



**City of Oskaloosa  
Special Meeting  
Historic Preservation Commission  
Council Chambers  
City Hall, 220 S. Market Street  
Oskaloosa, IA 52577  
Agenda  
September 30, 2016  
12:00PM**

**1. Call to Order/Roll Call**

Chair: Tennison\_\_\_\_; Members:Broerman\_\_\_\_; Campbell\_\_\_\_; Haroldson\_\_\_\_;  
Shullaw\_\_\_\_; Wilson\_\_\_\_\_;

**2. Approval of Minutes**

**A. Approval of the minutes from the December 16, 2015 meeting**

Documents:

[HPC MINUTES-12-16-2015.PDF](#)

**3. New Business**

**A. Consider a Certificate of Appropriateness for the property located at 208 1st Avenue East.**

Documents:

[HPC- AGENDA ITEM.DOCX](#)  
[HPC APPLICATION.PDF](#)  
[WINDOW DESIGN.PDF](#)  
[160912 EXTENDED ROOF FRAMING AND 2ND FLR.PDF](#)  
[CERTIFICATE OF APPROPRIATENESS.DOCX](#)

**B. Discuss and receive a presentation on the preliminary designs for the Oskaloosa Façade Improvement Project.**

Documents:

[BW HPC COMMUNICATION BURST FACADE PROJECT.DOCX](#)  
[1 OSKALOOSA INITIAL FACADE DESIGNS.PDF](#)  
[2 OSKALOOSA FACADES EXTERIOR COLORS - AWNINGS AJ.PDF](#)

**4. Miscellaneous Business**

**A. Local Historic Preservation Workshop in Ottumwa, IA.**

Documents:

[PRESERVATION 101 - OTTUMWA, NOV 5, 2016 FLYER.DOC](#)

**B. Discussion and possible action in regards to special meetings**

Documents:

[MUNICIPAL CODE 2.84.040.PDF](#)

**5. Adjournment**

Notice: If you require special accommodations, please contact the City Manager's Office at least 24 hours prior to the meeting at (641) 673-9431.

Minutes of the Historic Preservation Commission  
City of Oskaloosa  
Regular Meeting Dec. 16<sup>th</sup>, 2015  
City Council Chambers

The meeting of the Historic Preservation Commission for the City of Oskaloosa was called to order at 12:01pm Dec. 16<sup>th</sup>, 2015

Commission members present: Mark Tennison, Janel Campbell, Adam Haroldson & Doug Shullaw. Absent: Jo Broerman, Kerri Boender, & Linda Howard.

Public present: Ann Bower (President of Questers Club, Karen Hafner, Sherry Vavra, Rohrback Associates (Architecture Firm for City of Oskaloosa Fire House) & Mike Schrock, City Manager.

The commission was presented to consider a certificate of appropriateness for the Fire Station expansion and remodel project and to consider modifications to the building and some possible design features that could be budgetary items of concern. The Architect proposed some features that were previously approved by the board that may require modification due to large cost. The historic district line currently divides the alley from the existing parking lot (future expansion building space for fire house) and the existing fire house. Since the new building is to attach and join to the existing the architect and board members agreed in previous meetings that this project should compliment, not try to match the integrity of the historical building. The joining of the two building was to include a glass enclosure to showcase the existing brick facade. It was originally proposed and approved but may be too costly; another material may need to be considered. The architect has asked that the remodel project may also receive another style of roof & the project would need bids with prior approval on material, style and appropriateness approval from board. There was a motion to approve by Haroldson, seconded by Campbell. All in favor. Vote was YES: Campbell, Haroldson, Shullaw & Tennison; NO: None; Absent: Broerman, Boender, Howard.

Public Present Ann Brower (President of Questers) presented the board with the idea for making the alley between Bridal Dreams & Smokey Row a sitting area & more friendly route and access to the mall from the square. Ideas were brought up concerning possible lighting, landscaping, chairs & signage for the space. Discussion of what the board would possibly approve was brought up, however there was nothing at this time to actually vote on or approve. The board just asked that the alley way keep historic in nature & anything fixed or attached to buildings would be of greater appropriateness.

With no further business it was moved by Shullaw and seconded by Haroldson to adjourn the meeting at 5:43pm.

Minutes by Janel Campbell



## Historic Preservation Commission

Meeting Date: September 30, 2016

Requested By: Development Services Dept.

**Item Title:**

Consider a Certificate of Appropriateness for the property located at 208 1<sup>st</sup> Avenue East.

**Explanation:**

Oskaloosa Downtown Development owner of 208 1<sup>st</sup> Avenue East has applied for a Certificate of Appropriateness to remove 60 feet of the single story roof structure, build a 2nd story structure with a new roof and install 13 Kolbe rustic color clad windows. The proposed color of the south wall is Porpoise SW 7047.

**Budget Consideration:**

None

**Attachments:**

Application, Location Map and Certificate of Appropriateness



**Application for Certificate of Appropriateness  
Historic Preservation Commission  
Oskaloosa, Iowa**

**For Office Use Only**

Meeting date: 9/30/2016

Forward to Main Street Design  Yes  No

City Staff: Amie Roberts

Additional Permit needed  Yes  No

Date received: 9/16/2016

**Property Information to be filled out by applicant**

Address: 208 1st Ave East

**Scope of Work (Attach all other documents with this application)**

Removal of back 60' of building. Rebuild as a 2 story structure per structural drawings submitted to City of Oskaloosa. Colors for windows & block (CMU) wall TBD at a later meeting, with samples.

**Applicant**

Name: Oskaloosa Downtown Development

Address: P.O. Box 808

Phone: 641-673-0411

E-mail: eric.stout@musco.com

**Owner**

Name: Same as above

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Architect or Contractor Information**

Company: Neumann Builders

Address: 1435 Ohio St. Des Moines, IA. 50314

Phone: 515-243-0156

E-Mail: ThompsonM@neumannbrs.com

**Check list for needed items before submittal:**

- Completed application form
- Site plan/roof plan (drawn to scale)
- Proposed building elevation (drawn to scale)
- Photographs of building (existing and historic)
- Product literature and specifications
- Materials and color samples (must provide 10 paint samples)

**Required Signatures**

Owner: [Signature]

Date: 9/16/16

Applicant: E. A. Stout

Date: 9-16-16

Contractor: [Signature]

Date: 9/16/16

Thomas J. Walter, Executive VP



Application for Certificate of Appropriateness  
Historic Preservation Commission  
Oskaloosa, Iowa

For Office Use Only

Meeting date: 9/30/2016

Forward to Main Street Design  Yes  No

City Staff: Amie Roberts

Additional Permit needed  Yes  No

Date received: 9/23/2016

Property Information to be filled out by applicant

Address: 208 1st Ave East

Scope of Work (Attach all other documents with this application)

Approval of new Kolbe clad windows with the color of Rustic per Kolbe color charts. Also seeking approval of either Black Fox SW7020 or Porpoise SW7047 to be the color of the painted CMU south wall

Applicant

Name: Oskaloosa Downtown Development

Address: P.O. Box 808

Phone: 641-673-0411

E-mail: eric.stark@musco.com

Owner

Name: Same as above

Address:

Phone:

E-mail:

Architect or Contractor Information

Company: Neumann Builders

Address: 1435 Ohio St. Des Moines, IA. 50314

Phone: 515-243-0156

E-Mail: ThompsonM@neumannbros.com

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- Photographs of building (existing and historic)
- Product literature and specifications
- Materials and color samples (must provide 10 paint samples)

Required Signatures

Owner: [Signature]

Date: 9/16/16

Applicant: E. A. Stark

Date: 9-16-16

Contractor: [Signature]

Date: 9/16/16

Thomas J. Walter, Executive VP



City of Oskaloosa  
Engineering/Building Department  
BUILDING PERMIT APPLICATION

Wyatt Russell  
Building Official  
wyatt.russell@oskaloosaiowa.org  
City of Oskaloosa, Iowa  
Phone 641-673-7472  
Fax 641-673-3733

Job Site Address: 208 1st Avenue East Date of Application 9/15/2016

Owner's Name: Oskaloosa Downtown Development, LLC. Phone Number: (641) 673-0411 (Musco Main Line)

Owner's Address: 208 1st Avenue East Contact(s): Jim Hansen; Linda Crookham-Hansen; Jeff Greenhalgh

Valuation of Work: \$361,279

Description of Work: Work includes removal of existing single story roof structure and replacement with new 2nd floor (+/-38' x 60') and new roof structure (+/-38' x 60'). This is a shell project only to watertight the building; no finishes will be completed as part of this project. Work includes installation of thirteen (13) new windows at North and South faces for watertight construction.

Contractor Information:

General

Contractor: Name Neumann Brothers, Inc. Lic. # C087785

Address: 1435 Ohio Street, Des Moines, IA 50314 Phone # (515) 243-0156 Exp. Date: 1/12/2016

Carpenter: Name Neumann Brothers, Inc. Lic. # C087785

Address: 1435 Ohio Street, Des Moines, IA 50314 Phone # (515) 243-0156 Exp. Date: 1/12/2016

Electrician: Name N/A at this time Lic. # \_\_\_\_\_

Address: \_\_\_\_\_ Phone # \_\_\_\_\_ Exp. Date: \_\_\_\_\_

Plumber: Name N/A at this time Lic. # \_\_\_\_\_

Address: \_\_\_\_\_ Phone # \_\_\_\_\_ Exp. Date: \_\_\_\_\_

HVAC: Name N/A at this time Lic. # \_\_\_\_\_

Address: \_\_\_\_\_ Phone # \_\_\_\_\_ Exp. Date: \_\_\_\_\_

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of the laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any State or local law regulating construction or the performance of construction.

Signature of Applicant Mark A. Thompson Date: 9/15/2016

Print Name: Mark A. Thompson (515) 243-0156

This permit becomes null and void if work is not commenced within 120 days, or if the work is suspended or abandoned for a period of 120 days at any time after work is commenced.

ADMINISTRATION ONLY

Received By: \_\_\_\_\_ Date: \_\_\_\_\_ Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

Plan Review Fee: \_\_\_\_\_ Permit Fee: \_\_\_\_\_ Paid - Check #: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Number: \_\_\_\_\_

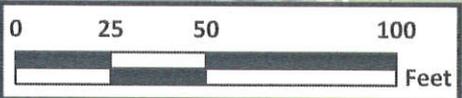
\_\_\_\_\_  
Building Official

\_\_\_\_\_  
Date



DATE CREATED: 9-19-16

# Certificate of Appropriateness Request for 208 1st Avenue East



A blue-framed window unit is shown, likely a display model. It features a white handle on the left side and a logo sticker in the center. The sticker reads "KOLBE" in large letters, with "WINDOWS & DOORS" underneath. The unit is mounted on a wooden base and is set against a light-colored wall. The floor is covered with a patterned carpet.

