

Date June 11, 2012

**RESOLUTION AFFIRMING THE DECISION OF THE HISTORIC PRESERVATION
COMMISSION TO CONDITIONALLY APPROVE A CERTIFICATE OF
APPROPRIATENESS FOR THE CONSTRUCTION OF A DECK AT
1957 ARLINGTON AVENUE**

WHEREAS, on April 18, 2012, the Historic Preservation Commission conditionally approved an application from Donald Crouch for a Certificate of Appropriateness to construct a deck along the northwest corner of his residence at 1957 Arlington Avenue, subject to the following conditions:

1. The balustrade (*deck railing*) shall be constructed of wood or a composite wood material.
2. Compliance with the building code and obtainment of all necessary permits for construction.

WHEREAS, Donald Crouch has appealed the Commission's decision to the City Council pursuant to §58-31(f) of the Des Moines Municipal Code, and seeks permission to use a vinyl material for the deck railing.

WHEREAS, on May 21, 2012, by Roll Call No. 12-0778, it was duly resolved by the City Council that the appeal be set down for hearing on June 11, 2012, at 5:00 p.m., in the Council Chambers; and,

WHEREAS, due notice of the hearing was published in the Des Moines Register on May 24, 2012, and a copy of the notice was provided to Donald Crouch; and,

WHEREAS, in accordance with the said notice, those interested in the issuance of the Certificate of Appropriateness, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; and,

WHEREAS, Section 303.34(3) of the Iowa Code and Section 58-31(f) of the Des Moines Municipal Code provide that on an appeal such as this, the City Council shall consider whether the Historic Preservation Commission has exercised its powers and followed the guidelines established by the law and ordinance, and whether the Commission's decision was patently arbitrary or capricious; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The public hearing on the appeal is hereby closed.
2. The City Council hereby finds that the decision of the Historic Preservation Commission approving a Certificate of Appropriateness for the construction of a deck at 1957 Arlington Avenue subject to compliance with the conditions identified above, is not arbitrary or capricious and should be upheld.

(continued)



Date June 11, 2012

3. The City Council hereby finds that the decision of the Historic Preservation Commission to require the modification of the deck railing to be constructed of wood or a composite wood material was not patently arbitrary or capricious for the following reasons:
- a) The *Architectural Guidelines for Building Rehabilitation in Des Moines' Historic Districts* state that "new decks.....should have no major impact on the original building and its character, and be designed with appropriate balustrade and compatible materials."
 - b) Wood is a historic material type that is typical to the River Bend Local Historic District. The Commission found that composite wood would be a compatible material as it has similar visual and durability qualities as wood.
 - c) The conditions imposed by the Historic Preservation Commission are consistent with the *Architectural Guidelines for Building Rehabilitation in Des Moines' Historic Districts* and gave Mr. Couch reasonable options in constructing his deck.

(Council Communication No. 12- 281)

MOVED by _____ to adopt, and affirm the decision of the Historic Preservation Commission.

FORM APPROVED:

Roger K. Brown
Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	

Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk

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HISTORIC PRESERVATION COMMISSION
CITY OF DES MOINES
CERTIFICATE OF APPROPRIATENESS
In the Following Matter

This Certificate of Appropriateness is valid for one year from the meeting date

REQUEST FROM:	:	CASE NUMBER: 20-2012-9.01
	:	
DONALD CROUCH	:	
	:	
PROPERTY LOCATION:	:	MEETING DATE: APRIL 18, 2012
	:	
1957 ARLINGTON AVENUE	:	

This Decision of the Historic Preservation Commission does not constitute approval of any construction. All necessary permits/must be obtained before any construction is commenced upon the Property. A Certificate of Occupancy must be obtained before any structure is occupied or re-occupied after a change of use.

SUBJECT OF THE REQUEST:

Construction of a deck along the northwest corner of the house.

FINDING OF THE HISTORIC PRESERVATION COMMISSION:

Granting the application as presented subject to the condition below would be in harmony with the historic character of the neighborhood and would meet the requirements set out in the Historic District Ordinance, the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the City of Des Moines' Standard Specifications.

CONDITIONS:

1. The balustrade shall be constructed of wood or a composite wood material.
2. Compliance with the building code and obtainment of all necessary permits for construction.

