



Approved

MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
5:30 p.m.
Thursday, April 17, 2014
City Council Chamber, Historic Federal Building

Commissioners Present: Chairperson McDonell; Commissioners Otto Krueger, Mary Loney-Bichell, Christina Monk, Christine Olson, and John Whalen.

Commissioners Excused: Commissioners David Klavitter, Joseph Rapp, and Julie Schlarman.

Staff Members Present: Laura Carstens, David Johnson, Eric Van Buskirk.

CALL TO ORDER: The meeting was called to order by Chairperson McDonell at 5:31 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 Krueger, second by Whalen, to approve the minutes of the March 20, 2014 meeting as written. Motion carried by the following vote: Aye: McDonell, Krueger, Monk, Olson; Nay - none; Abstain - Loney-Bichell and Whalen.

DESIGN REVIEW: Application of Paul and Pamela Peckosh for a Certificate of Appropriateness to replace four columns on the east side portico of the home located at 1090 Langworthy Street in the Langworthy Historic District.

Staff Member Johnson provided an overview of the project, noting the significance of the home, architectural features, and types of columns desired by the applicant. He explained the application states the existing columns need to be replaced based on their condition, and that wood replacements of the columns would not be old growth wood, and thus are more susceptible to rain and water damage.

Paul Peckosh, resident of 1090 Langworthy, was present at the meeting. The Commission asked if there were examples of fiberglass columns being used on other properties in historic districts. Staff estimated that there have been four or five applications to utilize fiberglass columns with the requirement that they be primed and painted.

Motion by Whalen, seconded by Krueger, to approve the Certificate of Appropriateness as presented for 1090 Langworthy Street. Motion carried by the following vote: Aye:

McDonell, Krueger, Loney-Bichell, Monk, Olson, and Whalen; Nay - none; Abstain - none.

DESIGN REVIEW: Application of Adam Johnson, Adam Johnson Architecture, for a Certificate of Appropriateness to rehabilitate the exterior and interior of the building located at 346 and 348 West Locust Street in the Jackson Park Historic District.

Staff Member Johnson presented information on the project, noting the property is owned by Chris and Gary Stelpflug, the building's significance to the district, and the alterations that have occurred to the structure over time. He noted the project is a historic tax-credit project, wood windows will be restored and repaired, masonry will be repointed, and asphalt siding and shingles will be removed and replaced with period replacements.

Adam Johnson, 411 Fourth Street, Galena, Illinois, was present at the meeting to answer questions and provide additional information to the Commission. Mr. Johnson added that there would be a requirement of a wood stairway off the back of the building because of the additional third floor apartment. The Commission noted that the stairway would not be visible from the front of the property. Mr. Johnson added that the property owners are enthusiastic about saving important features of the building such as the masonry chimney. The Commission stated that the buildings are a critical part of the district, noted that the area has seen a lack of investment, and that the rehabilitation will have a great impact on the surrounding neighborhood.

Motion by Krueger, seconded by Loney-Bichell, to approve the Certificate of Appropriateness for 346 and 348 West Locust Street as submitted. Motion carried by the following vote: Aye: McDonell, Krueger, Loney-Bichell, Monk, Olson, and Whalen; Nay - none; Abstain - none.

DESIGN REVIEW: Application of Adam Johnson, Adam Johnson Architecture, for a Certificate of Appropriateness to rehabilitate the exterior and interior of the building located at 326 and 328 West Locust Street in the Jackson Park Historic District.

Staff Member Johnson provided an overview of the architectural features, noted the condition of the structure, and the goals to rehabilitate the exterior and interior. Staff indicated that wood windows would be repaired and restored and masonry would be repointed.

Adam Johnson, 411 Fourth Street, Galena, IL, was present at the meeting to answer questions and provide additional information to the Commission. He indicated that the project is similar to a recent restoration done by the property owners at the corner of Loras and Bluff Streets. The Commission inquired about the conditions of the doors, noting that they appear to be different. Mr. Johnson indicated that the doors will be repaired and restored on both sides, noting that the visual differences are from a storm door.