**KOLBE**  
WINDOWS & DOORS



**NEW ROOF AND  
2ND FLOOR**

**SWIM'S BUILDING**

**OSKALOOSA, IOWA**

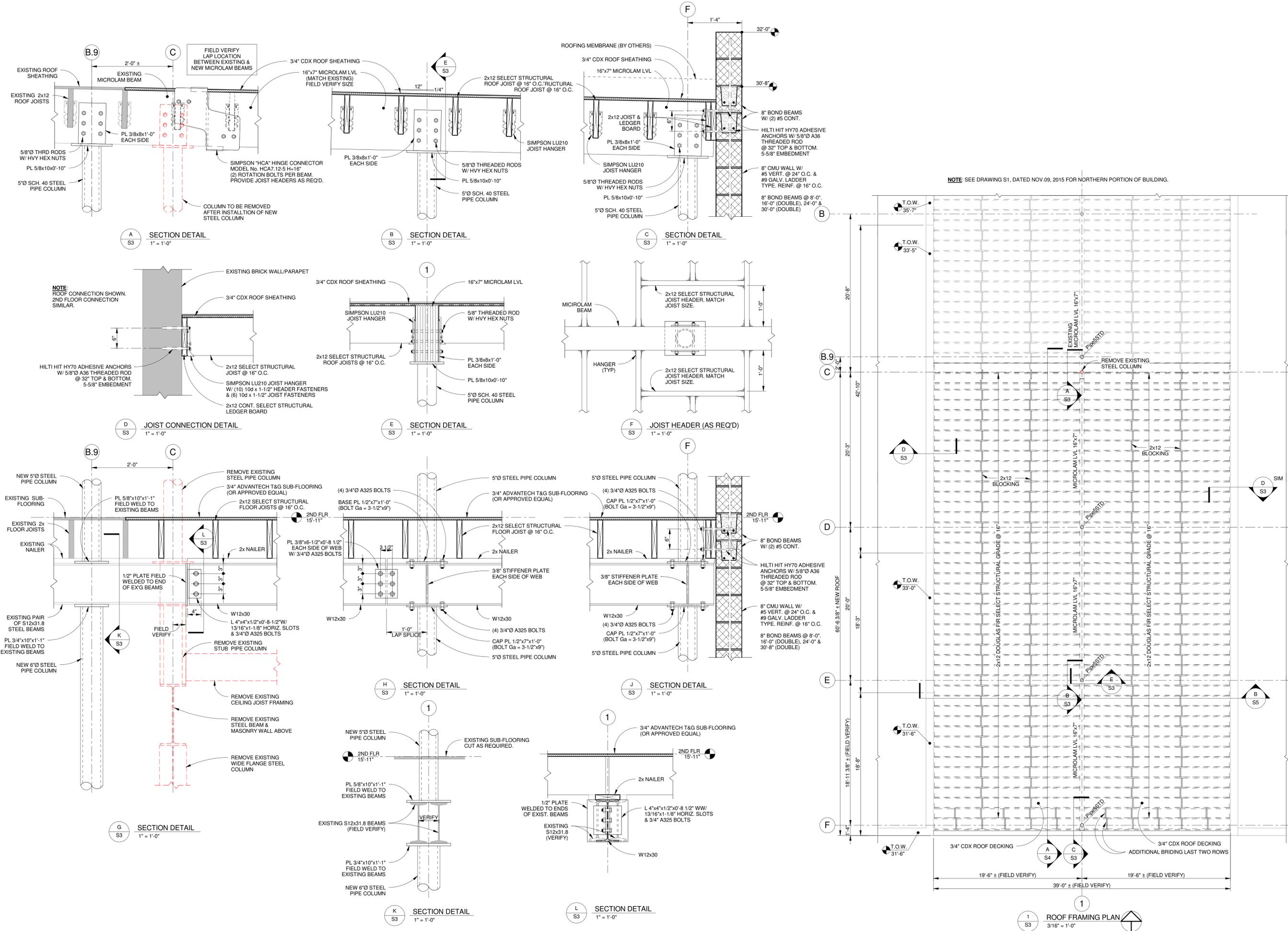
Revision Schedule	Description
No.	Date

DRAWING TITLE:  
**ROOF FRAMING PLAN AND DETAILS**

Scale:  
 PROJECT NO:  
**15068**

ISSUE DATE:  
**SEPT 12, 2016**

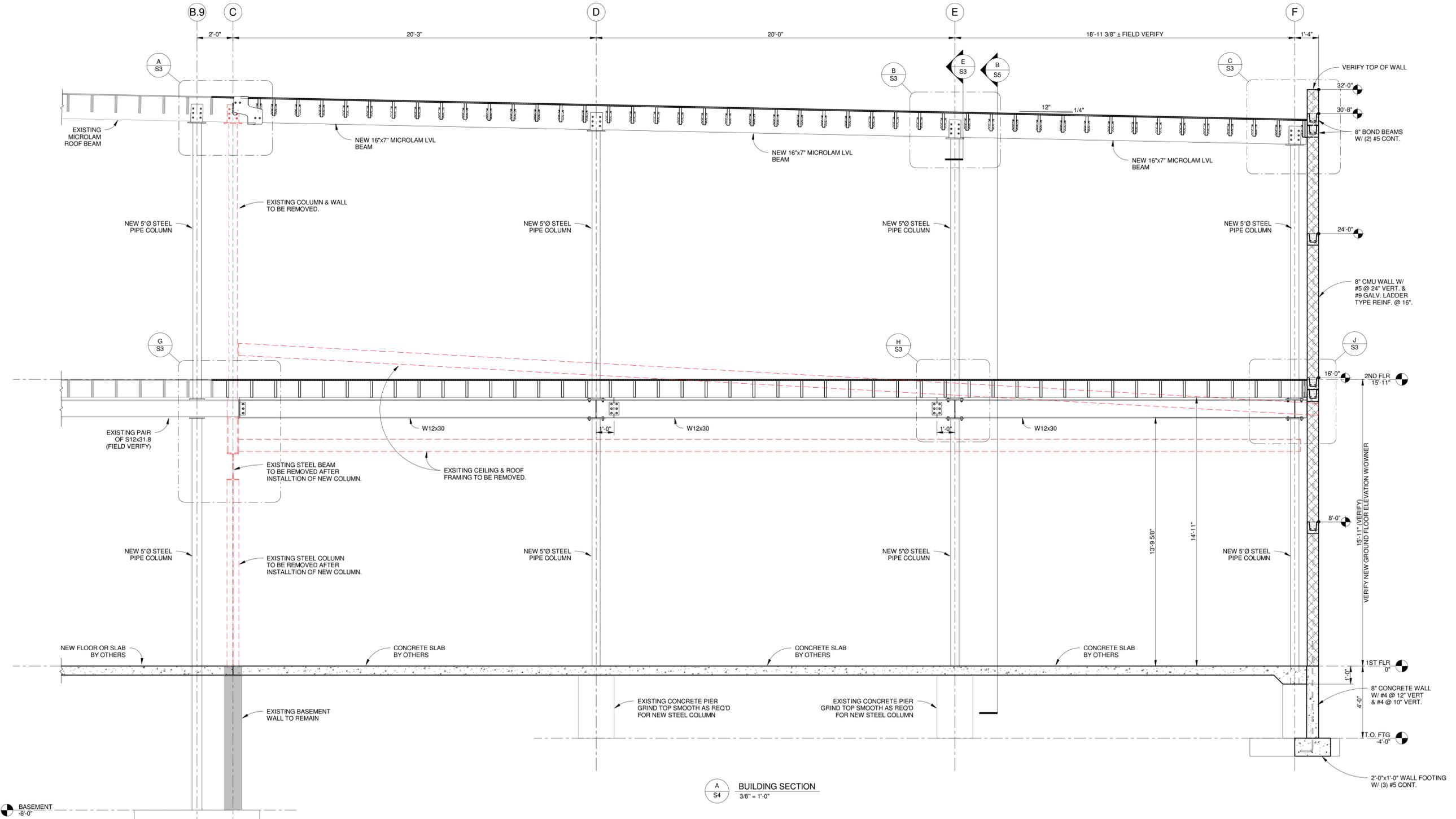
DRAWING NO:  
**S3**



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**NEW ROOF AND  
 2ND FLOOR**

**SWIM'S BUILDING  
 OSKALOOSA, IOWA**



**NOTE:**  
 CONTRACTOR TO FIELD  
 VERIFY BASEMENT DEPTH

**A**  
 S4  
**BUILDING SECTION**  
 3/8" = 1'-0"

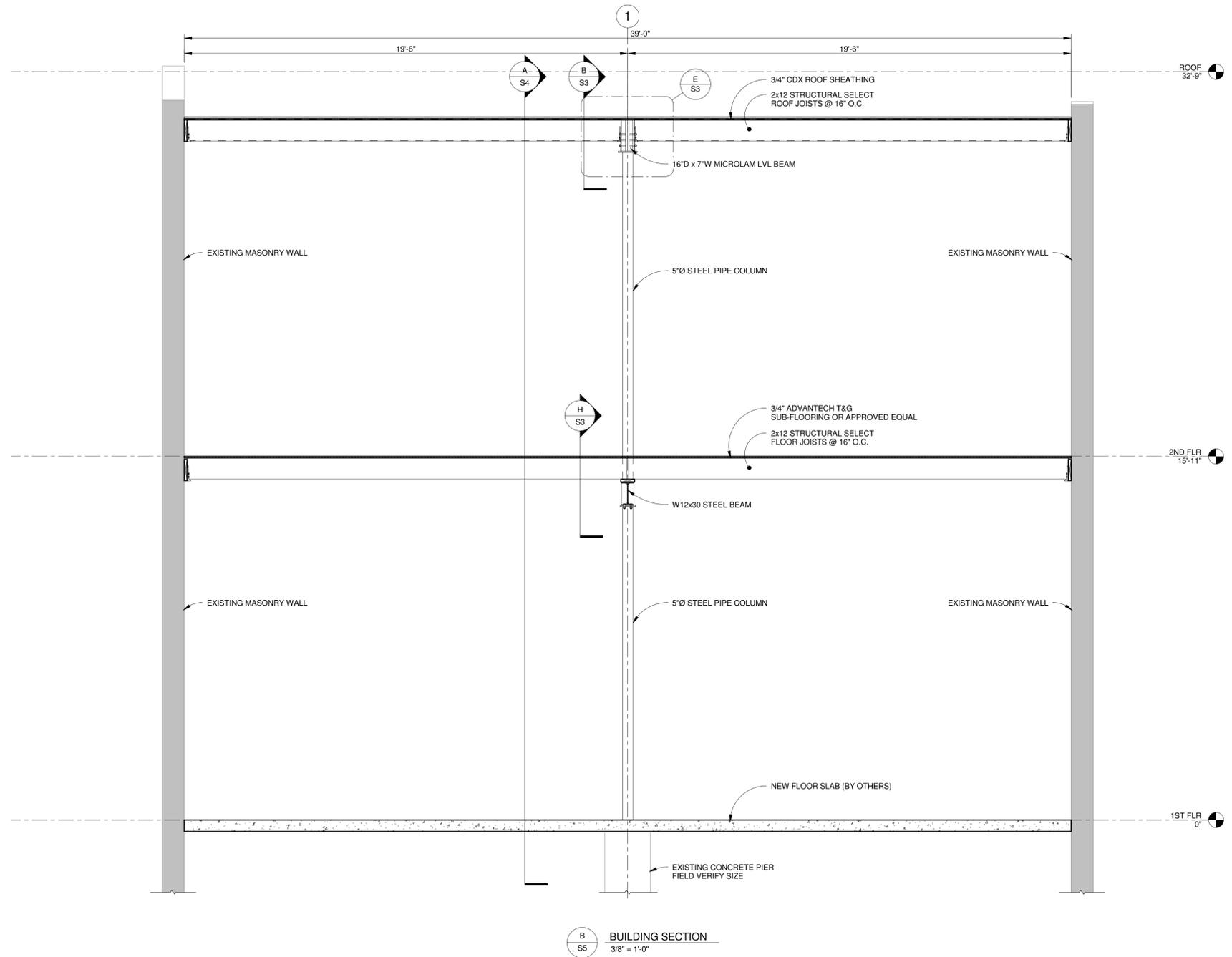
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 09/12/2016 9:51:26 AM

