

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 11, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

A. Consideration of the June 13, 2023 meeting minutes.

III. Communications

A. Party in the Park

B. Downtown Davenport Architectural Walking Tour

IV. Old Business

V. New Business

A. Case COA23-22: Request for the installation of new soffit, fascia, and gutters at 511 Gaines Street. Hamburg Local Landmark Historic District. Jonathan Pham, petitioner. [Ward 3]

B. Case COA23-23: Request for exterior alteration at 407 Main Street. St. Anthony's Church is a local landmark within the Davenport Commercial Historic District. St. Anthony's Church, petitioner. [Ward 3]

VI. Other Business

A. Review of Commission Bylaws

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: August 8, 2023

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
7/11/2023

Subject:
Consideration of the June 13, 2023 meeting minutes.

Recommendation:
Staff recommend approval of the June 13, 2023 meeting minutes.

Background:
The June 13, 2023 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▣ Backup Material	Meeting Minutes 6-13-23

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	6/28/2023 - 12:41 PM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 13, 2023; 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, Hustedde, Powers

Excused: Kretz

Staff Present: Berkley, Werderitch

II. Secretary's Report

A. Consideration of the May 9, 2023 meeting minutes.

Motion by Hustedde, second by Miranda, to approve the May 9, 2023 meeting minutes.
Minutes were unanimously approved by voice vote (5-0).

III. Communications

A. Party in the Park

B. Downtown Davenport Architectural Walking Tour

IV. Old Business

V. New Business

A. Case COA23-21: Request to install a new flat roof at 1208 Main Street. The J. Monroe Parker-Ficke House is a locally designated historic landmark and located within the College Square Historic District. R3 Roofing and Exteriors, petitioner, on behalf of Delt 100 Alumni Counsel LLC. [Ward 3]

Werderitch summarized the request to install a new flat roofing system at 1208 Main Street. The slate mansard roof is outside the scope of this project and will remain in its current condition. The existing flat portion of the roof, including the porch and tower roofs, will be removed and replaced.

Representatives of R3 Roofing and Exteriors were in attendance to answer questions.

Staff recommended approval of the Certificate of Appropriateness for the installation of a new flat roof at 1208 Main Street in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C 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 Franken, to approve Case COA23-21. Motion to approve passed by a roll call vote (5-0).

VI. Other Business

A. Review of Commission Bylaws

Staff distributed copies of draft Commission Bylaws for review and discussion. The draft is a complete rewrite of the bylaws to correct referencing errors and formatting issues. Staff consulted with other Iowa municipalities regarding historic preservation bylaws. Staff asked the Commissioners to review and provide written comments prior to the July 11th meeting.

Commissioner Hustedde commented on several sections of the bylaws and sought additional clarification. The Commission inquired about outlining election procedures in the new bylaws.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Hustedde, second by Powers, to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 5:26 pm.

IX. Next Commission Meeting: July 11, 2023

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
7/11/2023

Subject:
Party in the Park

Recommendation:
Hold Discussion.

Background:

Party in the Park:

Join the City of Davenport this summer for Party in the Park. The two-hour events are anticipated to run 5:30 p.m. - 7:30 p.m. on select Thursdays June 15 through August 17.

Party in the Park attendees can enjoy food, entertainment, and a variety of activities for the kids! These events are a great opportunity to meet fellow residents, learn more about surrounding neighborhoods, and engage with local elected officials. Members from city staff will be in attendance to discuss concerns and opportunities facing the community and how to can get involved in your neighborhood.

Historic Preservation Commission Dates & Locations:

1. June 15th: Lafayette Park, 700 W 4th Street (Adjacent to Hamburg Historic District)
2. August 10th: Garfield Park, 1224 E 29th Street (Miles Collins House)

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	6/28/2023 - 9:17 AM

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
7/11/2023

Subject:
Downtown Davenport Architectural Walking Tour

Recommendation:
Hold Discussion.

Background:
The Heart of Downtown Davenport: Architectural Styles and Stories

Join architectural historian and guide, Ellen Shapley, for this informative and fun tour. Meet and greet the old, the new, and the rehabbed on a walkabout through this outdoor gallery of architectural designs. Learn about the two centuries of artistic and historical trends that influenced the local and world-renowned architects who shaped our cities and our sense of place. And, finally, be amazed at all the creative details you've probably never noticed. This event will start at The Library | Main. Please meet inside the building near the hold shelf. The walking tour will run for about 1 hour and 30 minutes. Please wear appropriate attire: comfortable shoes and clothing. Tours are free to the public. Register online at: <https://davenportlibrary.libcal.com>.

This program is offered in partnership with the Richardson-Sloane Special Collections Center of the Davenport Public Library and the City of Davenport's Historic Preservation Commission.

- Date & Time:
1. Saturday, July 15th: 10am-11:30am
 2. Friday, August 7th: 6pm-7:30pm
 3. Monday, September 11th: 6pm-7:30pm
 4. Saturday, October 21st: 10am-11:30am

ATTACHMENTS:

Type	Description
 Backup Material	Walking Tour Flyer

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	6/28/2023 - 9:17 AM



WALKING TOUR

THE HEART OF DOWNTOWN DAVENPORT: ARCHITECTURAL STYLES & STORIES

Saturday, July 15th | 10am

Friday, August 7th | 6pm

Monday, September 11th | 6pm

Saturday, October 21st | 10am

Join architectural historian and guide, Ellen Shapley, for this informative and fun tour. Meet and greet the old, the new, and the rehabbed on a walkabout through this outdoor gallery of architectural designs. Learn about the two centuries of artistic and historical trends that influenced the local and world-renowned architects who shaped our cities and our sense of place. And, finally, be amazed at all the creative details you've probably never noticed.

This event will start at The Library | Main. The walking tour will run for about 1.5 hours. Please wear appropriate attire: comfortable shoes and clothing. Tours are **FREE** to the public. All are welcome!

Register online at: <https://davenportlibrary.libcal.com>

Presented By:



City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
7/11/2023

Subject:

Case COA23-22: Request for the installation of new soffit, fascia, and gutters at 511 Gaines Street. Hamburg Local Landmark Historic District. Jonathan Pham, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to install new soffit, fascia, and gutters at 511 Gaines Street in accordance with the submitted material, subject to the following condition:

1. To the greatest extent practicable, the replacement soffit, fascia, and trim boards shall replicate the architectural appearance and dimensions of the existing 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:

- 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.
- 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.

Background:

Project Scope:

The applicant is proposing to install new wood fascia and soffit at 511 Gaines Street. Complete replacement is needed due to severe deterioration of the existing wood. The new wood soffit and fascia will then be painted to compliment the home.

The Victorian style carriage house has wider eaves and trim boards as compared to other vernacular homes in the Hamburg Historic District. The detailing is more evident at each gable end. If feasible, replicating the historic dimensions with the replacement product will best preserve the character of the structure. The fascia, soffit, and trim should be compatible with the adjacent John Ruch House at 630 West 5th Street.

Gutters will be installed following the fascia and soffit work. It appears the gutters were removed when the new roof was completed in 2021. There are downspouts on the east façade where the gutters previously connected. The gutters and downspouts were aluminum.

Previous Certificate of Appropriateness Applications:

1. August 10, 2021: The Historic Preservation Commission granted a Certificate of Appropriateness to install a new asphalt shingle roof.

2. October 12, 2021: The Historic Preservation Commission granted a Certificate of Appropriateness to repair and waterproof the chimney as well as demolish the improper rear addition and stairway. The request to reconstruct the rear addition and stairway was tabled.
3. July 12, 2022: The Historic Preservation Commission denied a Certificate of Appropriateness to demolish the chimney at 511 Gaines Street. The Commission granted administrative level review to City staff to determine an alternative solution. The owner was connected with a contractor, whom was able to reconstruct the chimney.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Estimate-Roof Doctors
▢ Backup Material	Background Materials & Photos
▢ Backup Material	Historic Property Inventory Sheet
▢ Backup Material	Historic Preservation Ordinance Review Criteria

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	7/7/2023 - 11:06 AM



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 W. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Individual Landmark	06/28/2023	07/11/2023

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME
511 Gaines Street

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)

APPLICABILITY PRIOR to any work on applicable Historic Resources:

A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following:

- Any Building or Sign Permit changing the exterior (except demo)
- New construction/Addition or exterior alteration of a structure
- Sign installation or alteration

Demolition of any local or national historic resources shall require a Historic Demolition Request Application

ALL SUBMITTALS SHALL INCLUDE:

SUBMITTED

Full Scope of Work (SOW) attached as a .PDF ☐
all work & materials shall be described & itemized/listed in detail

Photos or renderings of all existing building/sign façades ☐

Proposed color building/sign elevations to scale ☐
rendered showing existing and/or proposed building materials

Material specs: type, dimensions, color & manufacturer ☐

MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:

Dimensioned Site Plan (proposed & existing buildings/site items) ☐

Grading Plan with 2 foot intervals (if needed) ☐

Mechanical Screening shall be shown ☐

Materials Board of sample building materials proposed ☐

* Major Additions & New Buildings may require more extensive information

Formal Procedure

Application Fee: **NONE**

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. *Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.*

(2) Scope of Commission's Consideration:

- Only work described in the application may be approved.
- If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.

(3) Post Commission Ruling:

- An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities.
- COA approval expires one year from the date of approval unless a building permit is obtained within such period. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- Appeals to determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.

Submit this form with attachments to: planning@davenportiowa.com

APPLICANT INFORMATION

Application Name

JONATHAN PHAM

Address

511 GAINES STREET

City | State | Zip

DAVENPORT , IA 52802

Phone

563 499-7097

Secondary Phone

E-Mail Address

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary.

Jonathan Pham

Type Applicant's Name as a signature

June 28/23

Date

DEVELOPMENT TEAM

Property Owner

Address

Phone

Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone

Secondary Phone

E-Mail Address

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS
revised Jan. 2023

ESTIMATE

Roof Drs - QC
1313 North Harrison Street
Davenport, IA 52803
(563) 888-8967

Sales Representative
Brandon Cruz
(256) 624-0325
Brandon@QCRoofDrs.com



Jonathan Pham
511 Gaines Street
Davenport, IA 52802

Estimate #	2325
Date	6/26/2023

Item	Description	Qty	Amount
R&R Fascia Wood	Includes: removal of rotten wood, labor to install, and wood. *Does not include painting.	50.00	\$749.50
  			
R&R Soffit Wood	Includes: removal of rotten wood, labor to install, and wood. *Does not include painting.	148.00	\$2,218.52
  			
Dumpster (Small)	Waste Removal-Trailer Dump	1.00	\$240.00
Gutters		76.00	\$760.00

Due to volatility of materials, our bid is good for 30 days. After 30 days we reserve the right to adjust costs due to material increases.

Sub Total	\$3,968.02
Total	\$3,968.02

SPECIAL INSTRUCTIONS

511 Gaines Street

DAVENPORT
IOWA | USA



Project Scope

- Remove and Replace Fascia and Soffit
- Existing Condition: Deteriorated Wood
- Replacement Material: Wood
- Fascia and Soffit to be Painted

DAVENPORT
IOWA | USA



Fascia & Soffit

DAVENPORT
IOWA | USA

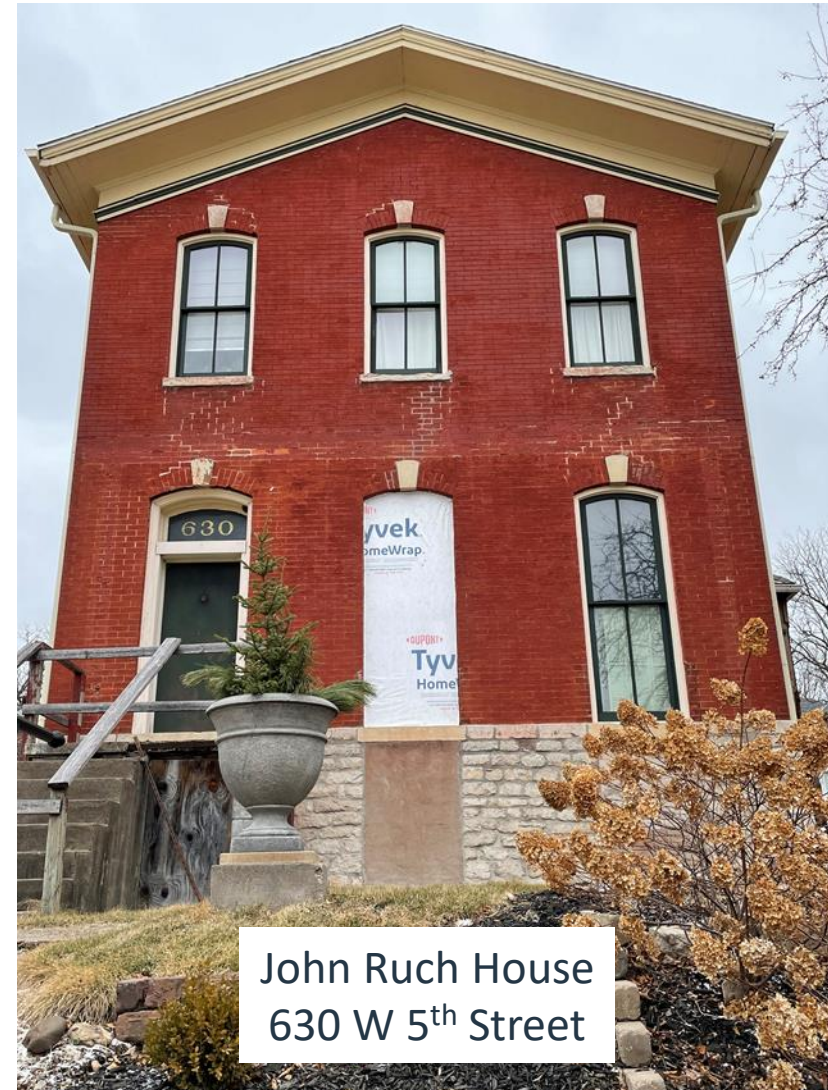


Victorian Style Trim

DAVENPORT
IOWA | USA



Carriage House



John Ruch House
630 W 5th Street

Gutters

DAVENPORT
IOWA | USA



Gutters on Home (2021)



Existing Downspouts (2023)

Hamburg Historic District (amended)

Name of Property

Scott County, Iowa

County and State

Address State #, Map #, FS # 2016 district status 1983 district status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use		Architectural data (architect/builder, features, modifications), Garage data
624 W 5th St State #82-00479 Map #004 Field Site #A-10 Parcel #G0052-04 Updated district status: 1 contributing building (A, C) 1983 NRHP status: Non- contributing	Charles and Amelia (Ruch) McElroy House	c.1874 Gable-front - 2 story, 3 bay (McClelland type) (2 story)	Walls: brick (solid) Foundation: stone Roof: gable-front - asphalt shingles
	1860s-70s - lot owned with Lot 1 to west by John Ruch - daughter Amelia married Charles McElroy - sold this part of lot in 1874; 1874-1881 - Charles and Amelia McElroy (Charles E. McElroy & Co - leather, hides, pelts, etc) 1880 census: McElroy, Charles (31, salesman) - born in US - PA (US - PA, US - PA); wife: Amelia (30) - born in US - OH (US - PA, US - PA) 1881-1887 - Henry F. and Eliza Moeller (H.F. Moeller Manufacturing Co - box factory); Nov 1887 - John Stahmer; 1887-1891 - Wulf and Margaretha Hahn; 1891-1894 - Hahn heirs - Blunk et al 1910 Sanborn map: house - 2 story - extant 1910 census: Blunck, Theodore (69, retired) - born in Germany (Germany, Germany); wife: Wilhemina (58) - born in US - IA (Germany, Germany) 1894-1926 - F. Theodore and Wilhelmine Blunck (American Preserves Co, Davenport Turnhall Holding Co), also Herman and Amelia Blunck in 1910s; 1927-1942 - owned by Adolph Fanth - used as rental (1935 - Fred and Margaret Tindall) 1942-1955 - Fred and Margaret Tindell (refrigerator repair), also in 1945 - 624 1/2: Pearl and Ruby Waite; 1955-1960s - owned by Harry and Lily Wessel 1956 Sanborn map: house - 2 story - extant Current use: single family house - rental		Architect/builder: - Porch: entry concrete steps Windows: 2/2 wood windows - segmental brick arch lintels with keystones and shoulders Architectural details: double-door entry with transom, first story angled bay window on east, two story angled bay window on west, circular gable window, decorative gable window on rear Modifications: Historic: c.1888 - two-story bay window added on west (between 1886 and 1892 maps); Non-historic: - Garage: none Other site features:
630 W 5th St State #82-00480 Map #005 Field Site #A-11 Parcel #G0052-03 Updated district status: 1 contributing building (A, C) 1983 NRHP status: Contributing (key)	John and Elizabeth (Cumber) Ruch House	c.1867 Gable-front - 2 story, 3 bay (McClelland type) (2 story)	Walls: brick (solid) Foundation: stone Roof: gable-front - asphalt shingles
	c.1867-1903 - John Ruch (pork packer, later partner with brother Henry in brick manufacturing) - wife Elizabeth (here 1867-1869), then Caroline (1870), and then wife Mariah Josephine (1879-1903); brother Henry Ruch also lived here (brick manufacturer) 1880 census: Ruch, John (53, pork packer) - born in US - PA (Switzerland, US - PA); wife: Mariah (35) - born in US - MA (Hungary, US - PA) 1903-1913 - Mariah J. Ruch - also three other families lived here 1910 Sanborn map: house - 2 story - extant 1910 census: Ruch, Maria J (61) - born in US - MA (Austria, US - PA); wife: three other families here too (all born in US) - born in US 1913-1915 - owned by Dakota A. Whiford (1915 - rooms - Leona Carney and A.E. Fisher); 1918-1923 - series of owners (Elizabeth Hess, Ford Harrington, Thomas Agar, George Roggenkamp, Thomas Agar); 1923-1938 - Frank H. and Anna Petersen - lived in one unit 1938-1946 - Anna Petersen - lived in one unit - 4 apts by 1945; 1947-1951 - H. Wildasin - rental; 1951-1956 - Oscar Gilbert - rental; 1956-1968 - owned by Harry and Lilly Wessel - used as rental; 1968 - Lily Wessel 1956 Sanborn map: apartments (4 units) - 2 story - extant Current use: single family house - owner occupied		Architect/builder: McClelland, Thomas W. (contractor) (attributed) Porch: entry concrete steps Windows: 2/2 wood windows - segmental brick arch lintels with keystones Architectural details: full length first story windows, first story square bay window on east, Modifications: Historic: c.1888 - first story bay window added on east - noted as "glass" in 1892 (between 1886 and 1892 maps); Non-historic: 1956 - converted to four apartments; 1962 - front porch removed, concrete steps installed; 2007 - three windows restored Garage: (former carriage house converted to duplex - see 511 Gaines) Other site features:
511 Gaines St State #82-01824 Map #006 Field Site #A-12 Parcel #G0052-02 Updated district status: 1 contributing building (A) 1983 NRHP status: Contributing	Ruch Carriage House (converted to duplex)	c.1867 Victorian carriage house (1 1/2 story)	Walls: brick (solid) Foundation: stone Roof: side gable
	1867-1903 - carriage house owned by John Ruch - lived at 630 W. 5th St 1903-1913 - carriage house for Mariah J. Ruch - lived at 630 W. 5th with three other families listed 1910 Sanborn map: outbuilding - 1 1/2 story - extant 1918 - 511 Gaines first appears as separate address with owner living here - Ford J. and Laura Harrington - owned Lot 1 with 630 W. 5th from 1918-21; 1921-1938 - owned by F.H. and Anna Petersen (all of Lot 1) - used as rental unit, with apts in house also 1938-1946 - owned by Anna Petersen (widow) - split property in 1946 and sold house at 630 W. 5th St - retained 511 Gaines and lived here (listed here through 1955, died in 1976) - noted as 2 unit dwelling in 1956 1956 Sanborn map: apartment - 1 1/2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: entry steps (concrete) Windows: 6/6 wood windows (some, mix) - brick segmental arch lintels Architectural details: segmental brick arches indicating earlier openings - large one on north along alley Modifications: Historic: 1910s - remodeled from carriage house to rental housing (2 units by 1940s); Non-historic: - Garage: none Other site features:

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

C. Commission review process - Standards for review. In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards in addition to any other standards or guidelines established by ordinance for a local landmark or historic district. In all cases, these standards are to be applied in a reasonable manner, taking into full consideration the issue of economic feasibility and other technical considerations.

