

MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
5:30 p.m.
Thursday, October 21, 2021
City Council Chambers, Historic Federal Building

Commissioners Present: Acting Chairperson Rick Stuter; Commissioners: Tim Gau, Alec Gustafson, John McAndrews, and Craig Reber

Commissioners Excused: Brandi Clark, Melissa Daykin Cassill, Bill Doyle, and Christina Monk

Commissioners Unexcused: None

Staff Members Present: Wally Wernimont, Chris Happ Olson, and Jason Duba

CALL TO ORDER: The meeting was called to order by Acting Chairperson Stuter at 5:30 p.m. Tim Gau was welcomed by staff and the Commission as a new member.

MINUTES: Motion by Stuter, seconded by Gustafson, to approve the minutes of the July 15, 2021 meeting as submitted. Motion carried by the following vote: Aye – Gustafson, McAndrews, and Stuter; Abstain – Gau and Reber; Nay – none.

ACTION ITEMS:

Design Review

Applicant: Ryan Davis / Davis Construction
Location: 264 Alpine Street
Project: Build new garage
District: Langworthy Local and National Register Historic District

Staff Member Happ Olson presented the staff report noting the property's historic character, physical features, and past alterations. She described the request for a Certificate of Appropriateness to allow the construction of a garage and noted the planned features of the garage and how they meet the architectural guidelines for a secondary structure.

Ryan Davis, Davis Construction, 17001 Rooster Ln., gave further detail about the planned construction, including siding material and color, and roof style and pitch.

Commissioners discussed the plans, with a consensus that the plan met the guidelines, including how the style complements the house and that the proposed garage will be set far back on the lot behind the primary structure.

Motion by Reber, seconded by Gau, to approve the application as presented. Motion carried by the following vote: Aye – Gau, Gustafson, McAndrews, Reber and Stuter; Nay – none.

Design Review & Historic Preservation Revolving Loan Fund

Applicant: Kuzko, LLC / Zachery Gries
Location: 530 Loras Boulevard
Project: Replace stoops and steps
District: West 11th Street Local and National Register Historic District

Staff Member Happ Olson presented the staff report noting that this case has come before the commission following a violation in which the previous porches were removed without a permit, and how the property owner has subsequently been working closely with the Planning Department to find solutions for replacement. She described the property's historic character, physical features, and past alterations. She showed photography illustrating the change in porch structure and the temporary stairs in place. She described the request for a Certificate of Appropriateness to allow the construction of new stoops and stairs and noted how the plans meet the architectural guidelines for a secondary structure. She also described the applicant's desire to apply for Historic Preservation Revolving Loan Funds (HPRLF) for up to \$25,000.

Zachery Gries, 1298 Locust, owner of the property, explained the circumstances creating unsafe conditions that led to the demolition of the previous porch and replacement with temporary stairs. He described his hope that the proposed stairs would meet guidelines and be more functional for his tenants.

Commissioners discussed the nature of the previous porches and the timeline for completion of the work.

Staff suggested that if a design is approved, it include the following conditions:

- All materials must be painted or painted with opaque stain,
- The stoops have landings that are no more than 5'x5' in plan, in compliance with the Unified Development Code for structures that encroach upon a setback, and
- That a deadline for project completion be set for April 21, 2022, and
- That if the HPRLF application is approved, it be conditioned on receiving bids from contractors available for staff review.

Motion by Reber, seconded by Gau, to approve the applications for Certificate of Appropriateness and the HPRLF as presented with the conditions listed above for design, completion and loan conditions. Motion carried by the following vote: Aye – Gau, Gustafson, McAndrews, Reber and Stuter; Nay – none.

Design Review

Applicant: GRTD Investments, LLC / Valerie Kieler
Location: 335 W. 2nd Street
Project: Replace siding, roof, door, stoop, foundation & fascia/soffit; and
Reduce number of windows
District: Cathedral Local and National Register Historic District

Staff Member Happ Olson presented the staff report noting this project was cited for work without a permit, and the applicant is now seeking to come into compliance. She described the property's historic character, physical features, and past alterations. She displayed photography showing the structure before and after alterations. She listed the features of the structure that are under review and used a chart to outline what was there previously, what is being proposed, and guidance from the Architectural Guidelines.

Toben Murdoch, GRTD, 3250 Kennedy Circle, added some details about the project.

Commissioners discussed and asked questions about the window conversion and the interior wall at that location, stairs and railing, and siding material and color.

Motion by Reber, seconded by Gau, to approve the application as presented with the conditions that the siding have a 5" reveal and be made of smooth wood or cement, the number of windows to be reduced on the south east corner section from 3 to 2, the concrete foundation match the color of the building, and staff can sign off on the stairs and any required handrail design. Motion carried by the following vote: Aye – Gau, Gustafson, McAndrews, Reber and Stuter; Nay – none.

Design Review

Applicant: Affordable Housing Network, Inc / Tami Gillmore, Rick Held
Location: 1293 Walnut Street
Project: Extensive rehabilitation
District: West 11th Street Local and National Register Historic District

Staff Member Happ Olson presented the staff report noting that the applicant was cited for removing a front porch, back addition, and garage without obtaining a demolition permit and for installing a new roof without a permit. She described the property's historic character, physical features, and past alterations. She discussed the planned changes to the structure and the appropriateness of each feature in reference to the Architectural Guidelines.

Tami Gillmore, AHNI, 900 Main Street, and Clyde Kay, Kay Construction, discussed their project and AHNI's mission of developing affordable housing.

The commissioners discussed the project and the city's need for affordable housing. The topic of emergency egress rescue opening (EERO) windows was discussed, and

Mr. Kay believed their windows complied and that he would confirm that, working with staff if there was a need for a change.

Motion by Reber, seconded by Gustafson, to approve the application as presented. Motion carried by the following vote: Aye – Gau, Gustafson, McAndrews, Reber and Stuter; Nay – none.

ITEMS FROM PUBLIC:

ITEMS FROM COMMISSION:

ITEMS FROM STAFF:

- Dubuque’s Black Heritage Survey Update

Staff Member Happ Olson gave an overview of the process that led to pursuing this survey and the desire for it to help tell a more complete history of Dubuque with voices that are missing. She described the development of a Request for Proposals (RFP) to seek a consultant to work on the project over the next two years.

- 1699 Iowa Street – restoration/recreation project

Staff Member Happ Olson described her review of the project at the Unitarian Universalist Church. She was able to sign off after staff review because it met the Architectural Guidelines. Commissioner Reber, a member of the church, expressed their excitement for this project and its positive effects for the church.

ADJOURNMENT: Motion by Stuter, seconded by Gustafson to adjourn the October 21, 2021 Commission meeting. Motion carried by the following vote: Aye – Gau, Gustafson, McAndrews, Reber and Stuter; Nay – none.

The meeting adjourned at 7:30 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Manager

11/18/2021
Adopted