

MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
5:30 p.m.
Thursday, August 15, 2024
City Council Chambers, Historic Federal Building

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

Commissioners Excused: none

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 5:33 p.m. Staff Member Happ Olson announced that one applicant would participate virtually due to being in Chicago during the meeting.

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

ACTION ITEMS:

DEMOLITION REVIEW

Applicant: Jim Runde

Owner: Jim Runde

Address: 1693-1695 Washington Street

Project: Remove two-story rear porch

District: Washington Neighborhood Conservation District

Staff Member Happ Olson presented the staff report noting the applicant was participating virtually. He desires to remove a non-historic and non-original two-story porch from the rear of the property, visible from the alley and marginally visible from 17th Street. She described the property and reviewed the previous surveys, which found the property non-contributing or non-supportive. The Jacobsen National Register Historic District Nomination for the Washington Neighborhood found the structure to be contributing, and the garage to be non-contributing, which was different from other research he conducted and was reported on the staff report as prepared by Happ

Olson. Happ Olson said that she still believed that the porch itself, being the only structure slated for demolition and that the applicant has a plan to rebuild, is still a non-contributing feature, due to changes over the years from one-story to two-story, with inappropriate siding.

Applicant James Runde, 322 Pawling St. #1, Madison WI 53704, participated virtually. He noted one change, that one of the tenants in his building (a young adult) remembered the complete reconstruction of the porch from a staircase to a porch, which he speculated may have been 10 years ago. He also expressed that because the foundation looks old, it may be older than 1932.

Commissioner Doyle lead with the opinion that the feature is not important to the building overall. Commissioner Stuter noted that the fact that it is being rebuilt meant that its demolition would not have an impact. The consensus among the other Commissioners was agreement.

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

DESIGN REVIEW

Applicant: Marty Balliu, Balliu Construction, LLC
Owner: Alex Filloon
Address: 1504-1506 Iowa Street
Project: Replace Windows and Door
District: Jackson Park Historic District

Staff Member Happ Olson introduced the project and noted that the applicant and owner were in the audience. She reviewed the history of the property and its significance, referring to a variety of different historic documents and current documentation. She reviewed the project which included replacement of original arch-top wood windows with aluminum clad squared off windows. A less desirable alternative for the applicant, due to cost, would be new wood windows to match the old windows. Another part of the project was on a non-original addition, with a non-original inappropriate door next to a narrow wood side light, and replacing the door with a new insulated steel door, painted to match the dark trim, with a ½ lite and two panels below. He also desires to replace the wood side lite by extending the wall treatment, stained wood siding, to match.

Marty Balliu, Balliu Construction LLC, at 110 W. Monroe St. in Maquoketa, IA 52060 distributed photos which better described the condition of the arch-top windows that are obscured from the exterior through blocking in the jackarch and covering the window with an aluminum triple track storm system. He also distributed images of the desired new door, which is a dark painted steel insulated door with a ½ lite and two panel below. He said the door was broken in before and is damaged, needing to be replaced.

The applicants also expressed a desire to replace the front door, not part of the proposed project. Happ Olson explained that the doors are not original and not appropriate. She noted that unless the guidelines are structured such that if the applicant proposed an option that was less appropriate than what is currently present, she would likely be able to approve these in house, because those guidelines allow for replacement in-kind or replacement of a more appropriate design and material. As well, depending on the project, a new door may not require a building permit, which would mean that historic review would not be triggered. The applicants noted that they would work with the Inspection and Construction Services decision to determine if a permit was needed.

Mr. Balliu noted that he had received a quote of \$3,500-4,000 per window for new wood windows with arched tops. There was a discussion between the Commission and applicants about the alternative of restoring the existing windows. The applicant stated that the pulleys were removed and weight pockets had been filled with expanding foam, so it would be difficult to get them operational again. Happ Olson asked if the windows were operational, and the owner stated that they are marginally operable, able to open them only a few inches.

There was discussion among staff, commissioners and the applicants regarding the windows in-situ, what replacement versus new construction windows are, and the ways to minimize the visual impact of new windows. Commissioner Doyle described that some of the most important details with new windows include a larger lower rail (approximately 4" tall), a narrow overall meeting rails (less than 1"), the maximization of glass area (narrow side and top rails), the importance of the depth of installation (with historic brick buildings having deeper walls compared to new construction) and matching the windows to the dark trim color (either dark brown, black or slate).

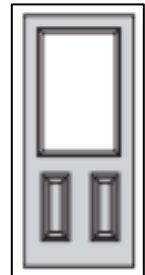
Doyle mentioned different approaches to restoration, including discussing contractors that may help. He requested that staff forward the information to the applicant. Happ Olson mentioned that she could also forward information about contacts for the Housing & Community Development Department's funding programs and the Urban Revitalization Program.

The Commission broke the door and window requests into two motions:

Door

Motion by Pettitt, seconded by Doyle, to approve the application for the new door and infill of sidelite as presented by the applicant at the meeting.

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



Window

Motion by Monk, seconded by Stutter, to approve the replacement of windows with the following:

- 1) Square topped aluminum clad wood windows, painted dark brown, black or slate; and
- 2) must conform to the standards as described, with a large lower rail (~ 4" tall), narrow combined meeting rails (< 1" tall), and maximized glass area (narrow side and top rails); and
- 3) the windows must be sized to the existing opening.

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

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION: None.

ITEMS FROM STAFF:

- Verbal update of Dubuque Brewing & Malting: Staff Member Wernimont said there is no update since July's meeting and correspondence.
- Verbal update of member terms by Staff Member Happ Olson.
- Verbal thank you from staff for the Commission's support of Heritage Works efforts to hold a symposium about the Prairie School in Iowa, with Eagle Point Park and Cedar Rock (Frank Lloyd Wright state-owned property) in June 2025.
- Discussion of potential financial support of workshops that meet our goals as outlined in the Commission's workplan and that can help educate our Commissioners and the public.

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

The meeting adjourned at 7:33 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Director

September 19, 2024

Adopted