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; and
2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
3. All designated property shall be recognized as a product and physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural architectural features shall be discouraged; and
4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. 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; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. 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.

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
7/11/2023

Subject:

Case COA23-23: Request for exterior alteration at 407 Main Street. St. Anthony's Church is a local landmark within the Davenport Commercial Historic District. St. Anthony's Church, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for exterior alteration at 407 Main Street in accordance with the submitted material.

The applicant will provide additional information on the proposed masonry paint at the meeting. To the greatest extent practicable, the color should match the visual qualities of the PermaStone. Staff cannot provide a recommendation on this project component at this time.

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:

- 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.
- 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.
- Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged.
- Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained.

Background:

Overview:

St. Anthony's Parish submitted plans to renovate and restore the original church and school building, which is now utilized for the McAnthony Window Program. This structure is thought to be the fourth oldest building in Davenport and housed the first Christian congregation in 1837. Restoring the structure will enable the parish to expand its outreach activities, further assist the homeless, and preserve a cherished local landmark.

Previous Church Alterations:

Built in 1837, the original church was a simple 25-foot by 40-foot two story building constructed of bricks manufactured in Davenport. The church was extended an additional 35 feet to the east and an entrance wing was added to the south elevation in 1844. In the late 1940s, the parish built a

north wing and kitchen facilities.

The most significant alteration to the church's appearance came in 1947, when the entire brick façade was resided with PermaStone. This was done to match the stone blocks of the new church. PermaStone is a simulated stone product, usually made of concrete, that is fastened as a veneer layer over a structure's pre-existing surface.

Project Scope:

St. Anthony's submitted a Historical Resource Development Program Grant to the State Historic Preservation Office to strengthen and seal the exterior of the building. The northeast corner of the building requires repairs as water has entered the PermaStone and caused separation. The proposed project scope will restore this corner of the building as well as seal and protect the remaining exterior from water.

The Church hired E&H Restoration, LLC to perform the exterior repairs. A structural report was also prepared by Aston Engineering to help guide the work. The project scope includes the following work:

1. Crack Sealing: Remove deteriorated sealant with an electric oscillating sealant removal tool. Apply new sealant to the cracks using tooling irons.
2. Micro Cracking: Clean masonry surface and apply an elastomeric sealant into the cracks on the façade.
3. Coating: Wash the building to remove dirt and other materials from the surface. Then, two coats of elastomeric paint will be applied to the building. The Sherwin Williams Loxon XP paint product is formulated specifically for coating exterior masonry. The applicant will bring a selection of paint colors to the meeting to discuss color options with the Commission. To the greatest extent practicable, the color should match the visual qualities of the PermaStone.
4. North-West Corner Rebuild: The contractor will shore up the areas of the wall that are bowing. PermaStone will be salvaged to the greatest extent possible as the brick underneath is reconstructed. Once the structural integrity of the wall has been addressed, the salvaged PermaStone will be reinstalled to the exterior. Depending on the condition, new PermaStone may be used.
5. Exterior Staircase: Construct a new east and west exterior metal stairway to second floor ingress/egress. The metal staircase will be fabricated locally by Boylers Ornamental Iron and painted black.
6. Windows: St. Anthony's is proposing to replace all the windows on the original church structure with custom made wood windows. The existing double hung windows are wood with a vinyl exterior clad that were installed approximately 20 years ago. The church is proposing replacement windows with a 2/2 grid pattern. Staff is unable to determine which grid pattern is historically appropriate due to a lack of photographic evidence. However, there are several downtown buildings containing a 2/2 grid pattern across Brady Street. This style is likely consistent with the pattern that would have been installed in 1837.
7. Doors: The church is proposing to replace the existing metal utility doors. Several openings will be widened to meet current building code. The replacement doors contain four panels, with the upper two panels being glazed. The replacement doors will be wood to better reflect the historic appearance of the structure.
8. New Opening: A new entrance will be created on the second floor of the north elevation. This portion of the façade is currently covered in PermaStone. The door will take access from the exterior staircase. Due to the interior remodeling, a new opening is required to satisfy building and fire code. The Secretary of the Interior's Standards for Rehabilitation recommend installing additional entrances on a non-character defining elevation. Staff

believe the location of the door has minimal impact to the historic character of the structure.

Furthermore, the Secretary of the Interior's Standards for Rehabilitation were also reviewed. The project satisfies the following recommendations for masonry work:

- Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building.
- Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration.
- Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.
- Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Background Materials & Photos
▢ Backup Material	Secretary of the Interior's Standards for Rehabilitation-Masonry
▢ Backup Material	Historic Preservation Ordinance-Review Standards

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	7/7/2023 - 12:19 PM



CITY OF DAVENPORT
Development & Neighborhood
Services — Planning
1200 W. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION	
Application Name	John Cooper For St. Anthony Church
Address	417 N. Main Street
City State Zip	Davenport, IA 52801
Phone	563-322-3303
Secondary Phone	937-618-0487
E-Mail Address	davstanthonypa@diodav.org
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary. <u>John Cooper</u> <u>6-30-23</u> Type Applicant's Name as a signature Date	
DEVELOPMENT TEAM	
Property Owner Diocese of Davenport	
Address	Davenport 780 W. Central Park Ave IA 52804
Phone	563-324-1911
Secondary Phone	563-322-3303
E-Mail Address	davstanthonypa@diodav.org
Project Manager/Other John Cooper	
Address	417 N. Main Street Davenport 52801
Phone	563-322-3303
Secondary Phone	937-618-0487
E-Mail Address	davstanthonypa@diodav.org

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Religious	6-30-23	7-11-23
SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME 417 N. Main St. Davenport 52801		
BRIEF OVERVIEW OF THE PROJECT (not a scope of work) Exterior Restoration of historic school & church bldg. Along with replacement of windows, door, Fire escape		
APPLICABILITY PRIOR to any work on applicable Historic Resources: A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following: - Any Building or Sign Permit changing the exterior (except demo) - New construction/Addition or exterior alteration of a structure - Sign installation or alteration Demolition of any local or national historic resources shall require a Historic Demolition Request Application		
ALL SUBMITTALS SHALL INCLUDE:		SUBMITTED
Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail		☐
Photos or renderings of all existing building/sign façades		☐
Proposed color building/sign elevations to scale rendered showing existing and/or proposed building materials		☐
Material specs: type, dimensions, color & manufacturer		☐
MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:		
Dimensioned Site Plan (proposed & existing buildings/site items)		☐
Grading Plan with 2 foot intervals (if needed)		☐
Mechanical Screening shall be shown		☐
Materials Board of sample building materials proposed		☐
* Major Additions & New Buildings may require more extensive information		
Formal Procedure		Application Fee: NONE
(1) Application: - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Incomplete or inaccurate applications may result in delay of applicant's scheduled meetings.		
(2) Scope of Commission's Consideration: - Only work described in the application may be approved. - If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.		
(3) Post Commission Ruling: - An approved Cert. of Appropriateness does not constitute a City permit or license and does not vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. - COA approval expires one year from the date of approval unless a building permit is obtained within such period. An applicant may apply in writing for an extension of time at any time prior to the date of expiration. - Appeals to determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.		
Submit this form with attachments to: planning@davenportiowa.com		

82-00042

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pottschull and Pfiffner
201 day building, Iowa city, Iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE #82-10- MA-407(a) MAP # 1

HIST. DIST. St. Anthony's Catholic Church Complex

NAME Saint Anthony's Catholic Church (H) C

ADDRESS 407 Main Street

LEGAL DES. LeClaire's 1st Add. Square Church W200' (exc pt used for r/w CRI & PRY Co.)
SUB-DIVISION BLOCK PARCEL SUB-PARCEL

UTM 15 710,233,011 4,519,915,401 ACRES 1 ZONE C44
EASTING NORTHING

OWNER Diocese of Davenport
401 Main St., Davenport, IA 52801

TITLE H.
(if DIFF)



SITE SHEET

MAP

(See continuation sheet)

DESCRIPTION

FORM Latin-cross plan w/shallow gable roofs CONST. DATE 1850-53
MATERIALS Quarryfaced coursed ashlar limestone, brick ARCH. STYLE Vernacular Greek Revival
FENESTRATION Round arch predominates
DIST. FEATURES Arched central portal with fan tympanum, trapezoidal flanking portals below relieving arches
ALTERATIONS Transepts and apse added 1886, covered w/permastone
SITE & RELATED STR. With rectory and school, occupies full block on north edge of CBD

STATEMENT

The original stone portion (now nave) of St. Anthony's excellently portrays early efforts to build monumental structures in pioneer Davenport. Built of local materials that are only partially finished, the church expresses its structure quite plainly in the roughly-quoined corners and relieving arches over the side portals. Its Greek Revival style was then still popular in Davenport, and with its simplicity of form and detail easily constructed in a period when both highly-skilled masons and finely-worked materials were largely unavailable.

The transepts and chancel (c. 1886) of St. Anthony's are brick, now covered (as are the adjacent school and rectory) with permastone. The cumulative effect is rather odd, and gives the structures a bland appearance that does them little justice. Part of the school is believed to be the first (brick) St. Anthony's built in 1838 by Harvey Leonard.

Thomas Doyle & Henry Belken, Builders

SOURCES

Downer, Harry E., History of Davenport & Scott County, Iowa. Chicago: S. J. Clarke, 1910, Vol. I, pp. 576-578

ARCHITECTURE

SIGNIFICANCE

This building is associated with pioneer religious efforts and early settlement patterns in Davenport. It is the earliest and best preserved church, typifying the efforts of other churches which established parishes in the 1840's and 50's.

HISTORY

DESCRIPTION

St. Anthony's Catholic Church was established as a mission church in the late 1830's. Father J.A. Pelamoures, noted pioneer missionary priest was the first pastor. The parish served approximately 30 Catholics, mainly Irish, by 1839. St. Anthony's chief benefactor was Antoine LeClaire.

By 1847, the church listed 450 members in a city with 2,000 population. A new stone church (the present structure) was constructed in 1850-53. Pelamoures continued 1868. He was succeeded by several priests for brief tenures until 1882 when D. J. Flannery became priest serving until 1916.

For many years St. Anthony's was the largest meeting place in the city, playing host to Iowa Supreme Court sessions and numerous civic events.

SOURCES

Smith, John S., St. Anthony's, 1837-1953; first church in Davenport, Davenport: Commercial Printing Company, 1953.

Davenport Illustrated, Saengerfest Souvenir, Davenport, 1898.

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN ROESLER

SURVEY COMP 1981

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION Fair
 II. ENVIR. STATURE Incident
 III. INT. OF CONTEXT Fair
 IV. INT. OF FABRIC Fair

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

A. PRIMARY Religion/Settlement

B. SECONDARY Catholic/Pioneer

LEVEL OF SIGNIFICANCE

☐ NAT. ☐ STATE ☒ LOCAL

III. NRHP

ELIGIBLE ☒ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____

2. DATE OF STAFF EVALUATION _____

A. ARCHITECTURAL

B. HISTORICAL

ELIGIBLE FOR NRHP ☐

☐

NOT ELIGIBLE FOR NRHP ☐

☐

3. NRHP ACTION

A. STATE REVIEW COMM.

APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____

B. FEDERAL REVIEW

APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____

4. D.H.F. SOURCES

☐ COUNTY RESOURCES

☐ WSHIELD SURVEY

☐ NRHP

☐ GRANT _____

☐ DET. OF ELIGIBILITY

☐ R. B. C.

☒ DAVENPORT A/H SURVEY

☒ HABS 4/21/71, 4/11/72

☐

5. SUBJECT TRACES

6. PHOTO

1610-163



State Historical Society of Iowa

Historical Resource Development Program (HRDP) and Country School Grant Program - FY2024

St. Anthony's Catholic Church / John Cooper
417 N. Main Street
Davenport, IA 52801, United States
563-322-3303
davstanthonypa@diodav.org

Submitted: May 1, 2023

Forms

HRDP Applicant Information

* indicates a required field

Enter the contact information for the eligible entity submitting the proposal.

1. Applicant Name

This is the name of the entity or individual that is requesting a grant. If a grant is awarded, it will be awarded to the entity named here.

St. Anthony Catholic Church

2. Applicant Type

Specify the type of applicant. This information is used to determine the required match ratio.

Nonprofit corporation

3. Federal Employer ID # (##-#####)

53-0196617

4. Applicant Mailing Address

This is the address where the applicant receives mail and to where grant funds will be mailed. If the applicant is an organization, government unit, or business, this should be that entity's mailing address, not the project officer's or grant writer's mailing address.

417 N. Main Street

5. Applicant City

Davenport

6. Applicant State (XX)

IA

7. Applicant Zip Code (#####)

52801

8. Applicant Phone

(563) 322-3303

9. Project County

Select the county where the project will take place. If the project is not county-focused, select Statewide.

Scott

10. Project County 2 (if applicable)

If the project takes place in more than one county, select the second county here.

11. Iowa Congressional District

Enter the numeric Iowa Congressional District of the project's primary location. To find the Iowa Congressional District, visit the [United States House of Representatives](#). Use the Find Your Representative form on the right side of the page to input your zip code information for an exact match.

1

12. Iowa Senate District

Enter the numeric Iowa Senate District of the project's primary location. To find the Iowa Senate District, visit [Find Your Legislator](#). Use the full address form on the right side of the page to input your address information for an exact match.

49

13. Iowa House District

Enter the numeric Iowa House District of the project's primary location. To find the Iowa House District, visit [Find Your Legislator](#). Use the full address form on the right side of the page to input your address information for an exact match.

98

HRDP Applicant Profile

* indicates a required field

1. Mission Statement

If applying as a government or non-profit organization, please enter the current mission statement. If you are applying as an individual or as a for-profit organization, please include a statement that speaks to your mission related to the historical resource that is the subject of this application.

St. Anthony Church strives to proclaim the message of Jesus, promote community and fellowship, and provide service and encouragement for the people in our community and the larger Church community.

2. Applicant Profile

Describe how the applicant fulfills its mission and serves its target population through the programming or services it provides as well as the strategic priorities it has identified, including reference to relevant notable achievements.

St. Anthony Church, located in downtown Davenport, has served as a spiritual home for Quad Cities Catholics and others interested in the faith since 1837. A very strong and dedicated outreach and social justice ministry provides necessities to people facing food insecurity, homeless individuals, and immigrants throughout the Quad Cities. Very few nonprofits impact as many people and with such a broad range of basic needs as St. Anthony does each day.

The McAnthony Window Program operates a Food Pantry Window, Meal Window (walk-up soup kitchen), Clothing and Bus Token Window, and Ministry of Presence, all open Monday through Friday from 9:00 a.m. - 11:00 a.m. We also distribute Hy-Vee gift vouchers for Thanksgiving and Christmas turkeys or hams and basic toiletries and clothing items to homeless individuals and other people who need them.

In addition, St. Anthony's hosts a winter warming shelter, support groups, and AA meetings; provides 24/7 access to a portable toilet; distributes diapers; refers people to other organizations and resources; and provides and maintains bicycles as a transportation option for the people we serve. Job coaching and personal finance classes help people better manage their money and pull themselves out of poverty. Finally, we work with the Davenport Public Library to help individuals secure an identification card so they can access housing, employment assistance, and public benefits.

HRDP Project Information

* indicates a required field

1. Project Title

Provide a brief project title. Titles should be concise and informative, rather than clever or creative.

St. Anthony Church Historic Church and School Restoration and Renovation

2. Project Summary

Summarize the project for which you are requesting funds, including the primary use of requested funds, primary goals of the project and the desired impact that the project will have on the community and the State of Iowa. If the project is awarded a grant, this will be used for reports and press releases.

This project will renovate and restore the original St. Anthony Church and School building, now used for the McAnthony Window Program. Thought to be the fourth oldest building in Davenport and listed on the National Register of Historic Places, it originally housed the first Christian congregation to organize in Davenport in 1837. A ground floor room served as the courtroom for

the Second Judicial District and City of Davenport town meeting hall. Renovating and restoring this historically significant Davenport building will ensure its preservation and allow St. Anthony Church to expand its outreach services and help more homeless and people in need build better lives and futures.

HRDP Project Officer Information

* indicates a required field

Enter the contact information for the individual responsible for submitting and responding to questions regarding the application.

1. Project Officer First Name

John

2. Project Officer Last Name

Cooper

3. Project Officer Title

Pastoral Associate

4. Project Officer Organization

St. Anthony's Catholic Church

5. Project Officer Address

417 N. Main Street

6. Project Officer City

Davenport

7. Project Officer State (XX)

IA

8. Project Officer Zip Code (#####)

52801

9. Project Officer Phone

5633223303

10. Project Officer Email

davstanthonypa@diodav.org

HRDP Authorized Official Information

* indicates a required field

Enter the contact information for the individual with legal authority to sign the grant contract on behalf of the applicant. This may be the mayor, city manager, county supervisor, individual applicant, chair of the board, board president, business owner, to give some examples.

1. Authorized Official First Name

John

2. Authorized Official Last Name

Cooper

3. Authorized Official Title

Pastoral Associate

4. Authorized Official Organization

St. Anthony's Catholic Church

5. Authorized Official Address

417 N. Main Street

6. Authorized Official City

Davenport

7. Authorized Official State (XX)

IA

8. Authorized Official Zip Code (#####)

52801

9. Authorized Official Phone

(563) 322-3303

10. Authorized Official Email

davstanthonypa@diodav.org

HRDP Ownership

* indicates a required field

1. Does the applicant own the historical resource?

The applicant is not required to be the owner of the historical resource. However, the owner of the resource must provide their consent to the grant application.

Yes

HRDP Grant Program Category

* indicates a required field

1. Select the Historical Resource Development Category for which you are applying.

Historic Preservation

1.1. Please select the type(s) of property or activity involved in the project.

a property that is listed individually on the National Register of Historic Places

1.2.

If you selected National Historic Landmark, a property individually listed on the National Register of Historic Places, or a contributing resource in a Historic District, or a property or district that has an opinion of eligibility, please attach verification of this status here.