Revision Schedule	Description
No.	Date

DRAWING TITLE:  
**BUILDING SECTION**

Scale: 3/8" = 1'-0"  
 PROJECT NO: **15068**  
 ISSUE DATE: **SEPT 12, 2016**  
 DRAWING NO: **S4**

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**Structural Engineers, P.C.**

114 Nicholas Drive / Marshalltown, Iowa 50158  
Telephone: 641-752-6334 / Facsimile: 641-752-6859  
Email: StructuralEngineers@sepc.biz

**NEW ROOF AND  
2ND FLOOR**

**SWIM'S BUILDING**

**OSKALOOSA, IOWA**

Revision Schedule	
No.	Description

DRAWING TITLE:  
**BUILDING SECTION**

Scale: 3/8" = 1'-0"

PROJECT NO:  
**15068**

ISSUE DATE:  
**SEPT 12, 2016**

DRAWING NO:  
**S5**



## Certificate of Appropriateness

City of Oskaloosa Historic Preservation/220 South Market Street/Oskaloosa, IA 52577/641-673-7472

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**Property:** 208 1<sup>st</sup> Avenue East  
**Description of Work:** Remove 60 feet of the existing single story roof structure, build a 2nd story structure with a new roof, install 13 Kolbe rustic color clad windows and the color of the south wall will be SW 7047 Porpoise.  
**Date Issued:** 9/30/2016

In accordance with the provisions of section 15.50 of the City of Oskaloosa Municipal Code, The City of Oskaloosa Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

1. All work will be done according to attached drawings as long as the signs meet the requirements.
2. This Certificate is only to Remove 60 feet of the existing single story roof structure, build a 2nd story structure with a new roof, install 13 Kolbe rustic color clad windows and the color of the south wall will be SW 7047 Porpoise.
3. The building improvements within the zoning jurisdiction of the city must comply with the provisions of this chapter 15, *Buildings and Construction*, other relevant provisions of the Oskaloosa Municipal Code, and applicable building codes.
4. All work must be done in a craftsman-like manner, and must be completed within 120 days of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations.
5. If permits are required, you are responsible for obtaining them from the City of Oskaloosa Building Official, who can be reached at 641-673-7472.

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Historic Preservation Staff



## Historic Preservation Commission

Meeting Date: September 30, 2016

Requested By: Development Services Dept.

**Item Title:**

Discuss and receive a presentation on the preliminary designs for the Oskaloosa Façade Improvement Project.

**Explanation:**

The City of Oskaloosa recently received a \$390,000 Community Development Block Grant for a downtown Façade Improvement Project. The project will, in total, include 15 properties and an estimated cost of \$812,286.

Preliminary designs were completed by Curtis Architecture & Design (CA&D) and were then submitted as part of grant application package. These designs will be presented to the Commission at this September 23 meeting. This is an important opportunity for the Commission to provide feedback and input on the designs.

After the Commission meeting, CA&D will begin one-on-one meetings with property owners to finalize designs. Once designs are finalized from the property owners' standpoint, they will be submitted to the Iowa Economic Development Authority to be evaluated on standards from the State Historic Preservation office (SHPO). After approval from IEDA on the designs, they will be brought back to the Oskaloosa HPC with an application for a Certificate of Appropriateness.

**Budget Consideration:**

None

**Attachments:**

Preliminary designs



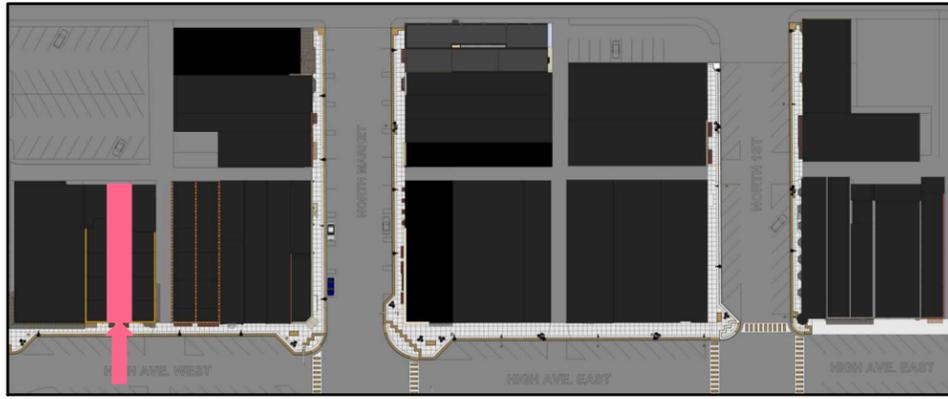
NORTH VIEW



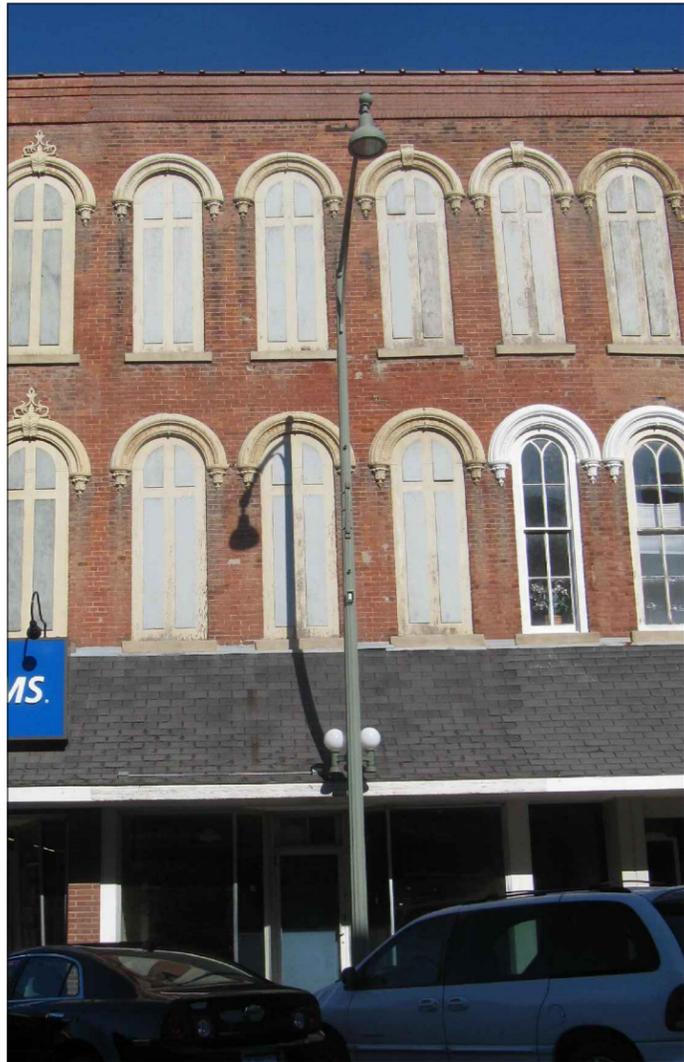
NORTH EAST VIEW



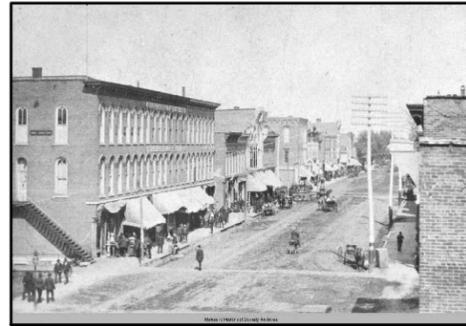
NORTH WEST VIEW



SITE MAP



EXISTING PHOTOGRAPH



HISTORICAL PHOTOGRAPH



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE



PROPOSED RENDERING

REPAIR OR REPLACE EXISTING TERRACOTTA COPING

REPAIR, PRIME & PAINT METAL DETAILS ABOVE WINDOWS (8 TOTAL).

PROVIDE NEW KEYS ABOVE WINDOWS WHERE MISSING (6 TOTAL). PROVIDE MATCHING KEY DETAIL AS 117 HIGH AVE. EAST (7 TOTAL).

REMOVE EXISTING PLYWOOD & REPLACE W/ NEW ALUM. CLAD MARVIN WINDOWS, MATCHING DETAIL AS SHOWN (8 TOTAL).

TIE FACADE BACK TO FLOOR JOISTS AND CEILING JOISTS A MINIMUM OF 4' BACK WITH BLOCKING BETWEEN EACH JOISTS. 3 LOCATIONS MINIMUM.

TUCKPOINT ENTIRE BUILDING FACADE WITH MORTAR MATCHING ORIGINAL, REMOVE ALL FASTENERS, BRACKETS & MISC. METAL.

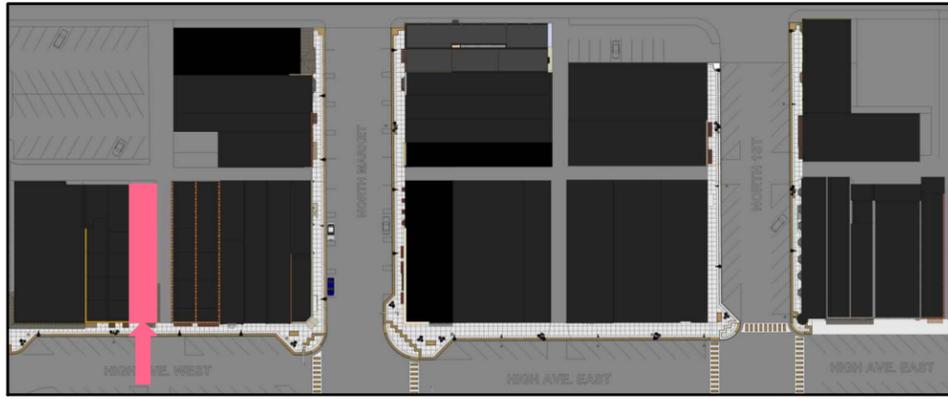
PROVIDE NEW DOWN LIGHTS FOR SIGNAGE.

PROVIDE NEW CEMENT BD. TRIM & PANELS

PROVIDE NEW AWNINGS (2 TOTAL).

NEW ALUMINUM STOREFRONT SYSTEM. INSULATED, CLEAR.