Donald Crouch
1957 Arlington Avenue
20-2012-9.01

-2-

April 18, 2012

VOTE: A vote of 6-0-1 was registered as follows:

	Aye	Nay	Abstain	Absent
Barry	X			
Bye				X
Griffin	X			
Holderness	X			
Estes	X			
Fenton				X
Marchand			X	
Shaw				X
Sweet	X			
Taewzer	X			
Weidmaier				X

Approved as to form:


Michael Ludwig, AICP
Planning Administrator


Phil Delafield
Community Development Director

Date Filed: 4/30/12 Filed By: JV

CITY OF DES MOINES HISTORIC PRESERVATION COMMISSION
STAFF REPORT AND RECOMMENDATION
Wednesday, April 18, 2012

AGENDA ITEMS #1**20-2012-9.01****Applicant:** Donald Crouch (owner).**Location:** 1957 Arlington Avenue (River Bend Historic District).**Requested Action:** Construction of a deck along the northwest corner of the house.**I. GENERAL INFORMATION**

1. **Site Description:** The subject property generally measures 125 feet by 205 feet and contains a 2½-story house built circa 1896. It is bound by Arlington Avenue to the south and the Des Moines River to the north.
2. **Sanborn Map:** Not available.
3. **COA History:** None.

II. APPLICABLE DESIGN GUIDELINES**1. Architectural Guidelines for Building Rehabilitation (rear deck):**

- 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.

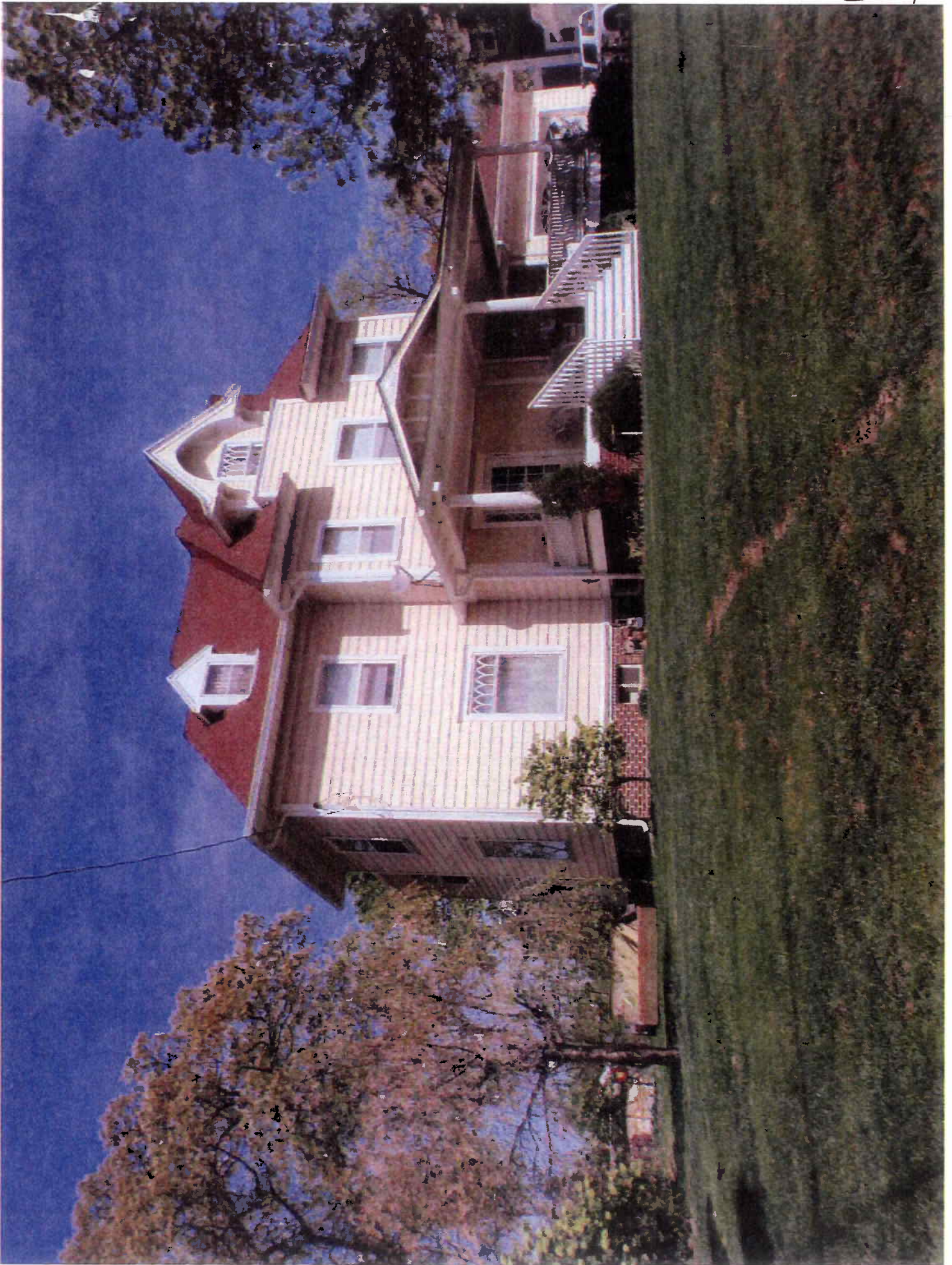
The applicant is proposing to construct a 304-square foot deck to the north and west of the house. The western portion of the deck would measure 12 feet by 20 feet and the north portion of the deck would measure 8 feet by 6 feet. The design includes a 36-inch tall vinyl balustrade around the perimeter of the deck with steps on the south and east sides. The deck would also be accessible from the kitchen through a door on the west façade of the house. The deck would be constructed of treated lumber. The proposed balustrade design is appropriate. However, staff believes that vinyl material is not compatible with historic materials typical to the district. Staff recommends approval be subject to the balustrade being constructed of wood.