Motion by Loney-Bichell, seconded by Olson, to approve the Certificate of Appropriateness for 326 and 328 West Locust Street as submitted. Motion carried by the following vote: Aye: McDonell, Krueger, Loney-Bichel, Monk, Olson, and Whalen; Nay - none; Abstain - none.

ITEMS FROM PUBLIC: There were no items from the public.

ITEMS FROM COMMISSION:

Work Plan Update:

Commissioner Monk provided an update on the status of the Survey and Registration Project goal of the work plan, noting that the Planning Services Department had confirmed with the Budget Office that funds are available for survey and registration projects. The Commission and Staff discussed the scope of the project, development of the Request for Proposals, and the role of the Commission in the process. Staff clarified that the goal is to make these survey areas National Register Districts, and that with neighborhood support, local designation was a possibility in the future. The Commission discussed the benefits of the survey and registration project, and requested a map of the survey areas.

Staff provided an overview of the work done so far on the Public Spaces in Historic Neighborhood goal of the work plan, and outlined the meetings with Commissioner Schlarman about the intent of the goal, and the process needed to accomplish the goal.

Staff identified which City Departments would need to coordinate and what types of research would need to be done by the Staff and Commissioners. Staff Member Carstens added that if any ordinance changes would be needed, those would have to be vetted through the proper channels and passed by City Council. She stressed the importance of working collaboratively with Leisure Services to identify unique funding sources specifically for Historic Districts. Commissioner McDonell asked to be added to the list of 'Champions' for the goal item.

Follow-up on Ken Kringle Awards and Ceremony:

The Commission discussed the recent Ken Kringle Award Ceremony and expressed great enthusiasm for the event turnout and the other events celebrating Architecture Days. The Commission indicated that they would like to have a more permanent and substantial award, like a plaque or monument, for the recipients in the future to increase the visibility and prestige of the award within the community, and discussed with Staff how best to proceed. Staff indicated that a Capital Improvement Program budget request could be proposed to provide funding. Staff also noted that it would restrict the Commission in having customization of the award in the future. The Commission brainstormed and discussed ideas, including commissioning local artists and using other community awards as examples, and decided to look into possible design types.

ITEMS FROM STAFF:

Historic Preservation Month:

Staff Member Johnson provided an overview of the activities during Historic Preservation Month and requested that members of the Commission be present at the May 5, 2014 City Council Meeting to accept the proclamation from the Mayor. Commissioner McDonell volunteered to attend the meeting, accept the award, and promote the Window Workshop Events. Commissioner Olson provided the Commission and Staff with marketing materials and provided an overview of the events, noting that the events would be free to residents of the City and County of Dubuque. The Commission and Staff discussed potential marketing and outreach efforts for the Workshop.

Demolition Permit Discussion:

Staff Member Carstens provided the Commission with a summary of her discussion with City Legal Services staff about the role of the Commission in reviewing demolition permits, the parameters of the uniform two-part test, and what factors the Commission can consider when determining whether a demolition of a building should be allowed or denied. Staff stressed the Commission must use the surveys to determine whether a building is contributing or non-contributing to determine eligibility, and that determinations which differ from this would risk being arbitrary, capricious and over-reaching according to the Legal Staff. Staff also noted that revisions to the surveys based on new information have to pass city, state and federal review standards, are restricted by funding and staff time, and that the Commission must rule on the demolition within ninety days after the application is made or the demolition will be allowed by right.

The Commission raised concerns about the restrictive wording in the ordinance, the limitations of not being allowed to consider new evidence in their decisions, and that the ordinance not allow them to consider the neighborhood context in whether a structure is contributing. Staff discussed these issues and provided clarification to the Commission, working through potential examples and hypothetical demolition scenarios.

Enforcement Update:

Staff and Commission discussed recent updates with enforcement, noting the changes in ownership status at 1163 Highland, and the removal of scaffolding at 1589 and 1591 Bluff Streets.

ADJOURNMENT: The meeting adjourned at 7:22 p.m.

Respectfully submitted,

Laura Carstens, Planning Services Manager

Adopted 5-17-2014