# 115 HIGH AVE. WEST



SITE MAP



HISTORIC PHOTOGRAPH



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE



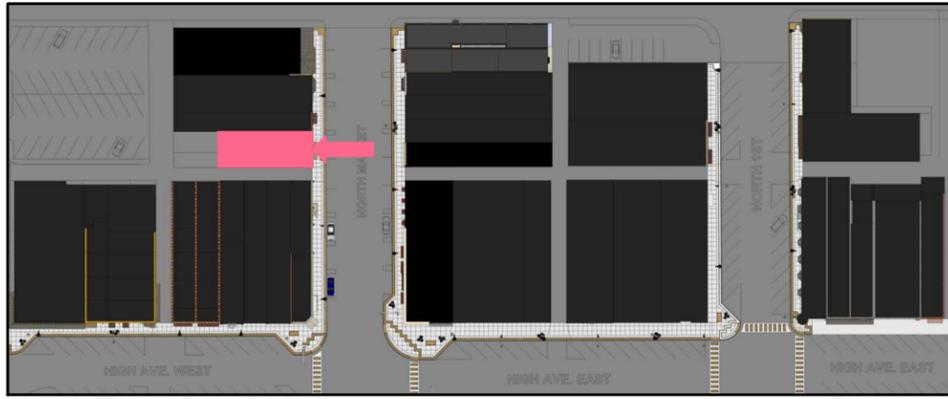
EXISTING PHOTOGRAPH



PROPOSED RENDERING

- REPAIR OR REPLACE EXISTING TERRACOTTA COPING.
- TUCKPOINT ENTIRE BUILDING FACADE WITH MORTAR MATCHING ORIGINAL, REMOVE ALL FASTENERS, BRACKETS & MISC. METAL.
- PROVIDE NEW KEYS ABOVE WINDOWS WHERE MISSING (3 TOTAL). PROVIDE MATCHING KEY DETAIL AS 117 HIGH AVE. EAST (7 TOTAL).
- REMOVE EXISTING PLYWOOD & REPLACE W/ NEW ALUM. CLAD WINDOWS, MATCHING DETAIL AS SHOWN (1 TOTAL).
- REPLACE DORMER WINDOWS W/ NEW ALUM. CLAD WINDOWS, MATCHING REMAINING DETAILS.
- REPAIR ASSUMED 10' OF WOOD SILL, REPLACE METAL ON LOWER AREA, REPLACE FLASHING, DECKING & ROOFING ON DORMER
- REPAIR, PRIME & PAINT METAL DETAILS ABOVE WINDOWS (6 TOTAL).
- TIE FACADE BACK TO FLOOR JOISTS AND CEILING JOISTS A MINIMUM OF 4' BACK WITH BLOCKING BETWEEN EACH JOISTS. 3 LOCATIONS MINIMUM.
- REPAIR WOOD WINDOWS PER NPS BRIEF 9 (3 TOTAL).
- PROVIDE NEW DOWN LIGHTS FOR SIGNAGE. (2 TOTAL)
- PROVIDE NEW AWNING
- PROVIDE NEW CEMENT BD. TRIM & PANELS
- REPAIR & PAINT EXIST. 2ND LEVEL ENTRY DOOR
- ALUMINUM STOREFRONT SYSTEM TO REMAIN.

# 113 HIGH AVE. WEST



SITE MAP



EXISTING PERSPECTIVE



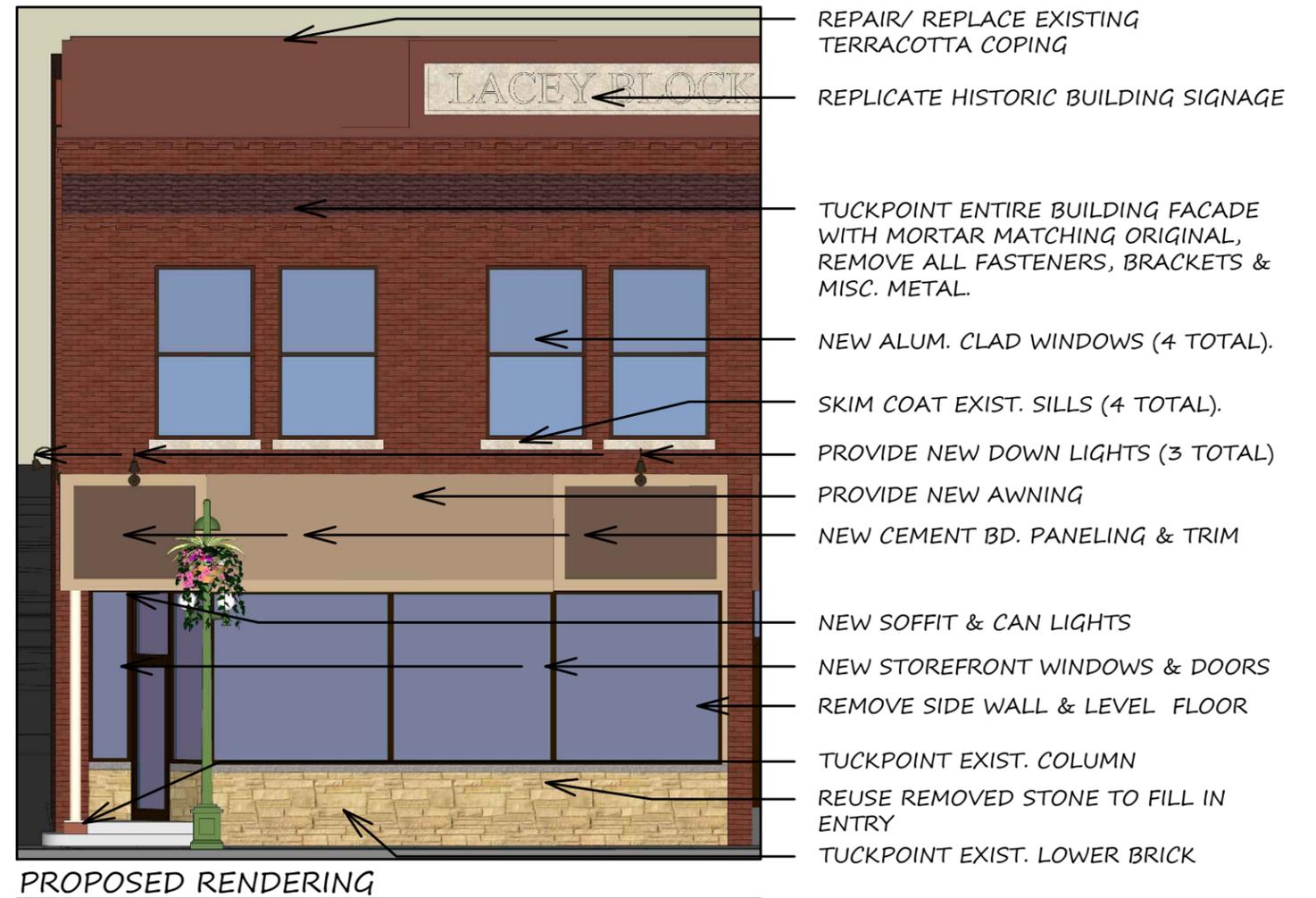
PROPOSED PERSPECTIVE



EXISTING PHOTOGRAPH

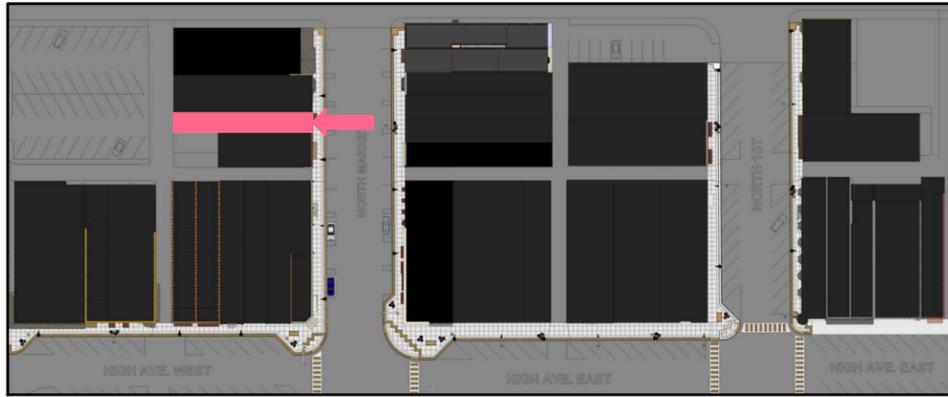


HISTORIC PHOTOGRAPH



PROPOSED RENDERING

# 113-115 N. MARKET



SITE MAP



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE



EXISTING PHOTOGRAPH



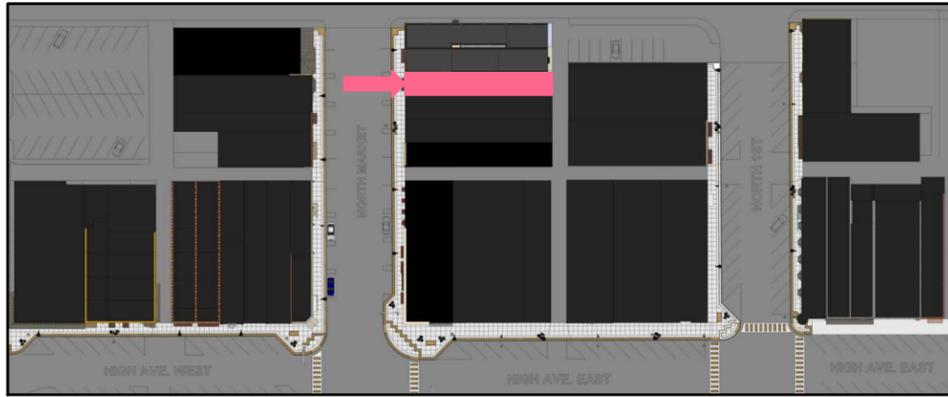
HISTORIC PHOTOGRAPH



PROPOSED RENDERING

- REPAIR/ REPLACE TERRACOTTA COPING
- REPLICATE HISTORIC BUILDING SIGNAGE
- TUCKPOINT ENTIRE BUILDING FACADE WITH MORTAR MATCHING ORIGINAL, REMOVE ALL FASTENERS, BRACKETS & MISC. METAL.
- NEW ALUM. CLAD WINDOWS (2 TOTAL).
- SKIM COAT EXIST. SILLS (2 TOTAL)
- NEW DOWN LIGHTS (4 TOTAL)
- PROVIDE NEW AWNING
- PROVIDE NEW CEMENT BD. TRIM & PANELS
- NEW SOFFIT & CAN LIGHTS
- EXPOSE BRICK ON SIDE ENTRY
- NEW STOREFRONT WINDOWS & DOORS W/ SPANDREL GLASS ON DOOR
- NEW METAL CLAD 2ND LEVEL DOOR W/ HALF GLASS.
- TUCKPOINT EXIST. LOWER BRICK

