garage, meaning the east wall of the garage will not require fire ratings. The proposed garage will be clad in lap siding. Lighting has been included along the exterior of the garage.

Drive access to the garage is from the alley between 20th and 21st Street. The applicant's intent with the garage is to create opportunity for a future pool house as a part of the garage. Future site development plans (slated for 2023/2024) include a pool in the open green space north of the house and garage.

The design guidelines state that the massing of new outbuildings should be subordinate to the primary building, which staff feels this design achieves, especially after the design revisions proposed in this submittal. Additionally, the property is larger than typical lots in Sherman Hill and therefore can accommodate a larger garage. While the footprint of the garage is large, the

proposed design revisions orient the structure in the desired fashion along the alley, minimize height and minimize views of the garage from 20th Street with placement behind the existing house structure. The length of the revised design is reminiscent of garages historically constructed for apartment buildings in Sherman Hill. Staff is supportive of the revised garage design.

4. Fence Design Guidelines:

a. The fence should step along a grade change at intervals set by the length between posts (rather than at variable lengths or with a continuously straight top edge).

b. Four to six feet in height for metal fencing is typical for long stretches of land.

c. Two to three feet in height for metal fencing is appropriate for smaller areas. Guardrails from widow's walks have been used as front yard fences.

d. Simple designs should be used with simplistic houses and more elaborate designs should be used for more elaborate houses. Catalogs can be found through iron manufacturers.

e. Metal fences usually come in four to ten-foot segments that are to be attached to metal posts or masonry pillars.

Staff supports applicant's proposal to construct a 6-foot tall black metal fence in the back yard along the east and south property lines. Metal fence shall be of a historical style that has pointed pickets that extend above the top rail.

5. Architectural Guidelines Building Rehabilitation (site):

a. Garage entries should not be set further forward than the house proper and should not face the street unless original or well set back.

b. Sidewalks on private property should be of the same material, pattern and texture which are recommended for public walks: brick and concrete. In addition; flagstone may be appropriate.

c. If over 4-foot in width, private concrete walks should be subdivided into equal widths in the same manner as public walks.

The applicant proposes concrete walk connections from the front of the house to the garage and deck. Concrete walks shall be subdivided into equal widths if 4-foot or wider.

III. STAFF RECOMMENDATION

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

1. The railing/balustrade for the deck and steps shall have a top and bottom rail. Balusters shall not be directly attached to stringers or joints.

2. Final design of the proposed deck to be reviewed and approved by the Planning & Urban Design Administrator.

3. The fence shall step along grade changes at intervals set by the length between posts rather than at variable lengths or with a continuously straight top edge. Fence shall be of a historical style that has pointed pickets that extend above the top rail.

4. The fence shall be constructed in accordance with a fence permit as issued by the City's Permit and Development Center.

5. Concrete walks shall be subdivided into equal widths if it is 4-foot or wider.

6. Final design of the proposed garage to be reviewed and approved by the Planning & Urban Design Administrator.

7. Commission input on garage door facing 20th Street.

8. All construction shall be in accordance with all Building and Fire Codes, with issuance of any necessary permit by the City's Permit & Development Center.

CITY OF DES MOINES HISTORIC PRESERVATION COMMISSION
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AGENDA ITEM #8	**CAHP-2022-000084**

Applicant: Pleasant 18th Street LLC (owner) represented by Anthony Walker (agent).

Location: 1801 Pleasant Street (Sherman Hill Local Historic District).

Requested Action: Replace existing beadboard on rear of building with new beadboard.

I. GENERAL INFORMATION

1. **Site Description:** The subject property measures 60 feet by 80 feet and contains a 3-story brick apartment building known as Pleasant Apartments. The building was built circa 1913 according to the Polk County Assessor webpage.

2. **Sanborn Map:** The 1920 and 1957 maps show the footprint of the existing apartment building. The 1901 map shows the footprint of a 1½-story house that was demolished prior to the apartment building being constructed.

3. **Relevant COA History:** On October 18, 2017, the Commission conditionally approved COA 20-2018-5.13 allowing the replacement of the landing and steps on the rear façade of the building.

   On October 17, 2018, the Commission conditionally approved COA 20-2019-5.14 allowing the reconstruction of the front porch, replacement of the front door and associated light fixtures, and replacement of sidewalk as necessary.

