



APPROVED

MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
5:30 p.m.
Thursday, October 19, 2017
City Council Chamber, Historic Federal Building

Commissioners Present: Chairperson Emily Hilgendorf, Commissioners Christina Monk, David Klavitter, Bob McDonell, John McAndrews, and Joseph Rapp.

Commissioners Excused: Juan Nieto and Al Kopczyk.

Commissioners Unexcused: None.

Staff Members Present: Laura Carstens and David Johnson.

CALL TO ORDER: The meeting was called to order by Chairperson Hilgendorf at 5:33 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 McDonell, seconded by Monk, to approve the minutes of the September 21, 2017 Historic Preservation Commission meeting as submitted. Motion carried by the following vote: Aye – McDonell, Klavitter, Monk, McAndrews and Hilgendorf; Nay – None; Abstain - Rapp.

DESIGN REVIEW: Application of Ted Gabriel/ Kevin Kapp for a Certificate of Appropriateness to install a new dormer, windows and deck at 493 Haydens Lane in the Cathedral Historic District.

Staff Member Johnson reviewed the staff report. Mr. Knapp stated the dormers will allow for greater livability for the home.

Motion by McDonell, seconded by Klavitter, to approve the Certificate of Appropriateness to install a new dormer, windows, and deck at 493 Haydens Lane in the Cathedral Historic District as submitted. Motion carried by the following vote: Aye – Rapp, McDonell, Klavitter, Monk, McAndrews and Hilgendorf; Nay – None.

DESIGN REVIEW: Application of Joey Burds for a Certificate of Appropriateness to build a new attached garage on property at 190 Bluff Street in the Cathedral Historic District.

Staff Member Johnson reviewed the staff report. He reviewed the project description, the Architectural Guidelines, and the Preservation Priorities. He noted the intent is not to freeze districts in time. He reviewed the role of the Commission. He clarified what constitutes a primary façade for the Commission. He noted the applicant is also needing a Special Exception to allow the proposed garage to exceed the maximum land coverage and impermeable area allowances in the Unified Development Code. The Special Exception will be considered by the Zoning Board of Adjustment at their October 26th meeting. Staff Member Johnson noted the role of the Commission is to review the design and materials with respect to the adopted Architectural Guidelines; however, the Commission should condition Zoning Board of Adjustment approval in their motion.

The Commission received and filed the written correspondence submitted by Lyn and Kathy Mangrich, 11925 Parkview Lane, raising objections and questions regarding the proposed garage.

Gary Bechtel, 538 Wilbur Street, and Joey Burds, 1311 N. Grandview, presented the application. Mr. Burds reviewed the need and desire for the garage as well as past maintenance work on the property. Mr. Bechtel explained he is a retired architect helping with the project. He reviewed the project design and materials. He reviewed a recessed area that sees little light. He stated permeable pavers will be installed to help with storm water runoff. Mr. Bechtel reviewed the rear elevation noting the garage floor will be 6” below the basement floor level. He reviewed the view from 2nd street as well as elevation views taken from the alley. Mr. Bechtel clarified the wall north of the property depicted in the renderings is the neighbor’s fence.

The applicants stated the proposed garage will be adjacent to a blank wall where there are no windows or features to obstruct. Mr. Bechtel referenced a concern from the neighbors regarding the foundations. He explained the foundation will be below the alley grade and stepped out gradually; therefore, there should be minimal impact on adjacent townhouses. The Commission asked whether any exterior features of 190 Main will be impacted? Mr. Bechtel noted a basement window and the door leading out to the alley will be covered, but not destroyed.

The Commission asked about the materials, contractor and timeframe for the project. Mr. Burds stated the project is estimated between \$60,000 and \$80,000. He stated once the design is approved a more accurate estimate can be obtained. Mr. Burds stated Travis McDermott is the contractor. They would like to start in December and finish in spring.

The Commission asked whether historic Sanborn Maps were researched. Staff explained that was not done because the district is listed on the National Register, and Iowa Site Inventory Forms did not indicate a history of secondary structures. The Commission asked how the Architectural Guidelines relate to adjoining properties. Staff Member Johnson explained they relate much the same and provided examples.

Staff responded to Commission questions about neighborhood impact and what standards to use, reviewing the City's Architectural Guidelines are the standards the Commission is to use.

