



# Approved

**MINUTES  
HISTORIC PRESERVATION COMMISSION  
REGULAR SESSION**

5:30 p.m.

Thursday, June 15, 2017  
City Council Chamber, Historic Federal Building

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

**Commissioners Excused:** Commissioners Hilgendorf, McDonell, and Kopczyk.

**Commissioners Unexcused:** None.

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

**CALL TO ORDER:** The meeting was called to order by Chairperson Monk at 5:34 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 Klavitter, seconded by Terry, to approve the minutes of the May 18, 2017 meeting as submitted. Motion carried by the following vote: Aye – Rapp, Klavitter, McAndrews, Nieto, Terry, and Monk; Nay – None.

**Certificate of Appropriateness:** Application of Tony Kemp & Bill Barack/ Adam Johnson to rehabilitate the building at 101 Main Street in the Old Main Historic District.

Staff Member Carstens explained revised drawings have been provided for the Commission based on meetings neighboring property owners had with the architect. Staff Member Johnson reviewed the staff report. Adam Johnson, 211 4th Street Galena, IL, designer for the project, presented the application. He noted the alterations follow the Architectural Guidelines. He noted they will be seeking approval for encroachments into the alley, and the balcony may change slightly depending on the results of that.

The Commission asked about the steel frame truss. Mr. Johnson stated it is intended to add detail to the building and will help call out the building as a destination and add to the overall excitement to the building. Mr. Johnson clarified the material on the garage will be a stone veneer base and stucco and the garage door will be corrugated steel to give the garage a semi-industrial look. The Commission discussed the number of materials being used. The Commission noted if color coordinated appropriately it will blend together.

The Commission discussed the rooftop enclosure. Mr. Johnson noted the new deck seating was pulled back 8' from the neighbor's building. The Commission asked what the pitch was on the rooftop addition. Mr. Johnson said it will be 1:12 and 2:12 pitch for most of it and the more angled portion will have an 8:12 pitch, and the decks cannot be seen from the street.

The Commission reviewed the balconies. Staff Member Johnson explained the Architectural Guidelines support locating balconies on the rear and/or sides of buildings provided side balconies are at least two-bays back. He noted this design complies.

The Commission discussed the EIFS railing on the garage and whether a substitute material may be better. The Commission and applicant discussed siding alternatives including vertical wood and metal. The Commission stated the EIFS makes the railing look monolithic. The Commission discussed siding options including shakes and horizontal lap. The Commission discussed the arch in the railing. The Commission discussed cladding for the rooftop and rear addition.

Kathleen Reekie, 129 Main Street, stated they have been working the last couple of days with the applicant to adjust the plan to correlate with their building. She stated the architect has adjusted the plan to their satisfaction.

Motion by Klavitter, seconded by Nieto, to approve the design and form of the rooftop and rear additions as revised and submitted noting the applicant will return for approval on the cladding palette. Motion carried by the following vote: Aye – Rapp, Klavitter, McAndrews, Nieto, Terry, and Monk; Nay – None.

**Demolition Permit:** Application of Lea & E. J. Droessler to demolish the building located at 1043 Main Street in the Downtown Neighborhood Conservation District.

Staff Member Carstens noted Planning Services Staff prepared the enclosed Iowa Site Inventory Form for the Commission's benefit. She noted these forms reflect the level of documentation Planning Services Staff takes for Section 106 reviews. She noted additional handouts provided by the applicant are informational only.

Staff Member Johnson reviewed the staff report.

Lea Droessler, 1095 Grove Terrace and E. J. Droessler, 655 Levi Street, stated they are looking to purchase 1043 and 1053 Main Street; 1043 Main Street will be demolished and 1053 Main Street will be restored. They explained 1043 Main is too far degraded to save and rehabbing the building would be cost prohibitive. They would like to focus their efforts on highlighting 1053 Main Street and the proposed green space.

The Commission and Staff discussed the implications of demolishing 1043 Main Street on the National Register District. Staff confirmed it would have no impact on the National Register District since sufficient contributing fabric exists to support the district. The Commission noted it is the only block left where commercial buildings exist on both sides of the street with no gaps.