III. STAFF RECOMMENDATION

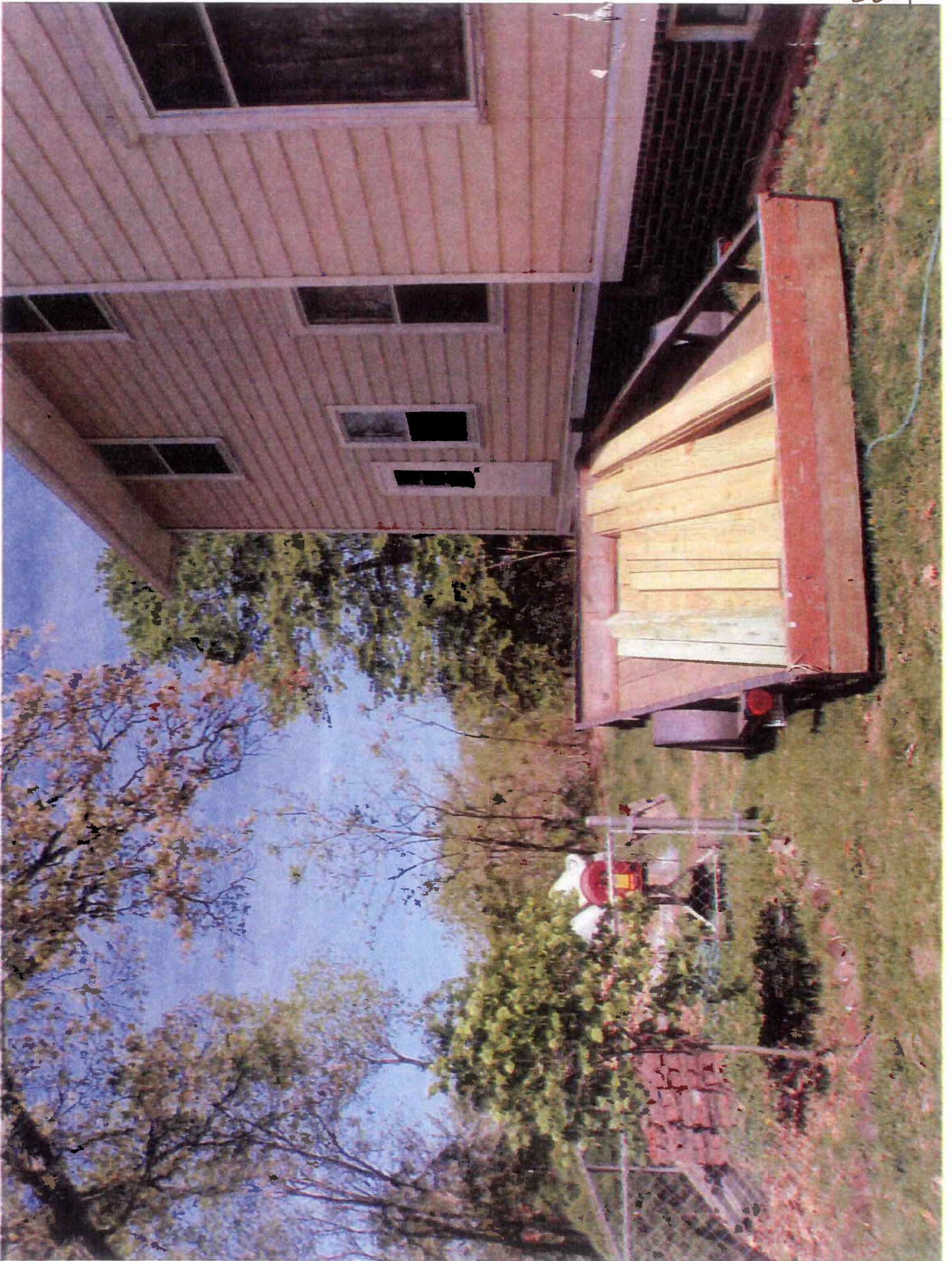
Staff recommends approval of the request subject to the following conditions.