# 117 N. MARKET



SITE MAP



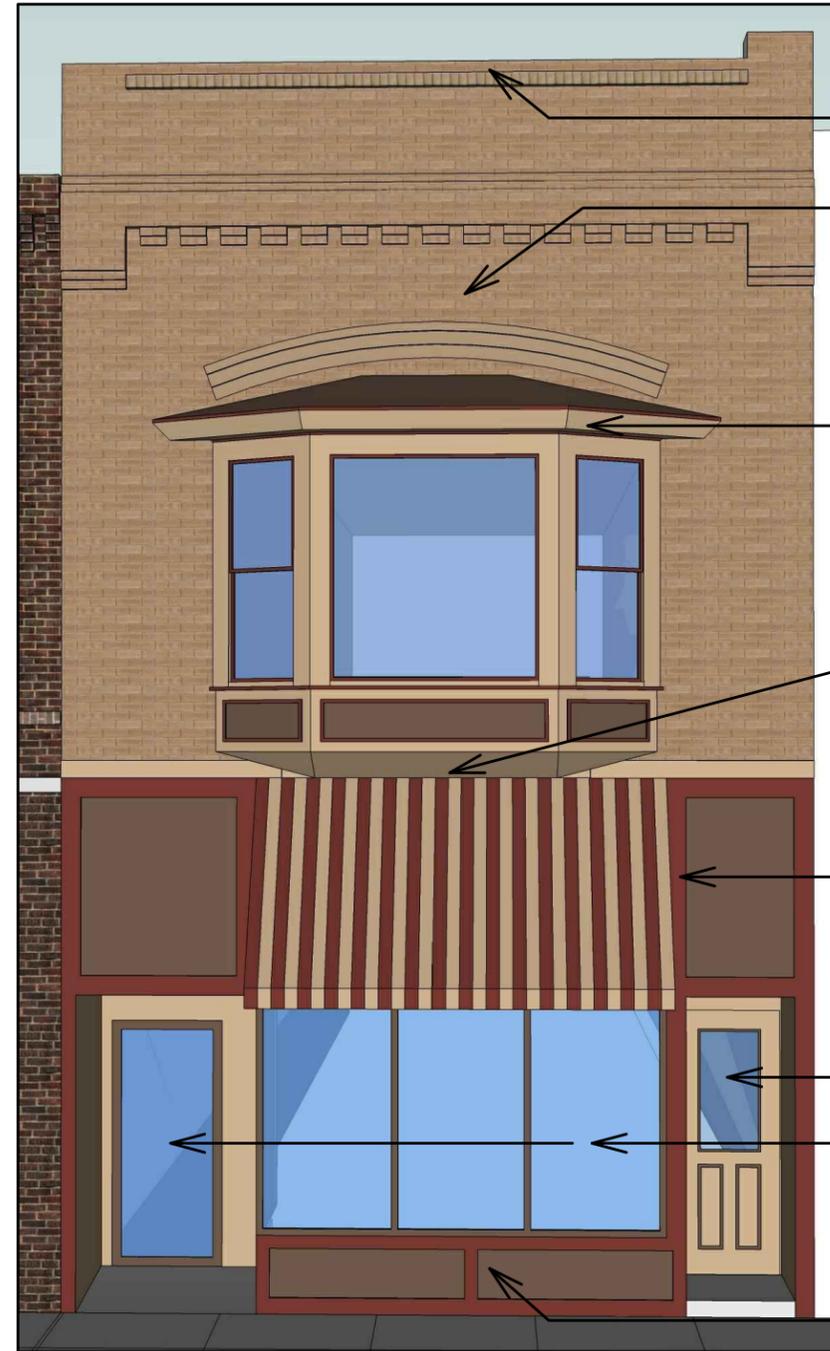
EXISTING PHOTOGRAPH



EXISTING PERSPECTIVE



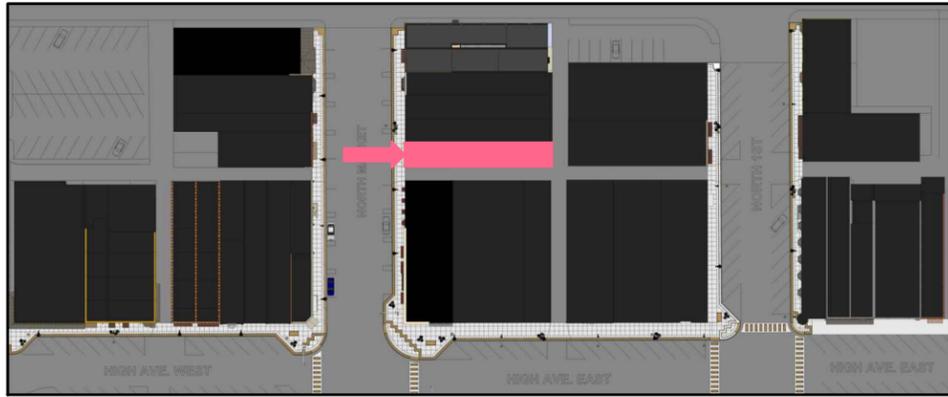
PROPOSED PERSPECTIVE



PROPOSED RENDERING

- REPAIR/ REPLACE EXISTING TERRACOTTA COPING
- TUCKPOINT ENTIRE BUILDING FACADE WITH MORTAR MATCHING ORIGINAL, REMOVE ALL FASTENERS, BRACKETS & MISC. METAL.
- NEW METAL ROOF & FLASHING
- ADD STRUCTURAL SUPPORTS UNDER BAY WINDOW TO PREVENT FURTHER MOVEMENT. REPAIR BAY WINDOW SOFFIT.
- NEW CEMENT BD. PANELING & TRIM WITH NEW CANVAS AWNING
- NEW 2ND LEVEL ENTRY DOOR
- NEW STOREFRONT WINDOWS & DOORS
- NEW CEMENT BD. PANELING & TRIM.

# 120 N. MARKET



SITE MAP



EXISTING PERSPECTIVE



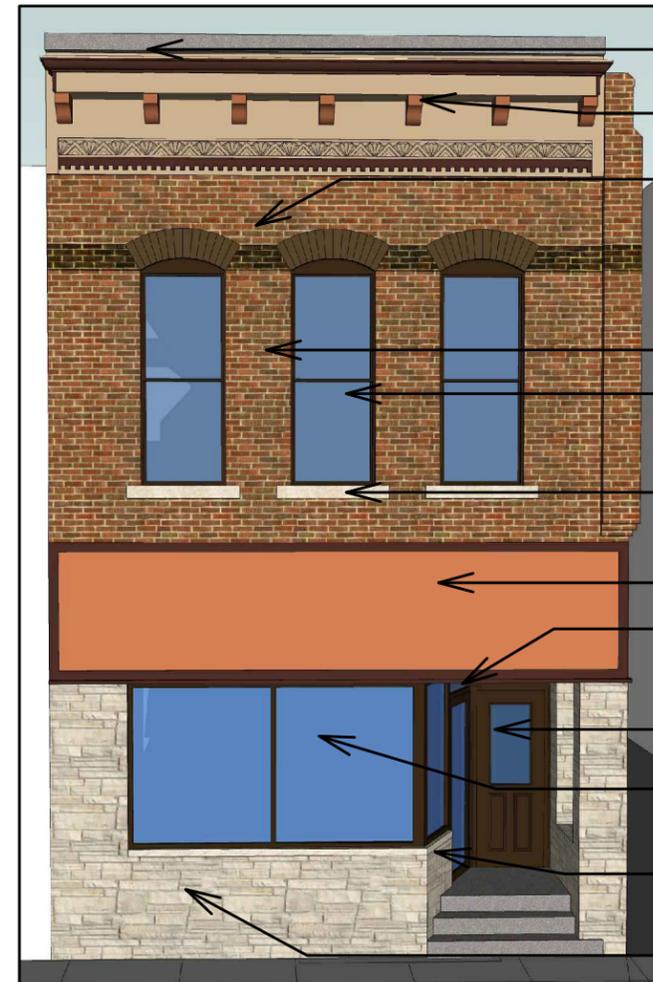
PROPOSED PERSPECTIVE



EXISTING PHOTOGRAPH



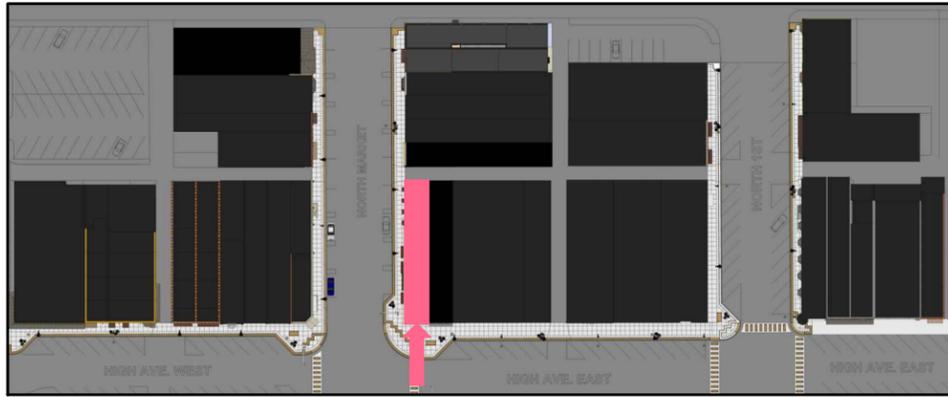
HISTORIC PHOTOGRAPH



PROPOSED RENDERING

- PROVIDE NEW 20 GA. STEEL COPING.
- PROVIDE NEW CORNICE
- TUCKPOINT ENTIRE BUILDING FACADE WITH MORTAR MATCHING ORIGINAL, REMOVE ALL FASTENERS, BRACKETS & MISC. METAL.
- REMOVE SLIPCOVER (NOT SHOWN)
- REPLACE DOUBLE HUNG WINDOWS W/ NEW ALUM. CLAD (3 TOTAL)
- NEW CAST STONE SILLS (3 TOTAL)
- NEW CEMENT BD. PANELING & TRIM
- NEW CEMENT BD. SOFFIT W/ RECESSED CAN LIGHT
- NEW UPPER LEVEL DOOR
- NEW STORE FRONT DOOR
- REPAINT EXIST. HANDRAILS (NOT SHOWN)
- TUCKPOINT LOWER STONE & SILLS

# 114 N. MARKET



SITE MAP



EXISTING PHOTOGRAPH



PROPOSED RENDERING - N MARKET

- PROVIDE NEW CORNICE
- PATCH EXIST. STUCCO & REPAINT
- REPLACE 2ND LEVEL WINDOWS (9 ON SIDE & 3 ON FRONT)
- REPLACE SECOND LEVEL DOOR
- PROVIDE NEW AWNINGS (3 TOTAL).
- REPLACE STAIR TREADS. REPAIR, PRIME & PAINT STAIR RISERS.
- REPAIR & REPAINT EXISTING WINDOW & TRIM SURROUNDINGS
- PROVIDE NEW METAL CLAD DOOR
- REPLACE EXIST. BASEMENT DOOR (NOT SHOWN) W/ NEW
- REPLACE EXIST. LOWER LEVEL WINDOWS W/ NEW STORE FRONT WINDOWS. PROVIDE CEMENT BD. PANEL & TRIM AS SHOWN.



PROPOSED RENDERING - HIGH AVE

- PROVIDE NEW CORNICE
- REPLACE 2ND LEVEL WINDOWS W/ NEW
- PATCH EXIST. STUCCO & REPAINT
- PROVIDE NEW LIGHTS (2 TOTAL)
- REMOVE STUCCO FROM ARCH WAY & INSTALL ARCH TOP WINDOW MATCHING DETAIL ON SIDE.

