

**HISTORIC PRESERVATION COMMISSION
MINUTES
NOVEMBER 2, 2022**

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

2. **ROLL CALL**

Members Present: Cain, Johnson, Madsen, Petersen and Porter
Absent: Wilson
Vacant: One
Staff: Gibbons, Harter, Jura, Monrroy, Siracuse and Weber

3. **ADOPTION OF AGENDA**

Motion by Petersen second by Johnson to adopt the agenda with an amendment to reverse the order of the two scheduled public hearings. Motion carried by unanimous voice vote.

4. **APPROVAL OF MINUTES – OCTOBER 19, 2022 MEETING**

Motion by Madsen, second by Cain 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-22-009: Public hearing on the request of Alisa Roth for exterior design modifications relative to signage at 142 West Broadway, located in the 100 Block of West Broadway Historic District.

Monrroy provided an overview of the request.

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

Alisa Roth, 142 West Broadway, Council Bluffs, IA 51503, spoke as the applicant of the request.

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

Motion by Johnson, second by Madsen to approve the request for exterior modifications relative to signage at 142 West Broadway, as per staff's recommendation.

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

B. CASE #HP-22-008: Public hearing on the request of R-J Capital for exterior design modifications relative to windows, painting, stucco application, and a patio awning at 106 West Broadway, located in the 100 Block of West Broadway Historic District.

Weber provided an overview of the request. Gibbons clarified that some of the exterior modifications in question were done in the summer and that staff had decided to bring all the applicant's completed and proposed changes before the board at one time in the fall.

Cain stated that he had visited the subject property to get a closer look at it. He tried to find evidence of the middle window at 108 West Broadway existing previously in the style that the applicant had built it. Cain stated it was hard to tell but he found pictures of other buildings in the area showing windows above the main window.

Porter asked Cain to clarify if he had found evidence of similar windows on nearby buildings but not on the subject property. Cain said yes and passed a book containing historical photographs to the other board members.

Madsen asked if such windows would be out of line with what was common during the time period when the buildings were constructed. Cain said it is not out of line with historical designs and noted that it was common for upper windows to be covered up during the 1930s and 1940s.

Petersen mentioned that he had looked in building records and found that the stone that previously existed on the building façade was likely added around 1973. Cain said it looked like the building's façade was brick originally, then replaced with stucco in the 1950s and stone in the 1970s, however it is hard to know for sure since there is no photographic evidence.

Johnson asked why the applicant had done work without a hearing by the Historic Preservation Commission first.

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

Brandon Juon, 511 East State Street, Clarinda, IA 51632, spoke as the applicant and part owner of Glory Days Sports Bar and Grill, the business occupying the subject property. Juon explained the reasons for the desired exterior modifications. Juon noted that a city building inspector had previously acknowledged that the frame for the window on 108 West Broadway was pre-existing. Juon stated he had no intention to bypass the Historic Preservation Commission approval process for his exterior modifications, and that he felt the windows he had installed are more in line with historic design principles than what existed previously.

Petersen mentioned that there might have been two businesses in the building at one time. Juon stated he did not think that was possible due to the building's small size and went on to state that it would be pointless to have two doors on a building that small with only one business inside.

Cain stated he agreed that the new windows on 108 W Broadway contribute to the historic nature of the 100 Block than other alternatives.

Porter asked if there were any other speakers in favor of the request.

Courtney Harter, 209 Pearl Street, Council Bluffs, Iowa 51503, spoke as the Director of the Community Development Department. Harter read a statement in support of the request on behalf of City Council member Roger Sandau.

Juon mentioned that he had spent time at the Council Bluffs Public Library trying to find historical photos of the subject property but could not find any. Juon reiterated that they did not intend to hide anything or go around the HPC process when they began construction.

Porter stated that it was concerning that the applicant did not come to the Historic Preservation Commission with proposed exterior modifications prior to construction.

Porter asked if any opponents would like to speak.

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

Johnson asked if anyone from Glory Days had contacted the Community Development Department to inform staff that they could not find any evidence of the building's historical appearance. Juon said yes and that the City had also told him that they could not find any historical documentation. Gibbons stated that this was accurate and that the building owner also could not find any evidence of the building's previous appearance. Gibbons stated the lack of evidence is why staff offered three options to the commission.

Johnson asked if the applicant had checked with Preserve Council Bluffs for evidence. Juon stated he did not know, and indicated that his building construction has been ongoing for eight months and that they cannot keep delaying construction for every small detail. Juon expressed concern with the inability to complete construction and open the building after having spent significant time and money on construction already.

Cain stated that the lack of photo evidence found after extensive searching should rule out the third option presented by staff and made a motion to approve the window expansion as completed. Gibbons asked if the motion by Cain would include approval of the other modifications as presented as well. Cain said yes.

Petersen stated contractors need to be better informed about HPC requirements to avoid future scenarios in which exterior modifications are made without HPC approval.

Madsen stated she does not like holding up projects but that the HPC process is important to protect neighboring buildings and the character of historic districts. Gibbons stated that the proposed administrative approval policy should help to reduce the need to get HPC approval for minor work in many cases.

Motion by Cain, second by Madsen to approve the request for exterior modifications relative to windows, painting, stucco application, and a patio awning at 106 West Broadway, located in the 100 Block of West Broadway Historic District as presented.

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

6. OTHER BUSINESS

- A. Administrative Approval Policy for Exterior Design Modifications to Locally Historic Landmarks, Sites, and Districts – Gibbons provided updated information on the proposed policy for administrative review of exterior design modifications to local historic landmarks, sites, and/or districts. Gibbons asked if the board had any suggested changes or edits and answered questions from the board.
- B. Downtown Improvement Grant (DIG) Program – Gibbons provided updated information on the Downtown Improvement Grant (DIG) financial incentive program and informed the board of questions and concerns the City Council had about it. Gibbons also answered questions from the board.
- C. Other Items of Interest – No other items of interest were discussed.

7. **ADJOURNMENT** – Motion by Petersen, second by Johnson to adjourn the meeting. Porter adjourned the meeting at 4:49 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.