II. APPLICABLE DESIGN GUIDELINES

1. **Architectural Guidelines for Building Rehabilitation (rear exit porch siding):**

   a. Artificial and cover –up siding should be removed and the original siding restored.
   b. Resurfacing the sides of a building with other than original materials such as stone or brick veneer, cedar shakes, asbestos and asphalt shingles, Masonite, aluminum, steel, vinyl or diagonal wood or wide board lap siding is not permitted.
   c. Gable ends, back porches, lean-tos and other small original structures should be resurfaced in material that is the same as the original material.
   d. Lap siding, wood shingles, brick or stucco matching the original in texture, size and material should be used when doing repair work.
   e. 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.

f. Any original architectural metals such as cast iron, steel, pressed tin, aluminum or zinc should be retained, cleaned and kept from deterioration.
g. Any enclosure or screening should be built behind or between columns and posts and behind balusters in order to retain and keep visible the design elements. Enclosures more permanent than screen should include a large amount of glass window or door area to retain the quality of openness.
h. Second or third-story sun porches or balconies, original to the design, should be retained and restored. Doors leading out to these should also be retained.
i. Exit stairs from upper level apartments should be accommodated within the existing building or within a sensitively placed addition at the back or side (not a primary facade) of an existing building.
j. Exterior exit stairs should be placed where least visible, set as far back as possible from any side facing the street, and run parallel to and against the wall of the building.
k. The stair should take the most compact form. A metal stair or metal spiral stair, when permitted, is a very good solution on most historic structures.
l. Horizontal exit balconies leading to and exit stair should be used as a means of avoiding highly visible or awkwardly located stairs.
m. A wooden exit stair located on the exterior should have a visually light rail designed to be compatible with other balustrade or rail elements on the building rather than a heavy rail constructed of 2'x4's. Individual balusters should be spaced at a maximum of 6" on center and positioned vertically.

The requested COA was submitted in response to a Rental Certificate renewal inspection write-up; it is noted that additional issues may require future COA requests. The applicant is proposing to replace the existing siding on the rear exit porches. The existing siding appears to be a mix of beadboard-style siding and board and batten-style siding. Staff generally supports the request so long as the replacement material is sufficient to meet Building Code requirements and generally matches the existing material. Staff will additionally seek input from the Commission at the meeting.

III. STAFF RECOMMENDATION

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

1. Provision of additional information by the applicant including placement and installation of siding, use of trim, and proposed general finished appearance.

2. Review and approval of the finalized design and materials by the Planning Administrator prior to installation.

3. Compliance with all applicable Building Codes with issuance of all necessary permits by the Permit and Development Center.

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AGENDA ITEM #9	**CAHP-2022-000090**

Applicant: Paige Roth (owner) represented by Andy Lorentzen (applicant).

Location: 850 18th Street (Sherman Hill Historic District).

Requested Action: A) Install replacement windows.

B) Replace existing window with entry door on north elevation.

C) Replace spandrel glass with vision glass above front door.

D) Replace dark, tinted storefront glass with clear glass.

E) Enlarge window openings in front façade and replace with storefront system.

F) Enlarge window openings on north façade and install storefront system for future tenant entrance.

G) Paint exterior brick facades.

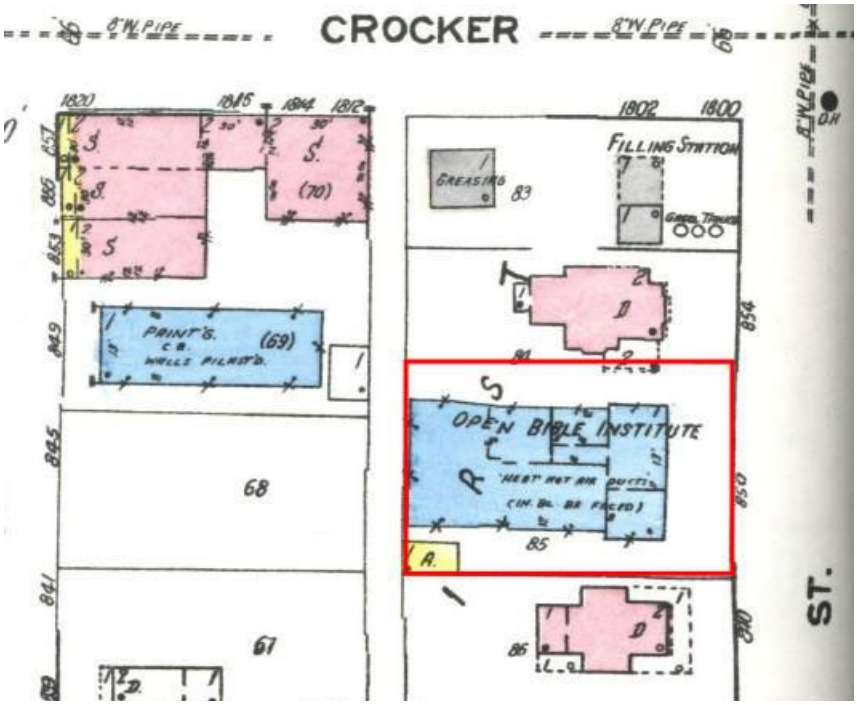
H) Install privacy fence and ornamental fence.

