



Approved

**MINUTES  
HISTORIC PRESERVATION COMMISSION  
REGULAR SESSION**

5:30 p.m.

Thursday, April 15, 2010

City Council Chamber, Historic Federal Building

**Commissioners Present:** Chairperson Michael Knight; Commissioners John Whalen, David Klavitter, Mary Loney Bichell, Joseph Rapp, and Bob McDonell.

**Commissioners Excused:** Commissioners Chris Olson, Peggy Stover and Chris Wand.

**Staff Members Present:** Laura Carstens, David Johnson, Wally Wernimont, and Deron Muehring.

**CALL TO ORDER:** The meeting was called to order by Chairperson Knight at 5:35 p.m.

**AFFIDAVIT OF COMPLIANCE:** Staff presented an Affidavit of Compliance verifying the meeting was being held in compliance with the Iowa Open Meetings Law.

**MINUTES:** Motion by McDonell, seconded by Whalen, to approve the minutes of the March 18, 2010 meeting as written. Motion carried by the following vote: Aye – Whalen, Knight, Bichell, Rapp and McDonell; Nay – None.

**DESIGN REVIEW:** Application of D & J Realty for a Certificate of Appropriateness to install new windows and remodel the rear of the building for property at 163 Main Street in the Old Main Historic District.

NOTE: Commissioner Klavitter arrived at 5:37 p.m.

Staff Member Johnson reviewed the staff report. He reviewed the discussion at the previous HPC meeting and conditions of the Certificate of Appropriateness. He reviewed the applicants' project and application. He noted the new windows differ from the HPC Window Policy, and the applicants' request for the HPC to reconsider their position due to the interior configuration of the building and code requirements. He also explained the work proposed for the rear of the building. He noted photographs provided by the applicants.

Joe Hefel, 1837 Adair St., and Mike Breitbach, 12369 Circle Ridge Road, presented the window request and explained the code requirements. In response to a question from the Commission, Staff Member Johnson discussed the windows being installed prior to HPC review. Mr. Hefel said he was not aware of the two-part requirement of HPC Window Policy, and purchased this style to meet Code requirements. Staff Member Johnson explained wood windows are not a requirement of the window policy for buildings that are neighborhood significant or less.

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The applicants explained the proposed work to the rear of the building and presented a sample brick that will be used. The applicants explained the condition of the rear of the building prior to work beginning. The applicants stated they will use brick that is the same size. The applicants explained the new window will either be centered above or below the double-hung windows.

Mr. Hefel stated the lofts constructed in the upper story lowered the ceiling heights and caused the need for the three-part windows. He explained a two part window could not open sufficiently for code requirements. The Commission and staff discussed the interior configuration of the loft apartments and Code requirements with the applicants. They also discussed the windows above Canvas Products, McCoy's, and 180 Main, noting examples of both two-part and three-part windows.

Commissioners discussed the color of the window trim, but noted they don't regulate color.

Commissioners referred to discussion of style, size, type and shape in the March 18<sup>th</sup> HPC minutes, and noted these windows don't comply with the guidelines.

The Commissioners and applicants discussed Fire Code requirements for egress. The Commission stated they appreciate code requirements and would defer to them, but explained the proposed windows would not have been approved if presented prior to construction beginning. The Commission noted all exterior work to buildings in historic districts must be reviewed and approved by Planning Staff or the HPC.

Staff Member Johnson noted the windows meet the window policy on size, shape and style, but not the type. The applicants asked about being able to have windows that can open on the storefront. Staff Member Johnson explained the storefront design approved at the March 18, 2010 meeting. The Commission stated an application with drawings must be submitted for HPC to consider regarding operable windows.

Motion by Whalen, seconded by McDonell, to approve the work to the rear of the building as presented. Motion carried by the following vote: Aye – Whalen, Knight, Klavitter, Bichell, Rapp and McDonell; Nay – None.

Motion by Whalen, seconded by McDonell, to approve the second floor windows as presented noting the windows meet the guidelines on size, shape and style, but not the type. Motion carried by the following vote: Aye – Whalen, Knight, Klavitter, Bichell, Rapp and McDonell; Nay – None.

**DESIGN REVIEW:** Application of E. B. Lyons Interpretive Center for Advisory Design Review for Historic District Public Improvement Program funding of \$20,270 for the Julien Dubuque Monument Interpretive Exhibit.

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Staff Member Carstens reviewed the staff report. She explained the Mines of Spain Interpretive Exhibit and Education Program and noted the HDPIP funds would be used for the Julien Dubuque Monument Exhibit. She noted the real monument is a City landmark. Staff explained the Mines of Spain is a National Historic Landmark that includes the Julien Dubuque Monument. Staff stated the monument is also a City Landmark.

Motion by Whalen, seconded by McDonell to approve \$20,270 in Historic District Public Improvement Program funds for the Julien Dubuque Monument Interpretive Exhibit at the E.B. Lyons Interpretive Center. Motion carried by the following vote: Aye – Whalen, Knight, Bichell, Klavitter, Rapp and McDonell; Nay – None.

**ITEMS FROM PUBLIC:**

Mines of Spain Exhibit and Education Program: Staff Member Carstens presented the update to the Mines of Spain Interpretive Exhibit and Education Program on the 100% Design and Graphic package. There were no comments from Commissioners.

Historic Millwork District Streetscape Plan: Staff Member Carstens noted that the HPC previously reviewed the Historic Millwork District Streetscape Elements. She noted there are revisions to elements based on input from the HPC and SHPO.

