

**HISTORIC PRESERVATION COMMISSION
MINUTES
OCTOBER 7, 2020**

1. **CALL TO ORDER** – Johnson called the meeting to order at 4:02 P.M.
2. **ROLL CALL**
Members Present: Johnson, Petersen, Madsen, Dowell, and Porter
Absent: Cain
Vacancy: One
Staff: Gibbons, Jura, and Weber
3. **ADOPTION OF AGENDA**
Motion made by Madsen second by Dowell to adopt the agenda as written. Motion carried by unanimous voice vote.
4. **APPROVAL OF MINUTES – SEPTEMBER 2, 2020 MEETING**
Motion by Porter, second by Dowell 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-20-007: Public hearing on the request of Bloom Works for historic preservation exterior design review relative to outdoor planters at 142 West Broadway, located in the 100 Block of West Broadway Historic District.

Weber provided an overview of the request.

No one spoke in favor or opposition to the request.

Motion made by Madsen, second by Porter to approve the request for exterior design modifications relative to outdoor planters at 142 West Broadway per staff's recommendation.

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

- B. CASE #HP-20-005: Public hearing on the request of The 712 Initiative to designate the 500 Block of West Broadway, commonly addressed as 530 West Broadway, as a local historic landmark site.

Sheryl Garst, 1228 South Main Street, Council Bluffs, IA 51503, spoke as the applicant. Garst stated that the designation of the 500 Block of West Broadway is part of phase one of a three phase project. Garst provided an overview of the history of the property and its significance to the Council Bluffs community. Garst noted that 530 West Broadway would not be eligible for national designation due to the first floor modifications that have significantly altered the building's architectural integrity, however, the remainder of the building could be preserved through a local designation. Garst provided details on the proposed project renovation of 530 W Broadway.

Caitlin Benton, 1516 Cuming Street, Omaha, NE 68102, spoke as the architectural historian that prepared the nomination request. Benton provided an overview of the history of the property and its architectural

significance. Benton stated that the proposed renovations to the first floor will attempt to recreate the historic appearance of the property.

Porter asked where parking for the proposed project will be located. Garst responded and gave details on The 712 Initiative's master plan for the area.

Dowell asked about the proposed number of apartments. Garst responded that there will be nineteen apartments total.

Petersen asked about the approval process for the designation and project. Gibbons noted that staff will discuss the approval process in their presentation.

Garst gave an overview of the public support they have received for the project.

Gibbons provided an overview of the processes and procedures for the local designation. Gibbons stated that staff has determined that 530 W Broadway meets criteria #1, #6, and #8 of the City's local landmark designation criteria. Gibbons noted that if City Council approves the local designation, any exterior improvements to the property would require approval from the Historic Preservation Commission. Gibbons noted that per Iowa Code, the State Historic Preservation Office is not required to review the local designation as it is a site and not a district.

Dowell asked if the local designation would provide financial benefits to the project. Gibbons and Garst noted that the designation would open up the potential for state grants. Garst noted that if the building did not get local landmark designation it could not be renovated. Gibbons noted that the property is located in a floodplain and the local designation would exempt the building from certain floodplain requirements. Garst discussed the stigma that used to exist around local landmark designations. Gibbons noted that previously, per City code, a national register nomination also required a local landmark designation; however, due to public opposition, the code was amended so that national register nominations no longer require local landmark designation.

Dowell asked about the project timeframe. Garst stated that construction should begin in May of 2021 with a 12-month schedule. Garst noted that they are obligated to finish the project by early 2022 due to State brownfield redevelopment funds granted to the project. Garst noted that they will be bringing 12 Scott Street before the Commission next month for local designation consideration to continue the revitalization of the area.

Petersen asked if the apartments will be market rate. Garst responded that three of the nineteen units will be income certified as a requirement of HOME funds used for the project. Garst noted that the market rate apartments will rent for approximately \$1.10/square foot. Garst noted that there will be efficiency, one-bedroom, and two-bedroom units available for rent.

Petersen asked if The 712 Initiative plans to seek local designation for the former historic Pacific House site located across the street from 530 West Broadway. Garst responded that they would potentially be interested in seeking designation for the Pacific House site in the future. Garst discussed the potential for pursuing a district designation for the area in the future.

No one spoke in opposition to the request.

Motion made by Porter, second by Dowell to find the property known as the 500 Block of West Broadway, located at 530 West Broadway, historically significant based on the local designation criteria #1, #6, and #8 and also find the property historically significant under the National Register of Historic

Places criteria ‘A’, and recommends designation as a local landmark site to the City Planning Commission and to the City Council, per staff’s recommendation.

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

- C. CASE #HP-20-006: Public hearing on the request of The 712 Initiative for historic preservation exterior design review for overhead lights and a wall mural within the 100 Block public passageway, and attached to properties located at 120 and 128 West Broadway, in the 100 Block of the West Broadway Historic District.

Lynn Dittmer, 1228 South Main Street, Council Bluffs, IA 51503 spoke as the applicant of the request. Dittmer stated that The 712 Initiative received grant funding from AARP Iowa to activate the 100 Block public passageway. Dittmer stated that the festoon lighting would be anchored in a way that preserved the historic integrity of the building. Dittmer stated the mural would bring color and life to the space. Dittmer noted that both the lighting and mural would be permanent improvements to the space. Dittmer stated that the owners of both 120 and 128 West Broadway are on-board and enthusiastic about the project.

Petersen stated that he initially was concerned that the proposed lighting would be too bright for the space, but agrees that 2400K bulbs are appropriate for the area.

Garst discussed the long-term vision for the 100 Block Historic District.

Petersen asked about the phases of the project. Dittmer discussed the phases of the project.

Petersen asked about maintenance of the lighting. Dittmer stated that there will be a memorandum of understanding that will outline the parties responsible and the timeframe required to address maintenance items.

Porter asked if the applicant had reached out to MidAmerican Energy regarding the LED lighting. Dittmer stated that it was discussed in early stages of the project.

Gibbons provided an overview of the City’s comments.

Motion made by Petersen, second by Madsen to approve the request for historic preservation exterior design review of overhead “festoon” lighting, and a wall mural within the public passageway in the 100 Block of the West Broadway Historic District, and including properties located at 120 and 128 West Broadway, per staff’s recommendation.

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

6. OTHER BUSINESS

- A. Other Items of Interest—Dowell and Gibbons provided an update on the Preserve Iowa Summit 2021 planning process.

- 7. **ADJOURNMENT** – Motion by Dowell, second by Porter to adjourn the meeting. Johnson adjourned the meeting at 4:53 P.M.