I. GENERAL INFORMATION

1. **Site Description:** The subject property measures 124 feet by 125 feet and contains a 1-story brick office building built circa 1938. There are brick friezes above 8 windows, including 4 on the east façade that serves as the primary entrance. The building was originally designed as a 2-story building and constructed as 1-story building. The building is bordered by a parking lot on the north and a brick single-family structure on the south. The low pitched roof building blends in well with its street of single-family dwellings and large brick apartment complexes. The building is considered a contributing structure in the Sherman Hill local historic district.

   The building was previously home to the International Brotherhood of Electrical Workers Local Union 347. The proposed use of the building is changing to a Chiropractic Clinic, requiring a rezone. The proposed rezoning of this property to RX-1 will be reviewed at the October 20, 2022 Planning and Zoning meeting.

2. **Sanborn Map:**



1957 Sanborn Map

3. **Relevant COA History:** This property has been granted several COAs for work such as the 1984 window replacement and brick repair and repointing in 2010.

4. **Additional Information:** The proposed change of use will trigger Chapter 135 site plan review. The design standards in Chapter 135 of the Municipal Code apply to properties within Local Historic Districts, but can be waived if they conflict with requirements of the Historic Preservation Commission or State Historic Preservation Office.

   As a part of the Site Plan Review, several items may be required that would also be subject to COA review. This includes a dumpster enclosure, fence frontage buffer and a medium side yard buffer. The applicant has noted the intent to store trash interior to the building and carry it out on trash day, therefore a dumpster enclosure is not included in this submittal. If a dumpster enclosure is required in the future, a follow-up COA will be required for design review and approval of the dumpster enclosure. Fencing that meets the requirement is the fence frontage buffer and the medium side yard buffer is included in this submittal.

   Signage shown on the Option 1 and Option 2 proposed elevations is preliminary. Future building signage is intended to fit within the existing building architecture and adhere to the requirements of Chapter 135. Final design to be reviewed and approved by the Planning & Urban Design Administrator.

II. APPLICABLE DESIGN GUIDELINES

1. Architectural Guidelines for Building Rehabilitation:

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.

The applicant is proposing to replace all windows with new windows that match the original window design. The existing building conditions show non-original replacement windows that were installed in 1984 for energy efficiency purposes. These replacement windows changed the style and configuration of the window, resulting in a loss of vision glass and several windows that were completely infilled. On the south elevation (9) window openings have been bricked in. The applicant proposes to open up all bricked in windows, as well as remove all other non-existing window infill modifications and replace with new windows designed to match the original window design. Staff supports the window replacement as proposed.

d. Every effort should be made to keep original doors, restoring as necessary.

e. The original size of all door and window openings should be restored and replacement windows should match the shape of the original openings.

f. Existing door and window openings should **not** be blocked down to accommodate stock sizes.

g. 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.

h. 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.

i. Non-original door or window openings should **not** be created on the front or other street sides.

The applicant has provided two design options for review. Both options propose new windows as previously discussed, as well as reuse of the existing front entrance metal door and sidelite with modifications that include removal of the

spandrel glass in the transom windows to be replaced with vision glass and replacement of all dark-tinted glass with clear glass. Option 1 proposes to enlarge the window openings to either side of the front entrance (on the east elevation) and replace the existing window with larger storefront windows. Additionally, Option 1 proposes to create a future tenant entrance on the north elevation that spans the width of (3) existing window openings and replaces them with a storefront system with double door, sidelites and transom windows. Option 2 proposes fewer changes in existing openings, and only proposes that a single window on the north elevation is removed and existing opening increased in size to accommodate a new double door with transom window above to accommodate a future tenant entrance. Staff is supportive of the approach in Option 2 as the new opening is to the side of the building as recommended by the design guidelines and it adheres to the original opening's width. Staff is supportive of the proposal to removal spandrel glass and replace dark-tinted glass with clear glass at the existing front entrance. Both Option 1 and Option 2 propose new lighting above the windows on the north façade which staff supports.

