



Design Review Staff Approval Community Development Authority

Address: 1114 S 10th Street

Owner/Applicant: Bearded Ventures LLC, Jasper Blokzyl

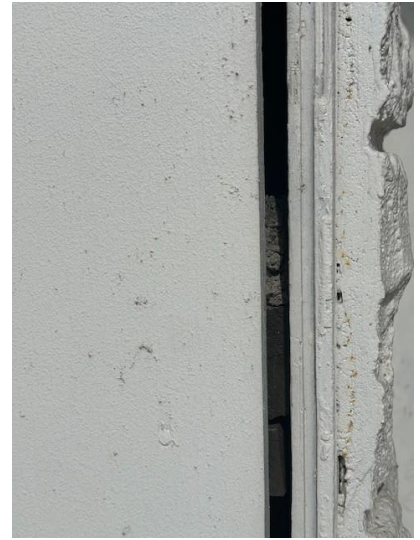
Existing Use: Vacant

Project Description: The application is for the exterior renovation of the former commercial/residential property. While not part of this application, it is helpful to understand that the applicant also intends to update the use of the building to strictly residential. The applicant is proposing composite siding in dark gray – horizontal for the front elevation above the canopy, vertical siding under the canopy, and horizontal siding on the rest of the building. Trim would be white or another high-contrast color. The decorative molding at top of building will be retained and repainted to match the trim. The existing awning will remain and be re-roofed. Applicant also proposes removal of the north entry door and to bring the current recessed doors flush with the rest of the front facade.

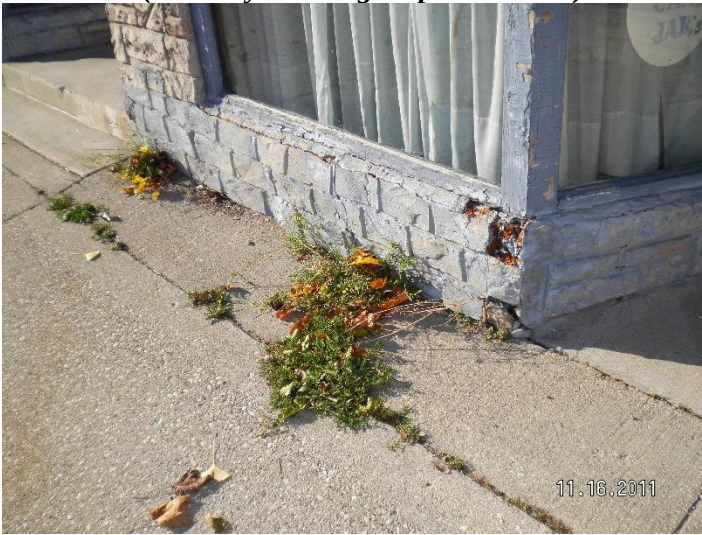
Staff Notes: According to records and Sanborn maps, the building was built in the late 1880s and was variety of uses including a grocery store, barber, stone cutter, and antique store. There appear to have been two addresses 416-428 South Main Street until the late 1890s and then 1114 South 10th when the street was renamed in the early 1900s. Photos of the building itself are limited, but staff were able to locate one (1986) of the complete building and several from decades prior of portions of the building as seen in photos of the neighboring property. The proposed colors appear to be representative of the oldest historical photos found. After reviewing the building inspection files, this property has been in disrepair – both exterior and interior – for decades. Crumbling exterior brickwork on the façade, many code enforcement issues, and was generally not complying with minimum property standards. One of the challenges the current owner faces is the overall deteriorating exterior of the property.

Current Photos





Brick 2011 (Courtesy Building Inspection Files)



Brickwork PRIOR to Covering in 2018 (Courtesy Building Inspection Files)



