



Approved

MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION

5:30 p.m.

Thursday, June 16, 2011

City Council Chamber, Historic Federal Building

Commissioners Present: Commissioners Chris Olson, John Whalen, Mary Loney Bichell, Joseph Rapp, Chris Wand and Bob McDonell.

Commissioners Excused: Chairperson David Klavitter and Commissioner Michael Knight.

Staff Members Present: Laura Carstens and David Johnson.

CALL TO ORDER: Commissioner Bichell noted that Chairperson Klavitter and Vice Chairperson Knight were unable to attend the meeting, and therefore, she will serve temporarily as Chairperson in their absence. The meeting was called to order by Acting Chairperson Bichell at 5:30 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 April 21, 2011 meeting as submitted. Motion carried by the following vote: Aye – Olson, Whalen, Bichell, Rapp, Wand, and McDonell; Nay – None.

DESIGN REVIEW/346-348 W. LOCUST ST: Application of Lynn Lampe for a Certificate of Appropriateness to demolish the building located at 346/348 W. Locust Street in the Jackson Park Historic Preservation District.

Commissioner Olson excused herself from the table and discussion of the case due to previous conversations with the applicant regarding donation of the building to the HEART Program.

Staff Member Johnson reviewed the staff report. He explained the application for a Certificate of Appropriateness to demolish the building is the first step in the demolition process. He explained if a Certificate of Appropriateness is not approved, the applicant may file an application for review of preservation alternatives and subsequently an application for a Certificate of Economic Non-Viability. He explained the proposed demolition is in a historic district, and therefore, the role of the Commission is to review the application and make a determination whether the proposed demolition would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the Jackson Park Historic District. He explained the Commission should consider whether the building has historic or architectural significance.

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Staff Member Johnson explained the 1978 and 1979 architectural survey of Dubuque evaluated the building as being neighborhood significant. He explained neighborhood significant properties are structures that are contributors to the significance of a district that meets one or more of the criteria of eligibility for listing on the National Register of Historic Place. He explained the 2004 Jackson Park Historic District Phase IV District Report and Iowa Site Inventory form identifies the property as being contributing to the Jackson Park National Register of Historic Places District.

Lynn Lampe, 11898 John F. Kennedy Road, Dubuque, was present. The Commission discussed with Mr. Lampe his progress since their last discussion to donate the building to a non-profit agency. Mr. Lampe noted that he has not been able to make any progress with non-profits. He noted he has received notices from the City regarding the building's condition, vacant and abandoned building licenses, and the City utility bills. He stated he has been maintaining the grass and continues to pay taxes on the property.

The Commission discussed the insurance liability issues with Mr. Lampe. Mr. Lampe explained if he is not allowed to take the building down, an alternative would be to let the building go for unpaid taxes, at which point the building would become the City's problem. Mr. Lampe noted Commissioners Whalen and Olson have visited the property. Mr. Lampe discussed the condition of the building as well as properties in the neighborhood.

The Commission discussed options such as tearing off the rear additions and rehabbing the building in phases, starting with lower floors and then moving to the upper floors in order to make the project more manageable. Mr. Lampe noted the property's rehab is not economically feasible due to the cost to renovate and the lack of parking that limits its rental income. Commissioners reviewed the history of the property with Mr. Lampe. Having sold the building twice, Mr. Lampe noted he owned the building for a number of years, at which time it was occupied. He explained he sold the building and the new owners undertook work that significantly damaged the building. He explained the owners abandoned the project and building, and the courts gave him the property back.

The Commission noted their role in this application is to determine whether the proposed demolition would have an adverse effect on the aesthetic, historic or architectural significance and value of the historic district. The Commission agreed the demolition would have an adverse effect on the aesthetic, historic or architectural significance and value of the historic district and the building is also historically and architecturally significant.

Motion by Wand, seconded by Whalen, to approve the Certificate of Appropriateness as submitted. Motion failed by the following vote: Aye – None; Nay – Whalen, Bichell, Rapp, Wand, and McDonell; Abstain – Olson.