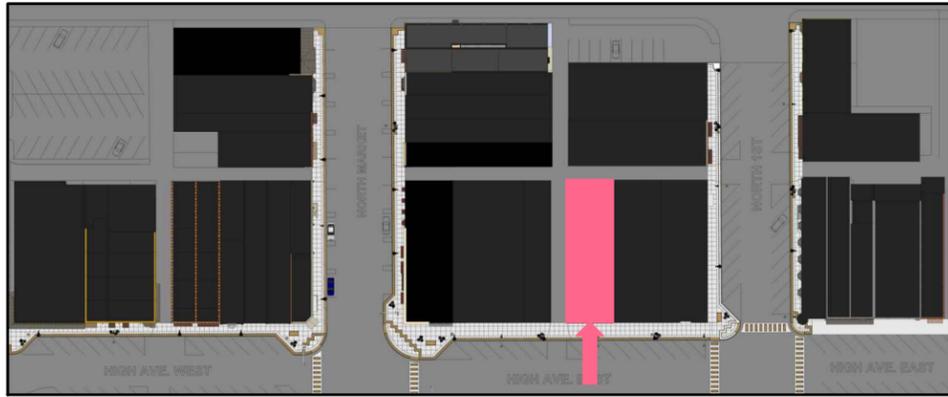


EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE

# 110 N. MARKET



SITE MAP



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE



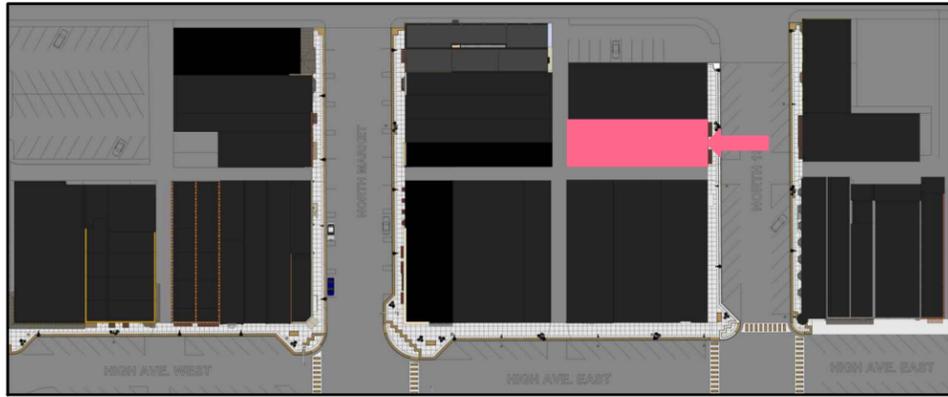
EXISTING PHOTOGRAPH



PROPOSED RENDERING

- NEW 20 GA. STEEL COPING.
- TUCKPOINT 33% OF FACADE, REMOVE MISC. METAL & FASTENERS
- PRIME & PAINT STRUCTURAL BRACKETS (NOT SHOWN).
- REPLACE ALL STEEL LINTELS ABOVE WINDOWS (10 TOTAL)
- REPLACE 2ND & 3RD STORY WINDOWS WITH NEW ALUM. CLAD WINDOWS (10 TOTAL).
- REPLACE EXIST. PAINTED BRICK W/ NEW BRICK (COLOR TBD)
- REPLACE EXIST. LIGHT FIXTURES W/ NEW
- SKIM COAT ALL EXISTING SILLS
- REPLACE EXIST. DOOR THRESHOLD W/ NEW
- REMOVE MAROON PANELS, REPLACE W/ NEW CEM. BD. PANELS & TRIM
- EXISTING STOREFRONT TO REMAIN, RETRIM & RECAULK STOREFRONT
- PRIME & PAINT STEEL COLUMNS (2 TOTAL)
- REPAIR FOUNDATION UNDER THIS COLUMN.
- NEW CEMENT BD. TRIM & PANELS
- REPLACE EXIST. TERRAZZO W/ NEW

# 113-115 HIGH AVE. EAST



SITE MAP



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE



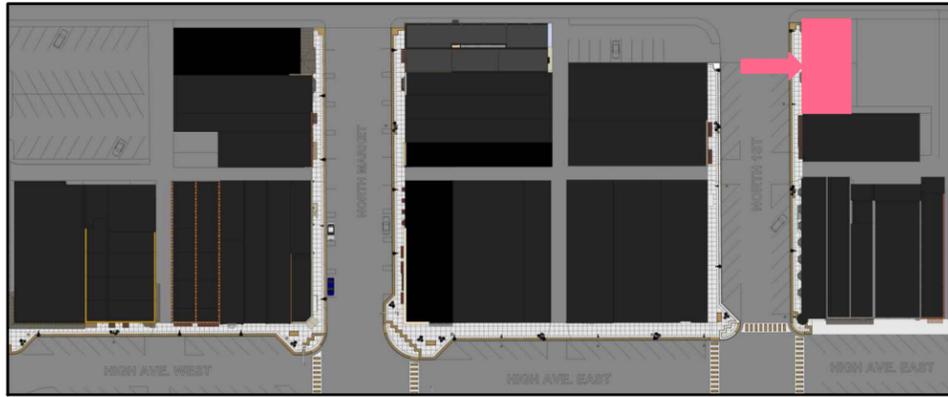
EXISTING PHOTOGRAPH



PROPOSED RENDERING

- REPAIR OR REPLACE EXIST. TERRA COTTA COPING
- REPAIR & REPAINT METAL ARCHITRAVE
- NEW ALUM. CLAD WINDOWS (7 TOTAL)
- SKIM COAT EXIST. SILLS
- PROVIDE NEW DOWN LIGHTS UNDER AWNINGS (2 TOTAL), NOT SHOWN.
- PROVIDE NEW AWNINGS (2 TOTAL)
- NEW CEMENT BD. PANELS & TRIM
- NEW STOREFRONT WINDOWS & DOOR
- REPAIR COLUMNS
- NEW CEMENT BD. PANELS & TRIM
- REPAIR CONC. STEP

# 113 NORTH 1ST



SITE MAP



PROPOSED RENDERING

- REPAIR / REPLACE EXISTING TERRACOTTA COPING.
- REPLACE EXIST. 2ND LEVEL WINDOWS (9 TOTAL)
- REPLACE DORMER WINDOWS, NEW ROOF, EXTERIOR WD., PRIME & PAINT
- SKIM COAT EXIST. SILLS (9 TOTAL)
- PRIME & REPAINT EXIST. STEEL LINTELS
- CEMENT BD. PANELS & TRIM ABOVE EXISTING WINDOWS & DOOR



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE



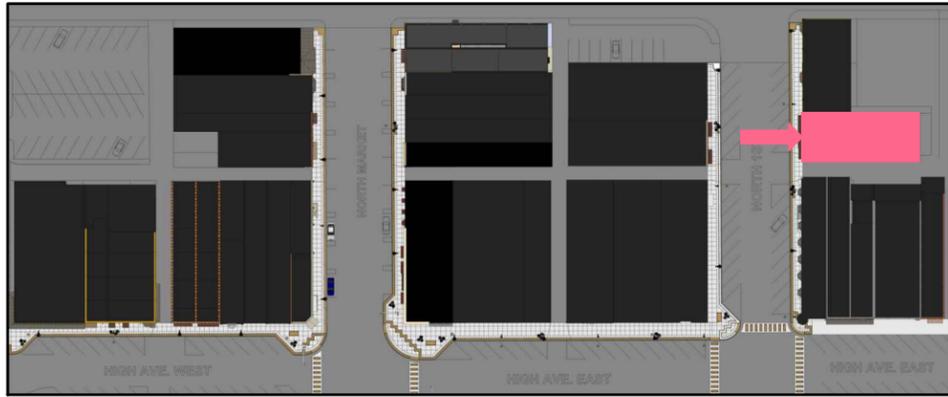
PROPOSED RENDERING

- REPAIR / REPLACE EXISTING TERRACOTTA COPING.
- REPLACE EXIST. 2ND LEVEL WINDOWS (6 TOTAL)
- SKIM COAT EXIST. SILLS (6 TOTAL)



EXISTING PHOTOGRAPH

# 122 NORTH 1ST



SITE MAP



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE



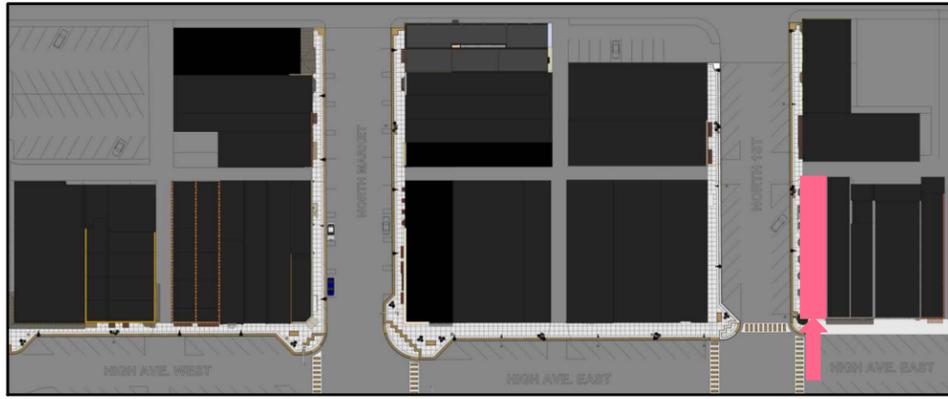
EXISTING PHOTOGRAPH



PROPOSED RENDERING

- REPAIR/ REPLACE EXISTING TERRACOTTA COPING.
- TUCKPOINT 50% OF BUILDING FACADE WITH MORTAR MATCHING ORIGINAL, REMOVE ALL FASTENERS, BRACKETS & MISC. METAL.
- CLEAN ALL BRICK ON FACADE
- NEW ALUM. CLAD WINDOWS (6 TOTAL)
- NEW CONCRETE SILLS
- REPLACE WALL SCONCES (3 TOTAL)
- NEW STOREFRONT WINDOWS, EXTERIOR STOREFRONT DOOR, & INTERIOR DOOR
- REPAIR & SKIM COAT EXIST. CONC. STOOP & RAMP
- NEW GUARDRAILS

# 114 NORTH 1ST



SITE MAP



1895 PHOTOGRAPH



PROPOSED RENDERING

REPLACE EXIST. METAL COPING W/  
NEW 20 GA. STEEL

REPLACE METAL ROOF ON TURRET

REPAIR & PAINT ALL 2ND LEVEL  
WINDOWS

REPAINT ALL SILLS & STONWORK

TUCKPOINT 100% OF BRICK

NEW 2ND LEVEL ENTRY DOOR



PROPOSED RENDERING

REPLACE EXIST. METAL COPING W/  
NEW 20 GA. STEEL

REPLACE METAL ROOF ON ALL  
DORMERS

REPAIR & PAINT ALL 2ND LEVEL  
WINDOWS

REPAIR & PROTECT EXISTING GLASS

NEW STOREFRONT SYSTEM FIT INSIDE  
EXISTING WOOD FRAMING ON ALL  
MAIN LEVEL WINDOWS. PROVIDE NEW  
STOREFRONT DOOR.

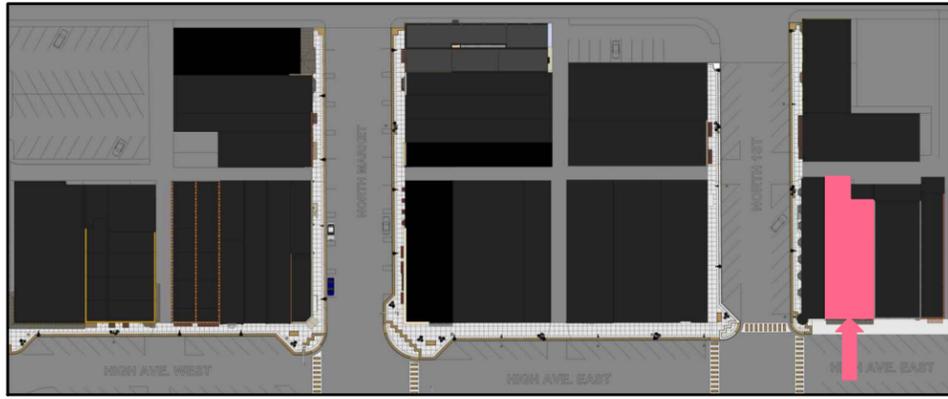
REPAINT ALL SILLS & STONWORK

TUCKPOINT 100% OF BRICK

# 201 HIGH AVE. EAST



CURTIS ARCHITECTURE & DESIGN PC



SITE MAP



EXISTING PHOTOGRAPH



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE

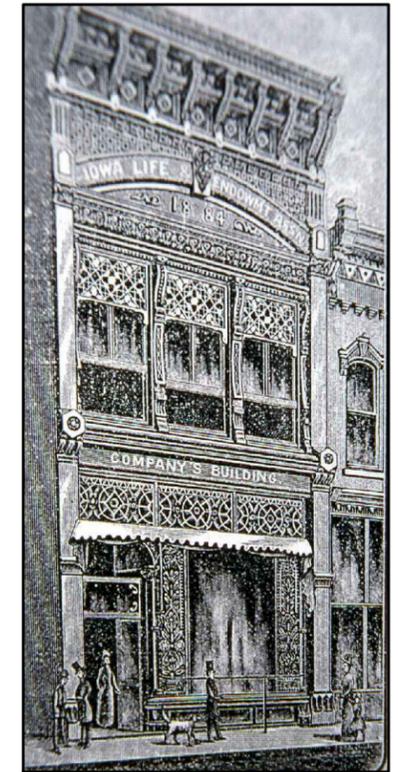


PROPOSED RENDERING

- REPAIR/ REPLACE EXISTING TERRACOTTA COPING.
- PROVIDE NEW PAINT FOR EXIST. BRICK
- SCRAPE, PRIME, & PAINT EXIST. METAL WORK
- NEW DORMER WINDOWS, REPAIR EXTERIOR WD., NEW SHINGLES
- PAINT EXIST. STUCCO
- SKIM CAST STONE SILLS
- NEW ALUM. CLAD WINDOWS (6 TOTAL)
- PROVIDE DOWN LIGHTS FOR SIGNAGE, 3 TOTAL (NOT SHOWN)

