



# Approved

MINUTES  
HISTORIC PRESERVATION COMMISSION  
REGULAR SESSION

5:30 p.m.

Thursday, March 21, 2024  
City Council Chambers, Historic Federal Building

**Commissioners Present:** Chairperson Melissa Daykin Cassill; Commissioners Thea Dement, Bill Doyle, Janice Esser, Tim Gau, Heidi Pettitt and Rick Stuter

**Commissioners Excused:** Christina Monk

**Commissioners Unexcused:** none

**Staff Members Present:** Chris Happ Olson, Cate Koetz

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

**MINUTES:** Motion by Dement, seconded by Pettitt, to approve the minutes of the February 15, 2024 meeting as submitted. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Andrews, Pettitt, Stuter and Daykin Cassill; Nay – none.

**ACTION ITEMS:**

**DEMOLITION REVIEW**

Applicant: Joseph Ungs  
Owner: Joseph Ungs  
Address: 775 W. 3<sup>rd</sup> St.  
Project: Partial Demolition  
District: Fenelon Place Conservation District

Staff Member Happ Olson presented the staff report noting the structure is owned by Joe Ungs and Tom Peckosh, with Mr. Ungs as the applicant. The property was purchased for restoration and rehabilitation in a Conservation District. As the partners got further into the project, the structural integrity and condition of the addition at the back, which is old but not original, became more clear. The applicants did a significant amount of work to save the structure but in the end, were unable to make the project work. The request is a partial demolition of an early (estimated pre-1900) addition at the

rear of the structure, which will not be visible from the primary façade, but is visible from multiple public rights of way. The second demolition request is for 1909-1936 garage (based on Sanborn maps). The owners plan to continue restoring and rehabilitating the structure.

Happ Olson noted the structures are considered contributing to the National Register Historic District. It is unclear from historical records when the addition dates to. It appears to be old (likely pre-1900) but not original due to the construction and connection demonstrated by the owner's photographs. The garage has been resided since it was surveyed with contemporary stamped metal siding/roofing.

Doyle recused himself as he works with property owner Joe Ungs regularly as a historic preservation consultant.

Property owner Joe Ungs, 2305 Simpson Street, reported to the commission that the main structure likely predates the Civil War. He believes the home was built by a ship captain in 1856. Ungs listed several features of the home that suggest its age, such as the pocket doors hung on rollers. Ungs reaffirmed his commitment to a full restoration of the original home. He stated that he has put a great deal of time, effort and resources into saving the addition, but has run into many problems with its restoration. He does not believe the addition contributes to the historical significance of the main house. The addition does not have any surviving notable historical details of the main structure. A patio and yard space would replace the structures after demolition if approved.

Daykin Cassil asked for clarification on issues with the addition. Ungs reported issues with the foundation, taking on water, rotting joists, sinking due to internal rotting, and the roof of the addition is pulling on the roof of the main house as it is sinking. He stated that this is causing structural problems for the main portion of the house. Ungs has put about \$10,000 into saving the addition and said it could easily cost another \$80,000 to fully restore.

Motion by Esser, seconded by Dement, to approve the application as submitted, noting that although the addition is older, it is not original to the main house, it is set back from the main structure sides, is not easily visible from the street, is pulling away from the main structure, and the property owner made an honest effort to rehabilitate it; and although the garage was found contributing to a National Register district in 2005, it has been resided and would likely no longer be considered contributing. Motion carried by the following vote: Aye – Dement, Esser, Gau, Pettitt, Stuter and Daykin Cassill; Nay – none; Abstain – Doyle.

Commissioner Doyle rejoined the Commission.

#### **ITEMS FROM PUBLIC:**

Joseph Rapp, 29 Locust Street, provided information to the commissioners about the history of the area which is slated for resident development located at the current Bridge

Restaurant on Locust Street. He also provided an article he wrote on the Rockdale Flood and provided Commissioners with other information about Dubuque's history.

#### **ITEMS FROM COMMISSION:**

None.

#### **ITEMS FROM STAFF:**

- **Dubuque Brewing & Malting** – Staff Member Happ Olson updated the Commission that work has been paused on demolition of the south half of the structure.
- **Nominations for the Ken Kringle Awards**—The Commission agreed to award all nominated projects except 2900 Central, due to the lack of completion, but agreed that next year it would be a good candidate. 249 1<sup>st</sup> Street and 1450 Iowa Street could also be submitted to the state for potential awards.
- **Correspondence from the public**—Happ Olson circulated a flyer about upcoming events around the history of the Rockdale Flood, received from Kyle Cox, noting that a session is upcoming this weekend and is free to the public.
- **Preserve Iowa Summit**—Happ Olson distributed a memo regarding the upcoming Preserve Iowa Summit, a training opportunity for Commissioners, and encouraged the Commission to respond to Administrative Assistant Renee Blosch by April 19. She noted that staff is currently examining the training budget to determine how many Commissioners can attend, and would get back to the Commission at a later date.
- **Upcoming item at Zoning Advisory Commission**—Happ Olson distributed a postcard notifying commissioners of an upcoming public hearing at the Zoning Advisory Commission (ZAC) regarding the removal of parking restrictions in the Jackson Park and Cathedral locally designated historic districts. The commission discussed the issue, asked questions, and were in consensus to write a letter from Commissioners to ZAC in support of the proposed zoning change. Happ Olson said she would draft and circulate a letter.

**ADJOURNMENT:** Motion by Esser, seconded by Dement to adjourn the March 21, 2024 Historic Preservation Commission meeting. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Gau, Pettitt, Stuter and Daykin Cassill; Nay – none.

The meeting adjourned at 7:05 p.m.

Respectfully submitted,



Chris Happ Olson, Assistant Planner

**April 18, 2024**

Adopted