



Approved

MINUTES  
HISTORIC PRESERVATION COMMISSION  
REGULAR SESSION

5:30 p.m.

Thursday, November 17, 2016  
Room 250, Historic Federal Building

**Commissioners Present:** Chairperson Christina Monk; Commissioners Emily Hilgendorf, Leslie Terry, David Klavitter, Bob McDonell, John McAndrews, Juan Nieto, and Joseph Rapp.

**Commissioners Excused:** Commissioner Al Kopcyzk.

**Commissioners Unexcused:** None.

**Staff Members Present:** Laura Carstens and David Johnson.

**CALL TO ORDER:** The meeting was called to order by Chairperson Monk 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 Hilgendorf, to approve the minutes of the October 20, 2016 meeting as submitted. Motion carried by the following vote: Aye – Klavitter, McDonell, Monk, McAndrews, Nieto, Rapp, Terry and Hilgendorf; Nay – None; Abstain – None.

**ITEMS FROM PUBLIC:** None.

**Design Review (tabled from 10/20/16):** Application of Tom Kelzer to construct a four-story hotel at 1100 Jackson Street in the Historic Millwork District.

Staff Member Johnson reviewed the staff report, noting the Commission's previous review and concerns at the October 20, 2016 meeting. He reviewed the applicant's modifications to the plans in response to the concerns expressed by the Commission. He reviewed the changes in relation to relevant architectural guidelines. He stated all proposed changes are specific to the west elevation facing Jackson Street and no other changes have been made to the other elevations or the site plan for the building.

Tom Kelzer, 137 Main Street, Dubuque, reviewed how the revised west elevation was revised. He noted the similarities between the east façade, including the awning, overhang, and doors. He noted the improved pedestrian experience from the street.

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The Commission thanked the applicant for revising the west elevation and creating more of a destination in the Historic Millwork District. Commissioners discussed the proposed materials. Commissioners asked about the sign. Mr. Kelzer noted the internally illuminated sign is Marriott standard signage. Commissioners noted externally illuminated signs are not typically appropriate in historical areas; however, the Commission stated the height of the sign and the fact that the hotel is new construction makes it less of a concern. The Commission stated any ground signs should be externally illuminated. Mr. Kelzer noted there are likely to be directional signs but no monument signs.

The Commission expressed appreciation to the applicants and their architect for creating a much more appropriate pedestrian-scale entrance.

Commissioners, staff and the applicant discussed site design requirements for the parking lot regarding permeable paving, landscaping and storm water management.

Motion by Nieto, seconded by McDonell, to approve the application as revised and submitted, with any ground signs to be externally illuminated to comply with the Architectural Guidelines. Motion carried by the following vote: Aye – Terry, McDonell, Rapp, Hilgendorf, Monk, Klavitter, Nieto, and McAndrews, Nay - None.

**Design Review:** Application of Adam Johnson, Adam Johnson Architecture to install a concrete deck at 1065 Jackson Street in the Historic Millwork District.

Staff Member Johnson reviewed the proposal for a concrete deck. He noted the Commission approved a Certificate of Appropriateness at the October 20, 2016 meeting to allow the project with a wood framed deck and synthetic decking. He explained the Commission noted potential challenges with debris and other items collecting underneath the open deck system and the applicants have revised the concept in response to that discussion.

Tom Kelzer, 137 Main Street, Dubuque, discussed the design approach for the new concrete deck. He explained the concrete will be stamped, textured, and colored to appear like limestone. He noted the design approach will fit in well with the context of the Historic Millwork District and will be easier to maintain.

The Commission questioned potential issues with chipping and coloration of the concrete. Gary Carner, 1664 Washington Street, Dubuque, explained the concrete would be integrally colored and reinforced to avoid chipping. The Commission discussed the design of the columns. Commissioners discussed with the applicants the option to not use concrete that looks like limestone and rather use a gray traditional concrete material. Some Commissioners expressed concerns that the stamped colored and textured limestone would offer a false historical appearance and a gray standard concrete would still be in keeping with the commercial and industrial character of the

area. Commissioner Nieto stated the stamped, textured, and colored concrete alternative would better lend itself to the appearance of foundations and other buildings in the area. The Commission discussed the use of limestone stamped concrete versus traditional concrete in the area. Commissioners discussed the amount of overhang and use of the pillars supporting the columns. Commissioners noted they liked how the columns went all the way to the floor of the porch. The Commission noted if the supporting posts are used in the design, they should also be the same concrete as the ramp.

Motion by Klavitter, seconded by Hilgendorf, to approve the application for a Certificate of Appropriateness with the provision that the ramp be a gray concrete material and the wood columns either carry to the floor of the ramp or be supported by posts that are the same concrete color and texture with the condition that the Engineering Department and City Manager approve the porch's encroachment into the right-of-way. Motion carried by the following vote: Aye – Terry, McDonell, Rapp, Hilgendorf, Monk, Klavitter, and McAndrews; Nay - Nieto; Abstain - None.

Commissioner Klavitter left the meeting at 6:05 p.m.

**ITEMS FROM COMMISSION:**

Work Plan Update: Staff and the Commission reviewed the updates to the Historic Preservation Commission work plan.

Survey and Registration Projects: Chairperson Monk referred to the map provided by Planning Services staff. She reviewed the approach to identify priority survey and registration areas, noting past Section 106 reviews previous surveyed areas as well as the HUD Resiliency Grant areas. She explained areas will be surveyed and registered as money becomes available.

National Registration Program: Chairperson Monk noted these projects will progress as money becomes available.

Staff Member Carstens reported the Eagle Point Park nomination has been completed and is scheduled for review in February 2017 at the State Nominations Review Committee meeting in Des Moines.

Economic Impact Study: Staff Member Carstens reported the Planning Services staff met with Commissioner Klavitter and Executive Director Duane Haggerty of Heritage Works. She stated as a result of this meeting, a capital improvement program request was submitted to fund development of the Economic Impact Study that would inform a future preservation plan.

National Register of Historic Places Entry Signs: Staff Member Carstens reported that Planning staff met with Commissioner Klavitter and Duane Haggerty of Heritage Works.

She stated a Capital Improvement Project request was submitted to provide a local match for private fundraising efforts for the signs.

**ITEMS FROM STAFF:**

Building Services Historic Preservation Enforcement Report: Commissioner Nieto noted the straight railing has been installed at 1163 Highland Place as approved by the Commission at their October meeting, and it looks good. Commissioner McDonell asked staff to find out when the new notice for 1492 Locust Street will be prepared and sent.

Staff Approvals: None.

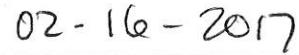
**ADJOURNMENT:** Motion by McDonell, seconded by Hilgendorf, to adjourn the November 17, 2016 meeting. Motion carried by the following vote: Aye – McDonell, Nieto, Monk, McAndrews, Rapp, Terry, and Hilgendorf; Nay – None.

The meeting adjourned at 6:12 p.m.

Respectfully submitted,



Laura Carstens, Planning Services Manager



Adopted