



Approved

MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION

5:30 p.m.

Thursday, February 15, 2024
City Council Chambers, Historic Federal Building

Commissioners Present: Commissioners Thea Dement, Bill Doyle, Janice Esser, Christina Monk (5:37), Heidi Pettitt and Rick Stuter

Commissioners Excused: Chairperson Melissa Daykin Cassill, Tim Gau

Commissioners Unexcused: None.

Staff Members Present: Wally Wernimont, Travis Schrobilgen. Chris Happ Olson attended virtually.

CALL TO ORDER: The meeting was called to order by Vice-Chair Dement at 5:30 p.m.

MINUTES: Motion by Doyle, seconded by Esser, to approve the minutes of the January 18, 2024 meeting as submitted. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Pettitt, and Stuter; Nay – none.

ACTION ITEMS:

DEMOLITION PERMIT

Applicant: Emmett Clair, Gronen
Owner: Klauer Manufacturing Co.
Address: 422 Rhomberg Avenue
Project: Demolish Commercial Building
District: Washington Neighborhood Conservation District

Staff Member Happ Olson presented the staff report noting the historic reviews that have been done and that the property was originally developed as a Hardee's and carwash. She stated that the demolition had already begun and that a steel frame is all that remains of the 430 Rhomberg building. She also noted that 422 Rhomberg was a vacant Hardee's restaurant. She noted that a building permit had been approved and that due to a system mapping error, the site was not flagged as 'within a conservation district'. She then described building permits that had been pulled historically and other site documentation, which helps describe the site development. She noted that the most recent survey was done for the Bee Branch Project by Wally Wernimont and the property was designated as not architecturally significant.

Emmett Clair, 900 Jackson Street, described the project noting the steel structure would remain in place for future development.

The Commission asked for confirmation that the plan was to keep the steel structure and the applicant confirmed that the plan is to keep and use the steel structure for future site development.

The commission had no further comment and found the request appropriate, due to the fact that the property was not architecturally or historically significant.

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

DESIGN REVIEW

Applicant: Terry Koelker, Buesing & Associates Inc.
Owner: Gk Engineering & Land Surveying LLC
Address: 1212 Locust Street
Project: Reconfigure alley facing landing and stairs
District: Jackson Park Historic District

Staff Member Happ Olson presented the staff report noting that the property is treated as a residential property for design review. Happ Olson noted that the 1978-79 Kriviskey survey designated the property as supportive within a historic district, and that during the National Register Historic District designation it was evaluated as contributing, and during the 2003 Jim Jacobsen Phase IV update it was confirmed as contributing. Happ Olson then discussed the proposal, noting that the rear stairwell was rarely used, in poor condition and had failed. She said the work was halted and provided contemporary photos of the stairs and landing for the commission to review. She stated that building code requires a taller guard and handrails, and that it will have cedar lap matching the two existing side and rear porches. She stated it will have spindles at the handrail. She stated that the new layout is more prominent, on a primary façade, it is being relocated for practical use of the business.

Terry Koelker, Buesing and Associates at 1212 Locust, representing the applicant and owner, noting that the deck was in a deteriorated condition and that an employee had fallen through it. He described the proposal specifically noting that the location is in a more practical location, that it would consist of the same materials as the front porch, that it would be painted, and that the railing would be taller because of building code.

Commissioners stated that the building was a beautifully preserved structure. They asked whether the rear stairway layout was original? Mr. Koelker said that it was probably not original. Staff member Happ Olson noted that a room was added to the northeast side of the structure, and that some alterations have occurred over time including the addition of the front wrap-around porch. Commissioners then asked if

there were other changes to the building and if the applicant intended to add skirting below the landing and stairs. Mr. Koelker said no other changes were proposed and they did not want to add a skirt and cover the lower-level windows.

The commission, the applicant and staff shared some additional history on the property.

Motion by Esser, seconded by Doyle, to approve the application as submitted and with the condition that stair spindles match the front porch and the structure be painted to match the house. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Monk, Pettitt, and Stuter; Nay – none.

Commissioner Stuter excused himself and left the remainder of the meeting.

DESIGN REVIEW

Applicant: Chris Martin
Owner: 11th Street Properties LLC
Address: 605 W. 11th Street
Project: Replace porch windows and install new porch handrail
District: West 11th Street Historic District

Staff Member Happ Olson presented the staff report noting that the handrail portion of the request is required by building code. She detailed the history of the property noting a series of additions, that it was considered a supportive structure in 1979, that it is contributing to the W. 11 Street Historic District, and that it was confirmed as contributing in the 2003 Phase IV survey. She then described the proposal noting that there are three parts to the project with a fourth part needing discussion as well. The first item detailed was the northernmost windows on the west side of the converted porch. Happ Olson noted that the windows being proposed were the same size, shape, style, type, and material as the existing windows and would meet the architectural guidelines. She noted that no Commission review was required for this portion of the project. Happ Olson then described the second part of the request which included replacement of the remaining windows on the west and south side of the converted porch. She detailed the history of the porch noting the porch was originally an open porch which was then enclosed, but it is unclear what the first windows installed on this existing porch were. She noted the proposal was to modify the openings to one-over-one-over-one plate glass design, as is present on some places on the porch. She then described the proposed railing as the third part of the proposal. She noted that the railing is a requirement of the building code and that in these cases the aim is to minimize the visual impact of the railing. She concluded that review should consider the project as a design review on a residential structure.