DESIGN REVIEW/630 W. 11th ST: Application of Kurt & Crystal Rojemann for a Certificate of Appropriateness to replace the roof on property located at 630 W. 11th Street in the W. 11th Street Historic Preservation District.

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Kurt and Crystal Rojemann, 630 W. 11th Street, were present. Staff Member Johnson reviewed the staff report. He explained the home was built in 1952, and is a Tudor-Revival style. He explained that the application states the roof is in disrepair and replacement tile to match the existing roof is discontinued. He directed the Commission to the roofing guidelines in the architectural guidelines. He noted the condition of the clay tile roof and the proposed replacement roofing. He explained the applicant has provided greater cost estimates for replacement and repair of the clay tile as well as an asphalt alternative.

Mr. Rojemann reviewed the interior and exterior damage to the home due to the roof's deterioration. He explained the rationale for replacement of the roofing. He noted they would like to keep the copper gutters and corrugated downspouts to help maintain the home's historic appearance. Mr. Rojemann noted since filing the application for a Certificate of Appropriateness, other asphalt shingle options were brought to their attention. He distributed an image of the home with a Sedona-style shingle.

The Commission discussed the tile and shingle roof options. Mr. Rojemann noted the clay tiles are not available, and to replace the clay tile roof would be \$90,000, and other options to minimally repair the clay tile roof are in the \$40,000 range. The Commission discussed the age, style, and historical significance of the home and determined an appropriate asphalt shingle would be an acceptable alternative.

The Commission discussed retaining the clay tile on the roof ridges and maintaining the copper gutters and corrugated downspouts. They noted maintaining the clay tile on the roof ridges, the copper gutters, and corrugated downspouts would help maintain the distinctive architectural look of the home. The Commissioners agreed that for the style of building, the roof is one of the greater character-defining features, and the shape and color of the asphalt shingle is important. The Commission discussed the best approach to working with a contractor to retain the ridge features and recycle usable clay tile rather than disposal. The Commission discussed finding an asphalt shingle with a similar grayish patina and squared edges and profile as the existing clay tile roof for the selected roof shingle.

Motion by Wand, seconded by Olson, to approve replacement of the clay tile roof with an asphalt shingle roof and the tile on the roof ridges are retained as character-defining features, and the replacement shingle matches to the greatest extent possible, the profile, size, shape and overall color of the existing tile. Motion carried by the following vote: Aye – Olson, Whalen, Bichell, Rapp, Wand and McDonell; Nay – None.

DESIGN REVIEW/1433 MAIN ST: Application of Scott Hendron for a Certificate of Appropriateness to install new gutters for property located at 1433 Main Street in the Jackson Park Historic Preservation District.

Scott Hendron, 1433 Main Street, presented a PowerPoint presentation to explain his request to install new aluminum gutters. He reviewed the current condition of the existing

Yankee gutters. He explained a modern drainage system with metal gutters will extend the life of the building and can also maintain the architectural appearance. He compared the Yankee gutters at 1433 Main Street to modern gutter systems with aluminum case-style gutters, and noted if installed properly, it can offer the same historic appearance. He explained the Yankee gutters drain through the soffit, where aluminum gutters attached to the outside of fascia contains runoff entirely in the metal gutter. He noted when Yankee gutters begin to fail, oftentimes the moisture causes deterioration of the soffit, cornice, brick walls and interior features.

He explained his proposal would be to deck over the existing Yankee gutters and install a modern gutter system. He noted a K-style seamless aluminum gutter can offer the same profile as a Yankee gutter without the inherent maintenance issues and excessive cost and time to repair. He explained that he wants to do the work properly and the aluminum gutters are the best alternative to the long-term maintenance and longevity of the property for him as well as future owners.

The Commission discussed the proposal as well as existing conditions of the property. The Commission noted that oftentimes the Yankee gutters are lined and have a metal edge that detracts from the appearance of the gutter system. The Commission agreed that when thoughtfully and properly installed, the K-style gutters can offer a similar appearance as the Yankee gutter; however, the Commission discussed concerns about the profile of the metal gutter against the outside fascia versus the profile of the Yankee gutter. The Commission noted the Yankee gutters leave more of the fascia exposed.