The Commission received and filed the letter from Duane Hagerty, Heritage Works. The Commission discussed impacts on the neighboring property. Staff Member Johnson explained that is matter between property owners. He stated it will be the owner's responsibility to make sure they do not negatively impact adjoining property if the building is demolished. He encouraged the applicants consult with an engineer and a mason prior to demolition.

Bob Klauer, 2309 Birchwood, Asbury, IA stated he has owned the properties for 50 years. He stated the building at 1043 Main Street is in disrepair. Mr. Klauer reviewed the maintenance history and the structural and cosmetic issues with the property noting there is nothing historically worth saving. He reviewed previous tenants and explained the exterior looks far nicer than the actual condition of the interior. He explained the building is no longer serviceable.

The Commission suggested phasing demolition to determine if the original portion can be saved. The applicants explained the original part is the reason the building must be torn down.

Motion by Nieto seconded by Leslie, to approve the demolition permit for 1043 Main Street as submitted. Motion carried by the following vote: Aye – Rapp, Klavitter, McAndrews, Nieto, Terry, and Monk; Nay – None.

**Demolition Permit:** Application of Gary & Jarrad Linden to demolish the building at 1366 Elm Street located in the Washington Neighborhood Conservation District.

Staff Member Johnson reviewed the staff report. The Commission and Staff discussed the potential for the property to become eligible for listing on the National Register of Historic Places. Staff Member Johnson explained because of the vernacular style, degree of loss of original materials and the fact that the neighborhood was surveyed and will not support a district, the building will likely never be eligible for listing on the National Register of Historic Places.

Gary and Jarred Linden, 480 E 14th Street, were present. Gary Linden stated they purchased the property because it is next to their business, they would like to clean the area up, and the chimney and foundation are crumbling. Mr. Linden said he purchased it with the intention of taking it down.

Motion by Nieto, seconded by Terry, to approve the demolition permit for 1366 Elm Street as submitted. Motion carried by the following vote: Aye – Rapp, Klavitter, McAndrews, Nieto, Terry, and Monk; Nay – None

**Items from Public:**

David Klavitter noted Friday is Tim Olson's St. Mary's photographic essay at Steeple Square, and he encouraged Commissioners to attend.

**Items from Commission:**

Work Plan Update: Commissioner Klavitter noted as part of the Sustainable Growth initiative they are looking at advancing studies of a statewide historic tax credits to leverage private investment that will hopefully include Dubuque.

Staff Member Carstens noted survey and registration opportunities are continuing with Iowa State University. She noted that this fall, students may use LIDAR technology to scan the Blum property on Elm Street.

Eagle Point Park NRHP: Chairperson Monk stated as part of the Preserve Iowa Summit the Eagle Point Park National Register of Historic Places nomination was reviewed and will be forwarded to the National Park Service with some minor modifications. The Commission was complimentary of the effort.

**Items from Staff**

Dubuque Brewing and Malting Company Building: Staff Member Carstens reviewed updates for the Dubuque Brewing and Malting Company Building. She reviewed the North side has also recently been purchased and rehabilitation will soon begin on the entire complex. She noted that having consolidated ownership of the two buildings will help immensely with the rehabilitation and reuse of the property.

Building Services Historic Preservation Enforcement Report: Staff Member Johnson noted there are no changes to the report. Commissioner Klavitter suggested the My DBQ App for Commissioners to report violations. Staff Member Carstens noted it uses GPS positioning to pinpoint the violation. Commissioner Klavitter stated tracking numbers are given and a person can follow process of compliance.

Staff Approvals: Staff Member Johnson noted the staff approvals.

Preserve Iowa Summit: Chairperson Monk reviewed the Summit noting the key note speaker did a nice job reviewing the many qualities that make a site historic. Commissioner Rapp and Staff Member Carstens reviewed the sessions they attended of interest.

**ADJOURNMENT:** Motion by Klavitter seconded by Terry to adjourn the June 15, 2017 Historic Preservation Commission meeting. Motion carried by the following vote: Aye – Klavitter, Nieto, Terry, McAndrews, Rapp, and Monk Nay – None.

The meeting adjourned at 7:07 p.m.

Respectfully submitted,

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Laura Carstens, Planning Services Manager

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Adopted