



APPROVED

**MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION**

5:30 p.m.

Thursday, December 16, 2021
Room 250, Historic Federal Building

Commissioners Present: Chairperson Bill Doyle; Commissioners Melissa Daykin Cassill, Tim Gau, Alec Gustafson, John McAndrews, Christina Monk, Craig Reber and Rick Stuter.

Commissioners Excused: None.

Commissioners Unexcused: None.

Staff Members Present: Wally Wernimont and Chris Happ Olson.

CALL TO ORDER: The meeting was called to order by Commissioner Christy Monk at 5:30 p.m. The agenda was modified to allow Applicant Nathan Rochelle's case to be heard first.

MINUTES: Motion by Gustafson, seconded by Gau, to approve the minutes of the November 18, 2021 meeting as submitted. Motion carried by the following vote: Aye – Daykin Cassill, Gau, Gustafson, McAndrews, Monk, Reber, and Stuter; Nay – none.

Chairperson Bill Doyle arrived at the meeting at 5:35

ACTION ITEMS:

DEMOLITION PERMIT

Applicant: Nathan Rochelle
Address: 2061-2063 Washington Street
Project: Demolition of garage and carport
District: Washington Neighborhood Conservation District

Staff Member Chris Happ Olson presented the staff report noting the history of the architectural/historic surveys, noting the garage was not identified as National Register eligible. She described the architectural design of the house and garage. She explained the garage was historically shared with the adjoining property, as one parcel, and indicated the imagery provided in the staff report to better understand the parcels and what was requested for demolition. She explained that the Inspection & Construction Services Division was enforcing upon the garage and carport. She noted the carport

was removed due to safety concerns, she referred to photography of the garage, showing structural damage.

Commissioner Melissa Daykin Cassill entered the meeting at 5:40 PM.

Happ Olson referred to the Sanborn maps and noted the garage has been modified over time. She described the Commission's role in reviewing the demolition permit. She said that the house was identified as National Register eligible as part of a potential historic district in a Survey by Jim Jacobsen conducted in 2000, but the garage was not included and not identified as significant.

Applicant Nathan Rochelle noted that he is working with the Housing Department. He explained that the garage will be deconstructed block by block in order to protect the remaining adjoined structure.

Commissioner Rick Stuter asked if the neighbor is in favor of the structure being removed. Rochelle noted they are not opposed to removing the garage. Commissioner Christy Monk agreed with the staff report that the garage was not National Register eligible.

Motion by Reber, seconded by Monk, to approve the demolition request noting the garage is not architecturally or historically significant and is a secondary structure. Motion carried by the following vote: Aye – Daykin Cassill, Gau, Gustafson, McAndrews, Monk, Reber, Stuter and Doyle; Nay – none.

DESIGN REVIEW

Applicant: Teresa Bassler / Tyler Billmeyer, Eagle Point Solar
Owner: Ken & Mary Loney Bichell
Address: 595 W. 11th Street
Project: Installation of roof mounted solar array
District: West 11th Street Historic District

Staff Member Chris Happ Olson presented the staff report noting the request is for a solar array on a late Queen Anne style house, which is a contributing structure in the West 11th Street Historic District. She referred to architectural and historic survey descriptions and noted that the owners are currently restoring windows, siding and the front porch. She referred to the staff report photos of the house from the street and sidewalk. She noted portions of the roof are visible from the right-of-way, while the front of the side roofs are also visible.

Happ Olson noted the request is to install a solar array on the roof, referring to the Eagle Point Solar diagrams, showing mounting and solar appearance. She referred to the architectural guidelines as they relate to solar panels. She noted the solar panels are a reversible modification, as the roof is the feature most changed through history,

the original material of the roof is long gone, and the solar array has a shelf-life. She utilized the Architectural Guidelines to explain the preferred location of solar panels on a property. Happ Olson reviewed the staff report, referring to the analysis of the project as compared to the architectural guidelines. She reviewed the role of the historic preservation commission.

Applicants Tyler Billmeyer and Dan Leavenworth, both of Eagle Point Solar, introduced themselves. Billmeyer further described the project as one where there were limited options for a solar array and they need to maximize the size in order to create a return on investment, generating energy. He noted the applicant has an electric car to charge, adding to the electric bill. He stated that they attempted to reduce the number of panels but needed to install the full array in order to make the project work financially.

Commissioner Christy Monk inquired about the about the profile of the roof mounting system. Leavenworth replied there is a minimum three-inch gap between the roof and the bottom of the structure in order to provide circulation and prevent fire hazard. He noted the entire structure surface would be about six inches off the roof. Chairperson Bill Doyle and Commissioner Monk discussed the location of the panels on the roof. Doyle expressed a desire to remove some of the panels from the roof, at the edge and front. Billmeyer noted the three solar panel modules on the front of the building were the best solar collectors and necessary to make the array work. Leavenworth referred to a rendering of what the panels will look like from the street.

Commissioners further discussed the location of the panels on the roof. Doyle expressed that the three solar panels don't entirely meet the Architectural Guidelines. Leavenworth noted they filled up the roof to offset their electrical consumption. He noted the east facing panels are the most beneficial for solar.

Motion by Reber, seconded by Monk to approve the application with the condition to site the panels back from front roof edge as much as possible. Motion carried by the following vote: Aye – Daykin Cassill, Gau, Gustafson, McAndrews, Monk, Reber, Stuter and Doyle; Nay – none.