The Commission discussed where the downspouts would be located. Mr. Hendron explained that downspouts will need to be relocated in order to improve drainage. He stated he does not anticipate needing additional gutters and downspouts on the front of the building.

Motion by Olson, seconded by Whalen, to approve the Certificate of Appropriateness as presented with no additional downspouts to be added to the front façade or in front of the window sets on the sides of the core of the building, except where currently located, with retaining the corrugated downspouts as an acceptable alternative but not required. Motion carried by the following vote: Aye – Olson, Whalen, Bichell, Rapp, Wand and McDonell; Nay – None.

EDUCATION TASK FORCE:

Draft Introduction to Historic Preservation Program Outline: Commissioner McDonell reviewed the outline for the Proposed Introduction to Historic Preservation Program video that will run on City Channel 8 and the City of Dubuque website. He noted the program is geared towards typical projects in historic districts. He explained the Task Force is focusing on keeping the program lively and moving forward without getting bogged down with too much detail.

Staff Member Johnson clarified the draft outline was for the longer introduction to Historic Preservation program with vignettes for highlighting key concepts. Commissioners suggested using before and after images and projects and building facts around the story. The Commission used Marilyn Langevin's project as an example.

The Commission discussed having three examples of a small residential project, a large residential project, and perhaps a commercial project, and breaking them out into smaller vignettes, which exemplify the outlined topics. The Commission noted the importance of a lot of audio and visual components to the program. The Commission suggested using the rehabilitation examples as the basis of the program and breaking them out into shorter vignettes which incorporate the underlying concepts.

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION: The Commission discussed the Certificate of Appropriateness request to demolish 346-348 West Locust Street. The Commission reiterated the project appears to be feasible if completed in stages and the rear additions were removed. They noted by removing the rear addition, a greater backyard could be created. The Commission discussed the difficulty with off-street parking and promoting investment in properties adjacent to the bluff, particularly in the West Locust and Bluff Street area. The Commission noted those properties adjacent to the bluff, do not have an option for off-street parking. The Commission noted that the discussed building is historically and architecturally significant as well as important to the District. The Commission discussed whether a larger neighborhood project could be done to infuse investment and interest in the area. The Commission noted the value of off-street parking being available within walking distance of the West Locust and Bluff area properties.

Motion by Wand, seconded by Bichell, to send a letter to City Council making them aware that they've recently reviewed a demolition permit request in the West Locust and Bluff Street area, and note that one of the principal reasons why the applicant contends the building is no longer viable is because there is no off-street parking, and there is not an opportunity to provide off-street parking themselves, and that the Commission asks the City Council whether there is an opportunity to explore parking solutions for that neighborhood.

The Commission discussed off-street parking for the neighborhood. The Commission stated if off-street parking were available, it would promote investment in the neighborhood and make the area more marketable. The Commission noted that Mr. Lampe stated other properties in the area are also vacant and abandoned. The Commission stated if one building is allowed to be demolished, other buildings will be demolished shortly thereafter.

Motion carried by the following vote: Aye – Whalen, Bichell, Rapp, Wand and McDonell; Nay – None; Abstain – Olson.

ITEMS FROM STAFF:

Building Services Historic Preservation Enforcement Report Update: The Commission reviewed the updates to Historic Preservation Enforcement. The Commission discussed the condition and work that is being done to the William Ryan House at 1375 Locust Street. The Commission discussed the positive work being done at the intersection at 11th and Main. The Commission questioned the progress at 1163 Highland. Staff Member Johnson explained they have been sent a letter reminding them of their deadlines, and they will receive a municipal infraction if they do not follow through.

ADJOURNMENT: The meeting adjourned at 6:55 p.m.

Respectfully submitted,



David Johnson, Assistant Planner

Adopted—July 21, 2011