

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR SESSION**  
5:30 p.m.  
Thursday, March 17, 2022  
City Council Chambers, Historic Federal Building

**Commissioners Present:** Chairperson Bill Doyle; Commissioners Melissa Daykin Cassill, Thea Dement, Janice Esser, Alec Gustafson, John McAndrews and Rick Stuter

**Commissioners Excused:** Tim Gau and Christy Monk

**Commissioners Unexcused:** None.

**Staff Members Present:** Chris Happ Olson and Jason Duba

**CALL TO ORDER:** The meeting was called to order by Chairperson Doyle at 5:30 p.m.

Staff Member Chris Happ Olson, with permission from Chairperson Bill Doyle, led a welcome and introductions, as some of the members were new and had not yet attended.

**MINUTES:** Motion by Daykin Cassill, seconded by Stuter, to approve the minutes of the February 17, 2022 meeting as submitted. Motion carried by the following vote: Aye – Daykin Cassill, Dement, Esser, Gustafson, McAndrews, Stuter and Doyle; Nay – none.

**ACTION ITEMS:**

**DESIGN REVIEW**

Applicant: Leroy Kedley, Sr.  
Address: 209 Saint Mary's Street  
Project: Replace asphalt roof with textured brown metal roof  
District: Cathedral District

Staff Member Happ Olson presented the staff report noting that the request was for a roofing material change from asphalt to ribbed sheet metal. She estimated the build date to be 1872, as the property appears in the panorama from that year. Olson explained that it's important to understand what's visible from the right-of-way, and in this case the roof can be seen from farther away, but its importance diminishes with distance. She noted that Determinations of Eligibility have found the structure to be non-contributing. Olson pointed out the 1909 Sanborn map showed a wood roof, so the current asphalt roof is not original. Olson reviewed the Architectural Guidelines and found the proposed change met the guidelines, or in some cases, was not applicable

because the roof is not original. The only guideline marginally met was the guideline to change materials to the non-historic material. In this case, the existing roof isn't original, the house is not contributing, and the proposed materials followed the guideline recommendations for color and texture.

Jill Kedley, 237 Southgate Drive, spoke on behalf of the applicant. She pointed out that this roof butts up against the bluff so there's a lot of moisture and debris falling on the roof, and the asphalt doesn't hold up as well, so metal would be more durable.

The commissioners discussed the application, noting that the project met the guidelines and attempted to meet the material guideline with a brown color and matte finish. They also pointed out the structure was found to be non-contributing.

Motion by Esser, seconded by Daykin Cassill, to approve the application as submitted. Motion carried by the following vote: Aye – Daykin Cassill, Dement, Esser, Gustafson, McAndrews, Stuter and Doyle; Nay – none.

**ITEMS FROM PUBLIC:** None

**ITEMS FROM COMMISSION:** None

**ITEMS FROM STAFF:**

- 2022 Preserve Iowa Summit – Save the date
  - The summit is June 2-4 in Mason City, and there is funding to send commissioners, and they are encouraged to attend. It is not necessary to attend the entire time.
- 2022 Ken Kringle Awards - Status update
- 2022 Preservation at its Best Awards – Call for nominations
  - Commissioners discussed which Ken Kringle Award recipients to nominate for this statewide award, and selected the following:
    - Dupaco Voices Building – Adaptive Reuse/Large Commercial
    - Steeple Square Window Restoration – Community Effort
    - Mike Gibson – Martha Hayes Award

Motion by Gustafson, seconded by Dement, to nominate the three recipients listed above. Motion carried by the following vote: Aye – Daykin Cassill, Dement, Esser, Gustafson, McAndrews, Stuter and Doyle; Nay – none.

**ADJOURNMENT:** Motion by Daykin Cassill, seconded by Esser to adjourn the March 17, 2022 Commission meeting. Motion carried by the following vote: Aye – Daykin Cassill, Dement, Esser, Gustafson, McAndrews, Stuter and Doyle; Nay – none.

The meeting adjourned at 5:58 p.m.

Respectfully submitted,



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Chris Happ Olson, Assistant Planner

May 19, 2022

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Adopted