Greg Roth, Veenstra & Kimm, reviewed the HPC's previous recommendations on the streetscape improvements in the Historic Millwork District. He noted the challenge of the Complete Streets requirement and the re-use of historic pavers with bike access. He explained the intersections would use historic pavers while accommodating bike routes.

Mr. Roth reviewed the benches and lettering on the back support and the hand sketches for the Dubuque logo. Mr. Roth reviewed the revised bike rack design noting it will be black metal with a bike emblem, and the racks will be clustered. He reviewed the planter design which would be locally produced. He noted the proposed street tree and planting elevation.

Mr. Roth reviewed the proposed logo of the rose window historically produced in the Millwork District. He noted the logo would be used on the manhole covers and sidewalk medallions. He said the manhole covers will be cast iron, and the medallions will be 6" diameter brass and locally made.

Mr. Roth reviewed the trash receptacle concept in response to HPC's concerns. He noted it will be metal and wood, with different receptacles for trash and recyclables.

Mr. Roth reviewed the selected cantenary lights and the revised proposal for a pole-mounted light. Staff noted this revision is similar to a cantenary light seen in a historic photo of a light in the district. The selected designs are similar and complimentary to the historic cantenary design.

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Mr. Roth and staff reviewed the proposed sidewalk pattern for the Historic Millwork District. They noted it has a three-foot parkway using historic pavers, and a limestone aggregate “reverse” mix for the sidewalk to give it an aged color.

Commissioners asked about tree grates. Mr. Roth explained a grate type has not been selected. They are looking at a metal grate or a grate that pavers can be set on.

Commissioners discussed they are in favor of the revised elements.

Motion by Bichell, seconded by Whalen, to approve the Historic Millwork District Streetscape Plan as submitted. Motion carried by the following vote: Aye – Whalen, Knight, Bichell, Klavitter, Rapp and McDonell; Nay – None.

Bee Branch Project Programmatic Agreement: Staff Member Carstens reviewed for the Commission that the Bee Branch project requires a Section 106 consultation with the Commission for the Programmatic Agreement.

Deron Muehring, City of Dubuque Civil Engineer, presented a PowerPoint slide show of the project, noting the need for the project. He reviewed storm water improvements upstream at Carter Road and West 32<sup>nd</sup> Street. He reviewed predicted flooding before and after the improvements. He reviewed the project components, Lower Bee Branch (2010-2011) and Upper Bee Branch (2012-2013) will reintroduce the Bee Branch Creek into the neighborhood. He reviewed the project components for structures, landscaping and amenities. He reviewed greenway concepts along the project corridor. He reviewed the two significant neighborhood areas that will be impacted by the project – Washington and 22<sup>nd</sup> Street Neighborhood and Kniest Street/Rhomberg Avenue Neighborhood.

Staff Member Johnson reviewed the Programmatic Agreement, and its mitigation measures. Staff reviewed the architectural/historical survey by Jim Jacobsen and the archeological survey by Leah Rogers.

Staff Member Wernimont reviewed the structures that would be constructed, and the architectural and archeological documentation that would be done. Staff Member Johnson noted that the City is in process of completing Mitigation Items 1-4, and that Items 5 and 6 will be done when the project is complete. Staff Member Wernimont noted the level of review and the level of significance of the vernacular structures. Staff Member Muehring reviewed the mitigation that will be undertaken on 10 styles architectural styles found in the impacted areas.

Commissioner Klavitter left the meeting at 7:05 p.m.

Commissioners asked about the condition of the sewer. Staff Member Muehring reviewed the inspection results.

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Motion by McDonell, seconded by Whalen, to concur with the mitigation strategy as presented in the Programmatic Agreement for the Bee Branch Project. Motion carried by the following vote: Aye – Whalen, Knight, Bichell, Rapp and McDonell; Nay – None.

**ITEMS FROM COMMISSION:**

Historic Preservation Month Proclamation: Staff Member Johnson noted this proclamation will be presented at the May 3<sup>rd</sup> City Council meeting for acceptance. Commissioners asked for an email reminder about this date.

Ken Kringle Historic Preservation Award Ceremony: Staff Member Johnson reviewed the program for the ceremony, which will be held at 5:00 p.m. in the City Council Chambers and asked Commissioners to be there before 5:00 p.m.

Building Services Department Status Report on Historic Preservation Enforcement: Staff Member Johnson noted there are no updates, but he plans to have an updated report at the May meeting.

Commissioner Rapp noted that at 314 Jones Street, a low retaining wall of concrete was replaced with a limestone wall. Staff explained the project would not be subject to design review.

Conservation District Extension to Little Dublin Area: Commissioner Rapp asked about the status of this project. Staff noted the State grant was not received, and no local match was budgeted this year.

Windows at 163 Main Street: Commissioners discussed how the windows were installed and Code requirements for lofts. Commissioners and staff discussed this request and other window replacements in the Old Main Historic District. Commissioners also discussed the proposal for an operable store window. Staff Member Johnson and Commissioner Knight noted it is a common feature in mixed-use buildings in Chicago neighborhoods. Staff Member Johnson noted display windows can be moved so a bar or restaurant is open to the street.

1109 Iowa Street: Commissioners asked about progress at 1109 Iowa Street. Staff Member Johnson explained he and Commissioner Wand met with Ken Lin in early March, and after inspection, much of the historic storefront was intact.

**ADJOURNMENT:** The meeting adjourned at 7:24 p.m.

Respectfully submitted,



David Johnson, Assistant Planner

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Adopted—May 20, 2010