Option 1 proposes to paint the existing brick façade. Staff is not supportive of this approach and views painting of historic masonry as an 'alteration' to the structure and not ordinary maintenance and repair which is how painting is commonly viewed.

> *'Alteration' means any action to change, modify, reconstruct, remove or demolish any exterior features of an existing structure. For the purposes of this article, ordinary maintenance and repair to correct any deterioration, decay or damage to a structure and to restore the structure as nearly as practicable to its conditions prior to such deterioration, decay or damage are excluded from the definition of the term 'alteration,' provided such work does not involve a change in type of building materials. For the purposes of this article, changes made in the type and design of storm windows and in the color of the outer surfaces of a structure are considered to be ordinary maintenance and repair.*

Additionally, painting masonry that is intended to be able to breath and allow moisture to move through the brick is not a historic preservation best practice and can damage the brick façade. The Secretary of the Interior's Standards for Historic Rehabilitations state 'applying paint or other coating such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance' is not recommended. Staff is supportive of Option 2 that leaves the brick in its existing, unpainted condition.

j. The rear yard fence, both open and solid, should be a maximum of six feet in height.

k. The fence should step along a grade change at intervals set by the length between posts (rather than at variable lengths or with a continuously straight top edge).

l. Four to six feet in height for metal fencing is typical for long stretches of land.

m. Two to three feet in height for metal fencing is appropriate for smaller areas. Guardrails from widow's walks have been used as front yard fences.

n. Simple designs should be used with simplistic houses and more elaborate designs should be used for more elaborate houses. Catalogs can be found through iron manufacturers.

o. Metal fences usually come in four to ten-foot segments that are to be attached to metal posts or masonry pillars.

p. The post and rail side should be facing the homeowner’s yard while the picket side should face the street, neighbor, or alley.

q. Posts are typically built with four equal sides with a base and a cap, and are slightly taller than the pickets. Six to 12 inch squares are common for a prominent post. The minimum width should be the height of the post in feet translated to the equivalent width in inches, e.g., if the post is four feet tall, the width should be at least four inches wide.

r. Pickets should be 3/4 to one inch thick and one to six inches wide (if wider pickets are used, a pattern should be cut into the center of the boards to minimize the wide appearance).

s. Most fences are made of three elements: post, rail and picket. The rail is typically the only horizontal element. The rails should be placed between or on the back side of the posts not the front.

t. The tops of most pickets should be cut to some design. “Dog-eared” fences are acceptable in rear yards only.

u. The spacing between posts should be approximately 4 to 14 feet, depending on the design.

v. Posts are a very important visual part of a fence and should not be hidden by the pickets.

w. When privacy is a concern, the boards may be spaced closer together, however, it is encouraged to keep the height of the fence as low as possible and to provide at least the thickness of a board (3/4 to one inch) between the pickets.

The applicant is proposing a 3-foot tall black metal ornamental fence in the front yard as a part of the required fence frontage buffer and a 6-foot tall wood privacy fence along the southern edge of the property as a part of the medium side yard buffer. Staff is supportive of the proposed fence design and locations.

III. STAFF RECOMMENDATION

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

1. Use of Design Option 2 as presented by the applicant.

2. Unpainted masonry shall not be painted or coated.

3. Site plan compliance is required.

4. Review and approval of any signage by the Planning & Urban Design Administrator.

5. The fence shall be constructed in accordance with a fence permit as issued by the City's Permit and Development Center.

6. All construction shall be in accordance with all Building and Fire Codes, with issuance of any necessary permit by the City's Permit & Development Center.

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AGENDA ITEM #10	**CAHP-2022-000091**

Applicant: Tradition Home Builders, LLC (Owner) represented by Timothy Schutte.

Location: 672 19th Street (Sherman Hill Historic District).

Requested Action: A) Replace windows and restore previously removed windows.

B) Replace all stucco siding.

C) Remove coal chutes on north façade or drive along north side of the building.