1. The balustrade shall be constructed of wood.
2. Compliance with the building code and obtainment of all necessary permits for construction.

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SOA



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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF DES MOINES
HISTORIC PRESERVATION COMMISSION

(To be filled out by the applicant)

File Number 20- 2012- 9.01

Address of the Property 1957 Arlington Ave. D14 Ia 50314

Owner of the Property Donald E. Gouch

Owner's Phone Number: Home 515-282-8107 Work Retired

Applicant's Name, Address and Phone Number (if different from owner)

Current use of the property RESIDENTIAL

Approximate date structure was built if known 1896

Note the year any major alterations were completed and indicate source of data:

Front Porch & Detached garage - 1994. Permit
REAR ATTACHED GARAGE - 2007 - Permit

Donald E. Gouch
Applicant's Signature

4/5/12
Date

To be filled out by staff:

Date of Historic Preservation Commission meeting 4/18/12

Received by [Signature] Date 4/5/12

Your application will be placed on the agenda for the next Commission meeting if it is received
two weeks prior to the next regularly scheduled meeting date.
Meetings are scheduled for the third Wednesday of each month.

NOTE: You are hereby advised that no work should commence on the above property until such time as the
Historic Preservation Commission has issued a Certificate of Appropriateness

To be filled out by the Applicant (continued)

Separately describe each job to be performed on the exterior of the structure and/or property.

4a. What is being done? 4b. What materials are being used? 4c. What changes in appearance will there be?