For a National Register of Historic Places nominated property or district, please attach the approved National Register nomination form. Digital versions of many National Register nominations are available at npgallery.nps.gov/nrhp.

For the properties or districts that have an opinion of eligibility, please attach a reviewed Iowa Site Inventory Form.

[National Register of Historic Places Letter.pdf](#)

1.3. Property Name

Provide the current name of the property.

St. Anthony's Roman Catholic Church Complex

1.4. Historic Name of Property (if applicable)

Provide the historic name, if it is known and is different than the current name.

1.5. Name of Historic District (if applicable)

Enter the name of the historic district the property is located in.

Davenport Downtown Commercial Historic District

1.6. Property Address

Provide the address where the property is located.

417 N. Main Street

1.7. Property City

Provide the city where the property is located.

Davenport

1.8. Property County

Provide the county where the property is located.

Iowa

HRDP Public Access

* indicates a required field

1. Does the public have access to the historical resource?

Yes

1.1. What are the hours of operation?

Monday-Thursday 8 a.m. to 3 p.m.; Friday 8 a.m. to 12 p.m.

1.2.

Is the historical resource available to view by appointment when there are not regular hours for public access?

Yes

1.3. Is the historical resource visible from a public street?

Yes

HRDP Project Description

* indicates a required field

1. Specifically identify the historical resource and state its significance.

Prepare a detailed description of the historical resource. Identify the historical resource(s). What is it? Explain why the resource has value to Iowa history and Iowans. Does it have international, national, statewide, or local significance? Does it relate to international, national, statewide, or local issues? What makes this resource unique?

The St. Anthony Catholic Church Complex is historically and socially significant to the Quad Cities community. Thought to be the fourth oldest building in Davenport and listed on the National Register of Historic Places, it originally housed the first Christian congregation to organize in Davenport in 1837 and the second oldest Catholic church in Iowa. After the diocese built the current church in 1853, this building – the original church – became an elementary school until it closed in 1968.

The story of St. Anthony Church began with the Blackhawk Purchase of 1832 following the Blackhawk War. The treaty and subsequent purchase opened the area north and west of the Mississippi River. Antoine LeClaire served as interpreter during the treaty negotiations between

the U.S. government and the Native Americans. In appreciation, the Native Americans gave him two parcels of land, one of which became the City of Davenport. In 1837, LeClaire donated one block, called Church Square, to Father Samuel Mazzuchelli, an Italian Dominican missionary. Before the end of the year, Fr. Mazzuchelli built the original St. Anthony Church near the center of this square as a school and temporary church. A simple, 25-foot by 40-foot two story, three room building constructed of bricks manufactured in Davenport, the top floor served as the church. One of the two ground floor rooms provided living quarters for the first pastor, Fr. John Pelamourges, and the other served as the courtroom for the Second Judicial District and town meeting hall. Fr. Pelamourges became the bell ringer for the town hall meetings.

In 1844, the Sisters of Charity of the Blessed Virgin Mary arrived to teach at St. Anthony's School. That year they extended the building to the east by 35 feet and later added the entrance wing. In the late 1940s, they added a north wing and kitchen facilities. St. Anthony School closed in 1968. Today the building houses a library and classrooms for the parishes large and active religious education program as well as for the McAnthony Window outreach program that serves homeless individuals and others in need throughout downtown Davenport and the community at large.

In 1850, construction of a new stone church, 84-feet by 44-feet, began to the south of the original building. Completed in 1853, the church remained a simple rectangle until 1885 when it received the addition of two wings with balconies to the north and south.

For generations, Davenport families have gathered, celebrated, studied, and advocated at the original St. Anthony school building. Almost from its very beginning, St. Anthony parish has actively engaged in the social and civic life of Davenport. For example, the Davenport Temperance Society, formed in 1842, held their weekly meetings here. The church hosted public lectures including an 1857 series delivered to the Catholic Literary Institute. St. Mary's Council of the Knights of Father Matthew, a fraternal beneficiary organization, met in the school hall in the early 1900s. During the same era, the local Knights of Columbus council, the second to organize in the state, held special Masses at St. Anthony's.

Civic justice issues, especially racial injustice, became prominent after World War II. Professors at near-by St. Ambrose College embraced Catholic social action in the 1940s, establishing what we believe is the first NAACP chapter on a Catholic college campus. They also established a League for Social Justice, which became the Catholic Interracial Council in 1957. This led to St. Anthony serving as the starting point for the "March on Davenport" in August 1963 when about 2,000 participants marched to LeClaire Park to support the Iowa Fair Housing Act. In 1985, the parish began its Care and Share Program under the direction of its pastor, the Rev. Kenneth Martin; from there, Rev. James Conroy began the McAnthony Window Program that continues to serve the community today and operates out of the original school and church building.

In 2020, St. Anthony Church welcomed 150 new families when St. Mary's Church decommissioned, and its congregation merged with St. Anthony's Parish. This growth has led to an increased number of volunteers who help strengthen the parish and the McAnthony Window

Program community services, as well as the number of residents who understand and appreciate the history of the St. Anthony complex and its valuable role in the community.

2. Provide an overview of the activities you will complete.

What will you do and how will it be done? Which professional standards will be followed to complete this project? How will you apply the professional standards? How are these activities relevant to your mission? Identify project partners and their responsibilities.

This project will renovate and restore the original St. Anthony Church building. Plans for the Historic Church School Building Renovation begin this spring and summer with exterior elastomeric coating, patching deteriorated permastone, and filling in microcracks where it separated from the original brick. The northeast corner of the building has caused concern for several years now as water has entered the permastone and caused its separation. This project will restore that corner of the building and seal and protect the rest of the building from water. Funds from the State Historical Society of Iowa will help with this exterior restoration and renovation.

Once we strengthen and seal the exterior of the building, we will completely renovate the interior using funds raised from other sources. However, interior restoration relies on a structurally sound and sealed exterior. As our services have expanded in response to the increased community need, we have outgrown our space and recognize the need to upgrade our former church and school building and turn it into more useable space to serve people as efficiently and effectively as possible. The first floor will have movable walls so that we can open the entire area up, especially during the peak winter months when McAnthony patrons come inside to escape the brutal cold and snow. For example, the very small room that houses our warming shelter only holds a few tables for people to eat their hot meals and escape the extreme Midwest temperatures. On a cold day, even just 10-15 people in this space makes for a crowded room which tends to result in negative behaviors. In addition, our current outdoor hot food and food pantry lines expose our patrons to extreme and sometimes unsafe weather elements.

Renovating the second floor will create more proportionately sized classrooms than the current ones. These classrooms host religious education classes in the evenings and on Sundays and classes and AA meetings for McAnthony window participants during the week. These classes teach, for example, job training, budgeting, and other skills needed to move themselves out of poverty. The renovation allows us to teach more individuals in each class in an environment designed for adult learners. The renovated layout of both the downstairs and upstairs will allow us to add programs to meet other needs of our beyond feeding them to help move into more stabilized living arrangements.

We also plan to incorporate a 3D painting of what the altar would have looked like in the 1800's in response to frequent public interest in tours of the historical building. This unique addition will provide people with a glimpse of how the sanctuary looked in 1838.

Finally, we will remodel and update the restroom facilities – which patrons can use when we have the building open – and install a new HVAC system, wiring, lighting, and energy efficient windows to improve the comfort and efficiency of the building so that we can invest more money into meet the needs of our patrons and less maintaining, heating, and cooling the building.

E & H Restoration, LLC will complete the outlined exterior renovations and will ensure adherence to professional standards. All their workers assigned to this project are trained to professional standards in the industry to properly complete each action step.

3. How will the proposed activities assist the historical resource?

Explain why this project is needed. Is the resource threatened? How will this project help preserve, conserve, interpret, enhance or educate the public about this resource? Why is this the right thing to do? How will you measure if this project is successful?

The original, endangered St. Anthony Church/School building needs work to survive. Current exterior issues include deteriorating stone, especially on the northeast side of the building. Continued neglect will lead to further deterioration of the building and it will eventually become inhabitable, depriving the community of continued celebration and usage of this historically significant structure. Should the stone continue to fail, we will lose the building. In fact, we decided to move ahead with the exterior renovation this year because we fear the impact of another winter on the structural integrity of the building.

The inside of the building needs a complete renovation to repurpose the space to meet our needs, especially as we look toward offering new and expanded classes. The restrooms need remodeling and updates, and the current HVAC system needs replaced.

Without successful renovation and restoration, St. Anthony Church cannot continue or increase the important work that we do in the community during a time when the demand for our services continues to soar. The Davenport and surrounding community need grassroots organizations like St. Anthony's that provide basic and continued services for the homeless, disabled, and overlooked members of its neighborhoods.

Successful restoration of the building will provide continued opportunities to expand St. Anthony's reach into the community and to educate more people about its history. It will also serve as a vital link to the history of Davenport, Iowa, and the westward migration of the United States.

This project succeeds when we complete the outlined renovations and restore this historic building to preserve it for future generations. Success will also allow us to serve the residents from Davenport and around Iowa more effectively who need our services, whether for spiritual growth or basic needs.

Long-term, St. Anthony Church will measure success by the number of people who avail

themselves of the services we offer and see improvement in their health, happiness, and quality of life.

4.

How will the project impact the local community? Describe the public value of the proposed project to Iowans.

Explain why this project has public value. Does the project address a need in the community or a goal for your organization? What will be the impact on the local community and to the state of Iowa? How will you share the completed project or provide public access to the resulting project activity? Will the resource and project be shared beyond the project site, such as online? How will you sustain the project and public access in the future? Explain why the proposed project merits investment from the State.

The previous discussion demonstrates the historical and social value of the original St. Anthony Church building for the people of Davenport and Iowa. It also has very practical value and serves a critical need in the community: providing basic needs for homeless individuals and other people in need.

According to Feeding America 2020 data, 1 out of every 10 individuals and 1 out of every 7 children in our region struggle with food insecurity. That equates to more than 31,000 Quad Citizens who lack access to enough nutritious food to live active, healthy lives. These numbers likely under-report current food insecurity as demand locally and nationally has increase dramatically since 2020.

Because of their transient nature, getting an accurate count of homelessness can prove challenging. Recent counts estimate that the Quad Cities has 400-600 homeless individuals, with 60 to 70 people experiencing chronic homelessness at any one time. According to the National Alliance to End Homelessness, homelessness increased nationwide by 2% between 2019 and 2020, the fourth straight year of incremental growth.

St. Anthony Church's McAnthony Window Program operates a Food Pantry Window, Meal Window (walk-up soup kitchen), Clothing and Bus Token Window, and Ministry of Presence, all open Monday through Friday from 9:00 a.m. - 11:00 a.m. and staffed by volunteers. In addition, the McAnthony Window hosts a winter warming shelter, men's and women's support groups and AA meetings; provides 24/7 access to a portable toilet; distributes diapers; refers to other organizations and resources; provides and maintains bicycles as a transportation option for the people we serve; and recently began a series of personal finance classes to help people better manage their money and pull themselves out of poverty. We will continue this class in future years to teach other basic life skills that the individuals we serve need to change their life circumstances and began offering job coaching classes earlier this year. Finally, a recently begun collaboration with the social worker employed by nearby Davenport Public Library helps individuals secure an identification card, a critically important piece of paper that serves as a first step to receive services as it allows them to access housing, employment assistance, and public benefits.

In 2022, McAnthony Window served 28,141 meals to 54,762 people through the food pantry – just two of the services this renovated building will continue to offer for residents in need. We also provided 24,874 bus tokens, \$600 in laundry cards, 800 Hy-Vee gift vouchers for Thanksgiving and Christmas turkeys or hams, and countless basic toiletries and clothing items to homeless individuals and other people in need of support.

Already in 2023, we see a higher need than we did at this same time last year with an 44% increase in meals served since January compared to this same time in 2022. The food pantry operation has experienced growth of 40% during this same period. With projected inflationary cost increases continuing, an anticipated recession, and likely increases in unemployment, we do not see the number of people we serve decreasing in the next two years and, in fact, plan to serve even more people. These figures show that the McAnthony Window Program services taking place at the building that we plan to restore have become invaluable to community members in need and illustrate the urgency with which we must renovate the space.

Each McAnthony Window program provides critical resources and services to low-income and homeless individuals in the Davenport area. Many of the individuals we serve find themselves in Davenport from various parts of Iowa. Meeting their basic needs and providing them with opportunities to better themselves with finance classes and support groups impacts them – and the local community – in a significant and positive way. When our neighbors' lives and futures improve, our community becomes a better place to live, work, and play. An investment from the state to help repair and preserve this property will help ensure that St. Anthony Church can continue to meet the needs of our patrons more efficiently and effectively, serve more community members with increased capacity and new programming, while preserving an historically and socially significant Davenport building.

Once we complete the renovations, St. Anthony Church will sustain its programs and maintain the building through its operating funds and endowment.

St. Anthony Church patrons and neighborhood residents who use the McAnthony Window Program will know about the completion of this project from its direct impact on the services they receive in the building. We will also share successful completion on our Facebook page that reaches 997 people, website, and the diocesan newspaper that reaches an estimated 15,946 subscribers each week.

HRDP Project Scope of Work

* indicates a required field

This section will allow you to provide a step-by-step description of how the project will be carried out. The scope of work must clearly relate to the major work items provided in the budget as line items. Please identify each work item; provide an estimate of how much time each project element will take; and provide action steps needed to complete each work item.

1. Scope of Work

Identify each project element and timeline in the table below. Detailed explanations of the action steps needed to complete each project element will go in the text box below.

Work Item	Timeline
Building conditions assessment	Completed 2020
Site examination	Completed 2022
Renovation bids	Completed 2022
Exterior Renovations begin	July 1, 2023
Coating	July 15, 2023
Crack sealing/micro crack sealing	July 22, 2023
Corner Rebuild	August 27, 2023
Exterior renovations completed	November 2023
Interior Renovations begin	May 2024
Interior renovations complete	December 2024

2. Action Steps

Please provide detailed action steps for each work item identified above. Label each action step with the appropriate work item. Identify what you will do, how it will be done, and how you will apply required professional standards.

Crack sealing: Most of the existing cracks have a deteriorated urethane sealant in them. We will remove the deteriorated sealant using an electric oscillating sealant removal tool. We will install a closed cell backer rod or bond breaker tape to the joint to prevent three-sided adhesion and give the sealant the configuration to function properly. We will then apply sealant to the cracks. We will dry tool the sealant using tooling irons. The tooling will ensure that the sealant properly adheres to the sides of the joints. All workers on this project are trained to professional standards in our industry to properly remove and re-install sealant.

Micro Cracking: There are numerous micro cracks (0.025 inches and smaller) in the existing substrate. We will clean these cracks out. Then we will carefully apply an elastomeric sealant into these cracks. All workers on this project are trained to professional standards in our industry to properly install elastomeric sealant.

Coating: We will pressure wash the building to remove atmospheric dirt, bond inhibiting materials, etc. Then we will apply two (2) coats of elastomeric paint to the building. Each coat will be approximately twelve (12) dry mils thick. All workers on this project are trained to professional standards in our industry to properly install elastomeric paint.

North-West Corner Rebuild: We will shore up the areas of the North-West corner that have bowed out using a shelf angle. We will remove the permastone and salvage as much as possible. We will carefully remove the deteriorated and loose back up brick. Then we will install new masonry in place of the deteriorated and loose back up brick. Finally, we will re-install the salvaged permastone and/or make new permastone. All workers on this project are trained to professional standards in our industry to complete these steps.

HRDP Budget

* indicates a required field

Provide a detailed budget by categories of expenditures. Your expenses should be divided by category: Consultants, Contractors, Personnel, Materials/Supplies, Equipment, and Other. In the HRDP Grant Request section, list the amount of grant dollars you are requesting for each budget item. In the Cash Match section, list how much cash the applicant will provide for each budget item. In the In-Kind Match section, list the value of any donated services for each budget item.

1. Consultants

2. Contractors

Expense Description	HRDP Grant Request	Cash Match	In-Kind Match	Total
Labor	\$36,990	\$50,233	0	\$87,223

3. Personnel

4. Materials/Supplies

Expense Description	HRDP Grant Request	Cash Match	In-Kind Match	Total
Brick, CMU, Mortar	\$6,173	0	0	\$6,173
Sealant	\$1,556	0	0	\$1,556
Elastometric Paint	0	\$4,589	0	\$4,589
Consumables	\$5,281	0	0	\$5,281

5. Equipment

Expense Description	HRDP Grant Request	Cash Match	In-Kind Match	Total
Hand tools	0	\$4,726	0	St. Anthony's Upon this Rock Campaign (secured)

Lift equipment	0	\$18,235	0	St. Anthony's Upon this Rock Campaign (secured)
Trucking	0	\$3,500	0	St. Anthony's Upon this Rock Campaign (secured)

6. Other Expenses

7. Totals

Grant Request Total	Cash Match Total	In-Kind Match Total	Total Project Cost
\$50,000	\$81,283	0	\$131,283

8. Budget Explanation

Summarize the project budget, including: An explanation of the intended use of funds and how each budget item connects to the scope of work; how each budget line item was calculated; sources of applicant cash match and/or in-kind match; and any additional sources of project revenue leveraged by requested funds. If you have received estimates from contractors or vendors, please attach this supporting documentation in the "Portfolio" section of the application.

St. Anthony Church requests a \$50,000 Historic Resource Development Program grant to help pay for renovation and restoration of the St. Anthony Church building.

Of this total, Contract Labor costs total \$87,223; St. Anthony Church requests \$36,990 toward this cost with the remaining balance paid by secured internal funding.

Materials and Supplies costs total \$17,599; of that cost, brick, CMU, and mortar costs total \$6,173; elastometric paint costs \$4,589; sealant costs total \$1,556; and consumables costs total \$5,281. St. Anthony Church requests \$13,010 from HRDP and will cover the remaining balance with secured internal funding.

Equipment costs total \$26,461; St. Anthony Church will pay for that total cost with secured internal funding.

HRDP Professional Involvement

* indicates a required field

Every project in the Historic Preservation or Country School-Historic Preservation category must involve a trained professional in a discipline appropriate to the project scope. If applying in this category, enter the contact information, a letter of commitment and credentials for the professional involved in the project.

1. Is this an application in the Historic Preservation category?

This applies to both regular HRDP and Country School grant programs.

Yes

1.1. Professional First Name

Mark

1.2. Professional Last Name

Emde

1.3. Professional Title

President

1.4. Professional Organization or Business Name

E & H Restoration, LLC

1.5. Professional Address

1926 Comenitz Drive

1.6. Professional City

Davenport

1.7. Professional State (XX)

IA

1.8. Professional Zip Code

52802

1.9. Professional Phone

(563) 322-2335

1.10. Professional Email

mark@ehrestoration.com

1.11. Professional Involvement Letter of Commitment

Attach a letter verifying the involvement of the identified professional in the project

Scan0090 L_EH Rest Commitment Ltr.pdf

1.12. Professional Involvement Credentials

Attach a document demonstrating the credentials of the identified professional for the project.

L_EH Rest Profsnl Invlvment Ltr of Cmtmnt.pdf

HRDP Minority Impact Statement

* indicates a required field

Pursuant to 2008 Iowa Acts, HF 2393, Iowa Code Section 8.11, grant applications submitted to the State of Iowa shall include a Minority Impact Statement. This is the state's mechanism to require grant applicants to consider the potential impact of the grant project's proposed programs or policies on minority groups.

