

**HISTORIC PRESERVATION COMMISSION  
MINUTES  
MAY 5, 2021**

**1. CALL TO ORDER** – Porter called the meeting to order at 4:00 P.M.

**2. ROLL CALL**

Members Present: Johnson, Petersen, Madsen, Dowell, Porter, Cain, and Wilson  
Absent: None  
Vacancy: None  
Staff: Garrett, Gibbons, Jura, and Weber

**3. ADOPTION OF AGENDA**

Gibbons requested the agenda be amended to allow discussion of the Historic Preservation Commission's Certified Local Government (CLG) grant as Item 'C' under Other Business, and to allow discussion of a letter of support for the Squirrel Cage Jail National Historic Landmark nomination as Item 'D' under Other Business, and to move "Other Items of Interest" to Item 'E' under Other Business.

Motion made by Dowell, second by Cain to adopt the agenda as amended by staff. Motion carried by unanimous voice vote.

**4. APPROVAL OF MINUTES – APRIL 7, 2021 MEETING**

Motion by Johnson, second by Wilson to approve the minutes as written. Motion carried by unanimous voice vote.

**5. PUBLIC HEARING** – (*Refer to the taped recording of these proceedings for the official verbatim minutes*).

A. CASE #HP-21-002: Public hearing on the request of The 712 Initiative for exterior design review relative to aerial string lights, light poles, and sprinklers within the passageway of the 100 Block of West Broadway.

Weber provided an overview of the request.

The following members of the public spoke in favor of the request:

Lynn Dittmer, 1228 South Main Street, Council Bluffs, IA 51503, spoke as the applicant of the request. Dittmer noted that the first phase of 100 Block Passageway aesthetic improvements were well received and that the 712 Initiative has received additional funding to complete the proposed second phase. Dittmer stated that they've reviewed the City's comments and recommendation and will continue to work with the City on light pole placement.

No one spoke in opposition of the request.

Motion made by Johnson, second by Madsen to approve the requests for historic preservation exterior design review for overhead "festoon" lighting within the public passageway in the 100 Block of the West Broadway Historic District, and including properties located at 120 and 128 West Broadway, as the requests are generally consistent with the spirit and intent of the Secretary of Interior's 'Standards for Rehabilitation', subject to the comments listed in the staff report and the following conditions:

1. The applicant shall maintain a License to Occupy with the Public Works Department for the outdoor 'festoon' lights at all times.
2. The outdoor 'festoon' lights shall be installed in a manner that complies with all applicable City codes.

3. The applicant shall coordinate with City staff to determine the best location for all light poles and updating the memorandum of understanding (MOU), as needed.

VOTE: AYE — Johnson, Petersen, Madsen, Dowell, Porter, Cain and Wilson. NAY — None. ABSTAIN — None. ABSENT — None. VACANT — None. Motion carried.

- B. CASE #HP-21-004: Public hearing on the request of Chris Malloy for exterior design review relative to signage at 144 West Broadway, located in the 100 Block of the West Broadway Historic District.

Weber provided an overview of the request.

The following members of the public spoke in favor of the request:

Chris Malloy, 144 West Broadway Street, Council Bluffs, IA 51503 spoke as the applicant of the request and noted that he is available to answer any questions from the Commission regarding the proposed signage.

No one spoke in opposition of the request.

Johnson noted that the sign was already installed. Malloy stated that the sign was in place as the bar has already opened, however the sign was not currently lit.

Motion made by Cain, second by Wilson to approve the request for historic preservation design review, relative to the installation of a 9.75 square foot neon, window sign, at 144 West Broadway, located in the 100 Block of West Broadway Historic District, as the requests are generally consistent with the spirit and intent of the Secretary of Interior's 'Standards of Rehabilitation.'

VOTE: AYE — Johnson, Petersen, Madsen, Dowell, Porter, Cain and Wilson. NAY — None. ABSTAIN — None. ABSENT — None. VACANT — None. Motion carried.

- C. CASE #HP-21-005: Public hearing on the request of U.S. Cellular, represented by Site Acquisition Solutions, for exterior design review relative to attached cellular antennas and associated equipment, on the Bennett Building, a locally designated historic landmark at 405 West Broadway.

Gibbons provided an overview of the request.

The following members of the public spoke in favor of the request:

Shawn Kellis, 19730 Bellbrook Boulevard, Gretna, NE 68028, spoke as the representative of the request.

No one spoke in opposition to the request. Porter closed the public hearing.

Cain asked if the applicant foresees any future modifications to the antennas. Kellis stated that updates to the antennas may occur as technology advances, however, the industry is trending towards requiring less equipment. Gibbons asked if the applicant foresees antennas getting smaller in the future. Kellis stated that antennas have gotten wider, while other required equipment is getting smaller.

Motion by Petersen, second by Dowell to approve the request for exterior design review relative to attached cellular antennas and associated equipment, on the Bennett Building, a locally designated historic landmark at 405 West Broadway.

VOTE: AYE — Johnson, Petersen, Madsen, Dowell, Porter, Cain and Wilson. NAY — None. ABSTAIN — None. ABSENT — None. VACANT — None. Motion carried.

## 6. OTHER BUSINESS

### A. Other Items of Interest –

- a. 712 Initiative – Letter of Support—Gibbons asked the Commission to review and endorse the proposed letter of support for The 712 Initiative to pursue state historic tax credits for their project at 530 West Broadway. Gibbons stated that The 712 Initiative is also requesting a resolution of support from City Council for the 530 West Broadway project. Gibbons asked the Commission to provide any proposed edits to the City prior to Lynn Porter signing the final document.
- b. Preservation Month Update—Wilson provided an update on the preservation month event to be held at PACE on May 25, 2021. Madsen stated that The 712 Initiative is interested in hosting an informational booth at the event. Gibbons stated that refreshments are typically provided at the preservation month event. Porter and Wilson committed to providing refreshments for the event. Gibbons stated that he would work with the City's Communications Officer to promote the event on the City's social media pages.
- c. CLG Grant Update—Gibbons and the Commission discussed the scope of work provided by the State Historic Preservation Office for historic preservation training.
- d. Squirrel Cage Jail – Letter of Support—Gibbons stated that the Squirrel Cage Jail has the potential to be designated as a National Historic Landmark and that the State Historic Preservation Office has asked the Historic Preservation Commission to submit a letter of support for the Squirrel Cage Jail's listing as a National Historic Landmark.

Motion made by Madsen, second by Johnson to direct Community Development Department staff to draft a letter of support for the designation of the Squirrel Cage Jail as a National Historic Landmark to be submitted to the State Historic Preservation Office. Motion carried by unanimous voice vote.

- e. Other Items of Interest—None.

### 7. ADJOURNMENT – Motion by Wilson, second by Cain to adjourn the meeting. Porter adjourned the meeting at 4:50 P.M.

*The recording of this proceeding, though not transcribed, is part of the record of each respective action of the Historic Preservation Commission. The recording of this proceeding is incorporated into these official minutes of this Commission meeting as if they were transcribed herein.*