



Approved

**MINUTES  
HISTORIC PRESERVATION COMMISSION  
REGULAR SESSION**

5:30 p.m.

Thursday, April 20, 2017  
City Council Chamber, Historic Federal Building

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

**Commissioners Excused:** John McAndrews.

**Commissioners Unexcused:** None.

**Staff Members Present:** Laura Carstens and Ose Akinlotan.

**CALL TO ORDER:** The meeting was called to order by Chairperson Monk at 5:31 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 March 16, 2017 meeting, as submitted. Motion carried by the following vote: Aye – Rapp, McDonell, Klavitter, Kopcyzk, Nieto, Terry, Hilgendorf, and Monk; Nay – none.

**DESIGN REVIEW:** Application of Dubuque County for property located at 720 Central Avenue (Dubuque County Court House) to replace the roof with synthetic and/or solar panel shingles.

Chairperson Monk and Vice Chairperson Hilgendorf excused themselves from the table due to a conflict of interest. Commissioner McDonell acted as Chairperson pro tem.

Chris Soeder, Facilities Supervisor for Dubuque County, representing the applicant, spoke in favor of the request. He noted the base bid for the project will be an asphalt shingle to match and like-for-like replace the existing condition. He said the County would prefer an alternative shingle option such as a synthetic (plastic) slate or a photo-voltaic roofing system. He noted the photo-voltaic shingles would reduce electrical energy cost and resemble the appearance of the original slate shingles with no exposed wiring. He said the National Register of Historic Places Nomination Form lists slate as the original roofing material. He explained the proposed synthetic slate would closely match the original condition while not adding significantly to the roof weight. He added that any color of alternative shingles would be selected to closely match the existing

color. He noted sheets, photos, and renderings have been included for review and reference. He said the roof expanse is large, but only small portions are visible from the street level.

Staff Member Carstens reviewed the staff report, noting Dubuque County is requesting to re-roof the Dubuque County Courthouse. She noted the original slate shingles were previously removed and replaced with asphalt. She said the County is proposing the following three options:

1. Replace with asphalt shingles that match the existing shingles (staff sign-off).
2. Replace with a synthetic (plastic) slate shingles (Commission review).
3. Replace with a photo-voltaic roofing system (Commission review).

She explained the property is a City Landmark and therefore subject to advisory design review by the Historic Preservation Commission. She noted the Architectural Guidelines provide several recommendations on roofing material and solar collectors. She provided a general review of applicable guidelines:

- Because the project involves replacing only the roofing material, the original roof of the structure will not change and will follow the guidelines.
- The original roofing material (slate) has been removed. The use of a synthetic (plastic) slate shingle will provide a more appropriate representation of the original material (slate) than asphalt or fiberglass shingles. Also, because of the height of the rooflines from the ground, it will be difficult to tell if the shingles are made of slate or plastic.
- The applicant's note in their application that color of alternative shingles would be selected to closely match the existing color.
- The proposed solar roofing system is a shingle-type that lays flat and is incorporated into the weave of shingles. The use of solar shingles will not damage significant features, can be removed, and will not threaten the structural integrity of the building.
- Because the building has three street frontages, it would be difficult not to place solar shingles on a primary façade. However, due to the roof form, height of the building and site location, the solar shingles will not be highly visible from the adjoining public right-of-way.
- The roof will be more visible from a distance (i.e., bluffs, freeway, etc.) but due to the distance, the roofing material will look more closely like the original.

The Commission asked for clarification of the request. Staff Member Carstens clarified the Commission can either approve or deny the materials requested, although they are mixing materials.

The Commission asked for an example of the solar panel. Mr. Soeder noted an example was not available. The Commission asked about the color match between the materials. Mr. Soeder noted they will match the color of the existing roofing as closely as possible.

The Commission asked about color in the rendering. Mr. Soeder acknowledged it is an example of aesthetic, not their color choice.

Staff Member Carstens reviewed the Architectural Guidelines step-by-step to demonstrate project compliance.

The Commission inquired about height inconsistencies between the solar panels and slate materials to conceal wiring. Staff Member Carstens said it aligns with the Architectural Guidelines for visibility aligning with Guideline 1.28: Minimize the visual impacts of skylights and other rooftop devices.

The Commission discussed the pedestrian level is the main concern, but there were some concerns about the historic integrity of the building.

The Commission questioned the percent of roof surface that will be solar. Mr. Soeder estimated 50%, because the installer must stair-step panels.

The Commission questioned if the solar is not approved, will they only do slate and what are the life cycle costs? Mr. Soeder stated use of solar depends on overall costs, and the life of asphalt is 20 years, with 40-50 years for slate and photo voltaic.