1.

Please choose the statement that pertains to this grant application. Complete all the information requested for the chosen statement.

The proposed grant project programs or policies could have a disproportionate or unique positive impact on minority persons.

1.1.

The proposed grant project programs or policies could have a disproportionate or unique positive impact on minority persons.

This project impacts all races, genders, and ethnic groups, although evidence shows that Black and Hispanics men experience poverty and homelessness at higher levels than women and White

men.

1.2. Indicate which group is impacted.

Persons with a Disability, Blacks, Latinos

2. Certification

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge.

HRDP Demographic Information

* indicates a required field

The Iowa Department of Cultural Affairs strives to create and invest in programs and services that represent the full diversity of Iowa's arts and culture community. We are asking the following questions to ensure that we are meeting this goal. Questions and categories are developed utilizing data from the U.S. Census as a baseline standard. Information is confidential and is not shared with reviewers or the public. This form is optional.

1. Please select applicant type

Organization, Government, Tribe, or Business

1.1. Staff Members

Enter the total number of staff the organization or business has. This number should include full-time, part-time or volunteer staff responsible for the programs and operations of the organization.

84

1.2. Staff Age

Select all categories that include 25% or more of the staff members

56-75

1.3. Staff Gender Identity

Select all categories that include 25% or more of the staff members.

Please note the term "other" is built into the form setting and cannot be changed. If members prefer to self describe, please select "other" and enter the description.

Woman|Man

1.4. Staff Race and Ethnicity

Select all categories that include 25% or more of the staff members.

Please note the term "other" is built into the form setting and cannot be changed. If you prefer to self describe, please select "other" and enter your description.

White

1.5. Staff Disability

Select all categories that include 25% or more of the staff members.

Please note the term "other" is built into the form setting and cannot be changed. If you prefer to self describe, please select "other" and enter your description.

Identify as a person without a disability

1.6. Staff Education Level

Select all categories that include 25% or more of the staff members.

Please note the term "other" is built into the form setting and cannot be changed. If you prefer to self describe, please select "other" and enter your description.

High school diploma or equivalent|Bachelor's degree

1.7. Board Members

Enter the total number of board members the organization or business has.

23

1.8. Board Age

Select all categories that include 25% or more of the board members

56-75

1.9. Board Gender Identity

Select all categories that include 25% or more of the board members.

Please note the term "other" is built into the form setting and cannot be changed. If members prefer to self describe, please select "other" and enter the description.

Woman|Man

1.10. Board Race and Ethnicity

Select all categories that include 25% or more of the board members.

Please note the term "other" is built into the form setting and cannot be changed. If you prefer to self describe, please select "other" and enter your description.

Hispanic|White

1.11. Board Disability

Select all categories that include 25% or more of the board members.

Please note the term "other" is built into the form setting and cannot be changed. If you prefer to self describe, please select "other" and enter your description.

Identify as a person without a disability

1.12. Board Education Level

Select all categories that include 25% or more of the staff members.

Please note the term "other" is built into the form setting and cannot be changed. If you prefer to self describe, please select "other" and enter your description.

Graduate or professional degree

PORTFOLIO



 L_EH Rest 1838 school total bid



 2019 E H IMHI Tuckpointing



 2021 E H Elkader Keystone Bridge



 2022 E H Circa 21 Masonry Restoration



 St. Anthony Exterior Photo 1



 St. Anthony Exterior Photo 5



 **St. Anthony Exterior Photo 6**



 **St. Anthony Exterior Photo 2**



 **St. Anthony Exterior Photo 4**

Exterior Paint



Sherwin Williams Loxon XP LOXON XP Waterproofing Masonry Coating

Product Details

- High-build exterior masonry coating that can be applied directly to fresh concrete(at least 7 days old)

- Covers in one less coat
- No primer needed
- may be applied to a surface with a pH from 6 to 13
- Outstanding resistance to wind-driven rain in just two coats
- Highly resistant to alkali and efflorescence
- Recommended for tilt-up, precast or poured-in-place concrete, CMU and stucco
- Mildew resistant

Paint Colors under Consideration

(Poster with actual colors will be brought to Historical Commission Meeting)

1. Inviting ivory, uncertain gray, harvester.
2. Jersey cream, powder gray, Anjoy pear
3. Captivating cream, bees wax, unique gray.

Photos of Building and Areas to be Repaired

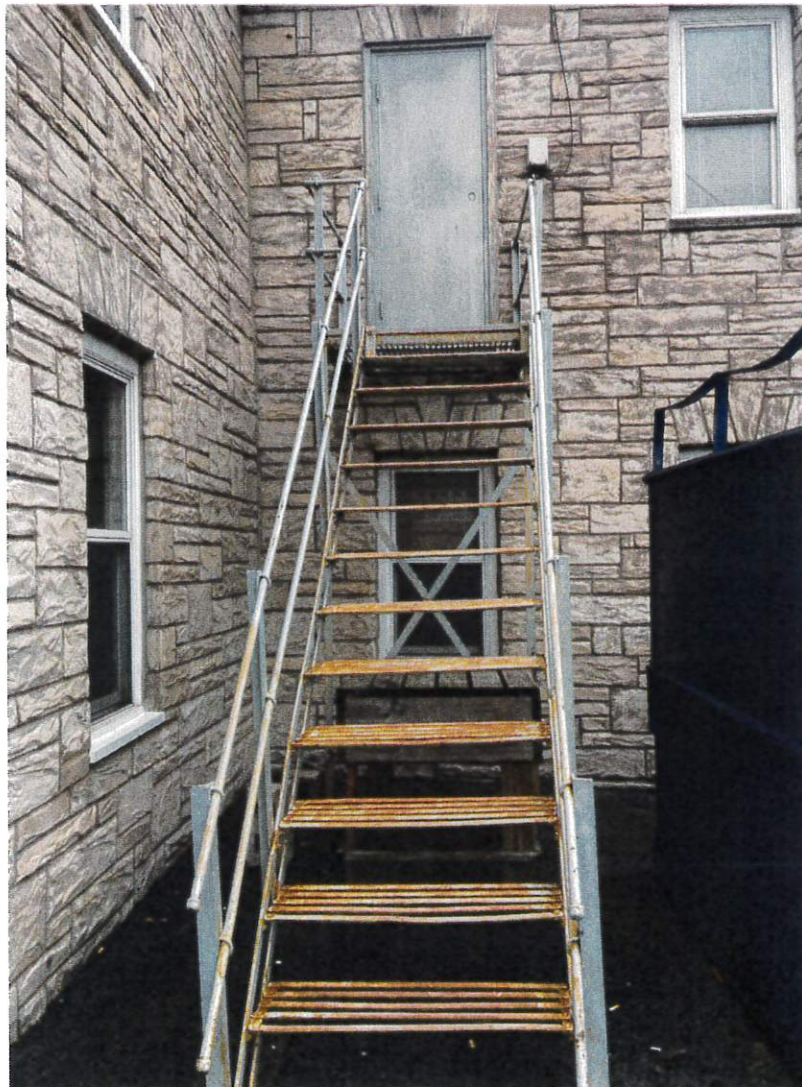






















2831 E. Pleasant • Davenport, IA 52803
Cell: 563.468.1907

June 28, 2023

Mr. John Cooper
Administrator St. Anthony Church
417 Main Street
Davenport, IA 52800

Re: Repair & Restoration of Perm Stone on 1838 Original School

Dear Mr. cooper:

This letter provides a brief history of the exterior surfacing on the 1838 original St. Anthony Church, now serving as a school. Understanding the evolution of the exterior surface is needed to develop recommended repairs of the Perma Stone.

The building served as the first Catholic Church, City Hall, Fire Station and meetinghouse in Davenport. It is a precious historical landmark in Davenport and the Midwest and predates the City.

The original brick exterior was produced locally in Davenport. The bricks are sound. The mortar contains a high lime content, "soft mortar." In its present state, the "soft mortar" can be easily raked out of the joints. At some point, the red brick exterior was coated with stucco. In 1947, the stucco was removed and Perma Stone was placed over the red brick. In mid 1990, E & H Restoration of Davenport cleaned the Perma Stone, sealed normal temperature shrinkage cracks, and waterproofed the exterior.

Proposed Repair of NW Corner of 1838 Building

In mid 1990, concern was noted about the condition of the old floor in the 1838 west classroom. In 2002 Ashton Engineering explored the foundation by crawling under the floor and certified the foundation. The west floor has since been completely replaced and after inspection of the foundation at the NW corner, it was determined to be excellent. It is my professional opinion the wall foundations are satisfactory.

E & H Restoration, L.L.C. (Mr. Mark Emde), developed the following work procedure approved by Ashton.

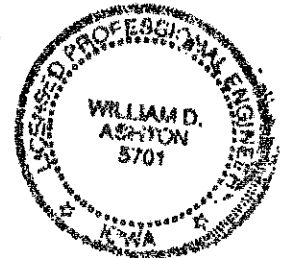
1. The Perma Stone will be removed in rectangular sections approximately 2' high and saved for reinstallation.
2. A horizontal saw cut will be made in the mortar joint sufficient to insert the leg of a structural angle.
3. The structural angle will be sized to support the brick material above the angle.
4. The deteriorated brick below the angle will be removed and new masonry installed.
5. When the mortar has cured, the process will be repeated.
6. Once the rebuilt brick wall is restored, the rectangular sections of Perma Stone will be reset and anchored to the structural brick wall.

It needs to be understood that working on a 187 year old building may require modification of the plan. Both E& H Restoration (Mark Emde) and Ashton have successfully worked on historical structures. We are confident this project will be successfully completed.

If there are questions, please call.

William D. Ashton
William D. Ashton
Professional Engineer

Cc Mark Emde
E & H Restoration, L.L.C.



1838 ORIGINAL CHURCH STRUCTURE PROPOSED 2023 INTERIOR REMODELING

WORK OUTLINE

GENERAL

Demolish existing interior walls, ceiling, and floor covering back to original building "shell"

Replace existing windows and doors with historically correct double insulated glazing windows

FIRST FLOOR

Widen restroom doors to 3'-0", and opening from entry to passage to 5'-6"

Mens: accessible toilet, urinal, and lavatory

Womens: accessible toilet, lavatory, and standard toilet

Demolish existing passage walls

Furnish and install two movable partitions OR

Construct "wing walls" as shown with six panel sliding doors (pocket or "barn" style)

SECOND FLOOR

Construct new east and west exterior metal stairways to be designed by fabricator

Provide new access to interior stairwell from classroom 4

Classroom 4A exits thru "office"

Provide new access to interior stairwell from classroom 4A without door blocking stairwell hall

Furnish and install movable partition between classrooms 4 and 4A

Provide new access to interior stairwell from classroom 5

PLUMBING, HVAC, AND ELECTRICAL

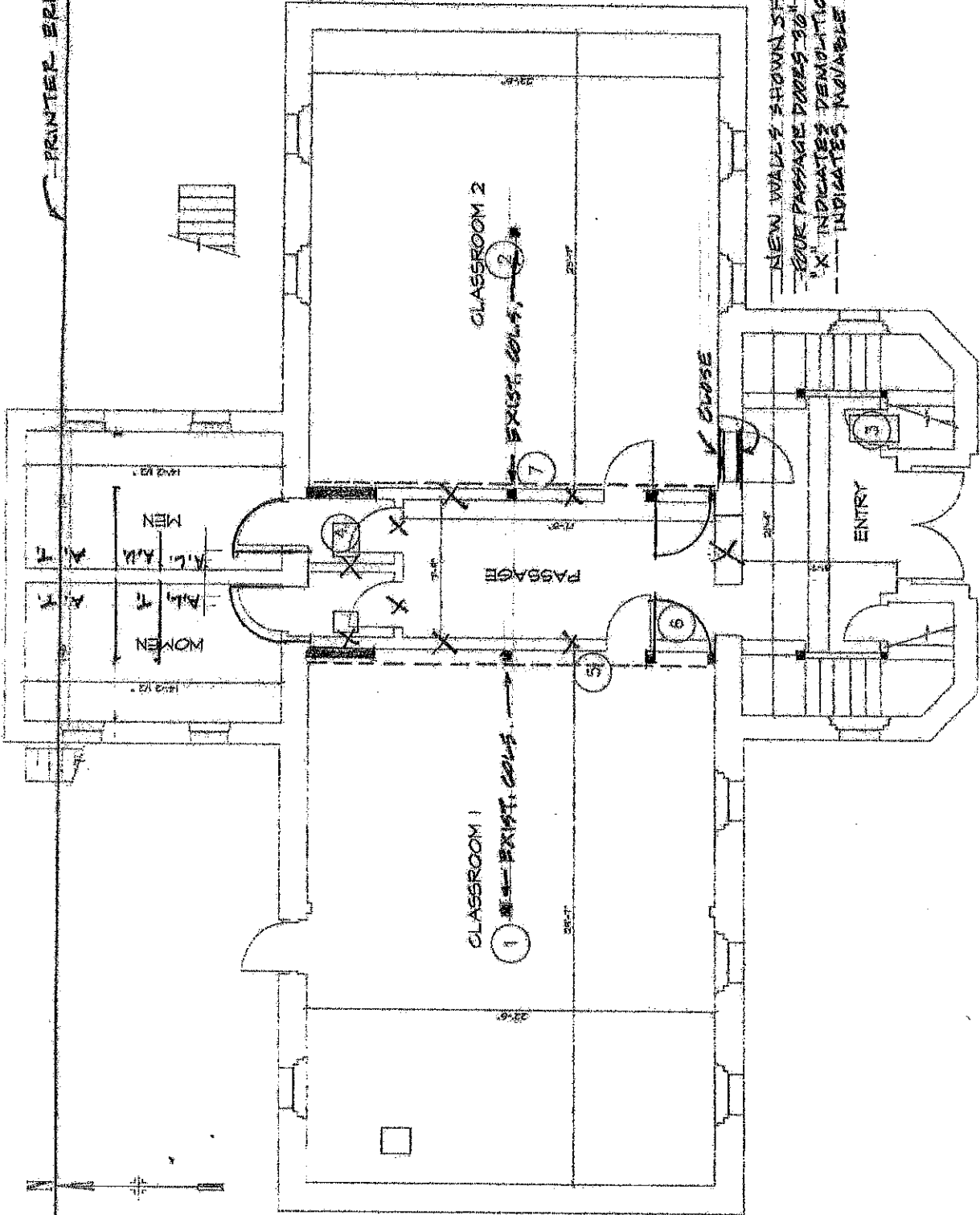
New water supply piping (sewer OK)

New plumbing fixtures

New HVAC equipment (rooms individually zoned and remotely controllable)