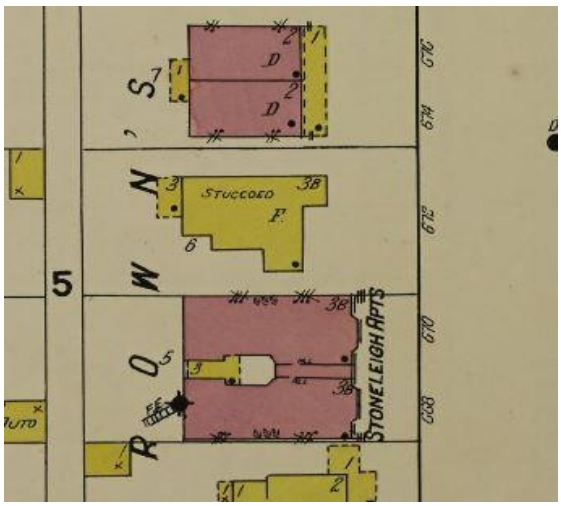
D) Remove chimney.

E) Repair of brick front stoop as necessary.

II. GENERAL INFORMATION

1. **Site Description:** The subject property measure 60 feet by 125 feet. It contains a 3-story apartment building known as the Essex House. It was build circa 1914 according to the Polk County Assessor webpage. It is located on the west side of 19th Street approximately 230 feet south of the intersection of Pleasant Street and 19th Street.

2. **Sanborn Maps:** The 1920 map shows a building footprint that is virtually unchanged from its original form, with the lone difference being the enclosing of the rear staircase.



3. **Relevant COA History:** On June 21, 2004, COA 20-2004-5.15A was administratively approved allowing foundation repairs. On June 15, 2005, the Commission approved COA 20-2005-5.14 allowing the replacement of asphalt siding on the enclosed rear staircase with fiber cement lap siding. On April 15, 2020, COA 20-2020-5.43 approved a new membrane roof on the building, but continued requests for an emergency escape, installation of egress windows, and meter/conduit work on the rear façade of the building to a later date. Records do not show any final decision made on those items.

4. **Additional Information:** The site has been vacant longer than six months, and it is likely that cumulative project value will exceed 50% of the building's value. As such, the site is subject to entire site plan compliance with Chapter 135 standards. Site Plan review may require the need for a trash enclosure and paving for parking on the site. As these items are not part of this application, a separate COA application will need to be submitted if they are required.

II. APPLICABLE DESIGN GUIDELINES

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.
e. The original size of all door and window openings should be restored and replacement windows should match the shape of the original openings.
f. Existing door and window openings should **not** be blocked down to accommodate stock sizes.
g. Air conditioners should **not** be put in the windows of any primary façade.
h. Non-original door or window openings should **not** be created on the front or other street sides.

The applicant is proposing to replace all windows throughout the building, as well as reopen previously closed window openings to install new windows. Marvin wood windows are proposed that would match the existing size of the openings, and match the existing design of the windows as much as possible. At the time of this report, staff and applicant were unable to determine if any of the windows are original to the structure, as staff was unable to schedule a time to tour the building to inspect the windows. Staff is supportive of the new windows for reestablished

openings. However, there is the possibility that windows original to the structure may be present, and staff recommends coordinating with the applicant to schedule a time to meet on site and inspect the windows to make that determination. From there, staff can also gauge which, if any, windows are eligible for restoration, as opposed to replacement.

2. Architectural Guidelines for Building Rehabilitation (exterior surface repairs/foundations/porches):

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 is proposing to replace all bulging, deteriorated, and cracking areas on all applicable facades with a new stucco façade material that matches the previous. Applicant intends to have new stucco locations match existing in texture, size, and material as much as possible. Staff supports this request.

The applicant is also proposing to repaint portions of the fiber cement siding around the rear stairwell. During a conversation with the applicant, it was mentioned that there was some leftover siding from the previous residing of that stairwell (approved via COA 20-2005-5.14) and there may be a need to utilize some of that siding to repair small amounts of siding that are shown signs of disrepair. Staff noted that small amounts of siding repairs, especially with the exact same siding as previously approved, would qualify as a repair that would not require a COA.

e. (Foundations) – Original door and window openings and storm cellar entrances in the foundation should be retained.

