



Approved

**MINUTES  
HISTORIC PRESERVATION COMMISSION  
REGULAR SESSION**

5:30 p.m., Thursday, August 20, 2009  
City Council Chamber, Historic Federal Building

**Commissioners Present:** Chairperson Michael Knight; Commissioners Chris Wand, Joseph Rapp, Bob McDonell, Chris Olson, Peggy Stover and Mary Loney Bichell.

**Commissioners Excused:** Commissioners Eli Licht and John Whalen.

**Staff Members Present:** Dave Johnson and Wally Wernimont.

**CALL TO ORDER:** The meeting was called to order by Commissioner Wand at 5:30 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:** Commissioner Olson noted there are several typographical errors located on Page 7, 2<sup>nd</sup> paragraph, 1<sup>st</sup> sentence, the word "mutton" is misspelled, with the same word misspelled on Page 7, last paragraph, 3<sup>rd</sup> sentence.

Motion by Olson, seconded by McDonell to approve the minutes of the July 16, 2009 meeting as corrected. Motion carried by the following vote: Aye – Wand, Rapp, McDonell, Olson and Stover; Nay – None.

**DESIGN REVIEW:** Application of Tim McNamara for a Certificate of Appropriateness (tabled from July 16, 2009) to install a new entrance for the property located at 110 E. 9th Street in the Downtown Design Guidelines/Greater Downtown Urban Renewal District.

Motion by McDonell, seconded by Olson, to remove the item from the table and bring it back to the Commission for consideration. Motion carried by the following vote: Aye – Wand, Rapp, McDonell, Olson and Stover; Nay – None.

Staff Member Johnson presented the staff report. He explained that the applicant came before the Historic Preservation Commission at the previous meeting and received approval for installation of windows. He explained that Mr. McNamara requested that his application be tabled until they could revise the entrance design. He explained that the Commission was requesting a simpler design for the entrance that is more compatible with the industrial character of the Millwork District. He explained that the existing overhead door will be removed and a new transom and entrance will be installed in the opening. He explained that the applicant is also requesting to place a brick planter and a square metal tubing railing at the exterior of the entrance.

Mr. McNamara explained that he is applying for a revocable license from the City for the encroachment of the planter and railing in the right-of-way.

Commissioner Wand explained that their revision of the entrance is better and is in keeping with the warehouse design of the building.

Motion by McDonald, seconded by Olson, to approve the request as submitted. Motion carried by the following vote: Aye – Wand, Rapp, McDonell, Olson and Stover; Nay – None.

**DESIGN REVIEW:** Application of Timothy Toomey for a Certificate of Appropriateness to repair the front porch for the property located at 306 W. Locust Street in the Jackson Park Historic Preservation District.

Staff Member Johnson presented the staff report. He noted that the applicant received approval from the Historic Preservation Commission to remove a second story front porch that was not original to the building. He explained the applicant is now requesting a Certificate of Appropriateness to make some alterations/repairs to the front porch. He explained that the applicant is looking at repairing the porch soffit, the bead board ceiling, replacing the lap siding handrail with a wood baluster, the raising of the foundation and repair of the columns. He also explained the applicant is looking at installing a rolled rubber roof on the porch. He said that the applicant is looking at installing horizontal and vertical lattice work around the porch skirt.

Commissioner Olson asked about the balustrade design. She questioned the size of the spindles and whether or not it will meet Building Code. Mr. Toomey explained how he located the baluster design for the Italianate structure. He said that the rail will meet Building Code after he installs the top and bottom rails in the space needed to make it look historically appropriate. Commissioner Olson asked about the possibility of putting a drip edge along the bottom rail. Mr. Toomey agreed to install a drip edge.

Commissioner Rapp asked about the foundation. He wondered if the foundation for each post was a solid limestone block. Mr. Toomey explained that the foundation for each post is comprised of a stack of limestone.

Commissioner Wand asked about the condition of the porch columns. Mr. Toomey said that the porch columns are in good shape and will be used.

NOTE: Chairperson Knight entered the meeting at 5:45 p.m.

Commissioner Wand explained that the rolled rubber roof will not be visible from the public right-of-way due to the close proximity to the street and the angle. He asked that where the

lattice is connected underneath the porch, there appears to be posts that are out of place. Mr. Toomey explained that those posts are nailers for the existing lattice. He said that he is proposing to frame new lattice which would require that those posts be evenly spaced.

Commissioner Wand asked the applicant if he has checked to see if spindles are located behind the lap siding handrail. Mr. Toomey explained he has not sure if the original spindles are covered by the lap siding, but would be surprised based on the porch rails depth.

Motion by Olson, seconded by Stover, to approve the application as presented. Motion carried by the following vote: Aye – Wand, Knight, Rapp, McDonell, Olson and Stover; Nay – None.

**DESIGN REVIEW:** Application of Theodore Winders for a Certificate of Appropriateness to add an attached garage to property located at 493 Hayden Lane in the Cathedral Historic Preservation District.

