

MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
5:30 p.m.
Thursday, April 20, 2023
City Council Chambers, Historic Federal Building

Commissioners Present: Chairperson Melissa Daykin Cassill; Commissioners Thea Dement, Bill Doyle, Janice Esser, Tim Gau, Alec Gustafson, and Rick Stuter.

Commissioners Excused: Christina Monk.

Commissioners Unexcused: John McAndrews.

Staff Members Present: Wally Wernimont and Chris Happ Olson.

CALL TO ORDER: The meeting was called to order by Chairperson Daykin Cassill at 5:30 p.m.

MINUTES: Motion by Esser, seconded by Gustafson, to approve the minutes of the March 16, 2023 meeting as submitted. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Gau, Gustafson, Stuter and Daykin Cassill; Nay – none.

ACTION ITEMS:

DEMOLITION

Applicant: Patricia Asmus
Owner: Patricia Asmus
Address: 2024-2026 Jackson Street
Project: Application for demolition of garage
District: Washington Neighborhood Conservation District

Staff Member Happ Olson presented the staff report noting the location of the property at 2024 Washington. Patricia Asmus, owner and resident of the property, noted that the address was Jackson, not Washington, and Happ Olson expressed appreciation for the clarification.

Happ Olson went on to describe the style of structure noting it is a brick duplex. She referred to historical surveys of the property, noting the architectural and historical significance of the primary structure, but that the garage was noted in multiple surveys as not contributing. She referred to photos of the garage, images of Sanborn fire insurance maps and the 1978-79 Kriviskey survey. She explained alterations of the building. She said the documents that the Commission has for reference note that the

garage is not architecturally or historically significant. She explained modifications to the structure over time. She noted the HPC role in reviewing demolition permits in conservation districts.

Pat Asmus, 2024 Jackson Street, said the garage is not contributing and the house is contributing. She said they would like to remove the fire-damaged garage to allow for parking with a new parking pad on the same footprint of the garage.

Commissioners discussed that the property is not identified to be contributing to a historic district and does not appear to be historic.

Motion by Dement, seconded by Gau, to approve the application as submitted. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Gau, Gustafson, Stuter and Daykin Cassill; Nay – none.

DEMOLITION/DESIGN REVIEW

Applicant: Todd Kluck
Owner: Kluck Development Group LLC
Address: 1395 Iowa Street
Project: Application for demolition and rebuilding of front porch
District: Washington Neighborhood Conservation District

Staff Member Happ Olson introduced the project and prior to presenting the staff report, noted that this project spans two properties with a shared porch. She said the property at 1395 Iowa is moving forward first because the owner is assisting in managing and planning the project for both properties.

Happ Olson presented the staff report. She noted the property is located in the Jackson Park Historic District and requires design review. She reviewed the style of the property, referring to historic and visual image documentation in the report. She said the entire four-plex property is contributing to the Jackson Park Historic District, referring to the 2004 Iowa Site Inventory Form included with the report. She explained the request involves a non-original porch from the early 20th Century. She referred to older photos of the property showing the porch. She said the base and columns were removed and replaced with contemporary brick bases and fiberglass columns this Spring. She noted that the work was done without a permit and is not in a style that is consistent with the structure. She referenced imagery of the next south neighboring building at 1363 Iowa Street, which is a similarly styled building with an older column and limestone base.

Happ Olson indicated that the owner has proposed replacement of the existing temporary brick bases with a new cast stone/concrete base, modeled off the porch at 1363 Iowa. She distributed a sample of new cast stone/concrete, supplied to her by the applicant, that would be used to construct the bases.

Dement asked questions about the appropriateness of the stone base at 1363 Iowa as compared with the old 20th Century concrete bases at 1393-1395 Iowa. Happ Olson

noted that the porches on the said property had been modified over time and that although the concrete bases that were removed were not original, there was some historic significance. If the bases had been original, there would be an argument to save them or model them with new materials, but because they were not original, there is an opportunity to modify the design to something that would be appropriate for the site and style.

