

**HISTORIC PRESERVATION COMMISSION  
MINUTES  
DECEMBER 1, 2021**

1. **CALL TO ORDER** – Porter called the meeting to order at 4:02 P.M.

2. **ROLL CALL**

Members Present: Dowell, Johnson, Petersen, and Porter  
Absent: Cain, Madsen, and Wilson  
Staff: Gibbons, Jura, and Weber

3. **ADOPTION OF AGENDA**

Motion made by Dowell second by Petersen to adopt the agenda as written. Motion carried by unanimous voice vote.

4. **APPROVAL OF MINUTES – NOVEMBER 3, 2021 MEETING**

Motion by Petersen, second by Johnson 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-21-016: Public hearing on the request of The BLK Squirrel for exterior design review relative to exterior lighting at 154 W Broadway, located in the 100 Block of West Broadway Historic District.

Weber provided an overview of the request.

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

Nathan Verzal, 154 W Broadway, Council Bluffs, IA 51503, spoke as the applicant of the request. Verzal stated that he has remaining Nautica Home ‘Monument Gray’ paint for the electrical conduit and plans to have his electrician submit permits within the next week for the completed electrical work.

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

Gibbons stated that the exposed electrical conduit is not compatible within the 100 Block of West Broadway Historic District, however, staff is recommending approval of the request as the proposed conduit is concealed by an existing awning and does not detract from the architectural integrity of the building. Gibbons noted that staff feels that the proposed conduit does not set a bad precedent within the 100 Block of West Broadway Historic District.

Porter stated that requiring the applicant to paint the conduit further protects the visual appearance of the building.

Motion by Johnson, second by Dowell to approve the request for exterior design review relative to exterior lighting at 154 W Broadway, as per staff’s recommendation and subject to the following conditions:

1. The applicant shall secure all necessary permits from the City and shall comply with all applicable Federal, State and local codes.
2. The applicant shall apply for an electrical permit from the City for installation of the electrical conduit and exterior lighting fixtures.
3. All future exterior modifications shall receive a Certificate of Appropriateness prior to installation.

4. The electrical conduit shall be painted Nautica Home ‘Monument Gray’ (NT583) to match the color of the front façade to which it is attached.
5. The electrical conduit shall remain covered by an awning at all times.

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

- B. CASE #HP-21-017: Public hearing on the request of Greg Poor for exterior design review relative to windows and painting at 144 W Broadway, located in the 100 Block of West Broadway Historic District

Weber provided an overview of the request.

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

Greg Poor, 144 W Broadway, Council Bluffs, IA 51503, spoke as the applicant of the request. Poor stated that he is working with the window manufacturer on providing windows that are an exact replica of the existing windows and that installation is anticipated for Spring of 2022.

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

Gibbons noted that the most recently replaced window on the subject property was the incorrect window and that the correct windows are ordered. Gibbons stated that staff informed the applicant that HPC approval was required for the proposed window and front façade alterations.

Motion by Johnson, second by Dowell to approve the request for exterior design review relative to windows and painting at 144 W Broadway, as per staff’s recommendation and subject to the following conditions:

1. The applicant shall secure all necessary permits from the City and shall comply with all applicable Federal, State and local codes.
2. All future exterior modifications shall receive a Certificate of Appropriateness prior to installation.

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

## 6. OTHER BUSINESS

- A. Other Items of Interest: Gibbons commended Teresa Dowell for her time on the commission, as she is not renewing her term at the end of this year. Gibbons provided an update on the Certified Local Government training dates for December. Gibbons provided an update on the 12 Scott Street and Pottawattamie County Jail National Register of Historic Places nominations.

7. **ADJOURNMENT** – Motion by Petersen, second by Dowell to adjourn the meeting. Porter adjourned the meeting at 4:19 P.M.

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