



Approved

MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
5:30 p.m.
Thursday, August 19, 2010
City Council Chamber, Historic Federal Building

Commissioners Present: Chairperson Michael Knight; Commissioners David Klavitter, Chris Olson, John Whalen, Mary Loney Bichell, Joseph Rapp, Bob McDonell, and Chris Wand.

Commissioners Excused: Commissioner Peggy Stover.

Staff Members Present: David Johnson.

CALL TO ORDER: The meeting was called to order by Chairperson Knight at 5:33 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 Wand, seconded by Whalen, to approve the minutes of the July 15, 2010 meeting as submitted. Motion was carried by the following vote: Aye – Klavitter, Olson, Whalen, Knight, Bichell, Rapp, Wand and McDonell; Nay – None.

DESIGN REVIEW: Application of Fischer Companies for a Demolition Permit to demolish the structure located at 1007 Central Avenue in the Downtown Neighborhood Conservation District.

Staff Member Johnson presented the staff report. He explained the building was constructed in 1963 and the Phase 3 Architectural and Historical Survey Report for Downtown Dubuque indicates the building is not of historical or architectural significance.

Staff Member Johnson explained the role of the Commission is to review all the information submitted and make a determination as to whether the building proposed for demolition has historic or architectural significance to the community and whether denial of the proposed demolition permit would prevent the property owner from earning a reasonable economic return on the property. He explained that if the Commission finds denial of the application would prevent the property owner from earning a reasonable economic return on the property or that the building does not have any historical or architectural significance to the community, the Commission should approve the application. He explained that if the Commission finds that denial of the application would not prevent the property owner from earning a reasonable economic return on the property and that the building has historical or architectural significance to the community; the Commission should deny the permit application.

Staff Member Johnson noted that since Article 10, the Historic Preservation Ordinance, was updated as part of the Unified Development Code, the process for review of demolition permits in conservation districts has changed. He explained the Commission now makes the determination as to whether a demolition permit should be issued and the property owner has the ability to appeal to City Council.

Motion by Whalen, seconded by Wand, to approve a demolition permit for 1007 Central Avenue because the building does not have historical or architectural significance to the community. Motion was carried by the following vote: Aye – Klavitter, Whalen, Knight, Bichell, Rapp, Wand and McDonell; Nay – None.

DESIGN REVIEW: Application of Michael Coty / William & Margaret Coty for a Certificate of Appropriateness to replace front porch located at 125 Bluff Street in the Cathedral Historic Preservation District.

Commissioner Olson arrived at 5:40 p.m.

Staff Member Johnson reviewed the staff report. He noted the porch design and construction materials.

Michael Coty was present.

The Commission discussed the project. The Commission recommended the fascia replicate the original reveal with the dual edge. The Commission recommended the railings need to meet current Code, and the handrail on the stairs should be pulled in from the side of the stairs as depicted in the historical photograph. The Commission recommended vertical and horizontal lattice as opposed to diagonal lattice as depicted in the drawings. Mr. Coty noted that lattice may not be necessary if the original brick for the lower entrance is intact. The Commission was agreeable to leaving the brick exposed in place of lattice if it is in good condition. The Commission noted the historical photos depict an apron on the porch. The Commission recommended that visually the porch columns end at the porch landing where the skirt is shown in the historical photo rather than be visible or exposed all the way to the ground as depicted in the construction drawings.

The Commission cautioned the applicant about appropriate paint removal techniques. Mr. Coty noted he would like to construct a low limestone retaining wall similar to what currently exists. He noted the retaining wall would be installed parallel to the sidewalk. He stated the gas meter will be removed and will not be located where it is depicted in the staff photographs.

Motion by Wand, seconded by Bichell, to approve a Certificate of Appropriateness with the following modifications:

1. Construct the soffit and fascia with more detail to replicate the original reveal

depicted in the historical photograph.

2. The handrails should be pulled in so the stair treads extend outside of the handrails.
3. The columns should be skirted at the porch landing level rather than extending all the way to the ground as it appears in the historical photograph.
4. The lattice should be horizontal and vertical.

Motion was carried by the following vote: Aye – Klavitter, Olson, Whalen, Knight, Bichell, Rapp, Wand and McDonell; Nay – None.

ITEMS FROM PUBLIC: Lynn Lampe, property owner at 346-348 West Locust Street, addressed the Commission. Mr. Lampe presented an image with information about the property. He explained he has been trying to sell the property for some time. He reviewed the recent history of the property as well as damage caused by a contractor. He explained the price listed for the property is the assessed value and both sides of the duplexes are up for sale. Mr. Lampe noted he would also like to donate the property to a non-profit agency. He explained he contacted John Gronen and Nancy Van Milligen. He explained nobody has expressed a serious interest in the property.

Mr. Lampe noted the City is asking him to fix the property. He stated the estimated cost to appropriately rehab the property is between \$225,000 and \$775,000. He asked for any advice the Commission could offer.

Commissioner Olson noted that she toured the property along with John Gronen. She stated the property is remarkably intact. The Commission and Mr. Lampe discussed challenges with the property as well as its poor overall condition. The Commission discussed possible uses and ownership. The Commission noted it is the only building like it in town. The Commission discussed the potential for a Step-by-Step or HEART project, but noted construction challenges. Mr. Lampe explained the courtyard in the rear of the building could be used as a staging area for construction. Mr. Lampe again reiterated he wished to donate the property to a non-profit agency.

The Commission discussed the future of the building. The Commission noted publications where the property could be marketed. Mr. Lampe offered to take people on tours of the property. Mr. Lampe thanked the Commission for their time.

The Commission discussed the Step-by-Step opportunity. The Commission noted that Step-by-Step is perhaps looking for a new project, but this building may not work. The Commission and staff discussed financing opportunities as well as more effective avenues for putting a project together. The Commission and staff discussed the degree of deterioration on the property. The Commission noted they would keep the property in mind.

ITEMS FROM COMMISSION:

Four Mounds Landscape Heritage Assessment: Commissioner Olson excused herself from the table to present the Four Mounds Landscape Heritage Assessment and concept landscape plan. She distributed a copy of the landscape plan to the Commissioners and staff. She reviewed the plan and noted the landscaping best management practices. She discussed opportunities to open up historic vistas. She reviewed historical landscape concepts that were implemented, as well as those that were ignored, by the Burden family.

ITEMS FROM STAFF:

Building Services Historic Preservation Enforcement Report: Staff Member Johnson noted the updates to the report and asked if there were any questions. The Commission did not have any questions.

ADJOURNMENT: The meeting adjourned at 6:55 p.m.

Respectfully submitted,



David Johnson, Assistant Planner

Adopted—September 16, 2010