

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR SESSION**  
5:30 p.m.  
Thursday, January 18, 2024  
City Council Chambers, Historic Federal Building

**Commissioners Present:** Acting Chairperson Thea Dement, Commissioners Bill Doyle, Janice Esser, Tim Gau, Christina Monk, Heidi Pettitt and Rick Stuter

**Commissioners Excused:** Melissa Daykin Cassill

**Commissioners Unexcused:** None

**Staff Members Present:** Wally Wernimont and Chris Happ Olson

**CALL TO ORDER:** The meeting was called to order by Acting Chairperson Dement at 5:30 p.m.

**MINUTES:** Motion by Esser, second by Pettitt, to approve the minutes of the December 14, 2024 meeting as submitted. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Andrews, Monk, Pettitt, and Stuter; Nay – none.

**ACTION ITEMS:**

**DESIGN REVIEW**

Applicant: Rudy & Shawn Vera  
Owner: Rudy & Shawn Vera (aka 561 Wilbur St.)  
Address: 560 Jefferson Street  
Project: Reside primary façade from painted OSB to stone veneer  
District: West 11<sup>th</sup> Street Historic District

Staff Member Happ Olson presented the staff report noting the request. She referred to the architectural and historical significance of the property, being a contributing building in the West 11<sup>th</sup> Street Historic District. She described the physical characteristics of the property. She referred to aerial photos, 19<sup>th</sup> Century panoramas, and Sanborn Fire Insurance Map, as well as a variety of photography from the 21<sup>st</sup> Century. She referred to previously approved Certificate of Appropriateness for the property which allowed for the remodeling of the primary façade, noting that the infill siding must be stucco to match the original material. She described that the space is a converted garage with

OSB Board infilling the garage door opening. Happ Olson explained the applicant is proposing to cover the infill section of the primary façade with stone veneer.

Acting Chairperson Dement asked if there is stone on the building now. Happ Olson noted that some of the original building is stone covered with stucco.

Shawn Vera, 970 Olive Street noted they are installing Becker Stone on the front façade of the building. Commissioners asked where the stone is located on the building. Ms. Vera said the front of the building will be covered with limestone. The Commission discussed and asked questions about the materials of the original building and garage.

Commission discussed when the building was stuccoed Ms. Vera. She noted the building was stuccoed before they purchased the building in 2001. She said she would like the limestone because of durability. Commission discussed the durability of stucco. The Commission discussed the significance of the property noting the property is contributing to the West 11<sup>th</sup> Street Historic District.

Commissioner Monk noted that stone is not an appropriate material. If it was used, she would like it reduced and recessed, not covering the stucco corners. Dement noted the property is a contributing building, she referred to the architectural guidelines. She noted in 2005, the applicants had an approved Certificate of Appropriateness to install stucco on the building at the infill portion.

The Commission noted the garage door was filled with painted OSB as opposed to the approved stucco. Commission discussed appropriate materials for infilling of the garage. They discussed the use of limestone veneer and sizing of the stone. Happ Olson noted that limestone is prevalent in the neighborhood, but the application of thinner, random course limestone is not as common as that application is a late 20<sup>th</sup> Century style. The Commission discussed the use of stucco or an EIFS material. There was Consensus that the original stucco should be retained, and discussed the potential and feasibility of whether recessing the infill material could be done with stucco or limestone, noting it would be difficult to achieve with limestone. The Commission noted that OSB is not an exterior material and has deteriorated.

The Commission discussed with the applicants if they were willing to modify their request to retain the original stucco and infill the OSB with stone veneer or stucco. Mr. Vera has noted he would only like to have all Becker stone installed along the entire face of the garage. He expressed his dislike for anything but a full limestone veneer façade.

Motion by Gau, second by Stuter, to approve the application as presented. Motion fails by 1-6: Aye – Stuter; Nay – Doyle, Esser, Gau, Monk, Pettitt, and Dement.

**ITEMS FROM PUBLIC:** none.

**ITEMS FROM COMMISSION:** none.

**ITEMS FROM STAFF:**

- **Dubuque Brewing and Malting Update:** Staff member Wernimont provided an update with the demolition planned for the south section of 3000 Jackson Street, explaining that the area is compromised structurally and the entire section south of the connection arch will be razed. Staff member Happ Olson noted that the Building Official has the opportunity to declare an emergency or hazard removal which supersedes the Commission's review for demolition, which is normally required in a Conservation District.
- **HPC Workplan Discussion:** Happ Olson said that this is the third time the Commission has seen the proposed and now revised 2024 HPC Workplan and asked for any updates and ultimately a recommendation to City Council. No updates were made. Motion by Monk second Esser to recommend approval of the HPC Workplan to City Council, approved unanimously.
- **Awards Nominations:** Happ Olson stated that nominations are due in March for the Preservation at its Best Awards and the local Ken Kringle awards are presented in early May. She asked the Commission to forward any suggestions for awards to her and noted she would send a reminder email to Commissioners early in February as a call for submissions.

**ADJOURNMENT:** Motion by Esser, second by Doyle, to adjourn the meeting. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Gau, Monk, Pettitt, and Stuter; Nay – none.

The meeting adjourned at 6:34 p.m.

Respectfully submitted,

  
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Wally Wernimont, Planning Services Director

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February 15, 2024  
Adopted