1986



1975



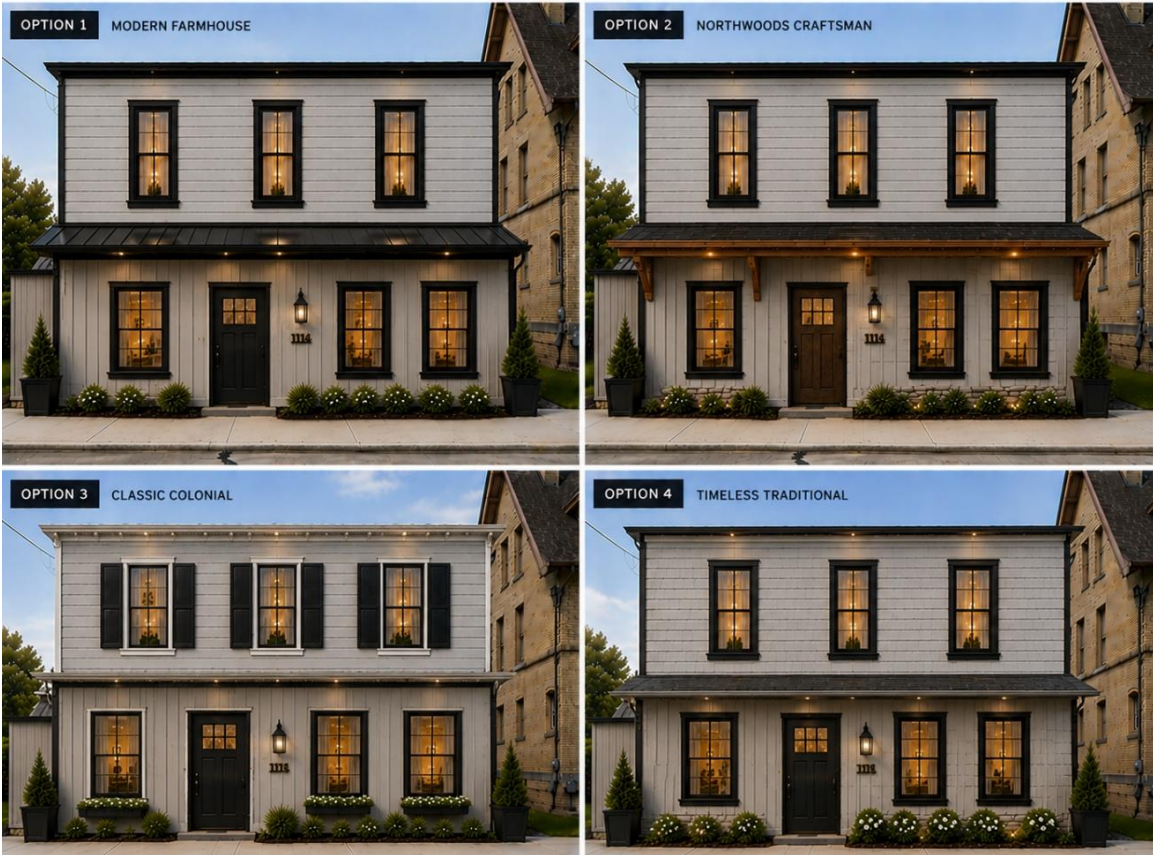
1986



PROPOSED OPTIONS:

4 RESIDENTIAL FACADE DESIGN IDEAS

WINDOW - DOOR - TWO WINDOWS LAYOUT



Applicable Design Guidelines:

Section	Page	Required	Proposed	Staff Comments
Storefront Materials	9	Certain materials should generally be avoided on the traditional commercial building because they have no relationship to the original building's design themes and therefore flaw the consistency of appearance of the building and the downtown area. Such inappropriate materials include: cultured stone, fake brick, rough textured wood siding, wooden shingles on mansard roofs, gravel aggregate materials, and stucco materials. However, some modern building technologies can achieve the aesthetics of original materials in a cost-effective manner and may be considered by the CDA and staff.	Update current exterior materials with LP Smartside composite siding, new windows and doors.	Generally, it is preferred to keep brick exposed versus the covering of historic building materials. However, due to the overall exterior deterioration of the building and the proposed transition to a residential use, staff supports incorporating modern materials to achieve a similar look to the original exterior. While the original building likely had wood windows and doors, staff feels metal clad will provide a quality alternative that will blend well with the proposed siding material.

Color	10	As with materials, the color scheme chosen for the façade should be sensitive to the time period in which the building was built. If a masonry façade that is already painted and the paint seems to be holding, paint it again using colors that are within the natural color range of the material. Colors should accentuate the architectural details of the building but don't overdo it! The levels of coloration might be broken down as follows: Base, Major Trim Color, Minor Trim, Accent	Dark gray siding and white trim	While the oldest photo found appears to show dark exterior with white trim, staff recommend utilizing dark window and door framing as shown in the Classic Colonial (option 3) presented. This three-color paint scheme of dark gray (Base), black (minor trim) and white (major trim) represent well the historic color pallet.
Awnings and Canopies	10	Awnings and canopies were a common element throughout the 19 th and early 20 th century. The addition of an awning may be considered for historic commercial storefronts as well as new buildings.	Maintain existing lower canopy roofline and update with modern roofing materials – metal or asphalt.	Staff have no concerns with the update.

Draft Motion(s):

I move to approve the proposal for 1114 S. 10th Street with the following conditions:

1. Final color selection and materials to be submitted to Community Development staff for approval.
2. Applicant to work with building inspection to ensure work meets standard and will apply to required permits prior to commencing work.
3. *Place holder.*