The Commission invited public comment. Lyn and Kathy Mangrich, 11925 Parkview Lane, stated they own 186 Bluff which is adjacent south of 190 Bluff. They stated they have spent considerable effort over the years conforming with preservation standards. They stated they do not think the proposed garage is historically appropriate. They stated these buildings at one time would have outdoor space, but it would be a porch or a deck. Mr. and Mrs. Mangrich stated the proposed garage will impact the visual integrity of the three row houses. They also expressed concern about the potential for the proposed garage to affect the stability of their foundation. Mr. Mangrich discussed visual impacts from the backyard of 186 Bluff Street.

The Commission asked how storm water will be managed. Mr. Mangrich stated storm water from the roofs goes to the alley. Mr. Bechtel stated they considered storm water in their design. He stated the water will be collected over the garage deck and drained into the alley.

The applicants were given an opportunity to rebut comments. Mr. Burds stated the goal isn't to keep the properties frozen in time, rather to make them livable and usable in today's modern world while taking into consideration the design elements of other building and the guidelines. He stated it was intentional not to make the proposed garage appear historic, but rather complimentary to the architecture of the neighborhood. He stated the garage will provide needed covered parking for his job. He stated the garage set back from the alley is mandatory for sight distances, which is why it was not located adjacent to the alley.

The Commission discussed the application and all comments. The Commission expressed concern about the ability to remove anything attached to the building or obscuring historic features; however, the garage will not adversely affect that. Commissioner McDonnell stated he understands Mr. and Mrs. Mangrich's concerns; however, the Commission is obligated to follow the Architectural Guidelines and the proposed garage is on the rear of the property.

Kathy Mangrich asked whether there is a guideline for the visual aspect of the design for anything other than a street or alley. Planning Services Staff provided the guidelines which addressed Mrs. Mangrich's question.

The Commission noted binding precedent is not set in design review, but sympathetic projects may be considered. The Commission discussed the size and mass of other additions and accessory structures recently located in historic districts as well as the setting of comparable buildings.

Commissioner McAndrews stated he lives in the area and the scale of the garage would be subordinate compared to the size of the back of the buildings. He asked whether two

separate garages were considered. Mr. Bechtel stated the property constraints limit that.

Commissioner Klavitter stated he appreciates the Mangrichs' concerns about views as well impacting the building; however, the proposed garage is in the rear of the property and it conforms with the Architectural Guidelines. He stated it is incumbent on property owners to make sure they do not impact their neighbor's property during construction and the City of Dubuque Building Services Department has codes to assure best construction practices. Staff Member Johnson reviewed the building permit and inspection process.

Motion by Klavitter, seconded by McDonell, to approve the Certificate of Appropriateness to build a new attached garage on property at 190 Bluff Street in the Cathedral Historic District as submitted with the condition that the Special Exception be approved by the Zoning Board of Adjustment. Motion carried by the following vote: Aye – Rapp, McDonell, Klavitter, Monk, McAndrews and Hilgendorf; Nay – None.

ITEMS FROM PUBLIC:

Federal Historic Tax Credits: David Klavitter, 1090 W. 3rd Street, and a Board Member of Heritage Works, stated the Federal Historic Tax Credit effort is underway in Congress, and he and Heritage Works have been advocating for their value. He stated he will distribute a letter to Commissioners that they can forward as individuals to Congressman Rod Blum in support.

ITEMS FROM COMMISSION: None.

ITEMS FROM STAFF:

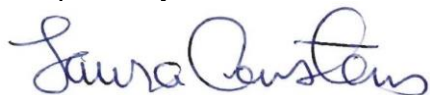
Building Services Historic Preservation Enforcement Report: Staff Member Johnson reviewed the remaining updates to the Building Services Historic Preservation Enforcement Report.

Staff Approvals: Staff Member Johnson reviewed recent staff approvals.

ADJOURNMENT: Motion by McDonell, seconded by Monk to adjourn the October 19, 2017 meeting. Motion carried by the following vote: Aye – Klavitter, McDonell, Monk, McAndrews, Rapp, and Hilgendorf; Nay – None.

The meeting adjourned at 6:50 p.m.

Respectfully submitted,



Laura Carstens, Planning Services Manager

12/21/17

Adopted