



# Approved

**MINUTES  
HISTORIC PRESERVATION COMMISSION  
REGULAR SESSION**

5:30 p.m.

Thursday, August 21, 2025  
City Council Chambers, Historic Federal Building

**Commissioners Present:** Chairperson Janice Esser; Commissioners, Bill Doyle, Tim Gau, Christina Monk, Heidi Pettitt, Rick Stuter, Chad Witthoeft, Adam Schwendinger

**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 Janice Esser at 5:30 p.m.

**MINUTES:** Motion by Gau, seconded by Stuter, to approve the minutes of the July 17, 2025 meeting as submitted. Motion carried by the following vote: Aye – Janice Esser, Bill Doyle, Tim Gau, Christina Monk, Heidi Pettitt, Rick Stuter, Chad Witthoeft, Adam Schwendinger. Nay – none.

**ACTION ITEMS:**

**DEMOLITION PERMIT**

Applicant: Jordan Stackis Construction  
Owner: Randy Klauer  
Address: 240 King Street  
Project: Removal of structurally unsound 1977 garage  
District: Broadway Neighborhood Conservation District

Staff Member Happ Olson presented the staff report noting the structure is located in the Broadway Neighborhood Conservation District, which was evaluated for National Register status and found ineligible as a district due to lack of density of historic structures. Happ Olson went through the staff report, noting that none of the survey work identified this 1977 structure, or its primary building, as historic. She discussed the Commission's role for the review.

Owner Randy Klauer, 15908 Cedar Ridge Dubuque, noted the house was built in 1970s and does not have a historic purpose. He asked about the process and staff answered why the request came before the Commission.

Commission members discussed the request and generally found the structure not historically or architecturally significant.

Motion by Doyle, seconded by Pettitt, to approve the application as submitted, noting the structure was not of architectural or historic significance. Motion carried by the following vote: Aye Janice Esser, Bill Doyle, Tim Gau, Christina Monk, Heidi Pettitt, Rick Stuter, Chad Witthoeft, Adam Schwendinger. Nay – none.

## **DESIGN REVIEW**

Applicant: Logan Manders

Owner: Same

Address: 186 Bluff Street

Project: Replacement of wood windows with aluminum clad windows

District: Cathedral Historic District

Staff Member Happ Olson presented the staff report reviewing the history of the structure and its importance in the Cathedral Historic District. She explained the applicant seeks to remove the wood windows and replace them with windows replicated in the same size and style, however in aluminum clad windows. She noted the house has a variety of window styles with different tracery, and they are original. She utilized the Secretary of the Interior Standards for historic resources, and that our guidelines are based on those standards.

Happ Olson noted that the replacement, in-kind, of the front doors did not require a permit and was not included in the review, however, the owner plans to replicate them in wood and maintain the stained glass.

Logan Manders, owner and resident at 186 Bluff Street spoke. He discussed the neighborhood, saying many properties are short term rentals. He said his windows are in need of replacement, glued together, and some are suffering from rot. He noted he met with Adams Architectural and came to the choice of an aluminum clad product. He noted that Adams said they can replicate the arch and other details.

The Commission discussed the request, including Schwendinger's noting the option of utilizing replacement wood sash as necessary, which would be less expensive and be maintainable over time. He noted that aluminum clad windows might have a 20 year life. Commissioners expressed concern over whether the divided lites would remain and the applicant noted they would. The Commission discussed restoring the windows and the applicant expressed his personal interest in aluminum, citing maintenance. Discussions about whether he would maintain the storm windows arose and staff noted that it is not part of the Commission's review to require that.

The Commission expressed differing views on whether to approve aluminum clad windows. Happ Olson noted the structure as City/State/National significance in the Kriviskey Survey, due to it being built for Bishop Hennessey's sister.

Motion by Gau, seconded by Pettitt, to approve the application as submitted. Motion carried by the following vote: Aye – Janice Esser, Tim Gau, Christina Monk, Heidi Pettitt, and Rick Stuter; Nay – Bill Doyle, Chad Witthoeft, and Adam Schwendinger.

**ITEMS FROM PUBLIC:** none

**ITEMS FROM COMMISSION:** Commissioner Schwendinger raised the concern about allowing the public to paint previously unpainted masonry structures, noting a recent red brick building being painted in white paint in a historic district. Discussion with staff talked about the permit process, noting that things that require a permit in historic districts visible on the exterior trigger historic review. Commissioners also discussed a concern that door replacement often does not require a permit. A desire to require historic review, requiring permits, should be considered.

**ITEMS FROM STAFF:**

**HPC/SHPO Programmatic Agreement for purpose of Section 106 (attachments)**  
Staff Member Happ Olson discussed an update on the agreement, referred to the documents provided, and explained who reviews the agreement. A recommendation was made by consensus to forward to approval by City Council after the final revisions were made.

**Micro-Training #1**

Happ Olson played “Why Historical Preservation Matters” as a primer for the history and evolution of preservation. A discussion ensued about the video and preservation issues.

Commissioners Monk and Stuter left at 7:15 pm and 7:20 pm respectively.

**Upcoming Training Opportunities (memo)**

Happ Olson referred to the upcoming trainings outlined in the memo.

**ADJOURNMENT:** Motion by Doyle, seconded by Schwendinger, to adjourn the August 21, 2025 Historic Preservation Commission meeting. Motion carried by the following vote: Aye – Janice Esser, Bill Doyle, Tim Gau, Heidi Pettitt, Chad Witthoeft, and Adam Schwendinger; Nay – none.

The meeting adjourned at 7:23 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Director

September 18, 2025

Adopted