New electrical wiring, lighting, devices, and detection systems

PRINTER ERROR

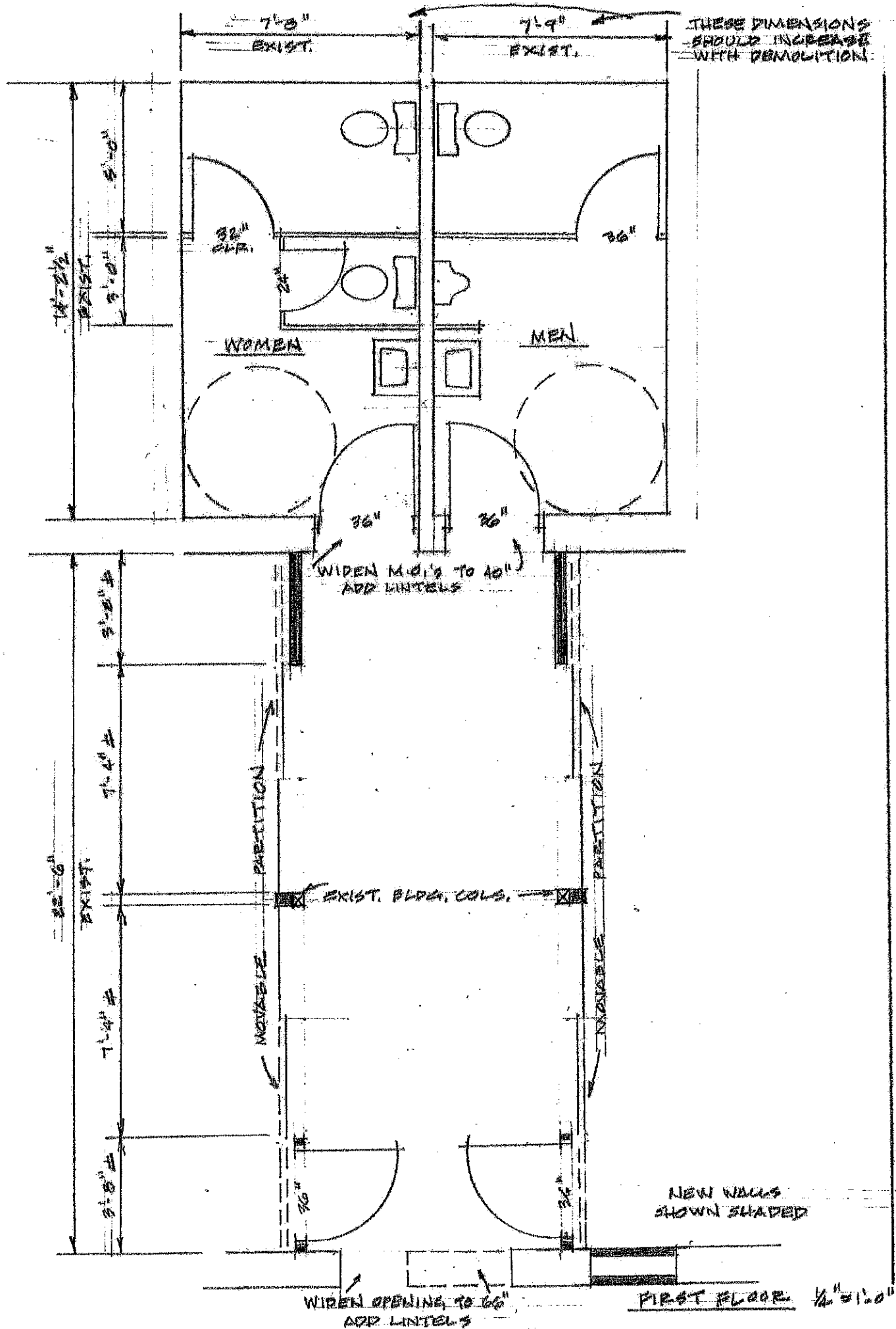


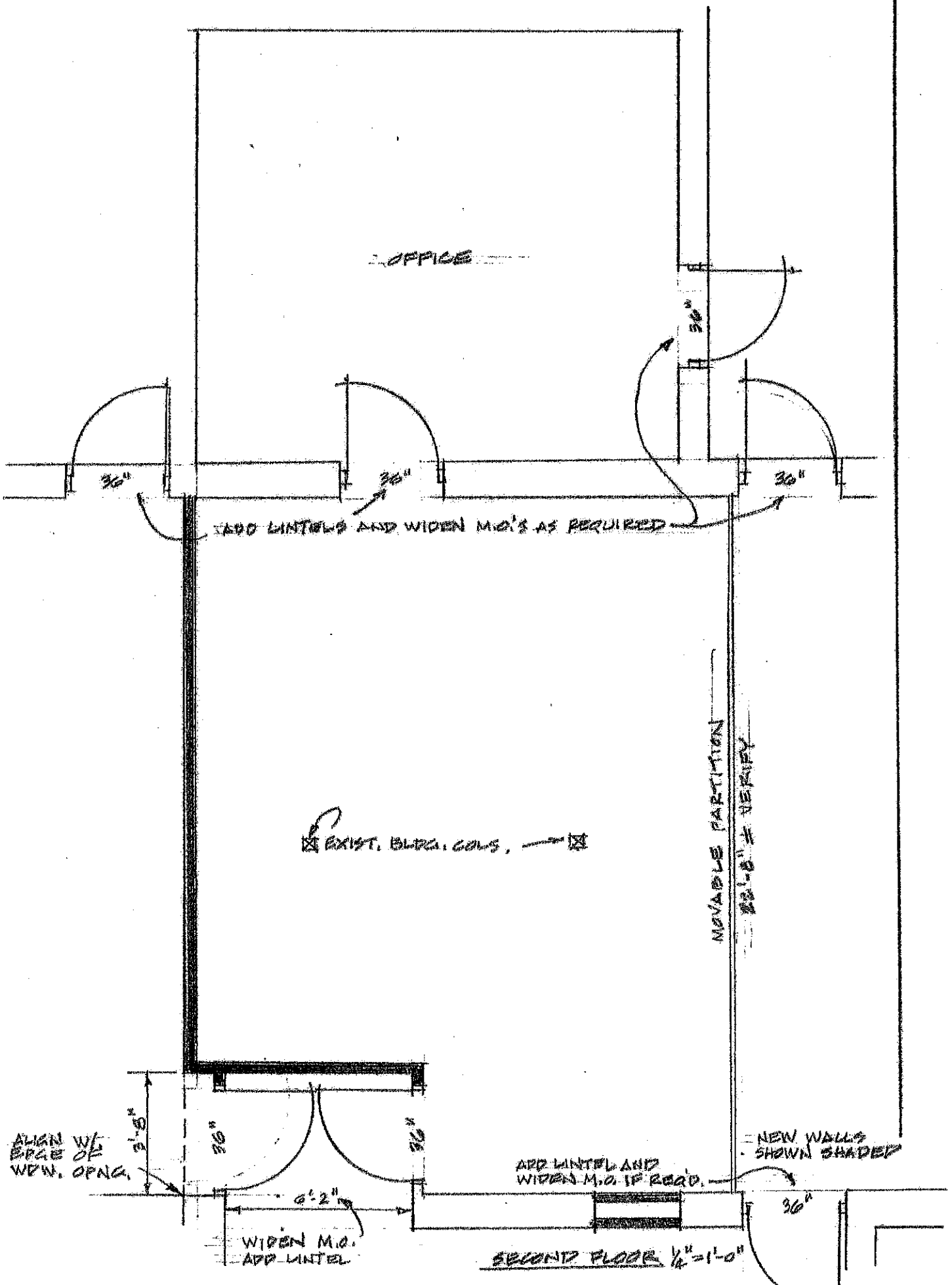
SAMPLES

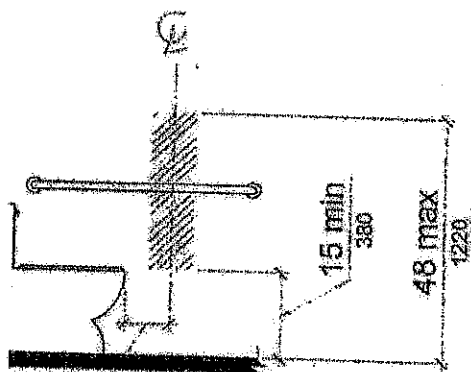
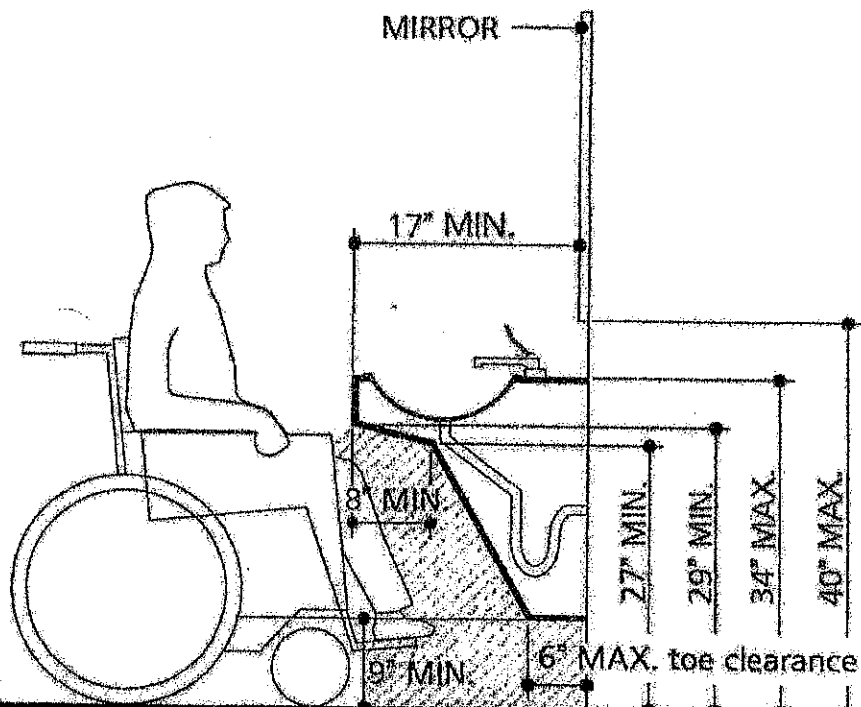
- ① CLASSROOM 1 - OLD CEILING PAINT SAMPLE
- ② CLASSROOM 2 - OLD CEILING PAINT SAMPLE
- ③ 1ST FL ENTRY - PIPE INSULATION BELOW FLOOR
- ④ MEN'S ROOM - FLOOR SAMPLE NEAR DOOR
- ⑤ CLASSROOM 1 - WALL TRIM PAINT SAMPLE
- ⑥ 1ST FL ENTRY - WALL PAINT SAMPLE
- ⑦ CLASSROOM 2 - WALL TRIM PAINT SAMPLE
- ⑧ CLASSROOM 4 - WALL TRIM PAINT SAMPLE
- ⑨ 2ND FL ENTRY - WALL PAINT SAMPLE

NEW WALLS SHOWN SHADED
FOUR PASSAGE DIMS 3'-0" WIDE
"X" INDICATES DEMOLITION PARTITIONS

Ashton Engineering, Inc. **AE**
ENGINEERING SERVICES
1435 EAST HAWTHORNE, DAVENPORT, IOWA 52803 562-334-1724
ST. ANTHONY'S 1838 CHURCH
DAVENPORT, IOWA
STRUCTURAL CONDITION STUDY
FIRST FLOOR PLAN







7-9
3-230

Figure 604.7
Dispenser Outlet Location

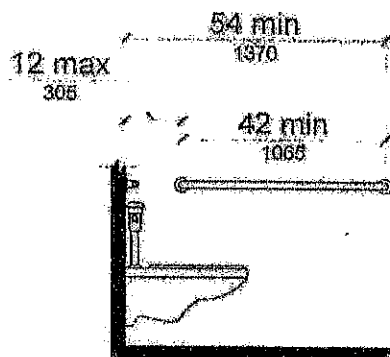


Figure 604.5.1
Side Wall Grab Bar at Water Closets

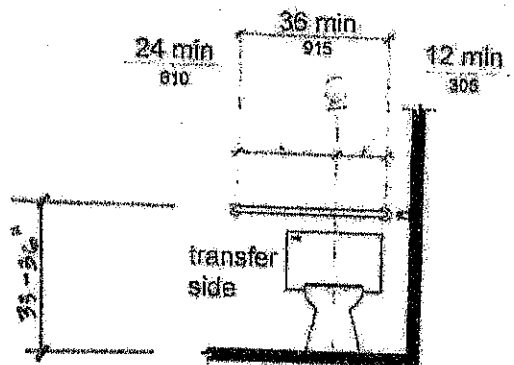
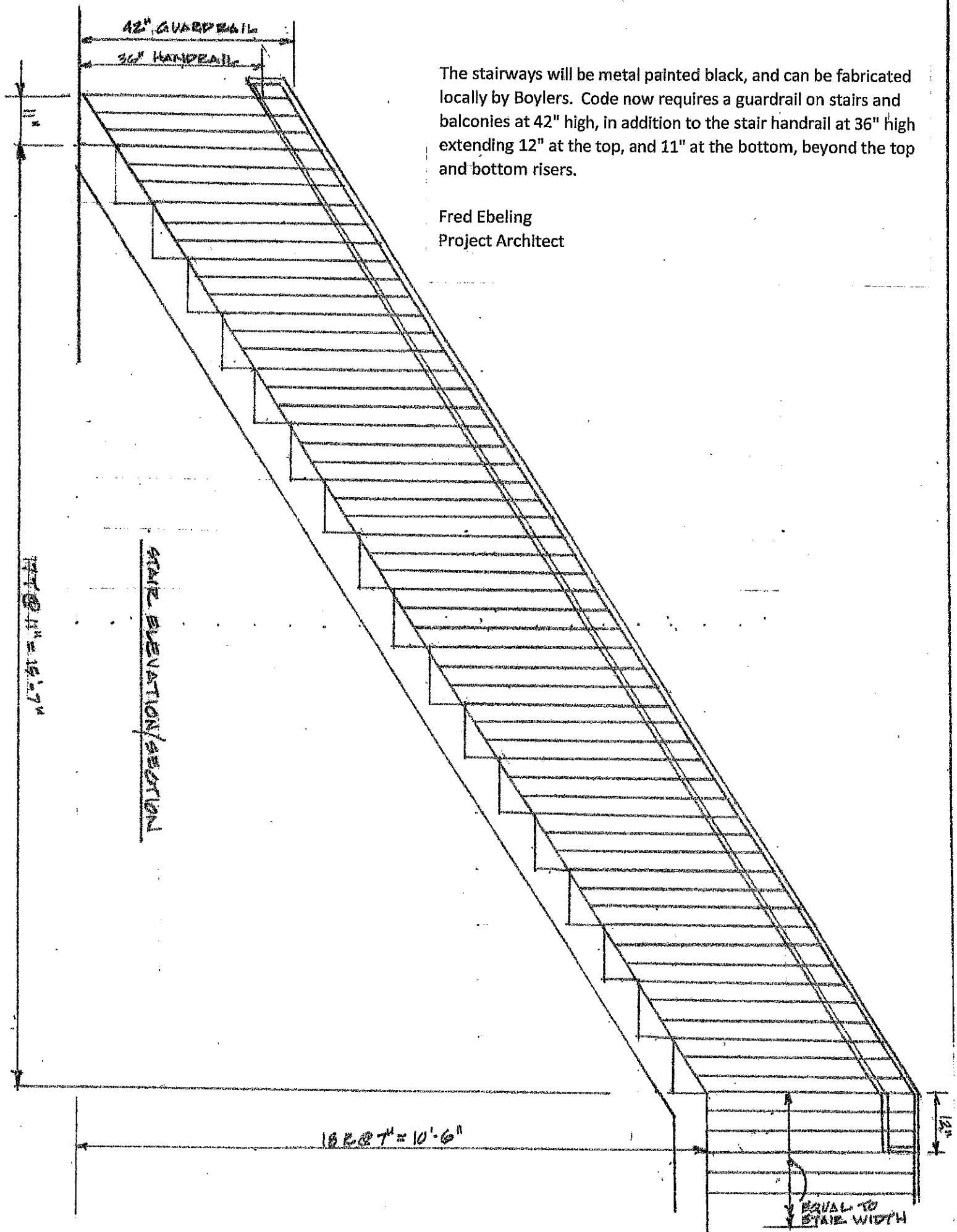
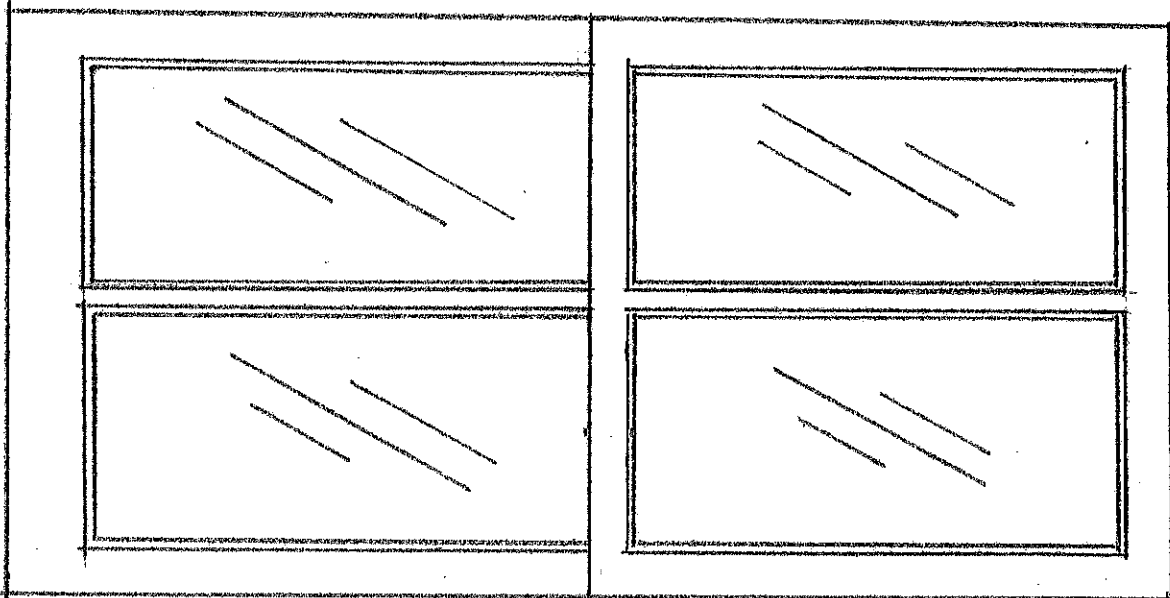


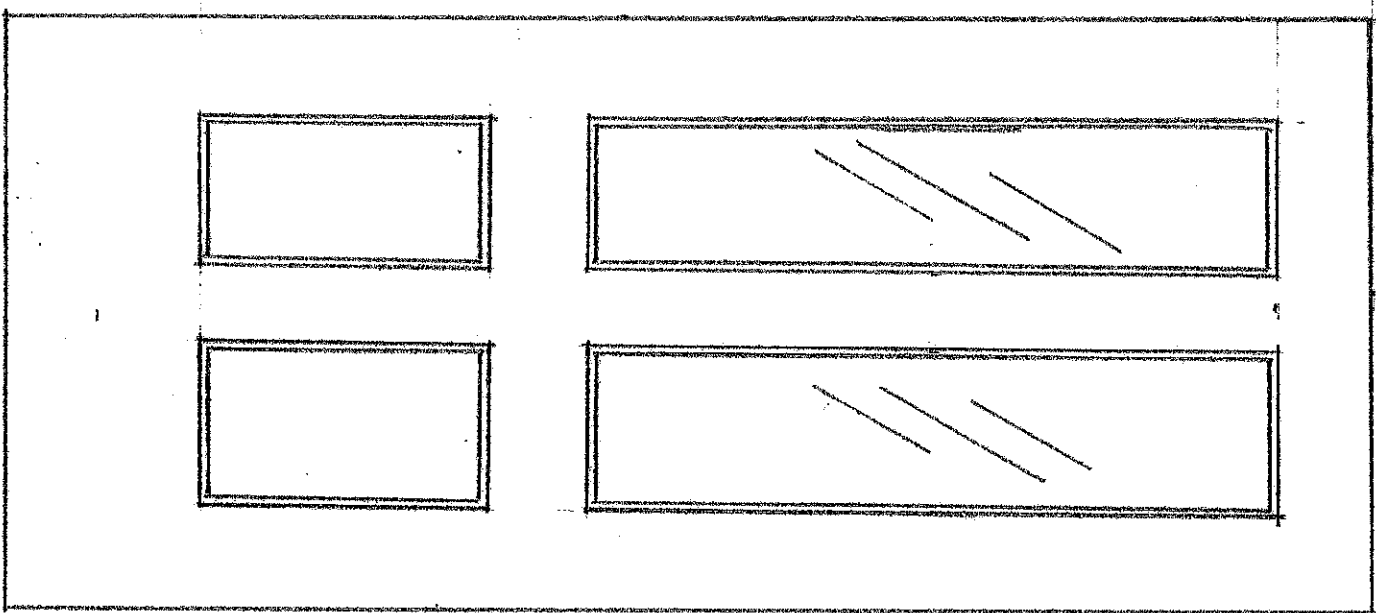
Figure 604.5.2
Rear Wall Grab Bar at Water Closets



2 OVER 2 DOUBLE HUNG WINDOW



4 PANEL DOOR UPPER 2 GLAZED



St. Anthony's Church

DAVENPORT
IOWA | USA

- Built in 1837 (4th Oldest Building in Davenport)
- Original Footprint: 25' by 40'
- Originally a Red Brick Building
- In 1947, the original church was covered with a stone façade to match the stone on the new church.



Original Church Building



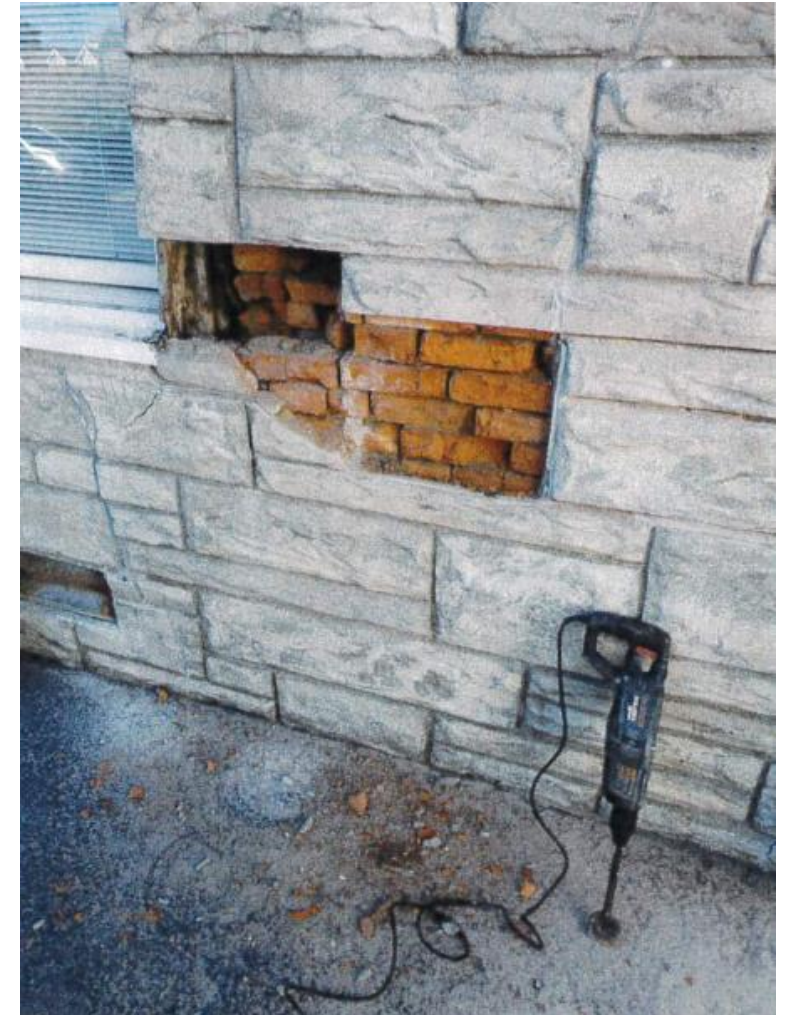
Original Church

- Currently used for the McAnthony Window Program
- Exterior: Seal & Protect Masonry
- Interior: Remodel Needed to Expand Community Services
- Historical Resource Development Program Grant (HRDP)



Project Scope: Masonry

1. **Crack Sealing:** Remove deteriorated sealant & apply new sealant to cracks.
2. **Micro Cracking:** Clean surface and apply an elastomeric sealant to cracks.
3. **Coating:** Paint exterior with elastomeric paint. Color to be determined.
4. **Northwest Corner Rebuild:**
 - Church hired Aston Engineering to prepare a structural report.
 - PermaStone will be salvaged to the greatest extent practicable.
 - Reconstruct underlaying brick façade.
 - Reinstall salvaged PermaStone to the exterior. Depending on the condition, new PermaStone may be required.



