

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

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

**Commissioners Excused:** Tim Gau, 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 Chairperson Thea Dement at 5:30 p.m.

**MINUTES:** Motion by Pettitt, seconded by Esser, to approve the minutes of the June 20, 2024 meeting as submitted. Motion carried by the following vote: Aye – Dement, Esser, Monk, Pettitt, Stuter; Nay – none; Abstain - Doyle.

**ACTION ITEMS:**

**DESIGN REVIEW**

Applicant: Aaron Healey  
Owner: White Picket Fences, LLC  
Address: 567 Loras Blvd  
Project: Rebuild failed side yard retaining wall  
District: 11<sup>th</sup> Street Historic District

Commissioner Monk left the chambers, stating she had a conflict of interest on the project due to her firm being hired for the work.

Staff Member Happ Olson presented the staff report noting the property's east limestone retaining has failed. The subject property is non-contributing within the historic district, but the wall contributes to the patterns and history of the district and still comes under review. She referred to historical information including the 1978 building permit and historic and contemporary photography included in the report. She pointed to the existing west formed interlocking concrete block retaining wall that was replaced in the last decade or so, by the previous owner on agreement of the sale to the current

owner, as reported to her by the applicant. The previous owner did not pull a permit, but Happ Olson noted that proposed material for the east wall is very similar in appearance to the already existing west wall. Happ Olson referred to other existing wall types in the staff report that are concrete, but mimic limestone, in and outside of the district. Some are pre-formed blocks, while others are poured in place and stained. She noted the applicant also owns properties to the east and west of 567 Loras, which makes replacement less complicated for the applicant. She referred to the comparison with architectural guidelines in the report.

Aaron Healey, 15192 Wood Wind Court, Peosta IA 52068, owner of the property, spoke about the project. He noted he purchased the building because the wall was such a problem with his other property. Discussion about the approach of the wall considered other types of walls, appearance and the importance of the view from the public right of way. The applicant expressed willingness to modify the design to meet guidelines and also of his desire to demolish and rebuild the stoop and stair to the second floor along the wall. As this information wasn't included in the application, the Commission expressed a willingness to allow this and to let staff work with the applicant on the details and design.

Motion by Doyle, seconded by Esser, to approve the application with the following conditions:

1. East retaining wall to match the west retaining wall
2. End (street facing) treatment of wall to have limestone appearance
3. Pour a concrete stoop to be faced with limestone or poured and stained to appear like limestone, similar to those examples provided in the staff report
4. All walls stained to a limestone color (east, west and front stoop)
5. Authority for staff to review and approved the handrail, stoop and stair design

Motion carried by the following vote: Aye – Dement, Doyle, Esser, Monk, Pettitt, Stuter; Nay – none.

Commissioner Monk rejoined the meeting with the Commission.

**ITEMS FROM PUBLIC:** none

**ITEMS FROM COMMISSION:** none

**ITEMS FROM STAFF:**

**Signage discussion at Bridge Community Church (attachment)**

Staff Member Wernimont reviewed the situation at of existing and proposed signage at 395 W. 9<sup>th</sup> Street, Bridge Community Church. The congregation has been working with planning staff for almost a year for a number of signs, some of which were installed without permits. Staff expressed a lack of clarity about whether the signs were meant to be temporary or permanent and staff felt the situation was at a point at which the

Commission should decide whether the design should come before them.

After discussion, the consensus of the Commission was that if the signs proposed do not meet architectural guidelines, they should come before the Commission in an application. As well, the Commission did not believe that temporary vinyl banners or signs would meet the guidelines. Wernimont expressed that he would take that back to representatives of the church.

**Repeal of Historic Building Code (verbal update)**

Wernimont updated the Commission that after the previous meeting, the Commission's letter supporting the repeal of the Historic Building Code was forwarded to City Council and subsequently approved at the June 1 meeting.

**Dubuque Brewing & Malting (attachment)**

Wernimont referred to the memo and update on the status of the demolition for the south section of the Dubuque Brewing & Malting structures.

**ADJOURNMENT:** Motion by Esser, seconded by Pettitt, to adjourn the July 18, 2024 Commission meeting. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Monk, Pettitt, Stuter; Nay – none.

The meeting adjourned at 7:09 p.m.

Respectfully submitted,



Chris Happ Olson, Assistant Planner

August 15, 2024

Adopted