DEMOLITION PERMIT

Applicant: Dubuque and Jackson Counties Habitat for Humanity/Erica Haugen
Address: 1470 Washington Street
Project: Demolition of house
District: Washington Neighborhood Conservation District

Staff Member Chris Happ Olson presented the staff report noting the Commission reviewed the request previously for removal of a portion of the property, including the front porch and the rear addition/section of the house. She stated the structure was not contributing in a 2015 Survey conducted by Jim Jacobsen. She described the design, materials and modifications of the building.

Happ Olson described that the applicant's original intention was to keep the front section of the house, but after the Commission's previous July 2021 Notice of Decision, they found it to be infeasible to construct what they were proposing. Now they are looking at a full demolition for the structure. She referred to the fact that it had been identified as not significant. She reviewed to the role of the Commission.

Applicant Erica Haugen of Habitat for Humanity noted they want to build homes that people in the community can buy, meeting the community needs for safe and affordable housing. She described a desire to have the first floor as fully accessible. She described that a property line survey was conducted recently, and they found the original structure to be inches from the north property line, therefore rebuilding the rear would be infeasible because they would not be able to practically use the old footprint. Therefore, they are revisiting the Commission with a request to build a new single-family home in its place.

Commissioner Alec Gustafson said he does not see any issue with demolition. He asked if they would put up a similar structure. Haugen referred to the design of the property they built on 21st Street, which was provided in the application.

Chairperson Bill Doyle noted that the building would probably be National Register eligible, stating that the survey was incorrect about the significance. He noted that if the structure was to be removed, it would be preferable to build a new building in its place, however he expressed displeasure with the potential loss of a historic structure.

Commissioner Tim Gau asked if the applicant would have to bring the new design back to the Commissioner for review. Happ Olson replied that demolition was the only relevant review in this case. Commissioners further discussed cost of rehab with the applicant. The applicant noted that the cost for rehabilitation was too high and would not meet their mission.

Monk noted that the addition would likely need to be five feet from the property line to meet code and said that based on the information they have been provided, that she would be in favor of the demolition due to its non-significance.

Motion by Monk, seconded by Gau, to approve the application as submitted, based on the survey noting the property is non-contributing. Motion carried by the following vote: Aye – Daykin Cassill, Gau, Gustafson, McAndrews, Monk, Reber, Stuter and Doyle; Nay – none.

ITEMS FROM PUBLIC: Kyle Cox of 924 Arrowhead Drive in East Dubuque, discussed the Rockdale Flood of 1976. He noted sesquicentennial of the flood is approaching on July 4, 2026. He described a history of the site and his work to discover and tell the story of the flood and related events, including a break of a Swiss Valley dam on the

same day that caused a domino effect, breaking the Rockdale dam. He discussed his desire to preserve a remnant of the dam, develop a wayside area with interpretive signage, and recognize the historic event with a memorial event.

Staff Member Chris Happ Olson discussed the communication with Mr. Cox and similar discussions with former Commissioner Joseph Rapp, encouraging their communication. She discussed that she had added this subject as a possible addition to the Commission's workplan for 2022, which would come up next on the agenda.

Staff Member Wally Wernimont discussed that the timing for inclusion is good, noting time to plan for an event, with community members willing to work on the project. He informed the Commission of the City installing a new water main in the vicinity, that is likely to yield further information about the area and the history of the flood in the coming year. Further discussion among the Commission, staff and public continued. Commissioners thanked Mr. Cox for bringing this to their attention and expressed their intention to include it on the workplan.

Planning Services Staff Members Shena Moon and Travis Schrobilgen entered the meeting. Staff Member Wernimont introduced the staff members to the Commission.

ITEMS FROM COMMISSION: none

ITEMS FROM STAFF:

- 2022 Historic Preservation Commission Workplan

Staff Member Chris Happ Olson introduced the topic of the Commission's annual workplan, explaining that they are required to have a workplan as part of a Certified Local Government. She discussed suggestions to update and add to the workplan.

Commissioner Christy Monk reminded that Commissioners that are champions and supporters do not have to be Commissioners. The Commission consensus was to include the four suggestions made by staff. Happ Olson requested that no action be taken tonight, and that she would update the workplan for review at the next meeting. At that time, the Commission could further add to and vote on approval.

- 2022 Ken Kringle Awards

Staff Member Chris Happ Olson referred to the memo and attachment in the packet related to the upcoming award ceremony. She said that staff is working with Dubuque Main Street on a date and location for the ceremony during Preservation Month in May. She noted the event may be held at Dupaco Voices Building if they are able to find a location for social distancing. She added that the Dupaco project would be an

appropriate award. There was discussion of other potential awards, including the sculpture and masonry work by artisan Diego Valez at Mt. Calvary Cemetery and the restoration of stained glass windows at Steeple Square. Both of them are projects that took over five years. She requested the Commission to continue thinking about potential awards, with plans to nominate projects for inclusion at the next meeting.

ADJOURNMENT: Motion by Daykin Cassill, seconded by Gau, to adjourn the December 16, 2021 Commission meeting. Motion carried by the following vote: Aye – Daykin Cassill, Gau, Gustafson, McAndrews, Monk, Reber, Stuter and Doyle; Nay – none.

The meeting adjourned at 7:04 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Manager

1-20-2022

Adopted