Exterior Paint



Sherwin Williams Loxon XP
LOXON XP Waterproofing Masonry Coating

Product Details

- High-build exterior masonry coating that can be applied directly to fresh concrete(at least 7 days old)

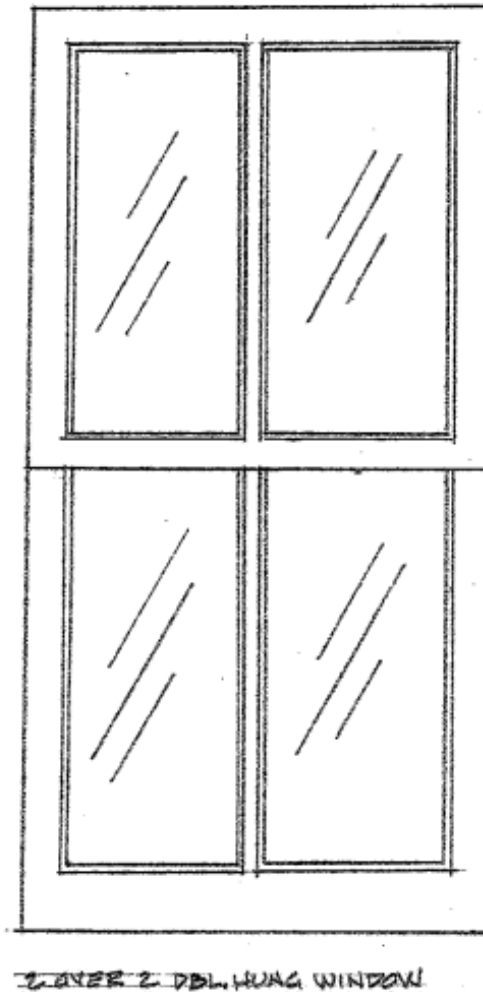
Windows

Existing Windows:

- Wood Window with Exterior Cladding
- Double Hung
- 1/1 Grid Pattern
- Approximately 20 Years Old

Replacement Windows:

- Custom Made Wood Windows
- Fit Existing Openings
- 2/2 Grid Pattern



DAVENPORT
IOWA | USA



Window Compatibility

DAVENPORT
IOWA | USA

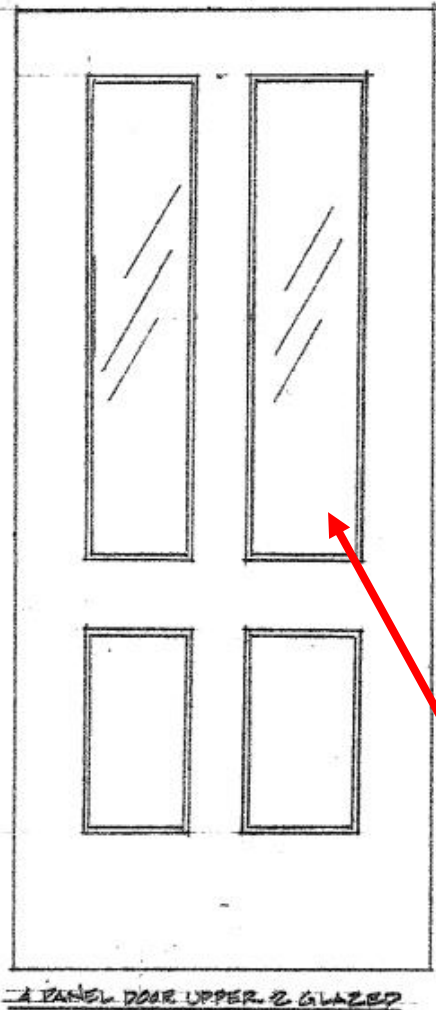


401 Brady Street
2/2 Grid Pattern



425 Brady Street
2/2 Grid Pattern

Doors

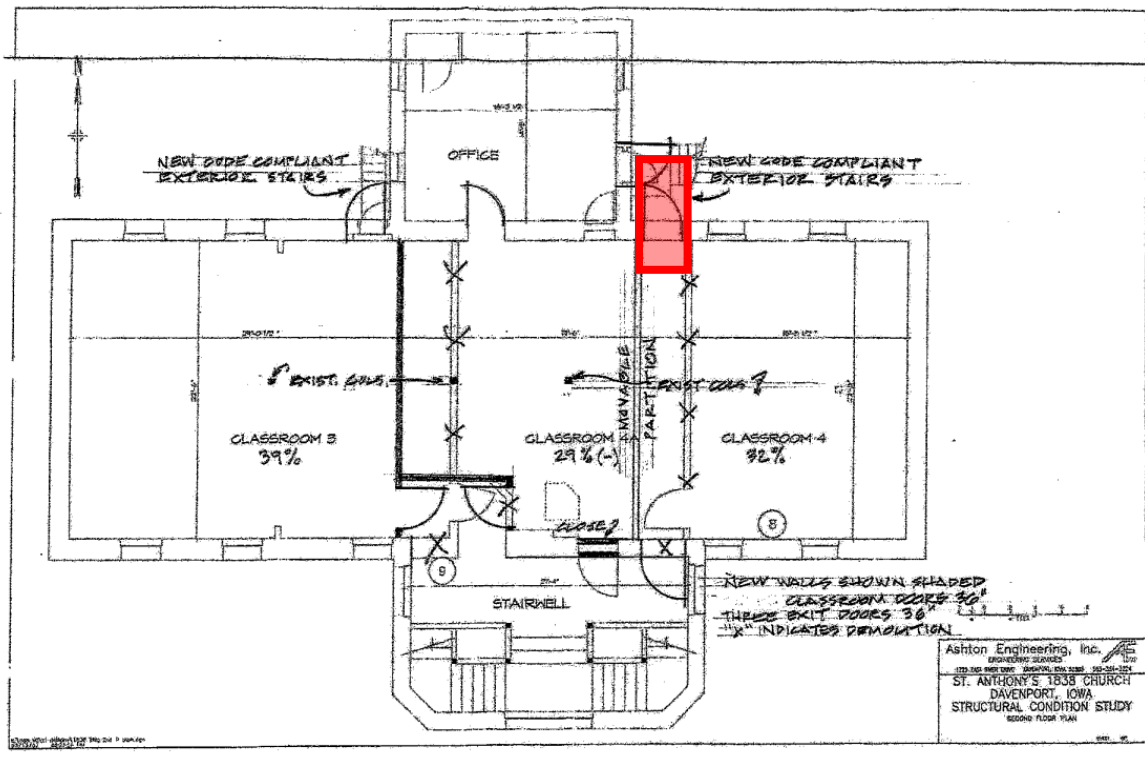


Wood Replacement Door
Glass Upper Panels



New Entrance

DAVENPORT
IOWA | USA



New door cut into 2nd Floor Façade.
Required per building code.

Exterior Staircase

- Construct New East & West Exterior Staircases.
- Custom Design by Boylers Ornamental Iron.
- Metal Staircase Painted Black.



DAVENPORT
IOWA | USA



Technical Preservation Services

Brick, Stone, Terra Cotta, Concrete, Adobe, Stucco and Mortar

Building Exterior **Masonry**

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

< HOME >

Standards
GuidelinesMasonry
Wood
MetalsRoofs
Windows
Entrances/Porches
StorefrontsStructural Systems
Spaces/Features/Finishes
Mechanical SystemsSite
SettingEnergy
New Additions
Accessibility
Health/Safety

The longevity and appearance of a masonry wall is dependent upon the size of the individual units and the mortar.

Stone is one of the more lasting of masonry building materials and has been used throughout the history of American building construction. The kinds of stone most commonly encountered on historic buildings in the U.S. include various types of sandstone, limestone, marble, granite, slate and fieldstone. **Brick** varied considerably in size and quality. Before 1870, brick clays were pressed into molds and were often unevenly fired. The quality of brick depended on the type of clay available and the brick-making techniques; by the 1870s--with the perfection of an extrusion process--bricks became more uniform and durable. **Terra cotta** is also a kiln-dried clay product popular from the late 19th century until the 1930s. The development of the steel-frame office buildings in the early 20th century contributed to the widespread use of architectural terra cotta. **Adobe**, which consists of sun-dried earthen bricks, was one of the earliest permanent building materials used in the U.S., primarily in the Southwest where it is still popular.



1880s brick building with terra-cotta trim.

Mortar is used to bond together masonry units. Historic mortar was generally quite soft, consisting primarily of lime and sand with other additives. After 1880, portland cement was usually added resulting in a more rigid and non-absorbing mortar. Like historic mortar, early **stucco** coatings were also heavily lime-based, increasing in hardness with the addition of portland cement in the late 19th century. **Concrete** has a long history, being variously made of tabby, volcanic ash and, later, of natural hydraulic cements, before the introduction of portland cement in the 1870s. Since then, concrete has also been used in its precast form.

While masonry is among the most durable of historic building materials, it is also very susceptible to damage by improper maintenance or repair techniques and harsh or abrasive cleaning methods.

Masonry

....Identify, retain, and preserve



recommended.....

Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets,



Materials and craftsmanship illustrated in stone wall.

railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

**not
recommended.....**

Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.

Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

Removing paint from historically painted masonry.

Radically changing the type of paint or coating or its color.

Masonry

....Protect and Maintain



recommended.....



Chemical cleaning to remove dirt from granite.

Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.

Carrying out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and the long range effects are known to enable selection of the gentlest method possible.

Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.

Inspecting painted masonry surfaces to determine whether repainting is necessary.

Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are historically appropriate to the building and district.

Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry features will be necessary.



Removing felt-tipped marker graffiti with poultice.

**not
recommended.....**

Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.

Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.

Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.



Historic brick damaged by sandblasting.

Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.

Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.

Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.

Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.

Removing paint that is firmly adhering to, and thus protecting, masonry surfaces.

Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.

Failing to follow manufacturers' product and application instructions when repainting masonry.

Using new paint colors that are inappropriate to the historic building and district.

Failing to undertake adequate measures to assure the protection of masonry features.

Masonry

....Repair



recommended.....

Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.

Duplicating old mortar in strength, composition, color, and texture.

Duplicating old mortar joints in width and in joint profile.

Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.

Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.

Cutting damaged concrete back to remove the source of deterioration (often corrosion on metal reinforcement bars). The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete.



Preparation for stucco repair.

Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of masonry features when there are surviving



Replacement stones tooled to match original.

prototypes such as terra-cotta brackets or stone balusters.

Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

**not
recommended.....**

Removing nondeteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.



Loss of the historic character due to insensitive repointing.

Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.

Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with a synthetic caulking compound.

Using a "scrub" coating technique to repoint instead of traditional repointing methods.

Changing the width or joint profile when repointing.

Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.

Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.

Patching concrete without removing the source of deterioration.

Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the masonry feature or that is physically or chemically incompatible.

Applying waterproof, water repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

Masonry

....Replace



recommended.....

Replacing in kind an entire masonry feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

not

recommended.....

Removing a masonry feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

not

recommended.....

Creating a false historical appearance because the replaced masonry feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new masonry feature that is incompatible in size, scale, material and color.



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Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

C. Commission review process - Standards for review. In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards in addition to any other standards or guidelines established by ordinance for a local landmark or historic district. In all cases, these standards are to be applied in a reasonable manner, taking into full consideration the issue of economic feasibility and other technical considerations.

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; and
2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
3. All designated property shall be recognized as a product and physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural architectural features shall be discouraged; and
4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. 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; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. 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.

D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 14.01.040C.

1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and
2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and
3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and
4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and
5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and
6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and
7. 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.

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
7/11/2023

Subject:
Review of Commission Bylaws

Recommendation:
Hold discussion.

Background:
The Historic Preservation Commission Bylaws were last amended on March 13, 2001. The current version online are the most up-to-date.

The City adopted a new Zoning Ordinance in 2019, which caused several reference errors embedded in other sections of the Municipal Code. Staff are correcting reference errors when encountered. Reference errors can be ignored until updates are made as the Commission continues to operate in compliance with the Historic Preservation Ordinance and Chapter 2.65 of the Municipal Code.

City staff propose the following timeline for revising and adopting Bylaws:

1. **April Meeting:** Distribute existing Bylaws and relevant code sections to Commissioners.
2. **April-May:** City staff will draft corrections to the Bylaws and review with the Legal Department.
3. **June Meeting:** Staff will provide a draft to Commissioners for discussion. Commissioners can submit comments and recommendations to staff for further revision.
4. **July Meeting:** Review draft of Bylaws.
 - If no additional revisions are warranted, the Commission may take formal action approving the Bylaws.
 - If additional edits are desired, then staff can further revise the Bylaws for formal action at the August 8, 2023 meeting.

Attached is a draft version of the Bylaws. Staff consulted with other Iowa municipalities regarding historic preservation bylaws. Included is a complete rewrite of Davenport's bylaws.

Staff made a revision based on the discuss from the June meeting. No additional comments have been provided.

ATTACHMENTS:

Type	Description
▣ Backup Material	Draft Bylaws-July 2023
▣ Backup Material	Historic Preservation Commission Bylaws
▣ Backup Material	Chapter 2.65 of the Municipal Code
▣ Backup Material	Title 14-Historic Preservation Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	7/7/2023 - 11:45 AM

**HISTORIC PRESERVATION COMMISSION
CITY OF DAVENPORT, IOWA**

BYLAWS

**ARTICLE I
NAME**

The name of the Commission is the “Davenport Historic Preservation Commission” and is herein referred to as the “Commission”.

**ARTICLE II
POWER AND DUTIES**

The Commission shall be governed by the terms of Chapter 2.65 and Title 14 of the Municipal Code of the City of Davenport, Iowa and the laws of the State of Iowa, as amended time to time.

**ARTICLE III
MEMBERSHIP**

SECTION 1: MEMBERSHIP

Membership eligibility and composition are outlined in Chapter 2.65 of the Municipal Code of the City of Davenport, Iowa.

SECTION 2: ORIENTATION FOR NEW MEMBERS

Prior to the first regular meeting following appointment, a new member will be provided with copies of the Historic Preservation Commission Ordinance, Chapter 2.65 of the City of Davenport Municipal Code, Bylaws, and other documentation useful to the member in carrying out the duties of the Commission. Each new member will receive an orientation briefing by the Commission Secretary, which includes a review of the duties and obligations of a member and a review of current business before the Commission.

SECTION 3: RESIGNATIONS

Resignations must be submitted in writing declaring an effective date to the Commission Secretary.

SECTION 4: ABSENCES

Commission members are expected to attend all regular and special meetings of the Commission. Prior to any scheduled meeting, members shall notify the Commission Secretary regarding any excused or anticipated absences. Failure to attend meetings as outlined in Chapter 2.65 of the Municipal Code may be subject to forfeiture of appointment.

**ARTICLE IV
OFFICES**

SECTION 1: ELECTION AND TERM OF OFFICE

The Commission, at the first regular meeting of the calendar year, shall elect to office from its membership a Chairperson and Vice-Chairperson, each to hold office for one (1) year. Both Chairperson

and Vice-Chairperson shall be eligible for reelection. Election of Chairperson and Vice-Chairperson shall be by a roll call vote.

SECTION 2: POWERS AND DUTIES OF CHAIRPERSON

The Chairperson shall:

- A. Preside at meetings of the Commission;
- B. Call special meetings;
- C. Establish committees and appoint members thereto;
- D. Sign official documents adopted or approved by the Commission; and
- E. See that all actions for the Commission are properly taken and carried out.

SECTION 3: POWERS AND DUTIES OF VICE-CHAIRPERSON

During the absence, disability, or disqualification of the Chairperson, the Vice-Chairperson must exercise all the powers and duties of the Chairperson.

SECTION 4: REPLACEMENT OF OFFICERS

In the event any office of the Commission becomes vacant, a replacement must be elected at the next regular meeting to serve the unexpired term of the vacated office.

SECTION 5: TEMPORARY ABSENCE AND APPOINTMENTS OF OFFICERS

If both the Chairperson and Vice-Chairperson are absent and a quorum is present, a temporary Chairperson for that one meeting shall be elected by those members in attendance. The temporary Chairperson shall carry out the duties of the Commission.

SECTION 6: COMMISSION SECRETARY

City staff designated by the Director of the Department of Development & Neighborhood Services shall provide staff support to the Board. Upon request, staff will provide records, documents, or other information which the Commission may need for its consideration in connection with its duties.

ARTICLE V MEETINGS

SECTION 1: REGULAR MEETINGS

The Commission shall conduct regularly scheduled meetings pursuant to Chapter 2.65 of the Municipal Code. The regular monthly meetings of the Commission shall be held on Tuesdays beginning at 5:00 p.m. Meetings are generally the second Tuesday of each month; however, variations may occur due to holidays or scheduling conflicts. All regular meetings shall be held at the City Hall Council Chambers, 226 West 4th Street, unless otherwise specified.

SECTION 2: SPECIAL MEETINGS

The Commission shall conduct special meetings pursuant to Chapter 2.65 of the Municipal Code. Special meetings may be called by the Chairperson or upon written request by three members of the Commission. Special meetings shall be held at the time and location as determined by the Chairperson or three requesting members of the Commission.

SECTION 3: WORK SESSIONS

The Commission shall conduct work sessions pursuant to Chapter 2.65 of the Municipal Code. Work sessions may be called by the Chairperson or upon written request by three members of the

Commission. Work sessions shall be held at the time and location as determined by the Chairperson or three requesting members of the Commission. The purpose of a work session is to discuss items related to historic preservation, which will not require a formal vote at a later date. No business will be transacted during a work session.

SECTION 4: NOTICE

Adequate notice of all Commission meetings must be given to encourage attendance by members and other interested persons and to meet all requirements of law. All Commission meetings are open to the public as required by the Iowa Open Meetings Law (Iowa Code Chapter 21).

SECTION 5: QUORUM

The presence of a majority of the official members of the Commission shall constitute a quorum to legally transact Commission business. Without a quorum, no business will be transacted and no official action on any matter will take place.