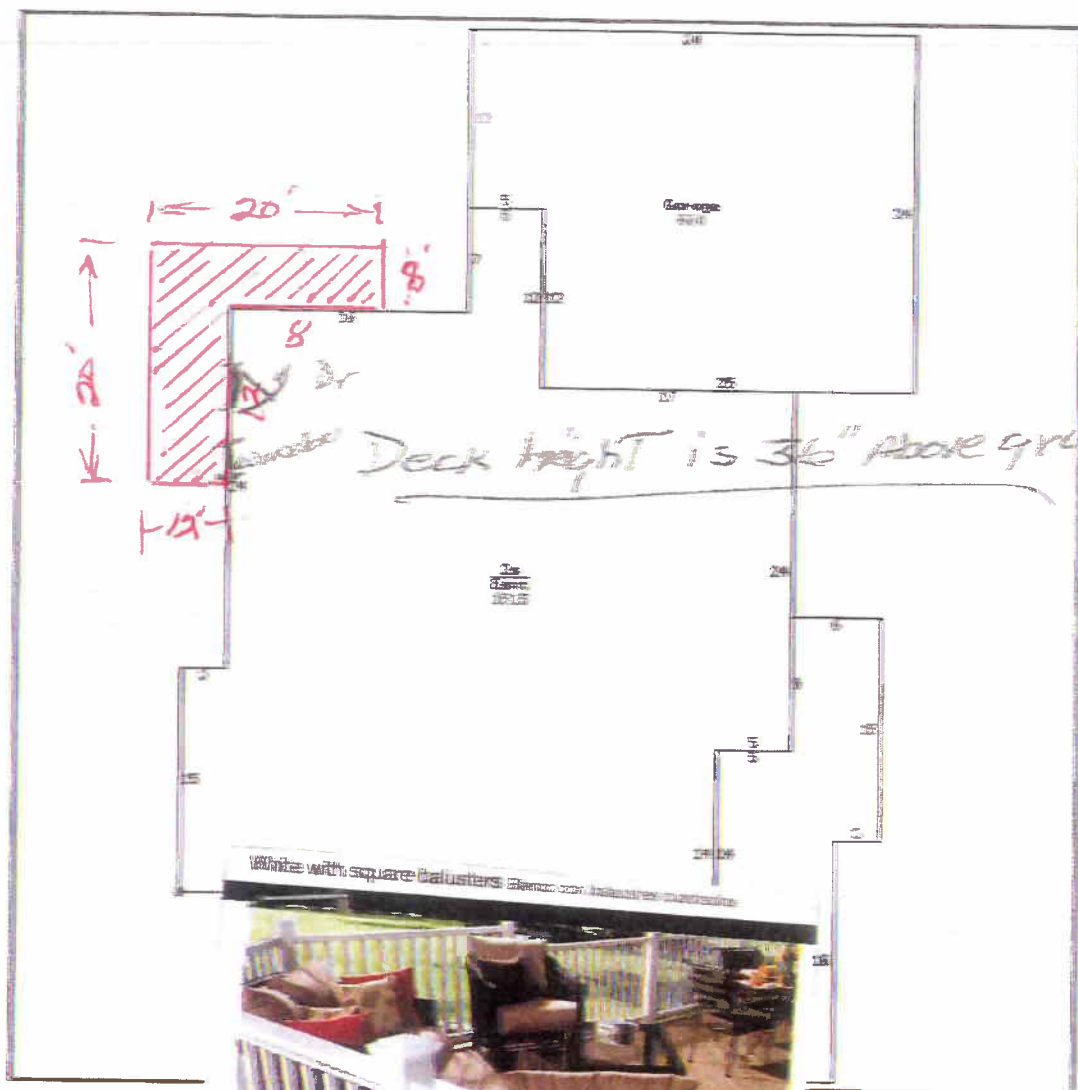
We are building a 12x20' deck on the west side of the house, with 8x8' deck to the rear. To be constructed with treated lumber. The deck height is 36" from the ground & will have a 36" knip white railing, with stairs on the South side & also on the East side.

5a. What is being done? 5b. What materials are being used? 5c. What changes in appearance will there be?

6a. What is being done? 6b. What materials are being used? 6c. What changes in appearance will there be?

Attach drawings as described on page 2 to illustrate above described changes.

N



W

E



Detached # 101	
OCCUPANCY	G
TRACT & LOT	

ASCODE	D/Dimensions
DRY	

CITY OF DES MOINES
HISTORIC PRESERVATION COMMISSION
MEETING SUMMARY

DATE: April 18, 2012
TIME: 5:30 P.M.
PLACE: City Council Chambers
City Hall, 400 Robert D. Ray Drive

COMMISSIONERS PRESENT: Susan Holderness (Chair), York Taenzer (Vice Chair), Patricia "Pat" Barry, Robert "Bob" Griffin, Elaine Estes, Denny Marchand and David Sweet.

COMMISSIONERS ABSENT: Breann Bye, Scotney Fenton, Shirley Shaw and Teresa Weidmaier.

STAFF PRESENT: Jason Van Essen, Senior City Planner.

DISCUSSION SUMMARY OF AGENDA ITEM #1

Request from Donald Crouch (owner) to allow the construction of a deck to the northwest corner of the house at 1957 Arlington Avenue in the River Bend Local Historic District. (20-2012-9.01).

