

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 12, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Chairperson McGivern called the meeting to order.

Present: McGivern, Franken, Miranda, Powers, Sage

Excused: Lesthaghe

Staff Present: Berkley, Werderitch

II. Secretary's Report

A. Consideration of the June 14, 2022 meeting minutes.

Motion by Franken, second by Miranda to approve the June 14, 2022 meeting minutes.
Minutes were unanimously approved by voice vote (5-0).

III. Communications

Werderitch updated the Commission on the upcoming Party in the Park event, tax credit workshop, and the rescheduled downtown walking tour.

IV. Old Business

V. New Business

A. Case COA22-08: Exterior alteration at 1234 East River Drive. The Abner Davison House is a locally listed historic landmark. Quad City Restorations, petitioner, on behalf of Des Moines Restorations, LLC. [Ward 3]

Werderitch presented an overview of the proposed stucco resurfacing, repairs to the front porch concrete, and railing restoration. Chris Rogers, property owner, was in attendance to answer questions and pass out material samples of the proposed stucco finish.

Werderitch noted, if the applicant were pursuing historic tax credits for the new stucco finish, it is likely SHPO/NPS would not approve the smoother stucco texture. Instead, the Secretary of the Interior's Standards for Rehabilitation would recommend the coarser finish be applied to the structure. However, staff believe the proposed finish is in compliance with the City's Historic Preservation Ordinance

Staff made a recommendation to approve the Certificate of Appropriateness for exterior alteration at 1234 East River Drive in accordance with the submitted material.

In addition, staff recommended tabling the restoration of the railings until further information is provided.

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:

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 Powers, second by Sage, to approve staff recommendation for Case COA22-08. Motion to approve staff recommendation passed by a roll call vote (5-0).

- B. Case COA22-09: Request for exterior alteration at 511 Gaines Street. Hamburg Local Landmark Historic District. Jonathan Pham, petitioner. [Ward 3]

Werderitch updated the Commission that the chimney at 511 Gaines Street was recently damaged when a vehicle struck a nearby utility pole. Given the close proximity of the communication wires to the chimney, it is inferred that the impact caused the wires to vibrate and collide into the home. The force of the wires was strong enough to cause the chimney to collapse. The entire chimney structure has remained intact and is currently resting on the surface of the roof.

Jonathan Pham, property owner, was in attendance. The proposal was to remove the chimney and shingle the roof.

Commissioners expressed sympathy to the homeowner. However, the removal of an architectural feature is contrary to historic preservation standards.

Staff recommended the Historic Preservation Commission deny the Certificate of Appropriateness for exterior alteration at 511 Gaines Street.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C of the Davenport Municipal Code. The project does not meet the following standard:

1. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible.

Berkley stated the Commission may grant administrative level review for the next thirty days to provide the applicant and staff time to safely remove and reconstruct the chimney.

Motion by Powers, second by Franken, to approve staff recommendation for denial of the Certificate of Appropriateness for Case COA22-09. An additional motion was made to grant administrative level review for a period of thirty days. Motion to approve staff recommendation and thirty day administrative level review passed by a roll call vote (5-0).

VI. Other Business

McGivern established an Ad Hoc Committee with Commissioners Franken and Powers to explore potential funding and surveying opportunities.

VII. Open Forum for Comment

Jan Stoffer, Director of Operations & Administration for the Butterworth Center/Deere-Wiman House, invited the Commission to attend a Porch Party on September 18th. The event will feature an "Ask the Expert" panel discussion with representatives from Moline Preservation Society, Colonel Davenport House, Rock Island Historic Preservation Society, and QC PastPort. Jan encouraged participation from the Commission.

VIII. Adjourn

Motion by Sage, second by Miranda to adjourn the meeting. Motion passed by a voice vote (4-0). The meeting adjourned at 5:23 pm.

IX. Next Commission Meeting: August 9, 2022