SECTION 6: VOTING

- A. Requirements: The concurring vote of a majority of the quorum is necessary for any formal action by the Commission;
- B. Procedure: Voting on formal applications before the Commission will be by voice roll call, called by the Commission Secretary. All Commissioners, including the Chairperson, are required to cast a vote upon each motion.
- C. Meeting Attendance: Commissioners are expected to be physically present at the meeting in order to exercise their vote. Remote voting may be authorized by the Chairperson if given proper notification in advance of a meeting.

SECTION 7: CONFLICT OF INTEREST

A member of the Commission must abstain from participating in a matter before the Commission when the member has a conflict of interest or an appearance of impropriety. Conflict of interest shall mean a direct and personal interest in the outcome of the proceedings. An appearance of impropriety shall mean an apparent conflict of interest based on objective standards. A member of the Commission shall declare their conflict or appearance of impropriety as soon as the matter comes before the Commission for discussion or as soon thereafter as the member becomes aware of the appearance of the impropriety or conflict. Thereafter, the member shall take no part in the discussion or vote on the matter.

SECTION 8: EX PARTE COMMUNICATIONS

No member of the Commission is qualified to speak for the Commission or to give public expression, including news releases, of the opinion, attitude or action of the Commission on any matter, unless specifically directed to do so by motion of the Commission. The right of a member of the Commission as a citizen to his/her personal opinion, written or spoken, is not denied.

It is the policy of the Historic Preservation Commission that members not attend private meetings whose principal purpose is to discuss business that is before or will come before the Commission, unless such attendance is approved by the Commission by motion prior to the private meeting.

Ex Parte means communication between a Commission member(s) and a party or third party outside of duly scheduled meetings on an issue pending before the Commission or that will be brought before the Commission. Ex Parte communications should be avoided because they raise the issue of due process

fairness. In the event a situation arises where they occur, the member shall place on the public record the sum and substance of the communication to enable interested persons to rebut the communications.

SECTION 9: ROBERT'S RULES OF ORDER

Robert's Rules of Order shall govern the Commission meetings in all cases where these rules do not provide for the procedures to be followed.

SECTION 10: MINUTES

The minutes must be approved at the next regular meeting by formal action of the Commission. The minutes must then become part of the permanent records of the Commission.

SECTION 11: OPEN MEETINGS LAW

All actions of the Commission must comply with the Iowa Open Meetings Law (Iowa Code Chapter 21)

SECTION 12: OPEN RECORDS

All letters, petitions, documents, and other materials submitted to and/or generated by the Commission are public records open to public viewing at the Department of Development & Neighborhood Services, Public Works Facility, 1200 East 46th Street, as provided in Iowa Code Chapter 22. A charge may be levied for copies of such materials.

ARTICLE VI AGENDA

SECTION 1: ORDER OF AGENDA ITEMS

The order of business shall be as follows:

- I. Call to Order
- II. Secretary's Report
- III. Communications
- IV. Old Business
- V. New Business
- VI. Other Business
- VII. Open Forum for Comment
- VIII. Adjourn

ARTICLE VII AMENDMENT OF BY-LAWS

The foregoing bylaws, or any part thereof, may be amended at any regular or special meeting of the Commission. A vote of no fewer than five (5) members approving said amendment shall be required. An affirmative vote on the motion to amend the bylaws cannot be reconsidered.

HISTORIC PRESERVATION COMMISSION
City of Davenport, Iowa

“Bylaws” *

ARTICLE I

General Rules

The Commission shall be governed by the terms of the Historic Preservation Ordinance as contained in Section 17.23 of the 1990 Municipal Code of the City of Davenport, Iowa and by the terms of the Code of Iowa, Chapter 303, as amended time to time.

ARTICLE II

Membership

The Commission shall consist of nine (9) members and be governed by the provisions contained in Section 17.23.040 of the 1990 Municipal Code.

ARTICLE III

Officers

The Commission shall elect by secret ballot from its membership a Chairperson and Vice-Chairperson. The officers’ duties and terms of office shall be those described in Section 17.23.040(I) of the 1990 Municipal Code.

The Commission Secretary shall provide staff support to the Commission in accordance with the provisions contained in section 17.23.040(J) of the 1990 Municipal Code. The Commission may assign the Commission Secretary other duties and responsibilities at its discretion.

ARTICLE IV

Meetings

The Commission shall conduct regularly scheduled meetings and special meetings pursuant to Sections 17.23.040(G) and 17.23.040(H) of the 1990 Municipal Code.

*as amended 03/13/01

Voting on formal applications before the Commission will be by voice roll call, called by the Commission Secretary, and will be recorded by yeas and nays or present, which will act as neither a yea or a nay. Members shall be physically present at the meeting in order to exercise their vote. Proxy voting and voting by mail or telephone are prohibited.

Prior to formal consideration of a request for demolition of a designated local landmark or a property located within a designated local or national historic district, the Commission shall meet with the petitioner in an informal work session. The purpose of this work session is to discuss the criteria to warranting demolition as stipulated in the City Code, and to discuss viable alternatives to demolition.

Conflict of Interest

In accordance with the provisions contained in Section 17.23.040(K) of the 1990 Municipal Code, a member of the Commission must abstain from participating in a matter before the Commission when the member has a conflict of interest or an appearance of impropriety. Conflict of interest shall mean a direct and personal interest in the outcome of the proceedings. An appearance of impropriety shall mean an apparent conflict of interest based on objective standards. A member of the Commission shall declare their conflict or appearance of impropriety as soon as the matter comes before the Commission for discussion or as soon thereafter as the member becomes aware of the appearance of the impropriety or conflict. Thereafter, the member shall take no part in the discussion or vote on the matter.

Ex Parte Communications

No member of the Commission is qualified to speak for the Commission or to give public expression, including news releases, of the opinion, attitude or action of the Commission on any matter, unless specifically directed to do so by motion of the Commission. The right of a member of the Commission as a citizen to his/her personal opinion, written or spoken, is not denied.

It is the policy of the Historic Preservation Commission that members not attend private meetings whose principal purpose is to discuss business that is before or will come before the Commission, unless such attendance is approved by the Commission by motion prior to the private meeting.

Ex Parte means communication between a Commission member(s) and a party or third party outside of duly scheduled meetings on an issue pending before the Commission or that will be brought before the Commission. Ex Parte communications should be avoided because they raise the issue of due process fairness. In the event a situation arises where they occur, the member shall place on the public record the sum and substance of the communication to enable interested persons to rebut the communications.

ARTICLE V

Powers and Duties of the Commission

The Commission shall have the powers and duties granted in Section 17.23.050 of the 1990 Municipal Code, as amended time to time.

ARTICLE VI

Rules of Order

Roberts Rule of Order, Revised, will govern the Commission meetings in all cases where these rules do not provide for the procedures to be followed.

The foregoing bylaws, or any part thereof, may be amended at any regular or specially-called meeting of the Commission where not less than three (3) days notice and a copy of the proposed amendment has been provided to all members of the Commission. A vote of not less than six (6) members approving said amendment shall be required. An affirmative vote on the motion to amend the bylaws cannot be reconsidered.

Chapter 2.65 HISTORIC PRESERVATION COMMISSION

2.65.010. Creation. [Ord. No. 2019-02 § 3]

The historic preservation commission of the City of Davenport is hereby established. The word "commission", when used in this chapter, means the historic preservation commission.

2.65.020. Eligibility. [Ord. No. 2019-02 § 3]

All members of the commission shall be legal residents of the City of Davenport or own a property within the City of Davenport, which is a designated Local Landmark or is listed on the National Register of Historic Places.

2.65.030. Composition. [Ord. No. 2019-02 § 3]

The commission shall consist of seven members. Members shall demonstrate positive experience or interest in historic preservation and/or cultural resource management. Members shall include, but are not limited to, architects, urban designers, urban planners, architectural historians, landscape architects, civil or structural engineers, real estate development professionals and contractors.

2.65.040. Compensation. [Ord. No. 2019-02 § 3]

Members shall serve without compensation.

2.65.050. Method of appointment. [Ord. No. 2019-02 § 3]

Members shall be appointed by the Mayor, with the approval of the City Council.

2.65.060. Terms. [Ord. No. 2019-02 § 3]

Members shall serve terms of three years, provided however that all members shall hold over until their successors are appointed and approved. Appointments shall be staggered such that no more than three members are appointed and approved each year. Appointments for non-reappointed members shall begin from the date of the expired term of the non-reappointed member. Vacancies occurring on the commission, other than those due to the normal expiration of term of office, shall be filled only for the unexpired portion of the former member's term.

2.65.070. Forfeiture of appointment. [Ord. No. 2019-02 § 3]

A member shall forfeit his or her appointment to the commission if he or she changes their legal residence to outside the City's corporate limits, no longer owns a property within the City of Davenport, which is a designated Local Landmark or is listed on the National Register of Historic Places or fails to attend in person at least two-thirds of all regularly scheduled meetings during the calendar year.

2.65.080. Meetings. [Ord. No. 2019-02 § 3]

Meetings shall be held at regularly scheduled times and location as determined by the commission. All meetings shall be open to the public. Special meetings may be called by the chairperson or upon written request by three members of the commission. Special meetings shall be held at the time and location as determined by the chairperson or three requesting members of the commission. All meetings shall be in accordance with Iowa Open Meetings Law, Iowa Code, Chapter 21.

A public record of meetings shall contain the minutes, attendance records, voting results and summaries of all pertinent action of the commission. A copy shall be filed with the City of Davenport community planning and economic development department for public review.

2.65.090. Quorum. [Ord. No. 2019-02 § 3]

The presence of a majority of the official members of the commission shall constitute a quorum to legally transact commission business.

2.65.100. Powers and duties. [Ord. No. 2019-02 § 3]

The commission shall have and exercise all the powers and privileges and shall perform the duties and conduct as established by state law, or as same may be from time to time amended and the provisions thereof being incorporated herein by reference, and such other powers and duties as may from time to time be conferred by or imposed upon it by law.

The historic preservation commission shall have the following powers and duties:

- A. To adopt its own administrative and procedural guidelines; and
- B. To maintain an ongoing survey designed to identify structures and districts potentially qualifying for local designation. The commission may initiate the nomination process and shall

respond to a petition by the owner(s) of record for local landmark or historic district designation and placement onto the local register; and

- C. To maintain an ongoing survey designed to identify structures and districts potentially qualifying for the National Register of Historic Places. The commission may initiate the nomination process, and review and comment on a petition for nomination from any person, group or association for the National Register of Historic Places. This subsection is not to be interpreted as meaning that all structures, sites, objects and districts identified as eligible for the National Register of Historic Places shall be automatically approved by the City Council and accepted onto the local register; and
- D. To recommend to the City Council for consideration and adoption, ordinances designating architecturally and historically significant structures and areas as local landmarks and historic districts; and
- E. To maintain records of all studies and inventories for public use. This will include listings of all structures and districts that have been listed on the National Register of Historic Places and all structures and districts that have been designated as local landmarks and historic districts by the City Council. This latter list will be known as the Davenport Register of Historic Properties; and
- F. To hold public meetings to consider any action officially before the commission; and
- G. To review and take action on applications for a certificate of appropriateness, a certificate of economic hardship and a certificate of public hazard; and
- H. To call upon City staff and/or outside experts for technical advice; and
- I. To promote and conduct public education and interpretive programs on local history, including the City's inventory of architecturally and historically significant structures and districts; and
- J. To periodically review and make recommendations to the City Council proposed revisions to the Historic Preservation chapter of the City's comprehensive plan and to assist in the development of policies and procedures under the ordinance for Securing of Abandoned Buildings; and

- K. To testify before all boards and commissions on any matter involving a local landmark or designated historic district, such as but not limited to proposed zoning amendments, applications for special use or applications for zoning variances; and
- L. To develop and recommend to the City Council for adoption, individual design guidelines for designated landmarks and historic districts in Addition to the guidelines contained in the historic preservation ordinance. This includes design guidelines appropriate for rehabilitation, reconstruction and infill development specific to each individual designated historic district; and
- M. To provide information upon request to the owners of local landmarks or to residents in designated historic districts pertaining to the appropriate preservation, rehabilitation and reuse options and the available financial assistance programs for the rehabilitation of designated property; and
- N. To make recommendations to the City Council regarding the appropriate streetscape improvements, with adequate technical and public input, for designated historic districts. This also includes the system of signs used to announce the designated historic district and the plaques used to identify individual structures.

The commission shall adopt its own rules of procedure not in conflict with this Chapter or with the Iowa Code.

2.65.110. City officers and employees to assist. [Ord. No. 2019-02 § 3]

It shall be the duty of all City officers and employees of the City to provide assistance to the commission and its members as this will enable the board to most effectively perform its duties. City officers and employees of the City are authorized and directed to furnish to the commission, upon its request, records, documents, other information which the commission may need for its consideration in connection with its duties.

Title 14
HISTORIC PRESERVATION

Chapter 14.01
HISTORIC PRESERVATION

14.01.010. Short title. [Ord. No. 2019-02 § 4]

This chapter shall be known as the "Historic Preservation Ordinance" of the City of Davenport, Iowa.

14.01.020. Purpose. [Ord. No. 2019-02 § 4]

The purpose of this chapter is to promote the educational, cultural, aesthetic, economic and general welfare of the City of Davenport by:

- A. Providing a mechanism for the community to identify, protect and enjoy the distinctive historical and architectural characteristics of Davenport which represent a visual legacy of the City's cultural, social, economic, political and architectural heritage; and
- B. Fostering civic pride, through public education, by formally recognizing and honoring the notable accomplishments of past citizens as represented in the City's historic structures, sites, objects and districts; and
- C. Stabilizing and/or increasing property values by encouraging the conservation, through sympathetic rehabilitation and/or reuse, of historically or architecturally significant properties; and
- D. Preserving and enhancing the City's attractiveness to potential home buyers, tourists, businesses wanting to relocate and other visitors, thereby supporting and promoting commercial development and economic benefit to the City's economy; and lastly,
- E. Encouraging the stabilization, rehabilitation and conservation of the existing building stock, including the prevention of needless demolition of structurally-sound buildings, in order to strengthen the City's neighborhoods and to prevent future urban blight.

14.01.030. Definitions. [Ord. No. 2019-02 § 4]

- A. ALTERATION - Means any activity requiring a building, sign or demolition permit which materially or visually changes the exterior architectural features, elements and appearance of a structure. This includes, but is not limited to, construction, reconstruction, rehabilitation, relocation and demolition, in whole or in part.
- B. APPURTENANT FIXTURE - Means something that belongs to or is attached to something else, either physically or legally.
- C. ARCHITECTURAL FEATURE - Means and includes the exterior elements of a structure or site and their arrangement which define a particular architectural style, character and/or uniqueness. These elements include, but are not limited to, the following: facade materials,

windows, doors, mill-work, roof-cresting, fences, gates, light fixtures, signs, and all other appurtenant fixtures.

- D. ARCHITECTURAL SIGNIFICANCE - Means a structure possessing any of the following characteristics is said to have architectural significance:
1. The structure is the work of or is associated with a noted architect, builder, craftsman or architectural firm; and/or
 2. The structure is an exceptional example of a particular architectural design or style (whether local or typical) in terms of detail, material and workmanship; and/or
 3. The structure is one of the few remaining examples of a particular use or is an example which does not clearly represent a major style but has a high degree of integrity, as defined herein; and/or
 4. The structure is one of a contiguous grouping that provide a sense of cohesiveness expressed through a similarity of design, style, time period or method of construction and adding to the unique character of the area; and/or
 5. The detail, material and workmanship can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.
- E. BUILDING - Means a structure created to shelter any form of human activity, such as a house, garage (or carriage house), warehouse, factory, barn, church, hotel or similar structure. Buildings may refer to a historically-related grouping of structures such as a courthouse and jail or a house and barn. This term is a subset of "structure" as defined in this section.
- F. CERTIFICATE OF APPROPRIATENESS - Means a document issued by the local historic preservation commission indicating its approval of work plans prior to a proposed change in the exterior architectural appearance, material or character of a designated landmark or a structure located within a designated historic district through alteration, rehabilitation, restoration, construction and reconstruction. It shall be required only for activities covered by the building and sign permit procedure.
- G. CERTIFICATE OF ECONOMIC HARDSHIP - Means a certificate issued by the historic preservation commission, or by the City Council upon appeal, based on financial and economic criteria, authorizing the demolition, in whole or in part, of a designated structure.
- H. CERTIFICATE OF PUBLIC HAZARD - Means a certificate issued by the historic preservation commission for the partial or complete demolition of a structure because it poses an immediate, definite and serious threat to the life, health and safety of the general public.

- I. COMPATIBLE - Means to coexist with harmony and consistency.
- J. CONSTRUCTION - Means building activity which physically attaches new floor space, walls and/or ceiling(s) to an existing structure or erects a new principal or accessory structure on a parcel of land.
- K. DEMOLITION - Means any act requiring a building or demolition permit which removes or destroys, in whole or in part, any exterior architectural feature of a local landmark or a structure within a designated historic district.
- L. DESIGN CRITERIA - Means a standard of appropriate and permissible work that will retain and preserve the architectural and historic character of a designated structure and/or district.
- M. DESIGNATED - Means the status officially assigned to a structure or district by the City Council, based on a recommendation of the historic preservation commission, due to its architectural and/or historical significance, as defined herein.
- N. DESIGNATED PROPERTY - Means the short term for a designated landmark, a designated district or a structure located within a designated district.
- O. DISTRICT - Means an area of historical significance designated by ordinance of the City Council, as provided in Chapter 303.34 of the Iowa State Code.
- P. EXTERIOR ARCHITECTURAL APPEARANCE - Means and includes the architectural treatment and general arrangement of all exterior elements of a structure. This includes, but is not limited to, the color, texture and kind of materials, and the type and size of all windows, doors, roof details, light fixtures, signs and appurtenant fixtures.
- Q. HISTORICAL SIGNIFICANCE - Means structures or districts which possess any of the following traits are said to have historical significance:
 - 1. Are significant in American history, architecture, archaeology and culture; and/or
 - 2. Possess integrity of location, design, setting, materials, skill, feeling and association; and/or
 - 3. Are associated with events that have been a significant contribution to the broad patterns of our history; or
 - 4. Are associated with the lives of persons significant in our past; or
 - 5. Embody the distinctive characteristics of a type, period, method of construction, represent the work of a master, possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; and

6. Have yielded, or may be likely to yield, information important in prehistory and history.
- R. IMPROVEMENT - Means any structure, object, parking facility, fence, gate, wall, walkway, work of art, landscape feature or other item constituting a physical betterment of real property.
- S. IMPROVEMENT PARCEL - Means the unit of land, which may contain an improvement as defined in this section and which is treated as a single entity for the purpose of levying real estate taxes.
- T. INFILL DEVELOPMENT - Means new construction and/or other physical improvement of vacant land within a designated historic district.
- U. INTEGRITY TAKEN AS A WHOLE, - Means the degree in which a structure, site, object or district retains its original design, materials, configuration or character.
- V. LOCAL LANDMARK - Means a structure or district identified by the historic preservation commission and designated by the City Council as satisfying the criteria as architecturally and/or historically significant, as defined herein. Structures and districts officially receiving local landmark status shall hereby be regulated by this chapter and shall be listed on the "Davenport Register of Historic Properties".
- W. LOCAL REGISTER - Means the short term for the Davenport Register of Historic Properties.
- X. NOMINATED PROPERTY - Means a structure and/or district that is officially before the historic preservation commission and the City Council for review of eligibility for designation.
- Y. NUISANCE - Means a building or structure found to be in substantial violation of City building, fire and/or housing codes.
- Z. OWNER(S) OF RECORD - Means the person(s), corporation or other legal entity listed as owner(s) of real property for taxation purposes in the records of the Scott County, Iowa, Recorder of Deeds.
- AA. REHABILITATION - Means the act of returning a property to a state of utility which makes possible a contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values. Re-habilitation activities require a building permit.
- BB. RELOCATION - Means the removing of a structure, in whole or in part, from its original site to be situated or reconstructed on another site.
- CC. REPAIR - Means any maintenance of a structure that does not require a building permit.