The applicant is seeking input from the Commission on whether or not to remove the coal chutes on the north side of the building. The applicant originally thought to remove them or cover them up to allow vehicular use of the driveway. However, after some discussion the applicant is considering preservation of the chutes, and removing the driveway instead to return the driveway from the rear façade towards 19th Street to open space. While the design guidelines do not outright discuss best practices for preservation or removal of coal chutes, the guidelines do mention that any original door, window, or storm cellar entrances should be retained, and staff believes this provision could also be extended to incorporate any opening original to

the foundation. Given that interpretation, staff is supportive of keeping the chutes, as they are a historic feature, and retention would be in character with the original use of the building. However, staff does also encourage Commission input on the chutes.

f. (Porches) – Wooden steps and flooring should usually be used on a wooden porch. Brick or poured concrete steps and floor surface should be used on a brick or stucco porch.

The applicant intends to replace deteriorated or damaged bricks and mortar in the front stairs with bricks as needed. Staff supports this request.

3. 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 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 applicant is proposing to remove a the chimney on the house. The applicant stated that the location of the chimney negatively impacts the proposed layout of the floors and creates inefficient space. Staff is generally not supportive of the request to remove the chimney, but was unable to determine if the chimney was original to the building or not. If the chimney is determined to not be original or of an age that makes it historically significant in its own right, staff could be supportive of a request to remove. However, at this time staff recommends continuance of this request to allow more time to research and determine the merits of the chimney.

III. STAFF RECOMMENDATION

Staff recommends approval of parts A, B, C and E with the following conditions;

1. Existing windows shall be retained and repaired as necessary unless staff determines that a window is beyond repair or is not original to the house. Repair of existing windows does allow for sills and individual components of a window to be replaced with matching wood material.
2. Coal chutes shall be retained.

Staff recommends continuation of part D to the November 16 meeting to allow applicant and staff more time to research the historical merit of the chimney.

CITY OF DES MOINES HISTORIC PRESERVATION COMMISSION
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Wednesday, October 19, 2022

AGENDA ITEM #11	**CAHP-2022-000097**

Applicant: Tyler Kirby (owner).

Location: 1915 9th Street (River Bend Historic District).

Requested Action: Construct a new detached garage in the back yard.

I. GENERAL INFORMATION

1. **Site Description:** The subject property measures 50 feet by 128 feet and contains a 2-story house built circa 1890 according to the Polk County Assessor webpage.

2. **Sanborn Map:** The 1920 and 1957 Sanborn maps indicate a two-story house on site in the same footprint as the existing house.

3. **Relevant COA History:** On December 16, 2015, the Commission conditionally approved COA 20-2016-9.22 to allow the replacement of a portion of the south foundation wall with concrete block.

   On January 19, 2022, the Commission approved COA CAHP-2022-000001 to allow the following:
   a. Re-opening of an enclosed porch subject to review of front steps and railing by staff if replaced.
   b. New asphalt shingle roof and k-style gutters subject to installation of beadboard on the south eave to match north.
   c. Foundation work and basement door removal subject to staff approval.
   d. Removal of awning over existing patio.
   e. Window replacement, subject to staff review.
   f. Window filling on rear façade, subject to retention of window trim of all filled-in windows, the opening in the lower kitchen window be filled with flat board or cedar lap siding, and the opening of the upper bathroom window be filled with flat board or glass block.

   On May 18, 2022, the Commission conditionally approved CAHP-2022-000028 to allow the following:
   a. Installation of a wood privacy fence in the rear yard.
   b. Replacement of an existing patio.
   c. Repair of an existing driveway.

II. APPLICABLE DESIGN GUIDELINES

1. Architectural Guidelines for New Construction (outbuildings):

a. New outbuildings should be set along the alley or as close to the alley as current city codes will allow.

b. The Sanborn maps should be consulted to determine the historical placement of outbuildings before considering any new construction.

c. Curb cuts should **not** be created where the alley pattern exists except where there is no other acceptable alternative for the continued functioning of the site.

d. The typical pattern of outbuildings historically established in the neighborhood should be continued in any new construction.

e. Additional curb cuts should be kept to a minimum and whenever possible avoided.

f. Double wide curb cuts and double wide driveways should **not** be created.

g. New outbuildings should be subordinate to the primary building.

h. New outbuildings should be simple in design while incorporating traditional elements of scale, roof form, and material.

i. The height should typically be 1 to 1½ stories with a 10' floor-to-ceiling height.

j. The roof form of an outbuilding should be similar to the roof form of the principal structure. The pitch of a gable roof should typically be no less than 6:12.

k. A new garage or outbuilding should relate well to the principal structure in material. Brick, narrow lap siding or board and batten may be appropriate.

l. Masonite and other artificial siding may be an acceptable substitute for clapboard if the wall is detailed in a manner similar to original siding.

m. Prefabricated metal outbuildings are **not** permitted.

n. The new outbuilding should **not** attempt to mimic the house or look like a barn or other non-original building.

o. New outbuildings should use a window pattern which follows that of the primary structure. Codes limiting window openings within 3' of the lot line and/or within 6' of other buildings must be satisfied.

p. Overhead panel doors or upward-acting doors may be used in a new outbuilding. Two car garages should have two single doors rather than a double wide door to avoid a strong horizontal orientation.

