

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 11, 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, Kretz

Staff Present: Werderitch

II. Secretary's Report

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

Motion by Powers, second by Hustedde, to approve the June 13, 2023 meeting minutes.

Minutes were unanimously approved by voice vote (6-0).

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]

Werderitch introduced the project scope to the Commission. 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.

Jonathan Pham, petitioner, was in attendance to answer questions. Commissioners inquired about the painted finish following installation.

Staff recommended approval of 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:

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 Franken, second by Kretz, to approve Case COA23-22 with the recommended condition. Motion to approve passed by a roll call vote (6-0).

- 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]

Werderitch summarized the request to renovate and restore the original church and school building. The project scope included the following work: crack sealing, micro cracking, coating, corner rebuild, exterior staircases, windows, doors, and establishing a new opening.

John Cooper, St. Anthony's Church, was in attendance alongside members from Ashton Engineering and E&H Restoration. The applicant did not provide sample paint colors at the meeting for review.

Staff recommended approval of 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:

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.

3. 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 sandblasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged.
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.

Motion by Powers, second by Miranda, to approve Case COA23-23 with the following condition added:

1. To the greatest extent practicable, the exterior paint color shall match the visual qualities of the PermaStone. The color shall be reviewed and approved by City staff.

Motion to approve with the added condition passed by a roll call vote (6-0).

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.

Commissioners commented on several sections of the bylaws and sought additional clarification. The Commission inquired about outlining election procedures in the new bylaws, voting by ballot, implementing term limits, voting options, and work session policies.

Staff will consult with the Legal Department prior to the August 8, 2023 meeting and provide a draft outlining election procedure.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Hustedde, second by Miranda, to adjourn the meeting. Motion passed by a voice vote (6-0). The meeting adjourned at 6 pm.

IX. Next Commission Meeting: August 8, 2023