The Commission asked about the sand layer, stating it wears off over time. Mr. Soeder said they may run into extra cost with materials because they are not able to be cut, so must offset for roof vents and gutters.

The Commission stated a preference that the colors are close as possible to match. Commissioner Rapp asked if it was the same manufacturer for slate and solar shingles. Mr. Soeder confirmed that they would be produced by separate manufacturers.

Motion by Nieto, seconded by Terry, to approve the Certificate of Appropriateness to replace the roof with synthetic and/or solar panel shingles as submitted, with the condition that the color of the roofing material and solar shingles be as close a match as possible. Motion was approved by the following vote: Aye – Klavitter, McDonell, Rapp, Terry, Nieto, and Kopcyzk; Nay – None; Abstain - Hilgendorf and Monk.

**NATIONAL REGISTER NOMINATION REVIEW:** Application of the City of Dubuque to nominate Eagle Point Park, 2601 Shiras Avenue, to the National Register of Historic Places.

Staff Member Carstens presented the National Register Nomination to the Commission, and reviewed the significance of the nomination. She announced the State Nominations Review Committee will review the nomination on June 9<sup>th</sup>.

The Commission offered thanks to all contributors, acknowledging Heritage Works contributions and work with Eagle Point Park, and suggesting a letter of thanks be sent to Dr. Schlarman.

Motion by Klavitter, seconded by McDonell, to approve the Eagle Point Park National Register Nomination as submitted. Motion was approved by the following vote: Aye – Klavitter, McDonell, Rapp, Terry, Nieto, Kopcyzk, Hilgendorf and Monk, Nay – None.

Commissioner Rapp asked about correction to dates in the nomination. Staff member Carstens asked that those corrections be submitted to staff after the meeting.

**ITEMS FROM PUBLIC:** Duane Haggerty, Heritage Works, 1100 Main Street, thanked the Commission and staff for their time and effort to have Eagle Point Park added to the National Register of Historic Places. Mr. Haggerty also suggested collaboration with Heritage Works to come up with funding for future work to nominate the park as a National Landmark.

Commissioner Klavitter, 1090 W. 3<sup>rd</sup> Street, left the table to address the Commission. He noted the success was due to people and tax credits, which are under fire in the House. Mr. Klavitter encouraged everyone to exercise their rights and ask for support to stop House File 652, which will reduce from 25% to 15% for the State Historic Tax Credit.

Commissioner Rapp, 27 Locust Street, left the table to address the Commission. He asked if the Historic Preservation Commission as a body can send a request to the legislators. Staff Member Carstens clarified that the Historic Preservation Commission cannot make this request, but as private citizens, the members can exercise this right.

Duane Haggerty, 1100 Main Street, reported that House File 652 will go to the floor in the next few days, but there is still time to contact the legislature. He noted next year is crucial, suggesting we need to show importance and start thinking about federal level tax reform. Mr. Haggerty reported that Senator Blum is a big supporter of State Historic Tax Credits.

### **ITEMS FROM COMMISSION**

Work Plan Update: Staff Member Carstens presented the update, noting she has contacted Iowa State University about students to work on Upper Couler Historic District and Jackson Street Gable Front Frame Houses, and will have a further update at next meeting.

Commissioner Klavitter reported that a coalition will complete a state level economic impact study and there is a possibility of local level analysis. He said an update will be provided in the coming months.

Historic Preservation Month: Staff Member Carstens reported the Proclamation will be presented at the May 1<sup>st</sup> City Council meeting. Staff Member Akinlotan reported that staff are working on a Fact-A-Day for the month of May. She noted the Mathias Ham House was not available for sponsoring a day for the community to tour the house, so staff will look at a similar sponsorship for Eagle Point Park. Chairperson Monk requested staff assistant with notes for presenting the Proclamation, including a short description about the Fact-A-Day in the Month of May. Staff agreed.

**ITEMS FROM STAFF**

Building Services Historic Preservation Enforcement Report: Staff Member Carstens reviewed the report.

Preserve Iowa Summit: Chairperson Monk and Staff Member Carstens encouraged Commissioners to attend, noting this Summit will help with education and training requirements as a Certified Local Government.

Staff Approvals: Staff Member Carstens noted an update will be provided next month.

**ADJOURNMENT:** Motion by McDonell, seconded by Hilgendorf, to adjourn the April 20, 2017 Historic Preservation Commission meeting. Motion carried by the following vote: Aye – Klavitter, McDonell, Rapp, Terry, Nieto, Kopczyk, Hilgendorf and Monk, Nay – None.

The meeting adjourned at 6:48 p.m.

Respectfully submitted,

---

Laura Carstens, Planning Services Manager

---

Adopted