



APPROVED

MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION

5:30 p.m.

Thursday, June 18, 2020
Virtual Meeting

Commissioners Present: Commissioners Melissa Daykin Cassill, Christina Monk, David Klavitter, John McAndrews, Joseph Rapp, Craig Reber, Bill Doyle and Vice-Chairperson Brandi Clark

Commissioners Excused: Rick Stuter, and John McAndrews

Commissioners Unexcused: None.

Staff Members Present: Wally Wernimont and Chris Happ Olson.

CALL TO ORDER: The meeting was called to order by Chairperson Pro Tem Bill Doyle at 5:35 p.m. Staff Member Chris Happ Olson announced that due to the COVID-19 pandemic and mandates for social distancing, the meeting was conducted entirely virtually.

Staff updated the Commission that they are not required to provide a certificate of compliance by law and are eliminating the practice.

MINUTES: Motion by Klavitter, seconded by Daykin Cassill, to approve the minutes of the May 21, 2020 meeting as submitted. Motion carried 6-0 by the following vote: Aye – Daykin Cassill, Monk, Klavitter, Rapp, Reber, and Doyle; Nay – none.

Façade Grant: Application of Ken Lin; K&L Leasing, LLC, for a Certificate of Appropriateness for and addition and restoration of the structure at 701 Bluff Street, located in the Cathedral National Register Historic District, Cathedral Local Historic District and Downtown Neighborhood Conservation District.

Staff member Chris Happ Olson presented the staff report. She noted the location of the property, the style of the building and architectural/historical significance of the property. She noted it is contributing to the National Register Listed Cathedral Historic District. She explained the applicant owns the south half of the duplex.

Note: Commissioner Brandi Clark arrived in the meeting at 5:41 PM.

Happ Olson referred to a historical photo of the building, noting the high historic integrity particularly at the street façade, and the history of the building development, referring to

Sanborn Fire Insurance Maps and previous surveys. She discussed the request is for rehabilitation of the building and construction of an addition to the building. Happ Olson said the applicant has applied for a Façade Grant. She noted the second story porch would be removed and a one-story addition with a roof top deck/balustrade is proposed. She discussed the building materials and referred to elevation views of the proposed addition. She referred to current photos of the building, noting what was visible from the public right-of-way. She referenced the Architectural Guidelines and the window policy as it relates to the project. Happ Olson said a majority of the façade work is repairing existing, historic materials. She noted the windows on the south and east facades of the building that are viewable from the public right-of-way will be scraped, painted and repaired. There are some windows at the west/rear facade that are not visible that will be replaced, outside of the Commission's review.

Happ Olson noted a non-original addition is being replaced with a sympathetic design that is compatible with the historic structure, with contemporary materials. She noted the project meets the window policy. She discussed the role of the commission.

Applicant Ken Lin, 1103 ½ Iowa Street, noted he is restoring the building at 701 Bluff Street and had nothing to add.

Commissioner Reber asked if a restaurant will be at that location. Mr. Lin noted they are focusing on the rehabilitation of the building and are not yet sure if a restaurant is planned.

Commissioner Monk appreciated the level of restoration and keeping as much of the original building materials and the addition being set back from the street.

Commissioner Klavitter noted the new addition does not create a false historic sense of the building and he is in favor of the request.

Motion by Reber, seconded by Klavitter, to approve the application as presented for Certificate of Appropriateness for façade grant. Motion was approved 7-0 by the following vote: Aye – Daykin Cassill, Monk, Klavitter, Rapp, Reber, Doyle and Clark; Nay – none.

Certificate of Appropriateness: Application of Bridget Prehm, BRP Properties, LLC to obtain a Certificate of Appropriateness for vinyl siding installed at 694 W. 11th Street, West 11th Street National Register Historic District and West 11th Street Local Historic District.

Staff member Happ Olson presented the staff report. She noted the application is for a Certificate of Appropriateness for installation of vinyl siding. She referenced the staff report and explained the historical and architectural significance of the property. She noted the property is contributing to the National Register Listed West 11th Street Historic District. She explained the general form and massing of the building has

remained intact since it was built, except for the smaller addition to the rear of the building. She noted the structure is currently covered with vinyl siding and that the foundation is stucco. She explained the porches on the building appear to have been rebuilt/modified over the years but retain the same original footprint. She referred to a 2019 photo of the property noting asphalt brick siding and composite siding. She noted the non-historic siding was present on the building since at least 1979, when it was documented in the Kriviskey 1979/78 architectural survey.

Happ Olson noted the structure was sided in March 2020 without obtaining a building permit. In April, the contractor obtained a building permit for vinyl siding in error by the Building Service Department. Planning Services staff informed the Building Services Department that review was necessary and the permit was revoked two days after it was issued.