- DD. REPLACEMENT-IN-KIND - Means the act of replacing an architectural feature of a designated structure so as not to alter its visual appearance and character. This is accomplished by using replacement materials that replicate the previous historic feature in design, size, texture and visual appearance.
- EE. RESTORATION - Means the act or process of accurately recovering the form and details, using documentary evidence, of a structure and/or a district and its setting, as it appeared at a particular period of time, by means of the removal of later work, repair or by replacement-in-kind of missing historic architectural features.
- FF. SCALE IN A STRUCTURE - Is the relationship of vertical, horizontal and depth dimensions. With a district, it is the comparative relationship of the massing of the buildings, open spaces and landscape features.
- GG. STRUCTURE - Means anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including but not limited to: buildings, fences, bridges, gazebos, fountains, statuary, advertising signs, billboards, backstops for tennis courts, radio and television antennas (including supporting towers and satellite dishes) and swimming pools.

14.01.040. Commission designation process. [Ord. No. 2019-02 § 4]

- A. Application process. The legal owner(s) of record or the commission, may nominate a single structure for designation as a local landmark or an area as a historic district. Upon application, the commission secretary shall inform the applicant of the information needed by the commission to adequately consider the nomination.

To nominate a district for designation by the legal owners of record, a petition requesting nomination must be signed and submitted by the owners of record representing at least 51% of the total area of the proposed district, excluding public rights-of-way. After the names on the petition are verified as legal real property owners within the proposed district, the commission secretary shall notify the applicant(s) that the nomination process may continue. A copy of the petition shall also be submitted to the State Historical Society of Iowa for its review and recommendation.

- B. Designation criteria. The commission shall, after such investigation as it deems necessary, make a recommendation to the City Council as to whether a nominated structure or district qualifies for the local register. To qualify, a property must satisfy one or more of the following criteria:
1. It is associated with events or persons that have made a significant contribution to the broad patterns of the history of the City, county, state and/or the nation; and/or

2. It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or
 3. It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic values.
- C. Notification of nomination. Upon receipt of a properly completed application for designation, the commission shall place the nomination on the agenda within 60 calendar days. A notice shall be placed in a newspaper of general circulation not less than four nor more than 20 calendar days prior to the scheduled meeting stating the commission's intent to consider an application for designation. It shall contain, at the minimum, the nominated property's address, legal description and the date, time and location of the public meeting. If a district is nominated, in addition to the published public notice, a letter explaining the proposed designation shall be sent by regular mail to the owner(s) of record of real property within the proposed historic district. The commission's meeting agenda shall also be posted on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.
- D. Designation - public meeting. Upon submittal of a complete application, the commission shall conduct a public meeting to consider the designation of the nominated structure and/or district. Any interested person, group of persons or organization may submit oral and/or written testimony concerning the significance of the nominated property. The commission may also consider staff reports, and request and/or hear expert testimony.
- E. Burden of documentation. The nominator(s) shall have the burden of proof to provide sufficient evidence and documentation that the nominated structure and/or district is worthy of local landmark status.
- F. Recommendation by the commission. To recommend the designation of local landmarks or historic districts, the commission must pass by a simple majority vote of the members present, a vote in the affirmative. In the case of a proposed historic district, when owners of more than 33 1/3% of the proposed district's area, excluding public rights-of-way and other publicly-owned property, state their disapproval in writing on an owner comment on designation form before or during the commission's first public meeting conducted to formally consider the nomination, a super-majority vote of three-fourths of the commission members present shall be required to recommend designation as a local historic district.

The commission's recommendation for approval of the designation shall be forwarded to the City Council for final review and consideration. If the commission determines that the nominated property does not satisfy the criteria for designation, the nomination process shall cease. However, a property denied designation as part of a proposed historic

district may seek individual local landmark status at any time following the commission's or City Council's first denial. An individual structure denied designation as a local landmark may be considered for the Local Register as part of a nominated historic district at any time following its initial denial.

- G. Documentation of recommendation. All commission recommendations shall be adopted by vote in a public meeting and shall be accompanied by a report stating the following information:
1. A map showing the location of the nominated structure and/or the boundaries of the proposed district; and
 2. An explanation of the architectural and/or historical significance of the nominated structure and/or district as it relates to the designation criteria listed in Section 17.23.060B; and
 3. An inventory of the significant exterior architectural features and property improvements that should be protected from inappropriate alterations; and
 4. In the case of a designated district, a brief statement of the architectural and/or historical significance and character unique to the neighborhood that should be preserved for future generations. This statement may include design guidelines for new construction or infill development, signage, parking regulations and streetscape design or any other development issues affecting the physical appearance and use of the district.
- H. Interim permit process. No building, sign or demolition permit for exterior work shall be issued for the alteration, construction, reconstruction, relocation or demolition of a nominated local landmark or for a property located within a nominated historic district from the date of filing an application for nomination with the commission until final disposition of said nomination by the commission and/or City Council. The commission shall, however, establish and exercise procedures allowing for the review and approval of emergency repairs during this process. In no event shall this limitation on permits apply for more than 120 calendar days without permission of the owner(s) of record of the property.
- I. Nonapplicability. This section nor this chapter is in no way intended to and shall not prevent the demolition of a structure or object that the City housing, building, fire or legal department or the City Council had identified as being an immediate threat to the life, health and safety of the general public pursuant to the Uniform Housing Code, is a fire hazard pursuant to Uniform Fire Code or is a nuisance under state or City law.

This section or this chapter shall have no effect on and shall not prevent demolition of any building already documented as being in substantial

violation of the City's building, fire and/or housing codes before the date this chapter is adopted.

14.01.050. Designation by City Council. [Ord. No. 2019-02 § 4]

- A. Action by City Council. The City Council may vote to approve with modifications or deny the ordinance for a proposed landmark or historic district designation. If the City Council denies local landmark status for the property and/or district, the same nominated property(s) may not be reconsidered by the commission for designation during the twenty-four-month period following the date of denial by the City Council, except pursuant to the exceptions stated in Section 14.01.040G.
- B. Notification of decision. The commission secretary shall notify the nominator(s) by regular mail, of the City Council's determination. The notification letter shall be postmarked no later than 15 business days after the date of the City Council's ruling on said designation. If the property is designated, the commission shall pay for and cause said designation to be recorded on the property's chain of title by the Scott County, Iowa Recorder of Deeds.
- C. Amendments or rescissions. The designation of any landmark or historic district may be amended or rescinded through the same procedure utilized for the original designation.

14.01.060. Certificate of appropriateness review process. [Ord. No. 2019-02 § 4]

- A. Application for certificate of appropriateness. Upon application for a building or sign permit that involves a designated property, the office of construction code enforcement shall direct the applicant to the commission secretary to begin the certificate of appropriateness application process. A certificate of appropriateness must be obtained from the commission for any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure designated as a local landmark or a structure located within a designated historic district. The activities covered shall include new construction, exterior alterations, relocations, reconstructions and infill development within designated historic districts. This approval must be obtained prior to the commencement of work and does not relieve the applicant from obtaining the other approvals required by the City.
- B. Notification about application. The commission secretary shall inform the owner(s) of record of the date, time and location of the commission meeting at which the application will be considered. The commission secretary shall also post the commission's agenda on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

- C. Commission review process - Standards for review. In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards in addition to any other standards or guidelines established by ordinance for a local landmark or historic district. In all cases, these standards are to be applied in a reasonable manner, taking into full consideration the issue of economic feasibility and other technical considerations.
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; and
 2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
 3. All designated property shall be recognized as a product and physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural architectural features shall be discouraged; and
 4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and
 5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
 6. 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; and
 7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wetblasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
 8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
 9. 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.

- D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 14.01.040C.
1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and
 2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and
 3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and
 4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and
 5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and
 6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and
 7. 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.
- E. Determination by the commission. The commission shall review a completed application for a certificate of appropriateness within 60 calendar days to determine if the proposed activity will change any exterior architectural features of the designated property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. The commission shall work closely with the applicant and recognize the importance of finding an appropriate way to meet the current needs of the applicant. In addition, the commission shall recognize the importance of approving plans that will be reasonable for the applicant to carry out. The applicant may modify his/her plans as a result of the discussions with the commission and resubmit them for approval. If the

commission finds, by a simple majority, that the proposed activity conforms to the standards for review, as defined herein, then a certificate of appropriateness shall be issued approving said activity. If the commission fails to decide on an application within the specified time period, the application shall be deemed approved. If the commission denies the certificate of appropriateness, the applicant shall have the right of appeal to the City Council pursuant to Section 14.01.040I.

- F. Notification of determination. The commission secretary shall notify the owner(s) of record within 15 business days of the commission's action. If the commission denies the certificate of appropriateness, the notification letter shall contain the reasons for denial and inform the applicant of his/her right to appeal.

The commission secretary shall also notify the office of construction code enforcement within three business days of the commission's action. If the commission issues the certificate of appropriateness, the commission secretary shall inform the chief building official of said approval and that the proposed work satisfies the intent of this chapter. However, if the commission denies the certificate of appropriateness, the commission secretary shall ask that the building or sign permit not be issued for said work unless an appeal to the City Council results in a reversal of the commission's denial.

- G. Appeal of commission determination. The owner(s) of record may appeal the commission's decision to the City Council by filing a written appeal with the City Clerk's office within 30 calendar days of the postmark date of the notification of determination.

If no written appeals are submitted with the City Clerk's office within 30 calendar days, the commission's determination shall be the final action by the City.

- H. Appeal fee. A fee of \$75 shall be paid by the petitioner at the time of filing a written appeal to said determination with the City Clerk.

- I. Appeal criteria. The City Council, after hearing all of the evidence, shall review the commission's decision and base its ruling on the following criteria:

1. Whether the commission has exercised its powers and followed the guidelines established by law and ordinance; and
2. Whether the commission's actions were patently arbitrary and capricious.

- J. Appeal — Public meeting. The City Council shall, by simple majority of the members present, approve or disapprove the issuance of the certificate of appropriateness based upon the appeal criteria described in Section 14.01.040I.

14.01.070. Commission's demolition review process. [Ord. No. 2019-02 § 4]

The demolition of a designated local landmark or a property within a designated historic district shall be prohibited unless, upon application for and approval of, the commission issues a certificate of economic hardship allowing said demolition. The owner(s) of record or the City may apply for a demolition permit for designated properties.

- A. Demolition application process. Demolition applications shall be made to the office of construction code enforcement. The office of construction code enforcement shall forward all demolition permit requests for local landmarks and properties within designated historic districts to the commission secretary within two business days of their receipt. No demolition permits shall be issued for local landmarks or properties within designated historic districts prior to the commission, or the City Council upon appeal, issuing a certificate of economic hardship, excluding the circumstances described in Section 14.01.090 of this chapter.
- B. Criteria for demolition request. The commission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition of a designated property. This may include, but is not limited to, the following:
 - 1. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the building(s) on the property, their suitability for rehabilitation, and possible new uses for the property; and
 - 2. The assessed value of the land and improvements thereon according to the two most recent assessments; and
 - 3. The real estate taxes paid during the previous two years; and
 - 4. All appraisals obtained by the owner or applicant in connection with his purchase, financing or ownership of the property; and
 - 5. Any listing of the property for sale or rent, price asked and offers received, if any; and
 - 6. All building, fire and housing code violations which have been listed on the property for the past two years; and
 - 7. Any federal, state or local citation(s) which have determined the building to be a nuisance under applicable law; and
 - 8. Estimated market value of the property after completion of the proposed demolition and after renovation of the existing property for reuse; and
 - 9. If the property is income-producing;

- a. Annual gross income from the property for the previous two years; and
 - b. Itemized operating and maintenance expenses for the previous two years; and
 - c. Annual cash flow, if any, for the previous two years; and
 - d. Proof that efforts have been made by the owner to obtain a reasonable return on his investment.
- C. Notification of proposed demolition. The commission agenda shall be posted on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting and shall serve as notice to the general public of the pending meeting.
- D. Commission review process. The commission shall review all the evidence and information submitted by the applicant and receive testimony from other interested parties. If the commission finds that the building substantially violates the City building, fire and/or housing codes or the property owner cannot obtain a reasonable economic return therefrom, then the commission shall issue the demolition permit. The commission shall act on each application within 60 days after the receipt of a complete application.
- E. Notification of determination. The commission secretary shall notify the owner(s) of record by regular mail within 15 business days of the commission's decision. The office of construction code enforcement shall be notified within two business days of the commission's action. If the certificate of economic hardship is issued, the commission secretary shall inform the chief building official of said approval. If the certificate of economic hardship is denied, the chief building official shall be instructed to withhold the demolition permit pending possible appeal of the commission's determination.

Notified parties will be informed of their right to appeal the commission's decision.

14.01.080. Appeal of commission's decision on demolition. [Ord. No. 2019-02 § 4]

- A. Application to appeal. The owner may appeal the commission's determination regarding a proposed demolition of a local landmark. A written appeal must be submitted to the City Clerk's office within 30 calendar days of the commission's decision.
- B. Appeal fee. A fee of \$75 shall be paid by the petitioner to the City Clerk at the time of filing a written appeal.
- C. Notification of appeal. The City Clerk shall notify the commission secretary within three business days of the filing of a written appeal. The commission secretary shall inform the office of construction code

enforcement of the pending appeal and instruct the chief building official to withhold the demolition permit until the City Council has ruled on same. The commission secretary shall also inform the owner(s) of record of the subject property of the date, time and location of the City Council meeting scheduled to hear the appeal. The City Council agenda shall serve as notice to the general public of the appeal and shall be posted on the first floor City hall bulletin board used for such purposes no less than one calendar day prior to the scheduled time of the meeting.

- D. Review process. The City Council, within 30 calendar days of the filing of a written appeal or at a later time at the request of the petitioner, shall either accept or reject the commission's determination. In considering the commission's determination, the City Council may receive and review all relevant information, testimony and/or evidence submitted for its consideration, including that reviewed by the commission, and any additional material.
- E. Notification of decision. The owner(s) of record shall be notified by regular mail of the City Council's decision within 15 business days. The office of construction code enforcement shall be notified within two business days of the City Council's decision. The publishing of the City Council meeting minutes shall serve as notice to the general public. The City Council's decision shall be the final City action.

14.01.090. Exclusions. [Ord. No. 2019-02 § 4]

A designated property may be altered, relocated, demolished or secured and maintained under the following circumstances and shall not be subject to any of the terms of this chapter.

- A. Certificate of public hazard. If emergency circumstances affect a designated property which requires immediate relief, including demolition, the fire marshal and chief building official shall certify that such conditions exist and said conditions shall be eliminated as quickly as is practicable. Emergencies are defined as life or health-threatening conditions requiring immediate attention. A certificate of public hazard may be issued after the fact documenting the reasons for loss of the designated property. This section shall apply only in cases where it is impractical for the commission to consider a certificate of economic hardship prior to demolition.
- B. Conflict with other regulations. The clauses and sections in other City Council-adopted codes and regulations which address life-safety, fire safety and legal nuisances, shall be excluded from the standards and provisions herein. In the event the City's legal, fire, housing or building officials determine that a structure or portion thereof is a life-safety hazard, a fire safety hazard or a nuisance, the fire, housing and building codes shall supersede this chapter.

- C. Ordinary repair and maintenance. This chapter is not meant to prevent ordinary repair and maintenance activities of private property not requiring a building or sign permit.

14.01.100. Historic structure demolition review process. [Ord. No. 2019-02 § 4]

- A. If the owner(s) of record or agent applies for a demolition permit to a building or structure listed on the National Register of Historic Places, which to date has not been designated as a local landmark, the office of construction code enforcement shall not issue the permit but instead shall direct the applicant to the commission secretary. Once the office of construction code enforcement refers the matter to the commission secretary, all demolition activity shall stop, if started, until after the commission or the City Council acts on the matter. The commission secretary shall place the demolition request on the agenda for the commission's next meeting.
- B. In making its determination on whether to recommend continuance of the demolition stoppage and consideration by the City Council for designation as a local landmark, the commission shall consider the criteria as stated in Section 14.01.070B of this chapter. The commission, by a three-fourths vote of its members present may request the City Council to review a proposed demolition permit for a structure listed on the National Register of Historic Places which has not, to date, been designated as a local landmark. In the event the commission votes to delay demolition, the commission shall have staff prepare an individual property nomination for designation as a local landmark as outlined in Section 14.01.040. Said nomination shall be considered by the commission in a timely manner.

In the event the commission vote to nominate the property as a local landmark fails, the demolition permit may be issued and the matter does not proceed to the City Council.

In the event the commission votes first to delay demolition and then to nominate the property for designation as a local landmark, the commission shall submit written documentation to the City Council that the building is presently on the National Register of Historic Places, that the criteria for designation as a local landmark as listed in Section 14.01.040 have been met and that the provisions of Section 14.01.090 of the chapter are not applicable, as well as forward any application material submitted by the petitioner or prepared by staff relevant to either the demolition request or the landmark nomination.

- C. The City Council shall give appropriate notice that a public hearing will be held on the demolition application and nomination for landmark designation.

At the public hearing, the City Council shall hear all written and oral statements of the interested parties. The City Council shall base its

decision on all relevant evidence presented at the public hearing, including whether Section 14.01.090 of the chapter is applicable.

The City Council shall determine by a majority of the entire Council either to allow the structure to be demolished or to approve the structure for local landmark status. If the local landmark status is approved the owner shall not be issued a demolition permit by the City.

Every effort shall be made by all parties to complete the designation process in the most timely fashion. The City Council shall act either allowing the structure to be demolished or designating it a local landmark within 120 days from the date of the commission's first public hearing.

14.01.110. Penalty. [Ord. No. 2019-02 § 4]

- A. In the event work is being performed without the required certificate of appropriateness or the certificate of economic hardship, the commission or the commission secretary shall ask that a stop work order be issued. In the event work is being performed which is not in accordance with its certificate of appropriateness, the commission shall also ask that a stop work order be issued. In addition to other penalties and remedies, the City shall issue a stop work order, and all work shall cease on the designated property. No additional work shall be undertaken as long as such stop work order is in effect.
- B. In the event work has been completed without the required certificate of appropriateness or certificate of economic hardship, the owner, the tenant, if a participating party to said work, and the person(s) performing such work shall be guilty of a misdemeanor or municipal infraction. Every day each such violation shall continue to exist shall constitute a separate violation.
- C. Enforcement. The City's director of community and economic development department, or his/her designee, shall be responsible for the enforcement of the provisions of this chapter.