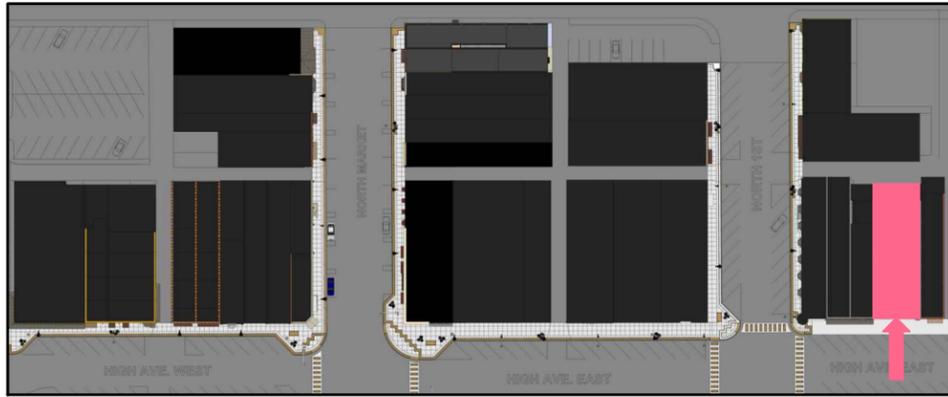


1895 PHOTOGRAPH



HISTORICAL IMAGE

# 203-205 HIGH AVE. EAST



SITE MAP



EXISTING PERSPECTIVE



EXISTING PHOTOGRAPH



PROPOSED RENDERING

PROVIDE NEW 20 GA. METAL COPING OVER CURRENT CONC. COPING.

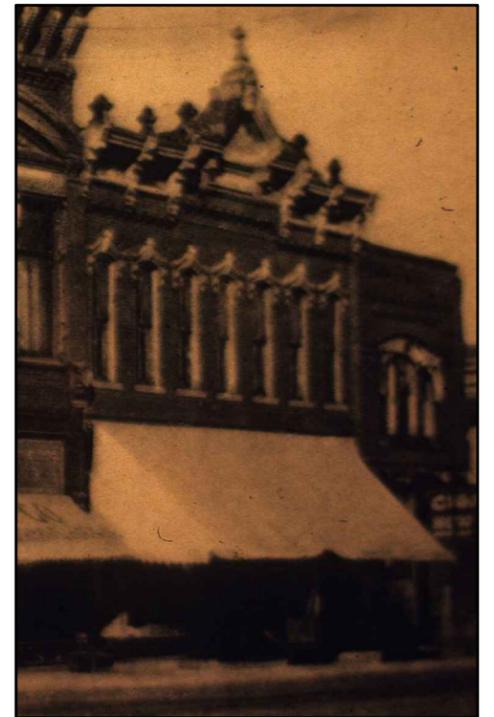
REPAIR, PRIME, & PAINT EXIST. METAL

REPAIR & PAINT EXIST. WINDOWS (7 TOTAL)

SKIM CAST STONE SILLS



PROPOSED PERSPECTIVE



1895 PHOTOGRAPH

# 207-209 HIGH AVE. EAST



CURTIS ARCHITECTURE & DESIGN PC

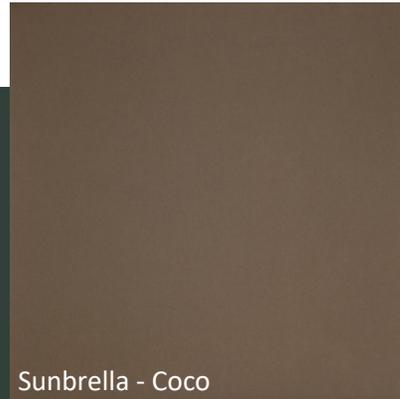
NOT FOR CONSTRUCTION  
FOR GRANT APPLICATION ONLY  
1/25/2016

# 115 High Ave W

Oskaloosa, IA



SW 2847



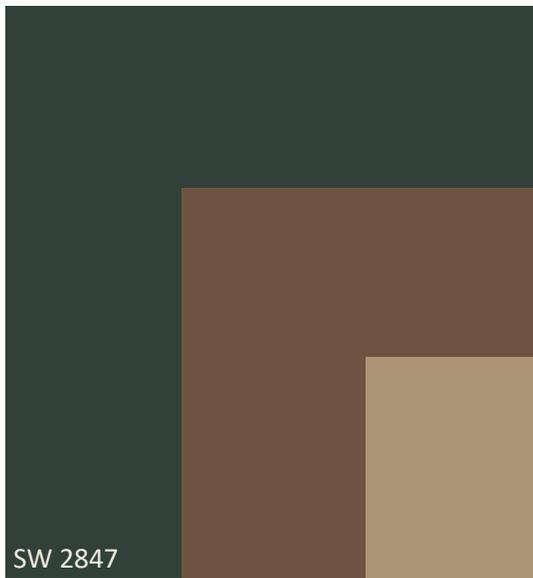
Sunbrella - Coco



SW 2807

# 113 High Ave W

Oskaloosa, IA



SW 2847



SW 2807



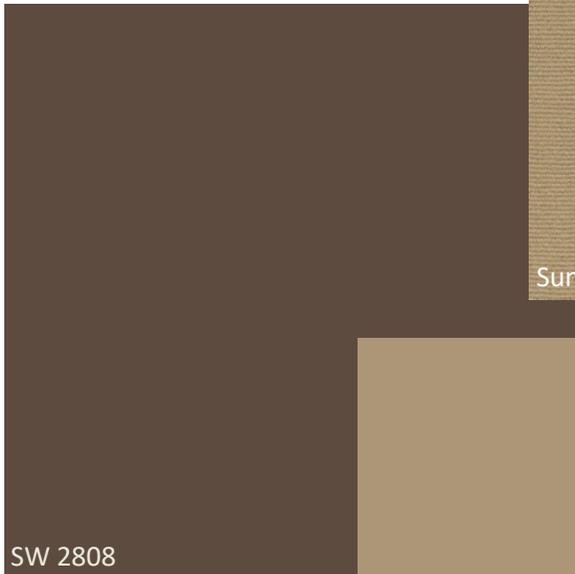
Sunbrella - Beige



SW 2835

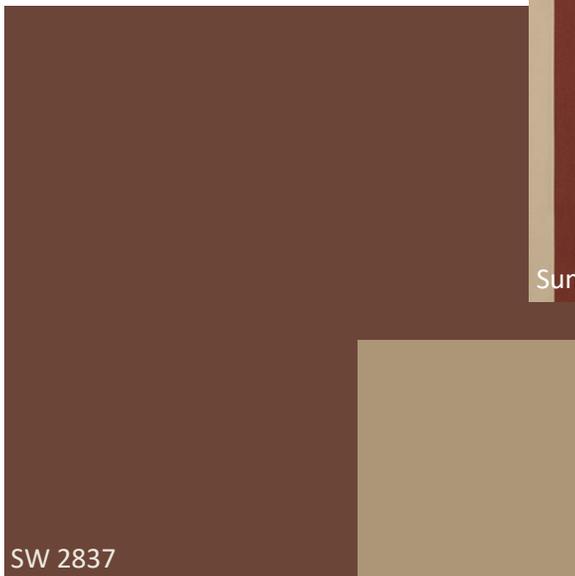
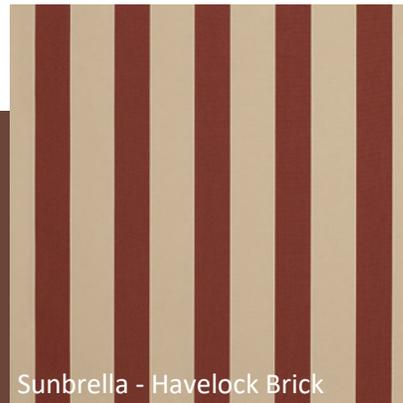
# 113-115 N Market

Oskaloosa, IA



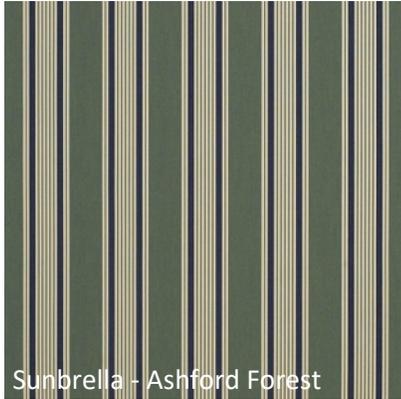
# 117 N Market

Oskaloosa, IA



# 120 N Market

Oskaloosa, IA



HC-154

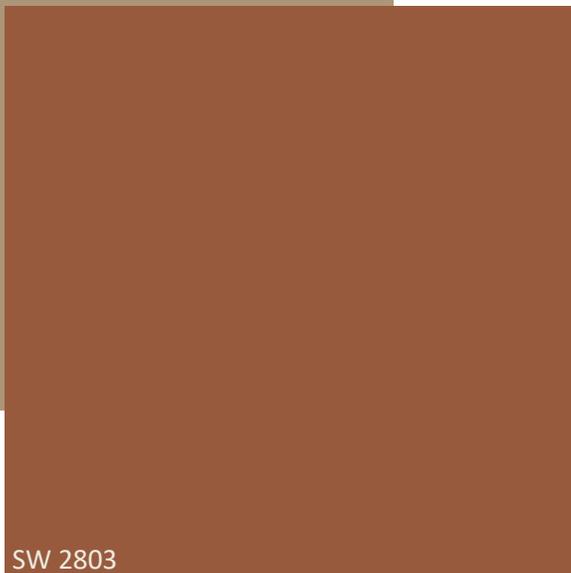
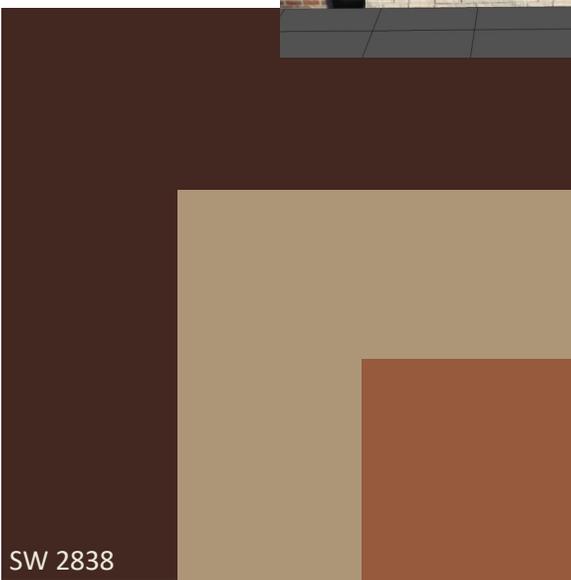
SW 6195