Staff Member Johnson presented the staff report. He noted that the applicant is relocating an existing garage to the site. He explained that the applicant is proposing to attach the garage to the house. He explained that there are several designs located in the Commission's packet of the storm door and overhead doors that will be used. He explained that the applicant is requesting to use a vinyl or metal soffit and fascia and install vinyl windows in the garage.

Commissioner Stover asked where the garage was originally located. Mr. Winders said that they relocated the garage from a residence close to Linwood Cemetery. He explained that he is proposing to put in frost walls for the garage.

Commissioner Olson asked how storm water would be handled from the garage roof, since the gabled end faces the front and water pitches towards the house. Mr. Winders explained that his brother is in the roofing business, and he understands what he needs to do in order to prevent water from running into the house. Mr. Winders explained how the attached garage will be connected to the house. Commissioner Olson stressed the importance of having a tall enough flashing between the house and garage.

Motion by Olson, seconded by McDonell, to approve the Certificate of Appropriateness with consideration for proper water drainage from the roof and recommend that the flashing underneath the house siding extend up to 10-12". Motion carried by the following vote: Aye – Wand, Knight, Rapp, McDonell, Olson and Stover; Nay – None.

**DESIGN REVIEW:** Application of Felderman Business Associates for a Certificate of Appropriateness to remove the existing 2<sup>nd</sup> story porch and replace with a porch roof for the property located at 437 Loras Boulevard in the W. 11<sup>th</sup> Street Historic Preservation District.

Janet Felderman was present. There were no questions.

Staff Member Johnson presented the staff report. He explained that the applicant is proposing to remove a recent second story porch and replace it with a new roof. He said the applicant is proposing to use a rubber membrane roof. He said that the second story porch currently has no door access to it. He said that it can only be accessed by climbing through a window. He said that the wood clapboard siding has dry rot and is decaying. He explained that he gave permission to Felderman Business Associates to scrap and paint the existing wood siding.

Motion by Wand, seconded by McDonell, to approve the Certificate of Appropriateness as presented. Motion carried by the following vote: Aye – Wand, Knight, Rapp, McDonell, Olson and Stover; Nay – None.

### **ITEMS FROM PUBLIC:**

#### 1090 Grove Terrace:

Commissioner Chris Olson removed herself from the table to present an item.

She explained that she is proposing to rehabilitate her home at 1090 Grove Terrace. She explained that she missed the application deadline to have this review; however, she would like to know the consensus of the Commission so she can purchase some windows and doors.

She explained a list of exterior changes to the front of the house. She explained the non-original rear door would be removed and they would install a Dutch door. She explained that the door also has a non-original storm door that would be removed. She explained that she is looking at ordering two new doors that will fill the openings for the front door and the rear door. She said that one of the doors will be smaller than the other which requires that the opening be downsized to make it fit. She explained that they will be removing siding and trim and reinstalling it so it looks historically appropriate. She explained that their proposed storm door mimics the front paneling of the doors. She referred to photos of the doors for the Commission. She explained that the front door will be refurbished at Four Mounds.

She discussed the scraping, painting and repair of existing wood windows and removal of deteriorated windows from the addition. She said that she will be installing new Lincoln wood windows into those openings.

She explained that the roof on the addition of the house is leaking. She discussed increasing the pitch of the roof in order to help improve drainage.

Staff Member Wernimont explained that several of the requests could probably be approved by staff. The Commission discussed staff sign-off for the doors and windows, but

noted that she would need to come before the Commission for the changes in the roof pitch of the addition.

**ITEMS FROM COMMISSION:**

**Boarded Up Windows & Doors:** Staff Member Johnson noted that at the July 16<sup>th</sup> meeting, the Commission requested some changes to the proposed Boarded Up Windows and Doors ordinance. He said he has discussed the Commission's suggested changes with the Legal Department and they support them.

The Commission suggested the ordinance also apply to Individually Designated Historic Structures and City Landmarks. Commissioner Wand directed staff to finalize the changes as proposed, and then send the document to Dubuque Main Street for their review. He explained it is very important that they emphasize the time-frame for enforcement of the Boarded-Up Window and Door ordinance for the Dubuque Main Street Board.

**ITEMS FROM STAFF:**

**Roshek Brothers Department Store NRHP Nomination:** The Commission discussed the National Registration nomination for the Roshek Brothers Department Store at 250 W. 8<sup>th</sup> St. They noted that the property meets the criteria for listing on the National Register of Historic Places.

NOTE: Commissioner Bichell entered the meeting at 6:45 p.m.

Motion by Wand, seconded by Olson, recommending that the Roshek Brothers Department Store is eligible for listing on the National Register of Historic Places based on significance criteria A and C. Motion was approved by the following vote: Aye – Wand, Bichell, Knight, Rapp, McDonell, Olson and Stover; Nay – None.

**Enforcement Report Update:** The Commission discussed the current enforcement actions for the property at 1163 Highland Place. The Commission also discussed the foundations of the houses that were moved onto Arlington Street. They noted that it appears that the applicant compensated for the limestone facing extending from the front of the building.

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

Respectfully submitted,

  
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David Johnson, Assistant Planner

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Adopted—September 17, 2009