

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR SESSION**  
5:30 p.m.  
Thursday, November 21, 2024  
City Council Chambers, Historic Federal Building

**Commissioners Present:** Acting Chairperson Tim Gau; Commissioners, Bill Doyle, Christina Monk, Heidi Pettitt and Rick Stuter

**Commissioners Excused:** Janice Esser

**Commissioners Unexcused :** None

**Staff Members Present:** Wally Wernimont and Chris Happ Olson.

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

**MINUTES:** Motion by Monk, seconded by Doyle, to approve the minutes of October 17, 2024 meeting as submitted. Motion carried by the following vote: Aye –Bill Doyle, Tim Gau, Christina Monk, Heidi Pettitt and Rick Stuter; Nay – none.

**ACTION ITEMS:**

**DESIGN REVIEW**

Applicant: Brandon Bauer  
Owner: Brandon Bauer/Arrow Homes  
Address: 586 Loras Blvd.  
Project: Window Replacement  
District: West 11<sup>th</sup> Street Historic District

Staff Member Happ Olson presented the staff report for the project. She explained that this is a request to replace a window at the rear of the structure to meet Emergency Egress and Rescue Opening (EERO) standards in order to allow the owner to continue to use that area as a sleeping room. The desire is to change a row of banded windows into a T shape by enlarging and lowering the middle window. Happ Olson reviewed the history of the property, referring to survey results, a range of imagery provided, and background information. She noted that the Commission shall use the Architectural Guidelines, to which she provided an evaluation, and noted the EERO policy (included in the packet) shall also be used to consider changes to the opening. She noted that the Commission has given her ability to sign off on some EERO changes, but this was a larger change that she did not have authority to approve. She stressed that due to the

fact that is at a tertiary façade, it should not be considered with the same lens as the primary or secondary facades.

Nikki and Brandon Bauer, owners of 586 Loras, said that the existing window is a vinyl window that was installed after a 2019 fire, and the new window would match it.

Commissioner Doyle suggested that the new trim and sill should match the existing trim and sill. Commissioners discussed overall design of the three windows (i.e. L plan vs. T plan), and whether this modified window would benefit from a muntin to mimic a meeting rail, but in the end did not require either consideration.

Motion by Doyle, seconded by Stuter, to approve the application as submitted with the condition that the new window have a matching sill and trim as the existing windows. Motion carried by the following vote: Aye –Bill Doyle, Tim Gau, Christina Monk, Heidi Pettitt and Rick Stuter; Nay – none.

**ITEMS FROM PUBLIC:** none

**ITEMS FROM COMMISSION:** none

**ITEMS FROM STAFF:**

- Staff member Wernimont noted that the north half of the property, the remaining structure, at the Dubuque Brewing & Malting building is up for sale for \$1.5 million. The south section is cleared.
- Staff Member Happ Olson said the Black Heritage Survey report has been received by staff and the State Historic Preservation Office (SHPO). She anticipates the next draft will be the one that comes to the Commission.
- Happ Olson said the 20<sup>th</sup> century neighborhood surveys for Voelker Highlands and Deereville are delayed, due to leadership changes at Heritage Works. She and Commissioner Doyle, as Heritage Works staff person, are meeting on Monday to discuss how to complete the surveys and move forward with a working partnership between the City and the non-profit, given the recent changes.
- Wernimont updated the Commission that staff have been meeting with other communities to share preservation practices, including:
  - a discussion with Iowa City on how we train staff and commissioners, as training is a requirement of being a Certified Local Government (CLG) and related upcoming opportunities,
  - and a meeting between staff, the SHPO CLG coordinator and the communities of Iowa City and Council Bluffs to discuss how conservation districts are utilized in various ways.
- Happ Olson noted that the Commission should be thinking about candidates for the Ken Kringle Historic Preservation Awards in May, and that Janice Esser already nominated the project at 1047 Bluff Street.
- Staff noted to commissioners that we have 6 of 9 positions currently open, and

thanked commissioners for their dedication to the Commission. They noted that if one commissioner is unavailable, which is understandable, that it requires all of the other commissioners to come in order to meet our quorum and that staff appreciates commissioners’ service. A discussion of recruitment for the open positions ensued.

**ADJOURNMENT:** Motion by Gau, seconded by Monk to adjourn the November 21, 2024 Historic Preservation Commission meeting. Motion carried by the following vote: Aye –Bill Doyle, Tim Gau, Christina Monk, Heidi Pettitt and Rick Stuter; Nay – none.

The meeting adjourned at 6:05 p.m.

Respectfully submitted,



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Wally Wernimont, Planning Services Director

January 16, 2025

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Adopted