

Date February 11, 2013

**RESOLUTION SCHEDULING HEARING ON APPEAL BY CARRIE BOUMA
FROM THE CONDITIONS IMPOSED BY THE HISTORIC PRESERVATION
COMMISSION ON THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS
FOR REPLACEMENT OF WINDOWS AT 1224 9th STREET**

WHEREAS, on December 19, 2012, the Historic Preservation Commission conditionally approved an application from Carrie Bouma for a Certificate of Appropriateness to allow the replacement of all double-hung windows at 1224 9th Street in the River Bend Historic District; and,

WHEREAS, the Commission's approval was conditioned on retaining a 2-lite over 2-lite first floor window on the north façade and the use of wood replacement windows that have the same general style, shape and dimensions as the existing windows and are not covered with metal cladding as reviewed and approved by staff; and,

WHEREAS, Carrie Bouma has appealed the Commission's decision to the City Council pursuant to §58-31(f) of the Des Moines Municipal Code, and seeks to be allowed to replace all double-hung windows with vinyl replacement windows.

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

1. The appeal by Carrie Bouma is hereby set down for a public hearing before the City Council on February 25, 2013, at 5:00 p.m., in the Council Chambers at City Hall, Des Moines, Iowa.
2. The City Clerk is hereby authorized and directed to publish notice of said hearing in the form hereto attached all in accordance with §362.3 of the Iowa Code.

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown
Roger K. Brown, Assistant City Attorney

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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January 25, 2013

RE: 1224 9th Street- COA #20-2013-9.13

I am writing to appeal the Historical Preservation Commissions decision that was made on December 19, 2012 regarding the replacement of windows in my house. I disagree with their decision and would like to have my case heard in front of the City Council.

Please contact me at 991-8853 or 1224 9th Street Des Moines, IA 50314 if you have any further questions.

Sincerely,



Carrie Bouma
1224 9th Street
Des Moines, IA 50314

CITY CLERK
DES MOINES, IA

2013 JAN 25 PM 12:28

FILED

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: 20-2013-9.13
: :
CARRIE BOUMA : :
: :
PROPERTY LOCATION: : MEETING DATE: DECEMBER 19, 2012
: :
1224 9th STREET : :

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:

Replacement of all double-hung windows.

FINDING OF THE HISTORIC PRESERVATION COMMISSION:

Granting the application as proposed would not be in harmony with the historic character of the neighborhood and would not 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. The proposed vinyl product does not substantially match the composition, design, dimensions, durability, color, texture and visual properties of a historic wood window. Specifically, the dimensions of the framing and sash frames are noticeably different; there is minimal depth between the sash framing and the glass; the sash tracks (jambs) have a glossy white vinyl product appearance that is noticeable particularly in contrast to the dark matte finish of the framing; and the track for the screens on the exterior of the windows is a noticeable variation in detail. The window openings are close enough to the ground that these variations are noticeable.

Granting the application 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.

CONDITIONS:

1. The 2-lite over 2-lite first floor window on the north façade shall be retained in place.
2. The replacement windows shall be constructed of wood with no metal cladding.
3. The replacement windows shall be of the same general style, shape and dimensions as the existing windows.
4. Review and approval of the selected window product by staff prior to installation.