



Historic Preservation Commission

Meeting Date: February 28, 2020

Requested By: Development Services Dept.

Item Title:

Consider an application to amend the Certificate of Appropriateness for 119 1st Avenue West, a component of the Façade Improvement Project Phase 2.

Explanation:

The Façade Improvement Project Phase 2 is rehabilitating 11 facades on 6 buildings on the west side of the downtown square. The Historic Preservation Commission approved the project plans and Certificate of Appropriateness at their January 18, 2019 meeting. Of the many components is to install new upper windows, storefront paneling, trim, and related improvements to the west third of the building located at 117-119 1st Avenue West.

The existing building had replacement upper story windows smaller than the original brick openings. A steel awning was above each window, and the approved plans called for the windows to be replaced and awnings (14 of 18 total on the building) to be cleaned, primed, and painted. The awnings were attached to the window framing, not to the building, and partially blocked the view of the framework and vinyl siding around the existing windows. The awnings were removed to install the new windows.

The new windows have eliminated the framework; they are taller and wider to fully fit the building openings and interior blinds have been installed for shade. The awnings are smaller than the building openings and cannot be attached to the new windows as it would void the warranty. There is not enough brick exposed at some of the opening edges to allow for side-mounting, so a bracket system would need to be fabricated to face-mount the awnings.

The project team has discussed the architectural significance of the awnings. Oskaloosa's historic district guidelines discourage fixed metal awnings and awnings/canopies that do not fit building openings. They state metal awnings should only be considered if they existed historically and accentuate character-defining features. The 1985 Iowa Site Inventory Form that was submitted with the downtown historic district nomination makes no mention of the window awnings as contributing features.

The project team and building owners request to amend the Certificate of Appropriateness to eliminate the upper window awnings from the façade phase 2 project scope.

Budget Consideration:

No application fee as the city is the applicant.

Attachments:

Application

Location Map

Elevation drawings

Before and after photos

1985 Site Inventory Form

Oskaloosa historic district guidelines excerpt on awnings