Happ Olson referred to photos that were submitted by the applicants of buildings in the West 11th Street Historic District that show both non-historic and historic siding materials. She noted the Commission's charge is to review the application based on its own merit. She referred to the Architectural Guidelines as they relate to the project and noted the section that refers to using alternative materials on a historic structure. She reviewed the role of the Commission.

Applicant Bridget Prehm, 8505 Southern Hills Ct., stated that she and her husband Greg Prehm were on the call. She said the City of Dubuque began inspecting all their properties and noted that several of their properties were cited for violation. She noted the day before the siding was to arrive for the project, the contractor called the Building Services Department to pull permit but didn't receive one and moved on with the project. She is now asking for forgiveness for the project. She said they are willing to install new windows that meet the guidelines in exchange for leaving the siding. She said if it was not for COVID-19 they would have obtained a permit.

Commission Klavitter asked if they knew what was under the original siding. Greg Prehm noted that they did not know what was under the original siding. He said his intent was to make the property more appealing. Mr. Prehm stated that he didn't know the building was in a historic district. Happ Olson noted the property is identified in a historic district on the deed.

Commissioner Daykin Cassill asked if it was a historic district when they purchased the property. Mr. Prehm said he believed it was.

Klavitter noted that the City Assessor Records note properties that are in a historic or conservation district at the top of the report. He explained he is going to review the property as if the siding was not located on the building. Daykin Cassill asked if they should be reviewing it as if the vinyl siding was not already installed and Happ Olson confirmed they should consider it as if it was not yet installed.

A member of the public, Trish McDonald of 480 Arlington, Historic Bluff's Neighborhood President, spoke on the request. McDonald said that there are several properties in the neighborhood with inappropriate siding. She said the vinyl siding does not have a substantial impact. Commissioner Reber agreed with Ms. McDonald that it is a substantial improvement to the property.

Klavitter disagreed with the substantial improvement of the property. He noted he would not approve the application as submitted.

McDonald noted the vinyl siding does not have a substantial adverse effect to the neighborhood. She said she has received compliments from neighbors on how the property looks.

Daykin Cassill and Reber asked if the application does not pass, what would be the next step. Mr. Prehm noted the previous material of the property was asphalt, in poor condition and would be almost impossible to repair. He said if the vinyl siding is removed the asphalt siding would be damaged. Happ Olson reviewed the process of appeal if a request is not approved, which includes appealing to the City Council.

Daykin Cassill asked if the applicants applied for funding for rehabilitation of the property. Mr. Prehm said he has not been made aware of financial incentives for the property. Happ Olson referred to financial incentives that may be available for the property.

Klavitter noted that he would like to offer an option to use an alternative material that may be more historically appropriate.

Mr. Prehm stated they would install historically appropriate windows in the building.

Motion by Klavitter, seconded by Reber, to approve the application as presented. Motion was denied 1-6 by the following vote: Aye – Reber, Nay - Daykin Cassill, Monk, Klavitter, Rapp, Doyle and Clark.

Klavitter noted that he would be in favor of approving a cement fiberboard siding on the building. Commissioner Doyle agreed with the use of cement fiberboard siding. The Commission discussed with the applicant whether installation of cement fiberboard would be acceptable on the street facades, while leaving the vinyl siding on the non-primary facades, to which the applicant was amenable.

The Commission discussed they would be in favor of approving a historic preservation revolving loan fund for the cement fiber board siding if the applicant was interested. Staff Member Wally Wernimont noted that a separate application would need to be made and Happ Olson noted that while the Commission is responsible for the review, the Housing and Community Development Department approves a loan.

Motion by Klavitter, to approve a smooth sided, painted, cement fiberboard siding on the two street façades and allow vinyl siding on the remaining sides. Motion was approved 7-0 by the following vote: Aye – Reber, Daykin Cassill, Monk, Klavitter, Rapp, Doyle and Clark.

ITEMS FROM PUBLIC: No items

ITEMS FROM COMMISSION: No items

ITEMS FROM STAFF:

Nomination of Officers: Staff Member Happ Olson stated that the Commission is due for elections in July 2020 and that the staff memo reviews the role and options with the upcoming election, stating that any member is eligible to serve as Chairperson and any member, other than Commissioner Clark is eligible to serve as Vice-Chairperson. Commissioner Doyle offered to serve as Chair of the Historic Preservation.

Preservation Updates: Staff member Happ Olson reported on the Preservation Iowa Summit, summarizing the record attendance (over 500), the reduced cost ticket (\$20), and the inclusion of available American Planning Association and American Institute of Architects credits available for registrants, provided at no additional cost. With that said, she expressed the opinion it was disappointing the Summit couldn't be celebrated in person, in Dubuque.

ADJOURNMENT: Motion by Klavitter, seconded by Monk to adjourn the Commission meeting. Motion carried 7-0 by the following vote: Aye – Daykin Cassill, Monk, Klavitter, McAndrews, Stuter, Rapp, Reber, Doyle and Clark; Nay – none.

The meeting adjourned at 7:16 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Manager

07-16-2020
Adopted