

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 13, 2021; 5:00 PM

CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

I. Call to Order

Vice Chairperson McGivern called the meeting to order with the following Commissioners present: McGivern, Franken, Sage, Miranda, and Lesthaeghe.

Excused: Wilga, Powers

Staff present: Laura Berkley, Matt Werderitch, Jake Ralfs

II. Secretary's Report

A. Consideration of the June 8, 2021 Meeting Minutes.

Motion by Sage, second by Miranda to approve the June 8, 2021 meeting minutes. Minutes were unanimously approved by voice vote (5-0).

III. Communications

IV. Old Business

V. New Business

A. Case COA21-10: Request for installation of a new monument sign located at 515 Ripley Street. Hamburg Local Landmark Historic District. Jamey Licandro, petitioner. [Ward 3]

Werderitch introduced the case and the scope of the already completed work. Jamey Licandro, petitioner, spoke on behalf of the project and conversion of the building to apartments. Franken inquired about the font style selected on the signage.

A recommendation is made to approve the Certificate of Appropriateness for the installation of a new monument sign at 515 Ripley Street per Chapter 14.01.060 of the Zoning Ordinance.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060.C and D. The project meets the following standards:

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
2. The height of the proposed monument sign is compatible with the designated property and the surrounding structures.
3. Site improvements should have as minimal of an impact as possible to the designated property's original layout and its visual character.

Motion by Franken, second by Sage to approve staff recommendation for approval of Case COA21-10. Motion to approve staff recommendation passed by a roll call vote (5-0).

- B. Case COA21-12: Request for exterior alteration to the detached garage at 731 West 8th Street. Hamburg Local Landmark Historic District. Andrea Jaeger, petitioner. [Ward 3]

Werderitch introduced the case and discussed the character of the garage and its compatibility with the surrounding neighborhood. Brad Carter, City staff representing the applicant, was present to answer questions.

A recommendation is made to approve the Certificate of Appropriateness for exterior alteration of the detached garage at 731 West 8th Street in accordance with the submitted material.

The detached garage was reviewed for conformance with the Standards for Review, Chapter 14.01.060C and D of the Davenport Municipal Code. The project meets the following standards:

1. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.
2. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.

Motion by Miranda, second by Lesthaghe to approve staff recommendation for approval of Case COA21-12. Motion to approve staff recommendation passed by a roll call vote (5-0).

- C. Case COA21-13: Request for the installation of a new roof at 528 West 8th Street. Hamburg Local Landmark Historic District. Tara Basinger of R3 Construction, petitioner, on behalf of Rebecca Griffin. [Ward 3]

Werderitch provided an overview of the proposed roof installation. Shannon Turner, R-3 Construction, was present to answer questions.

Staff recommended approval of the Certificate of Appropriateness to install a new roof, at 528 West 8th Street in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C of the Davenport Municipal Code. The project meets the following standards:

- I. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
- II. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the

new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Motion by Sage, second by Miranda to approve staff recommendation for approval of Case COA21-13. Motion to approve staff recommendation passed by a roll call vote (5-0).

- D. Case COA21-14: Installation of a new soffits, fascia, frieze boards, barge boards, crown moldings, and dentil moldings at 517 West 7th Street. The Iowa College/S.S. Gillett Residence is located within the Hamburg Local Landmark Historic District. Dana Delveau of Delveau Construction, petitioner, on behalf of Keith and Kristin Morrison. [Ward 3]

Staff discussed the proposal to install new soffits, fascia, frieze boards, crown moldings, and dentil moldings on the historic building that was once home to Iowa College.

A recommendation is made to approve the Certificate of Appropriateness to repair and replace, when necessary, soffits, fascia, frieze boards, barge boards, crown moldings, and dentil moldings at 517 West 7th Street in accordance with submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C and D of the Davenport Municipal Code. The project meets the following standards:

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible.
3. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration.
4. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Motion by Franken, second by Sage to approve staff recommendation for approval of Case COA21-14. Motion to approve staff recommendation passed by a roll call vote (5-0).

- E. Case COA21-15: Request for exterior alteration at 709 Brown Street. The William H. Wiese Residence is located within the Hamburg Local Landmark Historic District. Dawn Santiago, petitioner. [Ward 3]

Werderitch provided an overview of the proposed clay tile roof replacement. In addition, the applicant was proposing to reconstruct porch columns to the same

dimensions, massing, and material as the existing. Dawn Santiago, petitioner, was in attendance. McGivern thanked the applicant for their investment in the property and commitment to restore the clay tile roof.

A recommendation is made to approve the Certificate of Appropriateness for exterior alteration at 528 West 8th Street, subject to the following conditions:

1. To the greatest extent possible, the existing clay tile roof shall be preserved and reused.
2. Product specifications of the existing clay tile and proposed replacement clay tile shall be submitted to staff for review and approval.
3. Using pictorial evidence of the existing porch columns, the new columns shall match the old in design, color, texture, and other visual qualities.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C and D of the Davenport Municipal Code. The project meets the following standards:

1. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
2. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible.
3. Roof shape. The roof design and shape should remain consistent with its original configuration and character.

Motion by Franken, second by Lesthaghe to approve staff recommendation for approval of Case COA21-15 subject to conditions. Motion to approve staff recommendation and conditions passed by a roll call vote (5-0).

- F. Case COA21-16: Installation of a new roof at 312 West 3rd Street. Woeber Carriage Works is a locally designated historic structure. Joel Johnson of Dave's Roofing, petitioner, on behalf of Carriage Works LLC. [Ward 3]

Werderitch explained the history of Downtown Davenport's oldest commercial property and the scope of the roof replacement.

A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 312 West 3rd Street in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C and D of the Davenport Municipal Code. The project meets the following standards:

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
2. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new

feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Motion by Sage, second by Miranda to approve staff recommendation for approval of Case COA21-16. Motion to approve staff recommendation passed by a roll call vote (5-0).

VI. Other Business

A. Pending Items and Updates

Werderitch informed the Commission that the deck addition at 604 West 5th Street is anticipated for review at the August 10th meeting date.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Sage to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 5:35 pm.

IX. Next Commission Meeting: August 10, 2021