

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR SESSION**  
5:30 p.m.  
Thursday, May 18, 2023  
City Council Chambers, Historic Federal Building

**Commissioners Present:** Commissioners Vice Chairperson Thea Dement, Bill Doyle, Alec Gustafson, Christina Monk and Rick Stuter

**Commissioners Excused:** Melissa Daykin Cassill, Janice Esser, Tim Gau, John McAndrews

**Commissioners Unexcused:** none

**Staff Members Present:** Chris Happ Olson and Matt O'Brien

**CALL TO ORDER:** The meeting was called to order by Vice Chairperson Dement at 5:34 p.m.

**MINUTES:** Motion by Doyle, seconded by Gustafson, to approve the minutes of the April 20, 2023 meeting as submitted. Motion carried by the following vote: Aye – Doyle, Gustafson, McAndrews, Monk, Stuter and Dement; Nay – none.

**ACTION ITEMS:**

**DEMOLITION/DESIGN REVIEW**

Applicant: Josh Jansen  
Owner: Majestic Properties (Josh Jansen)  
Address: 1289 Walnut Street  
Project: Application for demolition and rebuilding of front porch, and remodeling of garage  
District: West 11<sup>th</sup> Street Neighborhood

Staff Member Happ Olson presented the staff report noting the property is located in the West 11<sup>th</sup> Street local historic district. Happ Olson explained that the Commission shall consider the request for rehabilitation as if the structures have not yet been altered. The request includes demolition and rebuilding of the front porch, and remodeling of the garage. She provided details on the characteristics of the property to the Commission based on the 1978 Kriviskey survey and 2003 Jim Jacobsen architectural surveys. She pointed to historic imagery, mapping and visual descriptions for the project, including

photos, Pictometry aerials, 1909-1970 Sanborn maps, and 1872 and 1889 perspective lithography. Happ Olson also provided an analysis relating the City of Dubuque Architectural Guidelines to the proposed activities.

Happ Olson noted that the structure was purchased and work was begun without a permit, and she has been working with the applicant since November to prepare an application. She stated that the Commission should consider the request for rehabilitation as if the structures have not yet been altered.

Vice Chairperson Dement stated that in the Iowa Site Inventory Form, the frame garage is listed with the date 1957. Commissioner Doyle asked if the garage is a second contributing resource. Staff member Happ Olson stated that there is conflicting information on the date of the garage and it is not close to the original date of the house. She also stated that the Commission should focus on what is visible from the right-of-way.

Applicant, Josh Jansen, Masterpiece Properties, 11368 Rock Grove Ct, Dubuque, spoke to the Commission. He stated that the siding was removed on the garage prior to his purchase of the property. Mr. Jansen also stated that he decided to reconstruct the porch after noticing the existing porch starting to fail. He said that he believes that only three columns originally existed on the porch since there are currently only three limestone footings. He also said that the alley the garage is on is not easy to traverse nor regularly used.

Commissioner Doyle asked the applicant if the footings will be rebuilt. The applicant stated that the three existing footings are in good shape and do not need to be rebuilt. Discussion among staff, Commissioners and the applicant focused around whether there should be four evenly spaced columns, as were previously present, or whether it is okay to replace three unevenly spaced columns. Arguments and evidence was presented for both.

Commissioner Dement asked if the replacement of windows is on house or garage. Staff member Happ Olson and the applicant both confirmed replacement of windows is on the garage. The applicant stated he can add the fourth column with concrete footing, but would increase the overall project cost.

Commissioner Dement asked if there are similar examples of three columns on a porch. Staff member Happ Olson stated but it is typically seen Craftsman or other non-classically styled buildings. Commissioner Stuter asked if a railing will be attached to the porch. The applicant stated that there will not be a railing.

Commissioner Doyle stated he is not concerned with the proposed changes on house and since the garage is a later building in the historic district, modifications were acceptable.

**DEMOLITION/DESIGN REVIEW:** Motion by Monk, seconded by Doyle, to approve the application as submitted with the condition to allow three columns on the porch as proposed, but stated a preference of the Commission for four columns equally spaced. Motion carried by the following vote: Aye – Doyle, Gustafson, Monk, Stuter and Dement; Nay – none.

**ITEMS FROM PUBLIC:** None

**ITEMS FROM COMMISSION:** None

**ITEMS FROM STAFF:**

- 2023 Preservation at its Best awards – The Unitarian Universalist Fellowship of Dubuque will receive an award for the historic German Methodist Episcopal Church at the Preserve Iowa Summit in June. The award application was written and submitted by Duane Hagerty of Heritage Works. Staff Member Happ Olson submitted award applications for 1738 Central and Jackson Park Rowhouses, however these projects were not selected. Staff and Commissioners will be attending the Preserve Iowa Summit.
- Staff Member Happ Olson presented a summary of planning for Eagle Point Park’s upcoming Historic Structures Report.

**ADJOURNMENT:** Motion by Doyle, seconded by Monk to adjourn the May 18, 2023 Commission meeting. Motion carried by the following vote: Aye – Doyle, Gustafson, Monk, Stuter and Dement; Nay – none.

The meeting adjourned at 5:35 p.m.

Respectfully submitted,



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Chris Happ Olson, Assistant Planner

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June 15, 2023

Adopted