

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 8, 2021; 5:00 PM

CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

I. Call to Order

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

Excused: Franken, Wilga, and Powers

Staff present: Laura Berkley, Matt Werderitch

II. Secretary's Report

A. Consideration of the April 13, 2021 Meeting Minutes.

Motion by Sage, second by Lesthaeghe to approve the April 13, 2021 meeting minutes.

Minutes were unanimously approved by voice vote (4-0).

III. Communications

Werderitch updated the Commission on the 2021 Preserve Iowa Summit. The Peter Lampe House and Buchanan School redevelopment received the Preservation Project of Merit Awards from the State Historical Society of Iowa.

IV. Old Business

V. New Business

A. Case COA21-06: Request to tuckpoint and replace brick at 1208 Main Street. The J. Monroe Parker-Ficke House is a locally designated historic landmark and located within the College Square Historic District. E&G Masonry Restoration, petitioner, on behalf of Delt 100 Alumni Counsel LLC. [Ward 3]

Werderitch introduced the case and the scope of the proposed work. Ezequiel Guzman of E&G Masonry Restoration, petitioner, spoke on behalf of the mortar analysis and replacement brick. Commissioner Miranda and Lesthaeghe inquired about the number of bricks being replaced on the façade. The south elevation will receive the largest number of replacement bricks due to the poor condition and deterioration of the masonry caused by sandblasting. Berkley discussed the diverse mortar joint options available to the petitioner.

A recommendation was made by staff to approve the Certificate of Appropriateness to tuckpoint and replace brick at 1208 Main Street, subject to the following condition: To the greatest extent possible, the existing brick shall be preserved, cleaned, and reused.

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

- I. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
- II. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- III. 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.

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

- I. 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 to guide the new work. Examples can include large sections of walls. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- II. Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration.
- III. Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.
- IV. Duplicating old mortar in strength, composition, color, and texture.
- V. Duplicating old mortar joints in width and in joint profile.

Motion by Lesthaghe, second by Miranda to approve staff recommendation for approval of Case COA21-06 with the condition that to the greatest extent possible, the existing brick shall be preserved, cleaned, and reused. An additional condition was placed on the case that the mortar joint be concave. Motion to approve staff recommendation and the two conditions passed by a roll call vote (4-0).

- B. Case COA21-07: Request to install new park furniture at Prospect Park. Gabe Florence, petitioner. [Ward 5]

Werderitch introduced the case and reviewed the information presented at the May Work Session. Gabe Florence, applicant, was present to answer questions. Lesthaghe inquired about the installation of the concrete slab, which the furniture will be mounted on.

Staff made a recommendation to approve the Certificate of Appropriateness to install new park furniture at Prospect Park per Chapter 14.01.060 of the Davenport Municipal Code.

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 standard:

- I. 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.

Motion by Miranda, second by Sage to approve staff recommendation for approval of Case COA21-07. Motion to approve staff recommendation passed by a roll call vote (4-0).

- C. Case COA21-09: Installation of a new roof at 705 Gaines Street. The multi-family dwelling is listed as a contributing structure in the Hamburg Local Landmark Historic District. Jack Haberman, petitioner. [Ward 3]

Werderitch provided an overview of the proposed roof installation. Jack Haberman, petitioner, was present to answer questions.

Staff recommended approval of the Certificate of Appropriateness to install a new roof, gutters, and flashing at 705 Gaines Street in accordance with the submitted material.

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

- I. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
- II. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Motion by Sage, second by Miranda to approve staff recommendation for approval of Case COA21-09. Motion to approve staff recommendation passed by a roll call vote (4-0).

- D. Case COA21-11: Request to install a new cabana and umbrellas at the Annie Wittenmyer Aquatic Center located in the Iowa Soldiers' Orphans' Home Historic District. City of Davenport Parks and Recreation Department, petitioner. [Ward 5]

Werderitch discussed the proposal to install a new cabana and two new umbrellas at the Annie Wittenmyer Aquatic Center.

Staff made a recommendation to approve the Certificate of Appropriateness to install a new cabana and umbrellas at the Annie Wittenmyer Aquatic Center per Chapter 14.01.060 of the Davenport Municipal Code.

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 standard:

- I. 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.

Motion by Lesthaghe, second by Sage to approve staff recommendation for approval of Case COA21-11. Motion to approve staff recommendation passed by a roll call vote (4-0).

- E. Case DNRHP21-01: Request for demolition of the screened porch at 209 McClellan Boulevard located in the McClellan Heights National Historic District. Joy Sparling, petitioner. [Ward 6]

Werderitch provided an overview of the proposed demolition of the screened porch. Staff spoke on the history of the structure and additions. The new addition is outside the scope of the Commission's review. Joy Sparling, petitioner, was present to discuss the history of the property.

Staff recommends that the Historic Preservation Commission approve demolition of the screened porch at 209 McClellan Boulevard.

Findings:

- II. The screened porch at 209 McClellan Boulevard does not meet the criteria in Section 14.040.B of the Davenport Municipal Code.
- III. The screened porch does not embody the distinctive architectural characteristics of the original structure, nor does it represent the work of a master builder or architect.

Motion by Lesthaghe, second by Miranda to approve staff recommendation for approval of Case DNRHP21-01. Motion to approve staff recommendation passed by a roll call vote (4-0).

VI. Other Business

A. Pending Items and Updates

Werderitch informed the Commission of upcoming agenda items anticipated for next meeting. Staff recommended Commissioners view the 2021 Preserve Iowa Summit recordings that have been posted online. Berkley informed the Commission that historic

property inventory sheets have been relocated to special collections at the Public Library.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Sage to adjourn the meeting. Motion passed by a voice vote (4-0). The meeting adjourned at 5:45 pm.

IX. Next Commission Meeting: July 13, 2021