SW 2808

SW 2835

# 114 N Market

Oskaloosa, IA



# 110 N Market

Oskaloosa, IA



SW 2822

Sunbrella - Mahogany

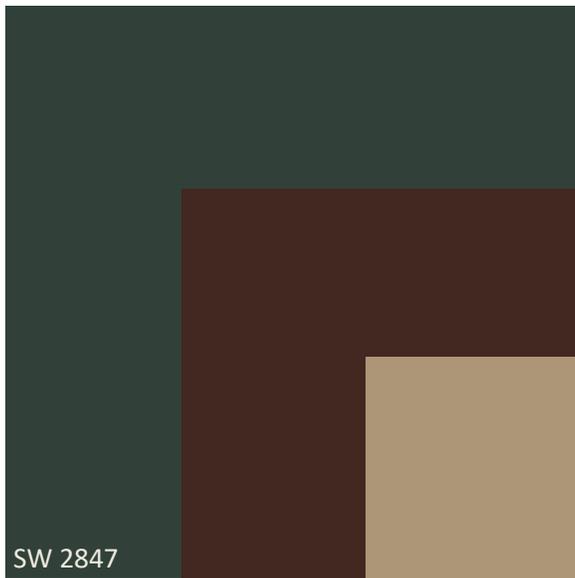
SW 2802

SW 2838

SW 2835

# 120-122 N 1st

Oskaloosa, IA



SW 2847



SW 2838



SW 2835

# 201 High Ave E

Oskaloosa, IA



SW 2835

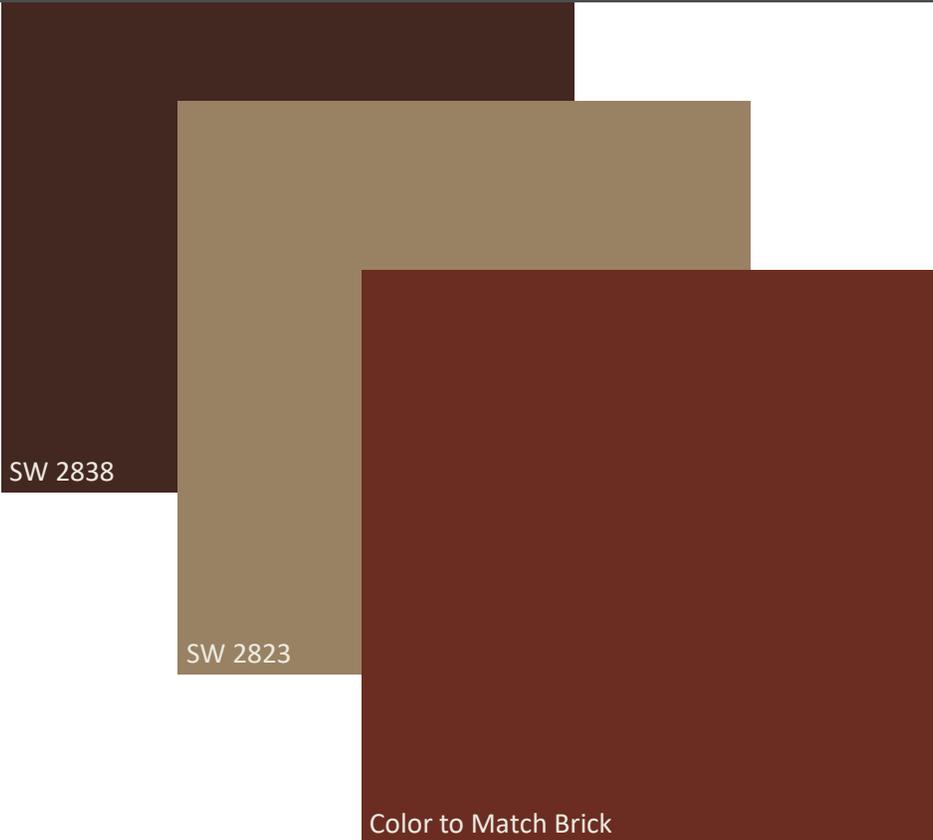
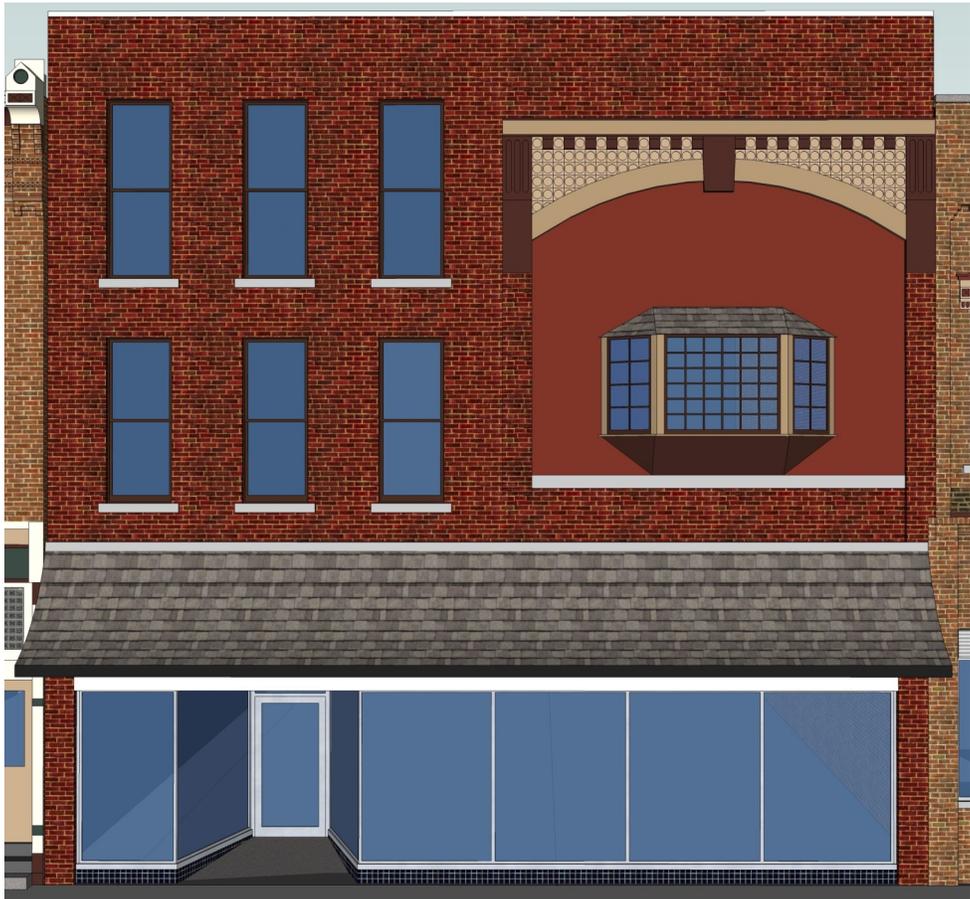
SW 2847

SW 2838

SW 2829

# 203-205 High Ave E

Oskaloosa, IA



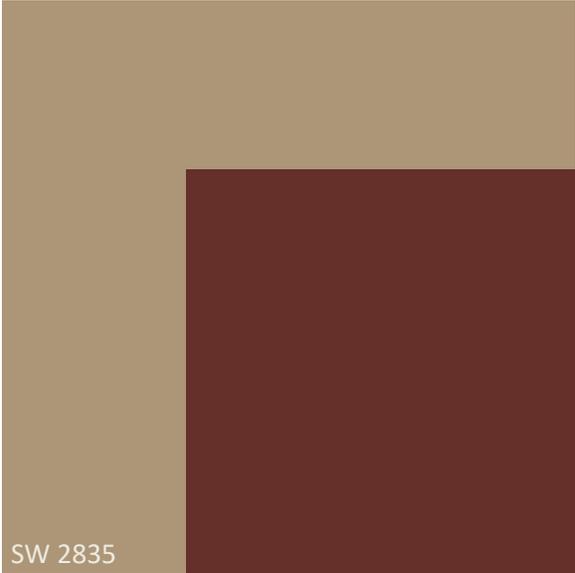
SW 2838

SW 2823

Color to Match Brick

# 207-209 High Ave E

Oskaloosa, IA





# Preservation 101

Saturday, November 5, 2016  
In the Historic Garner Building  
224 E. Second Street  
Ottumwa, IA

This workshop is designed to provide answers to basic historic preservation questions...

What is a CLG? What is an HPC?  
How does the National Register Work?  
What are the Secretary of the Interior's Standards?  
Section 106 Review & Compliance? Historic Preservation Tax Credits?  
And our favorite....Who really needs to know this stuff?

Developed for Historic Preservation Commissions, Main Street Directors, Chamber of Commerce Directors, Economic Development Officials, Planners, and others involved with community development

8:30	Registration & Coffee
9:00 – 10:15	How the Historic Preservation System works, from top to bottom
10:15 – 10:30	Break – Coffee & goodies
10:30 – Noon	Historical & Architectural Surveys: How & Why
Noon – 1:00	Lunch on your own (check out our restaurants in historic buildings)
1:00 – 2:00	Walking Tour: Ottumwa's newest historic district - Greater Second Street
2:00 – 2:15	Break – Coffee/cold drink & snacks
2:30 – 3:30	National Register Nominations: How & Why
3:30 – 4:00	Questions & Wrap-up

Presented by Molly Myers Naumann  
Naumann has been conducting historic preservation training workshops for Historic Preservation Commissions, the State Historic Preservation Office, and Main Street Iowa for over 30 years. In addition she has presented at State Historic Preservation conferences, Main Street Iowa Conferences, and the National Main Street Conference.

Sponsored by the Ottumwa Historic Preservation Commission  
[eskewp@ci.ottumwa.ia.us](mailto:eskewp@ci.ottumwa.ia.us)

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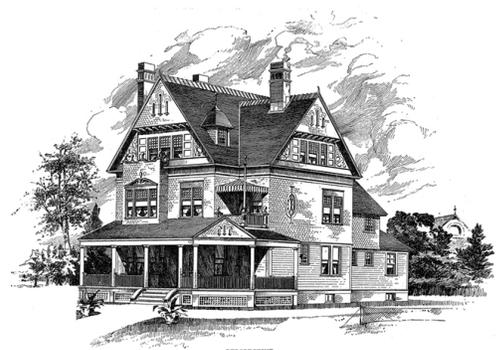
REGISTRATION FORM MUST BE RECEIVED BY NOV 1, 2016

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_  
EMAIL \_\_\_\_\_

REGISTRATION FEE \$35.00 Make check payable to: City of Ottumwa

Mail to: Office of Planning & Development  
105 E 3rd Street  
Ottumwa, IA 52501

*Residence, Design No. 1479*



2.84.040 - Operating procedures.

- A. The preservation commission shall adopt by-laws for the conduct of its business in accordance with the provisions of this chapter that define when the meetings will occur, how the agenda is to be structured, and how decisions are to be made.
- B. The preservation commission shall elect a chairman, vice-chairman and a secretary, each of whom shall serve for one year and who shall be eligible for reelection.

(Ord. 1179 §1 (part), 2004)