



DRAFT

**MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION**

5:30 p.m.

Thursday, August 17, 2017
Room 250, Historic Federal Building

Commissioners Present: Chairperson Emily Hilgendorf, Commissioners Christina Monk, Al Kopcyzk, David Klavitter, John McAndrews, Juan Nieto, and Joseph Rapp.

Commissioners Excused: Bob McDonell.

Commissioners Unexcused: None.

Staff Members Present: Laura Carstens and David Johnson.

CALL TO ORDER: The meeting was called to order by Chairperson Hilgendorf 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 Monk, to approve the minutes of the July 20, 2017 meeting as submitted. Motion carried by the following vote: Aye – Rapp, Klavitter, Kopcyzk, Monk, McAndrews, Nieto, and Hilgendorf; Nay – None

Design Review/1358 Locust Street: Application of Tanya Billmeyer-Finn for a Certificate of Appropriateness to replace the front porch for property located at 1358 Locust St. in the Jackson Park Historic District.

Staff Member Johnson reviewed the staff report. Tanya Billmeyer-Finn, 1982 Rosemont, presented the application. She explained she acquired both sides of the building and the building is now under singular ownership. Ms. Finn explained the new porch will match the other side with a smaller footprint that will extend the length of the entrance. She explained the materials and design will be same as 1344 Locust.

The Commission stated the proposed porch is a good alternative, given the condition of the current porch. The applicant explained the dormer will stay the same but be painted to color coordinate with 1344 Locust. She explained the paint on the limestone window lintels and sills will be removed. All wood trim will be painted to color coordinate. The new steps for the porch will match the steps at 1344 Locust.

The Commission and staff discussed the proposed porch and compliance with the Architectural Guidelines. Staff explained the porches are not original and no historic documentation exists so there is flexibility in design. Staff confirmed the proposed porch appears to be in conformance with the Architectural Guidelines.

The Commission discussed whether the scale of the dormer would be out of balance with a smaller porch. The Commission stated if the dormer is painted to color coordinate, it will minimize the effect. The Commission discussed the historical significance of the porch and options for design. The applicant explained she would like to save the big porch, but it cannot be saved. She stated the building is a shell and resources must be spent elsewhere. The Commission discussed wanting the landing and stair profiles to match.

Motion by Monk, seconded by Nieto, to approve the Certificate of Appropriateness to replace the front porch at 1358 Locust Street with the condition that the front plane, roof lines, and details of the porch match as close as possible. Motion carried by the following vote: Aye – Rapp, Klavitter, Kopcyzk, Monk, McAndrews, Nieto, and Hilgendorf; Nay – None.

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION:

Ham House Restoration: Andrew and Emily McCready, 240 W. 2nd Street, 563 Design, presented an overview of the Ham House Exterior Historic Rehabilitation. The design team included 563 Design and Walter Segovic Architects. He stated Evans-Mason, Inc. was the masonry contractor.

Mr. McCready reviewed the water and humidity challenges and remedies with the building. He reviewed the scope and treatment approach to repointing the building. He explained how window sills and lintels were repaired. He noted chimneys were repointed and some brick had to be replaced due to damage resulting from improper mortar having been previously used. Mr. McCready noted mortar was sampled and tested to develop an original mortar. He explained local sand was used to help match texture and color. The Commission and Mr. McCready discussed where the stone was likely sourced, noting no one is certain. Commissioners thanked Mr. McCready for the presentation, and Commissioner Rapp for arranging for the presentation.

ITEMS FROM STAFF:

CLG Grant Application for HPC Scholarships: Staff Member Carstens reviewed the CLG Grant Application for Historic Preservation Scholarships. She explained the scholarships will allow for two or more Commissioners to attend the 2018 National Alliance of Preservation Commissions FORUM to be held in Des Moines on July 18th through the 22nd. Commissioner Klavitter noted he is a NAPC Member and recommends membership. The Commission thanked staff for pursuing the grant funds.

National Park Service 50th Anniversary Certificate: Staff Member Carsten referenced the certificate provided by the National Park Service and Iowa Department of Cultural Affairs which has recognized that Dubuque has been a Certified Local Government partner in the Federal preservation program since 1985. She noted it is in celebration of the National Historic Preservation Act of 1966. She explained the certificate will be forwarded to City Council.

Building Services Historic Preservation Enforcement Report: Staff Member Johnson reviewed the Building Services Historic Preservation Enforcement Report noting the Building Services Department is attempting to schedule a Building Code Board of Appeals hearing in September for the property at 1492 Locust Street. He explained the city's appeal petition for title to the property at 1589-1591 Bluff Street is still pending.

Staff Approvals: Staff Member Johnson reviewed recent staff approvals.

ADJOURNMENT: Motion by Monk, seconded by Nieto, to adjourn the August 17, 2017 Commission meeting. Motion carried by the following vote: Aye – Klavitter, Kopcyzk, Monk, McAndrews, Nieto, Rapp, and Hilgendorf; Nay – None.

The meeting adjourned at 6:45 p.m.

Respectfully submitted,

Laura Carstens, Planning Services Manager

Adopted