



Approved

MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION

5:30 p.m.

Thursday, September 19, 2024
City Council Chambers, Historic Federal Building

Commissioners Present: Acting Chairperson Janice Esser, Bill Doyle, Tim Gau, Christina Monk, Heidi Pettitt

Commissioners Excused: Rick Stuter

Commissioners Unexcused: none

Staff Members Present: Wally Wernimont and Chris Happ Olson

CALL TO ORDER: The meeting was called to order by at 5:38 p.m.

Staff Member Chris Happ Olson noted that Thea Dement was not able to join us tonight because she has recently become employed by the City of Dubuque. She explained that service on a Commission by an City employee would violate our City code. Chairperson Dement has stepped down as a result. Happ Olson requested that Chairperson Janice Esser temporarily chair the meeting.

Happ Olson also noted that at the next meeting the Commissioners will be asked to perform mid-term elections.

MINUTES: Motion by Monk, seconded by Pettitt, to approve the minutes of August 15, 2024 meeting as submitted. Motion carried by the following vote: Aye – Doyle, Esser, Gau, Monk, Pettitt; Nay – none.

ACTION ITEMS:

DEMOLITION REVIEW

Applicant: Joshua Mohr, Mohr's Way, LLC

Owner: James T. Armbrecht

Address: 2071 Elm Street

Project: Removal of chimney on north side of roof

District: Washington Neighborhood Conservation District

Staff Member Happ Olson presented the staff report noting the historical and architectural significance of the structure. She went through historical records, photos

and maps of the site. She stated the structure is not eligible for individual listing on the National Register and is not in a potential historic district, but the request to remove the chimney and repair the roof is coming before the Commission because the structure is in a conservation district.

Owner James Armbrecht, 2330 Hempstead Street, noted that the chimney is leaking. Commissioners Doyle and Monk noted that the chimney is not a defining characteristic or feature.

Motion by Gau, seconded by Doyle, to approve the application as submitted. Motion carried 5-0 by the following vote: Aye – Doyle, Esser, Gau, Monk, Pettitt; Nay – none.

DEMOLITION REVIEW

Applicant: Jake Roth, Wise Guys Properties
Owner: Dennis Copeland
Address: 2463 Central Avenue
Project: Removal of garage at rear of property
District: Broadway Neighborhood Conservation District

Staff Member Happ Olson presented the staff report noting the applicant wishes to demolish the garage, which is deteriorated. She referenced historical records, photos and maps of the site. She noted the structure has been surveyed in 1979 and 2002 and is not eligible for individual listing on the National Register and is not in a potential historic district, but the request to remove the chimney and repair the roof is coming before the Commission because the structure is in a conservation district. The garage was built between 1909 and 1936 according to Sanborn maps. She noted that the garage is not easily visible from the public right of way. She also noted that the main structure had recently suffered a fire, but the garage was not affected.

Applicant Jake Roth, 541 Greenwood Court, noted the property is dilapidated, with a sagging roof. Commissioner Doyle noted that the structure appears to be in poor condition.

Motion by Pettitt, seconded by Gau, to approve the application as submitted. Motion carried 5-0 by the following vote: Aye – Doyle, Esser, Gau, Monk, Pettitt; Nay – none.

DESIGN REVIEW

Applicant: Jon Clingman
Owner: Jon and Julie Clingman
Address: 195 Alpine Street
Project: Build out enclosed porch, replace garage
District: Langworthy Historic District

Staff Member Happ Olson presented the staff report noting the application was looking to build out an enclosed porch off the rear and replace the garage on slightly different and larger footprint. All parts of the application are visible from Langworthy Avenue. She

noted that the applicants were looking to create a safer entrance to the rear from the car, as Mrs. Clingman is visually impaired, and to create a more useful and enjoyable residence. Happ Olson referred to historical documents, maps, and photographs of the site, as well as the applicant's drawings and visual renderings. She described the removal of a wide, curved, brick entrance and replacement with a more traditional and appropriate entrance and the glassed in porch. She referred to the staff report comparison of the project to the relevant architectural guidelines.

Doyle asked if the garage would have similar rafter tails as currently present.

Jon and Julie Clingman, 195 Alpine Street, approached the podium. Mr. Clingman noted the structure will have rafter tails. Mrs. Clingman noted she is legally blind and described the reasons for the work, including bringing more light into the house.

Commissioners discussed the flat roof of the new structure, and noted that the design was appropriate. Clingman noted that the garage will be painted to match the house.

Motion by Gau, seconded by Pettitt, to approve the application as submitted, based on architectural drawings and with the inclusion of rafter tails. Motion carried 5-0 by the following vote: Aye – Doyle, Esser, Gau, Monk, Pettitt; Nay – none.

DESIGN REVIEW

Applicant: Joe Ungs
Owner: Joe Ungs
Address: 208-210 Bluff Street
Project: Remove awning and build new double porch at front
District: Cathedral Historic District

Staff Member Happ Olson presented the staff report noting these Queen Anne style row houses and discussed the significance of the property based on surveys and historical information. She referenced maps, surveys, historical and contemporary photographs and the applicant's drawings developed by the neighboring property owner Jeff Morton. She noted that she recently worked with the applicant to approve in-house the conversion of an enclosed porch at the rear, and not visible from Bluff Street, into a traditional open porch using cues from the building.

Joe Ungs, 2305 Simpson Street, provided samples of the crown molding and cornice beading. The Commission and owner discussed older photos provided by the applicant and looked at the drawings that were forwarded to the Commission by staff after the initial staff report. Mr. Ungs noted that the revised details including the flat double roof and pointed single roof of the neighboring 206 Bluff Street property. Because of the non-visibility of the flat roof, the Commission did not have a requirement for whether metal or EPDM was used.

Happ Olson asked whether the Commission would be comfortable with her working with Jeff Morton to approve a new porch for his adjacent building, 206 Bluff St. The

Commission was in consensus this could be approved in house using the architectural guidelines.

Motion by Doyle, seconded by Monk, to approve the application as showing in the revised drawings submitted by email to the Commission, with the revised flat roof as shown in the historic photo. Motion carried 5-0 by the following vote: Aye – Doyle, Esser, Gau, Monk, and Pettitt; Nay – none.

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION: None.

ITEMS FROM STAFF:

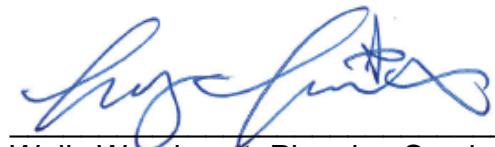
Staff Member Happ Olson noted the upcoming presentations Heritage Works and City staff at the Library on September 25, inviting owners, residents and the public, referencing the enclosed flyer.

Happ Olson noted the upcoming Dubuque Area History Expo in celebration of National Archives Day. The event is free and open to the public and takes place on Sunday, October 20, 2024 at Steeple Square, referencing the enclosed flyer.

ADJOURNMENT: Motion by Pettitt, seconded by Monk to adjourn the September 19, 2024 Commission meeting. Motion carried 5-0 by the following vote: Aye – Doyle, Esser, Gau, Monk, Pettitt; Nay – none.

The meeting adjourned at 7:37 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Director

October 17, 2024

Adopted