Chair Susan Holderness: Read the agenda description for item #1.

Jason Van Essen: Displayed an aerial map, photographs and historic Sanborn Map images of the property. Presented the staff report and staff recommendation.

Elaine Estes: Asked if there were any records of the house having a rear porch at one time.

Jason Van Essen: Indicated that he did not have anything in the file but suggested that the applicant could probably speak to the question as he grew up in the house.

Chair Holderness: Asked the applicant to come forward.

Donald Crouch (1957 Arlington Avenue, Des Moines): Indicated that he was born in the house in 1939 and showed a historic photograph of the house. Stated that this house and a lot of other houses in the area were converted to apartments during the war and right after the war. This house was converted into 3 apartments. Stated that after his father passed away he bought the house from the estate in 1987 and converted it back to a single-family house. Noted that the house has aluminum siding and an attached garage where the original carport was located. It has combination storm windows and a newer style gutter system. Noted that he did have the front porch reconstructed including having a custom made railing to match the original porch. Stated that he did not want to spend his golden years painting and doing maintenance and that is why he is proposing a vinyl railing instead of wood. Treated lumber is not ideal to paint and he wants the railing to be white to match the trim of the house. Expressed his belief that no one from the street would be able to tell the difference between wood and vinyl.

Chair Holderness: Stated that she could not recall a time that the Commission has approved the use of vinyl material.

Elaine Estes: Asked if there was a rear porch at one time.

Donald Crouch: Noted that there were steps off the kitchen door but not a roofed porch. Suggested that if there had been a rear porch that it would have been there when he was too young to remember. Noted that a two room addition was placed on the back of the house when it was converted to apartments where a porch would have logically been. Reiterated that he wants to use vinyl so he does not have to paint the railing.

David Sweet: Asked the applicant if he has looked into any of the more recent wood composite materials that are available. Stated that you can get them from the manufacture with a color set all the way through them so you do not have to paint them. Suggested this would require less maintenance than wood.

Donald Crouch: Stated that he priced composite materials and that a \$4 treated lumber board was comparable to a \$16 composite board.

Denny Marchand: Asked if he had any past experience with vinyl posts.

Donald Crouch: Indicated that he has not personally used them but that they are not flimsy. Noted that you can place a steel post or a 4-inch by 4-inch timber post inside them.

Denny Marchand: Stated that vinyl breaks easily during the winter.

Donald Crouch: Indicated that only he and his wife live at the house and that they would not be using the deck during the winter.

Denny Marchand: Asked if he would consider using composite material for the posts and the railing and using treated lumber for the flooring.

Donald Crouch: Stated that he was planning on using treated lumber for the flooring. Indicated that the only product that he saw at Menards that came in white was the vinyl and that the composite material only came in different shades of brown.

David Sweet: Stated that he thought Lowe's carries the composite in white or at least they did last summer.

Denny Marchand: Stated that if they do not carry it that they can special order it.

Elaine Estes: Thought that the composite wood material would meet the intent of the design guidelines.

Chair Holderness: Noted that the Commission has approved the use of wood composite previously.

Donald Crouch: Stated that the house has siding, windows and other things that he did not think the Commission would find appropriate and did not understand the need to discuss such a small item at the back of the house.

Chair Holderness: Noted that the Commission is suppose to make decisions based on the design guidelines. Asked if there was anyone in the audience that wished to speak on the item.

No one came forward.

Elaines Estes: Moved approval of the staff recommendation with the addition of allowing composite wood to be an option for the balustrade

York Taenzer: Seconded the motion.

VOTE: A vote of 6-0-1 was registered as follows:

	Aye	Nay	Abstain	Absent
Barry	X			
Bye				X
Griffin	X			
Holderness	X			
Estes	X			
Fenton				X
Marchand			X	
Shaw				X
Sweet	X			
Taenzer	X			
Weidmaier				X

ACTION OF THE COMMISSION:

Granting the application as presented subject to the conditions below would be in harmony with the historic character of the neighborhood and would meet the requirements set out in the Historic District Ordinance, the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the City of Des Moines' Standard Specifications.

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