The applicant is proposing a new, 1-story, 24-foot x 26-foot garage. The proposed garage would be located 12 feet to the east of the rear façade of the house. The garage would include two, single-width overhead doors and one double-hung window on the north façade (non-street-facing) and one pedestrian

door and two double-hung windows on the east facade. The proposed roof pitch would be 6:12 and utilize asphalt shingles. The applicant is proposing to utilize LP wood lap siding and LP wood shake siding in the gables. Staff is generally supportive of the request so long as any garage constructed is within 5 feet of the rear property line to match the traditional placement for a garage.

The applicant is proposing to add driveway pavement extending east from the existing concrete driveway. The existing driveway consists of 30 feet of gravel east of the existing concrete. The applicant would like to replace the gravel with concrete and expand the driveway the width of the parcel to the alley utilizing concrete.

The applicant is also proposing to relocate their AC condenser unit to the rear yard from the south side yard, and to construct a deck some time in the future. The deck project is not covered by this application as this COA may expire before construction.

III. STAFF RECOMMENDATION

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

1. The garage shall have a 5-foot setback from the rear property line or be of a similar setback as approved by the Planning & Urban Design Administrator.

2. Use of lap siding with the smooth finish. The use of products with a faux wood grain is prohibited.

3. Use of lap siding that generally matches the reveal (exposed width) of the siding on the house.

4. Review and approval of the finalized driveway layout by the Planning and Urban Design Administrator.

5. All construction shall be in accordance with all Building and Fire Codes, with issuance of any necessary permit by the City's Permit & Development Center.

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AGENDA ITEM #12 **CAHP-2022-000099**

Applicant: Phil Lockwood.

Location: 649 20th Street (Sherman Hill Historic District).

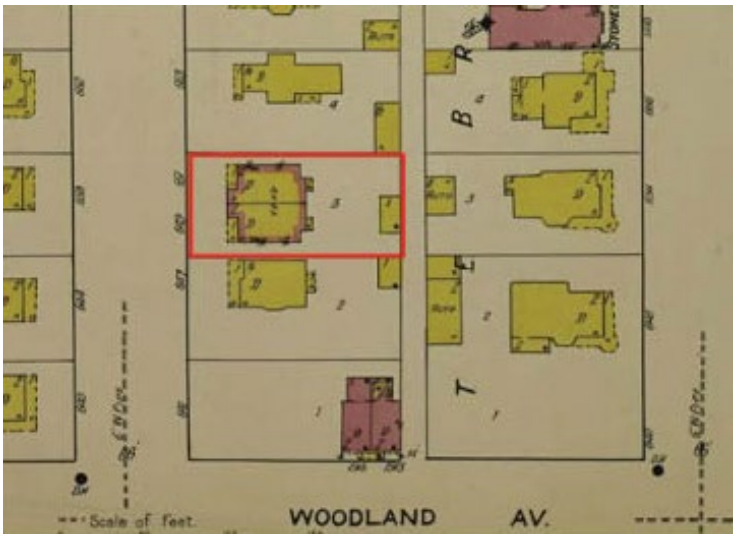
Requested Action: A) Replace broken glass and deteriorated sashes in windows.

B) Repointing of brick with lime-based mortar.

I. GENERAL INFORMATION

1. **Site Description:** The subject property measures 120 feet by 125 feet and contains a 2½-story double house built circa 1883 according to the Polk County Assessor's webpage. It is located on the east side of 20th Street to the north of Woodland Avenue.

2. **Sanborn Map:** The 1901 map shows the property as being vacant. The 1920 map shows a building footprint that generally matches the existing building. In addition, it shows a 1 story wood frame garage along the rear property line.



3. **Relevant COA History:** This property has had several COAs issued under different ownership.

   COA 20-2019-5.38 – May 5, 2019 – Aaron Todd and Aaron Steil

On May 15, 2019, the Commission conditionally approved COA 20-2019-5.38. This COA was valid until May 15, 2020. The following language is from the COA.