Todd Kluck, 1208 Adeline Street, introduced himself as the owner and stated the history as to how the new bases were installed and his desire to replace the bases with the cast stone designs and allow the new fiberglass columns to remain. Commissioner Doyle asked if the height of the finished proposed base and Mr. Kluck stated it will be the same height as what was there before, at 39", and his intention to keep the fiberglass columns that he recently replaced. Mr. Kluck noted the old wood columns were replaced with new wood columns around 2008. He said the columns were removed because they were deteriorated.

The commission discussed whether the old concrete bases could have gained significance over time. Happ Olson agreed. Doyle noted the based on the material the porch appears to be 1930s and the original base would most likely be wood.

Mr. Kluck noted his mason was working on the porch, found deteriorating material, and removed the bases and columns without Mr. Kluck's approval and a building permit.

Dement asked about the cast stone design and color for the base and if it is historically appropriate. Mr. Kluck said the cast stone will not be painted, but the fiberglass columns will be hand brushed.

The Commission discussed the proposed project noting the cast stone plinth blocks are fine. They discussed hand brush painted fiberglass columns would be allowed.

Motion by Gustafson, seconded by Gau, to approve the application as presented with new fiberglass columns and new cast stone/concrete bases, with the condition that the fiberglass columns be brush painted white. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Gau, Gustafson, Stuter and Daykin Cassill; Nay – none.

DEMOLITION/DESIGN REVIEW

Applicant: Steven Miller
Owner: Steven Miller
Address: 1393 Iowa Street
Project: Application for demolition and rebuilding of front porch
District: Washington Neighborhood Conservation District

Staff Member Happ Olson presented the staff report noting the request is the same at 1395 Iowa Street as the work proposed is the same work for the same shared porch.

Motion by Gau, seconded by Esser, to approve the application as presented with new fiberglass columns and new cast stone/concrete bases, with the condition that the fiberglass columns be brush painted white. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Gau, Gustafson, Stuter and Daykin Cassill; Nay – none.

DESIGN REVIEW

Applicant: Nick Shuler, Mad City Windows & Baths
Owner: Bob and Anita Wild
Address: 1025 Grove Terrace
Project: Replacement of Windows
District: West 11th Street Historic District

Staff Member Happ Olson presented the staff report noting the age and style of structure. She noted the property is contributing in the West 11th Street Historic District. She said they are requesting to replace windows on the property from wood to vinyl, and that the windows were recently replaced without a permit. She explained the contractor found out he needed a permit while working on a different project and then applied for a permit for this project, shortly after finishing the work. Happ Olson referred to photos of the building, indicating which windows have been replaced on all four sides. She referred to Sanborn Fire insurance maps images the additions to the building. She showed a Google Street View image versus current imagery of the property, showing the difference before and after the project.

Happ Olson said the applicant is asking for approval of some vinyl and wood windows. She referred to her analysis of the Architectural Guidelines as they relate to windows. She explained this is a design review. She referred to a prioritization of window replacement that the applicant would like to follow.

The Commission discussed various aspects of the building including modifications, including questions regarding the location of windows that are replaced.

Nick Shuler of Mad City Windows & Bath, 21 Grey Slate Drive in Cedar Rapids, said he had checked in the area to see what permits are required and that he believed he only needed permits if the footprint or structure was changing. He said when he found out the windows required a permit, he went to the building department to pull a permit. He said they did not remove any of the structural interior wood or trim. He described which windows have been replaced and Happ Olson assisted with visuals.

Anita Wild, 1025 Grove Terrace, noted porch windows are aluminum and will not be replaced. Bob Wild, 1025 Grove Terrace, said he approached Adams Architectural Millwork and they said they would provide wood windows but would not provide installation and painting. Mr. Wild said they went with the vinyl windows because they are double-paned and it was a full service option. He said his house looks the best since they purchased it in 1974 and that he was past president of the Historic Bluffs Neighborhood Association.