Chris Martin, 163 Nevada Street, represented as applicant for the request, stating that he was going to attempt to ask the property owners to remove all the windows and return it to an open porch. He clarified that the front windows are currently vinyl, that they are in bad shape and noted they are a mixture of windows that don't line up.

Staff Member Olson stated that the fourth part of the request was to allow staff to sign off on additional windows on the porch as they intend to do the same treatment on the remainder of the windows over time, that being replacing inconsistently installed windows on the porch with the one-over-one-over-one design to create more continuity. Chris Martin aimed to clarify the request. He stated that he is asking for staff to have the ability to sign off on all the windows on the entire structure and said there were about 22 of them and some of them are rotted. He said the plan was to replace wood windows with aluminum clad wood windows of a similar size and design.

Planning Services Director Wally Wernimont asked for clarification on the request. He stated that his understanding is that the windows in the packet with the green and yellow borders would all be replaced with one-over-one-over-one windows and that 22 additional windows would come later but the applicant was asking if planning staff could sign off on the proposal to replace those 22 wood windows with aluminum clad windows of a similar size and design? The applicant and commission confirmed that they all agreed with that statement.

Staff member Olson noted that the railing would need review and approval as well and that the motion could be together or separate.

Commissioner Monk noted that the railing is minimized and that she was ok with the railing. Commissioner Esser concurred noting that the building code requirement was unfortunate, but the proposed treatment was acceptable.

Commissioners then noted that aluminum clad were acceptable for the remaining 22 windows and that they do not have a problem with staff signing off on those provided the windows stay a similar profile.

Motion by Pettitt, seconded by Doye, to approve the application as submitted and with the condition that staff may sign off on the remaining 22 windows with aluminum clad wood windows, provided they meet all other historical guidelines. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Monk, and Pettitt; Nay – none.

ITEMS FROM PUBLIC:

Claudette Bees, 1401 Henion Street, asked the Commission what options her and her husband have and whether they could replace arched windows with rectangular windows. She noted that the dwelling has many windows and that the cost of replacement for arched windows was astronomical.

The Commissioners noted that refurbishing and fixing the existing wood windows and then installing storm windows either on the interior or exterior of the window would be as efficient as a new vinyl window and would be much cheaper.

Staff reiterated that storm windows would be a better option for cost and efficiency and added that most heat is lost through the roof of a home and suggested Claudette check the insulation of the attic space.

ITEMS FROM COMMISSION:

Commissioner Doyle reminded all in attendance that Architecture Days will be coming up soon, beginning May 6.

ITEMS FROM STAFF:

Workplan Considerations

Staff Member Wernimont stated that the workplan went to Council and they received feedback. The Council is requesting the HPC to consider adding a workplan item that would look at other populations and groups in Dubuque that helped shape the City. Wernimont noted that there is a history of Greek, Jewish, Hispanic, and Marshalese populations in Dubuque. Staff noted that a number of current projects would be largely complete by June 30 and that there is capacity to add other projects.

The commission discussed the request noting a number of populations that make sense and that some work has been done already which would be good resources. They said research could be done to determine which populations have all been a part of Dubuque's history. The commission consensus was in favor of updating the workplan to include the feasibility of investigating other underrepresented populations in the area of survey work.

Dubuque Brewing and Malting Update

Staff Member Wernimont provided a brief summary about the property stating there are a lot of safety issues with the structure and that the City Council receives update at their meetings regarding the site.

Upcoming Award Nominations

Staff Member Happ Olson discussed the 22nd Annual Ken Kringle Awards. She asked the commission for input on nominations for award winners and went through a list for consideration. 249 W 1st Street, 105 Locust Street, 1090 W. 3rd Street, and 2900 Jackson Street were all discussed. 84 Main Street and 1450 Iowa Street were later discussed and added to the nomination list.

Growing Sustainability Conference

Staff Member Wernimont described the conference that will take place on April 23-24 and let the commission know that the conference was available to commissioners who were interested in attending. Commissioners Dement, Monk, Pettitt, and Esser all expressed interest.

1450 Iowa Update

Staff noted that this property received some design approval previously and that the applicant is proposing to make an alteration to the north side stairway/egress. They noted that the existing stairway is all metal, that it is in poor condition and cannot be salvaged. The applicant proposes to construct a wood frame stairwell, with wood treads and railing, but would reuse the metal risers. Staff showed pictures of the existing conditions, the decorative metal risers intended for reuse, and proposed wood spindles. Staff asked whether a staff member could approve this change or if it would need to come back before the Commission.

The commission discussed the proposal noting that the property looks fantastic, that the work is of high quality and thus far, meets the prior approvals. They noted that the color of the stairs stating that it will look nice whether it is painted to match the porch or painted black like the existing stairwell. They noted they had no concerns allowing staff to sign off on the work provided the applicant reuses the risers and matches the spindles to the front porch, as proposed.

The commission voted by consensus to allow the design change to be approved by staff provided the risers were reused and using the spindles as indicated by the owner.

ADJOURNMENT: Motion by Monk, seconded by Esser to adjourn the February 15, 2024 Commission meeting. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Monk, and Pettitt; Nay – none.

The meeting adjourned at 7:45 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Director

March 21, 2024

Adopted