SUBJECT OF THE REQUEST:
A) Construction of an addition that includes a 3-car garage.
B) Installation of concrete driveways.
C) Construction of an in-ground swimming pool and concrete patios.
D) Construction of a limestone retaining wall around portions of the swimming pool area.
E) Reconstruction of a brick walk located along the north edge of the building.
F) Removal of the existing chain-link fence.
G) Construction of a wood privacy fence.

COA 20-2021-5.04 – July 15, 2020 – Matt Walstrom

On July 15, 2020, the Commission conditionally approved COA 20-2021-5.04. This COA was valid until July 15, 2021. The following language is from the COA.

SUBJECT OF THE REQUEST:
A) Construction of a two-car garage that would attach to a previously approved addition.
B) Construction of a concrete patio between the double-house and the proposed garage with a wood privacy fence along the southern perimeter of the patio.
C) Construction of a landing and stairs on the rear wall of the double-house.

CAHP-2022-000080, Part A – September 21, 2022 – Phil Lockwood

A) Replace porch floors, posts, balustrade, steps, and lattice for both front porches.

II. APPLICABLE DESIGN GUIDELINES

1. Architectural Guidelines for Building Rehabilitation:

a. Repair work should be done with matching brick or masonry units and with a mortar, which matches the color, texture, composition and joint profile of the original.

b. Cement-based mortar should not be used when repointing old brick, which is typically much softer than brick made today. A softer lime-based mortar should be used in order to avoid cracking the brick when seasons change and contraction and expansion occur.

The applicant is proposing to repoint the brick walls as necessary around the house. The applicant is working with a contractor who has experience working in historic neighborhoods and has completed 5 historic projects previously. The contractor plans to match the existing mortar color and use lime-based mortar. The contractor has identified a few areas where repointing was done poorly with portand cement-based mortar and recommends these areas be scraped and repointed with the appropriate lime-based mortar mix.

c. Existing windows should be retained, reconditioned and well maintained to be energy sound.

d. 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

e. 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.

f. 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 proposing to repair three existing wood windows in the house. Three of the windows have broken glass which would be replaced. One window has a broken sash, which would be replaced with like material to match existing condition. Staff is supportive of window repair.

III. STAFF RECOMMENDATION

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

1. All repointing repairs shall be made with lime-based mortar that matches the color, texture, composition, size and joint profile of the existing brick walls.

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AGENDA ITEM #13 **CAHP-2022-000100**

Applicant: Thomas Vasquez (owner).

Location: 1919 Arlington (River Bend Local Historic District).

Requested Action: Replace six existing windows on the northeast and northwest corners of the house.

I. GENERAL INFORMATION

1. **Site Description:** The subject parcel is an irregularly shaped lot and measures approximately 17,227 square feet with 60 feet of street frontage. It contains a 1-story house, 1,200-square-foot dwelling built circa 1944 and a 300-square-foot shed (detached garage) built circa 1995 according to the Polk County Assessor webpage.

2. **Sanborn Maps:** NA.

3. **Relevant COA History:** On September 21, 2022, the Commission approved CAHP-2022-000070 allowing replacement of the roof on a detached garage, repair and replacement of portions of the walls on a detached garage, installation of new k-style gutter and downspouts on the rear (east) garage wall, and resurfacing of an existing asphalt driveway.

II. APPLICABLE DESIGN GUIDELINES

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.
   e. The original wooden storms and screens should be restored and maintained.
   f. If wooden storms and screens are unsalvageable, wood storms and screens should replace the original. Storm doors should have a large panel of glass and be of very simple design.

g. Combination aluminum or steel, or vinyl storms and screen may be used as a substitute for wood. Exposed metallic frames are not appropriate. They should be anodized, painted, or, in the case of vinyl, stained to match trim colors.
h. Metal frame profiles should match those of wood as closely as possible.

The applicant is proposing to replace six wood frame windows. The proposed windows for replacement are located in the northwest and northeast corners of the dwelling. The applicant has indicated that they would use a wood replacement window.

Based on the photographs submitted by the applicant, staff believes that the windows proposed for replacement are original and are not sufficiently deteriorated to warrant replacement. Staff recommends the applicant contact someone with experience in refurbishing wood windows for evaluation and guidance regarding the process to restore wood windows.

III. STAFF RECOMMENDATION

Staff recommends denial of the request to replace six existing windows on the northeast and northwest corners of the house.