The Commission asked Mr. Wild if he knew he was in a historic district. Mr. Wild responded yes. The Commission discussed if he knew about the window requirements. Mr. Wild said he was aware. He said people are 67 feet away from the window from the sidewalk and that the windows were identical to what was there prior. He stated he would like to have vinyl on all their windows.

Commissioner Esser noted they are far off the street and the house sits higher than most, making it harder to see the windows up close, and Chairperson Daykin Cassill agreed. They noted it is hard to tell from the photos and the street. The Commission discussed which windows might be replaced with wood. Commissioner Doyle proposed that the windows on the front and side be replaced with wood and vinyl could be left on the rear.

Further discussion followed with varying views of whether the vinyl windows should be allowed, and if so, where. The Commission asked staff if their vote needs to be unanimous. Staff Member Wernimont noted that each member is an independent judge and Commissioners need not be in agreement.

Daykin Cassill noted she could not see much of a change visually in the windows.

DEMOLITION/DESIGN REVIEW: Motion by Esser, seconded by Gau, to approve Option #1 (allow vinyl windows) as presented in the application. Motion carried by the following vote: Aye – Esser, Gau, Gustafson, and Stuter; Nay – Dement, Doyle, and Daykin Cassill none.

ITEMS FROM PUBLIC: none.

ITEMS FROM COMMISSION: none.

ITEMS FROM STAFF:

Loras College Class: Staff Member Happ Olson distributed an invitation for a presentation from Loras College's PR Campaign Class utilizing the Black Heritage Survey as a class project. They will be presenting branding, outreach and education suggestions at an upcoming event at Creative Adventure Lab on Thursday, May 11 from 5:30-7:30. The Commission is encouraged to attend and should RSVP if interested.

FY25 City Council Annual Goal Setting: The Commission discussed the Annual Goal Setting and how the Commission's goal setting was included in their annual work plan.

Motion by Dement, second by Gustafson, to direct staff to translate the 2023 workplan to the City Council's Goal Setting worksheet for inclusion for the planning for the FY25 year. Aye – Dement, Gau, Esser, Doyle, Stuter, Gustafson, and Daykin Cassill; Nay – none.

2023 Preservation Month Proclamation: Happ Olson discussed the National Preservation Month activities, which include the proclamation at the City Council meeting on May 1, free admission to Eagle point park on Memorial Day to 200 cars/people, Architecture Days, and the Commission's preservation award ceremony on May 2nd, in conjunction with Dubuque Main Street and the Dubuque County Historic Preservation Commission.

2023 Ken Kringle Historic Preservation Awards: Happ Olson presented a brief slide show on the awards, noted that this would be the show presented at City Council, and a longer show will be presented at the Awards. Commissioners Dement, Daykin Cassill, Gustafson, Doyle and Esser expressed interest in attending and assisting. Happ Olson stated she would get back to them with more information and a script.

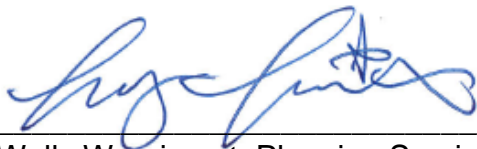
2023 Preservation at its Best Awards: Happ Olson announced that the City presented two nominations for the Jackson Park Row Houses and 1738 Central Avenue. She noted that she coordinated with Heritage Works Dubuque who submitted one nomination for the Unitarian Universalist Fellowship of Dubuque. Awards will be presented at the Preserve Iowa Summit in June.

2023 Preserve Iowa Summit Training Opportunity: Happ Olson described the upcoming training opportunity. Gustafson stated that he would attend but would not need hotel reimbursement. Doyle stated he plans to attend.

ADJOURNMENT: Motion by Esser, seconded by Gau to adjourn the April 20, 2023 Historic Preservation Commission meeting. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Gau, Gustafson, Stuter and Daykin Cassill; Nay – none.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Manager

May 18, 2023

Adopted