

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 12, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

A. Consideration of the March 8, 2022 meeting minutes.

III. Communications

A. NAPC CAMP Workshop

B. Davenport DREAM Plus

IV. Old Business

V. New Business

A. Case COA22-04: Request for exterior alteration at 630 West 5th Street. The John Ruch House is located within the Hamburg Local Landmark Historic District. Duane Timm, petitioner. [Ward 3]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: May 10, 2022

City of Davenport
Historic Preservation Commission

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

Date
4/12/2022

Subject:
Consideration of the March 8, 2022 meeting minutes.

Recommendation:
Staff recommend approval of the March 8, 2022 meeting minutes.

Background:
The March 8, 2022 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 3-8-22

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	4/6/2022 - 2:43 PM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 8, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Chairperson McGivern called the meeting to order.

Present: McGivern, Franken, Miranda, Powers

Excused: Lesthaghe, Sage

Staff Present: Berkley, Werderitch, Ralfs

II. Secretary's Report

A. Consideration of the February 8, 2022 meeting minutes.

Motion by Miranda, second by Powers to approve the February 8, 2022 meeting minutes. Minutes were unanimously approved by voice vote (4-0).

III. Communications

Werderitch announced City Council will appoint a new Historic Preservation Commissioner at their March 9, 2022 meeting. In addition, The Certified Local Government Annual Report has been submitted to the State Historic Preservation Office for formal review.

IV. Old Business

V. New Business

A. Case COA22-02: Request for exterior restoration at 619 West 6th Street. The Techentin-Best House is listed as a contributing structure in the Hamburg Local Landmark Historic District. Alexander F Gorbach Revocable Trust, petitioner. [Ward 3]

Werderitch presented an overview of the project scope, which included tuck-pointing, minor brick replacement, painting, repairing siding, gutter installation, and replacing missing soffit boards. The applicant, Alexander Gorbach, was in attendance virtually to answer questions.

Staff made a recommendation to approve the Certificate of Appropriateness for exterior restoration at 619 West 6th 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:

- 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 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.

Motion by Franken, second by Miranda, to approve staff recommendation for approval of Case COA22-02. Motion to approve staff recommendation passed by a roll call vote (4-0).

- B. Case COA22-03: Request to reconstruct the retaining wall behind 510 West 6th Street. The retaining wall is located within the Hamburg Local Landmark Historic District. City of Davenport, petitioner. [Ward 3]

Werderitch updated the Commission on the status of the limestone retaining wall behind 510 West 6th Street. Tom Leabhart, City of Davenport Public Works-Engineering, and Ali Gharamti, IMEG Corp., presented the replacement wall design.

Richard Stone, 510 West 6th Street, and Don Wagner, 514 West 6th Street, inquired about the extent of the wall replacement, installation of buttresses, and storm water management.

Staff made a recommendation to approve the Certificate of Appropriateness to reconstruct the retaining wall behind 510 West 6th Street as presented.

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:

- 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 staff recommendation with the following condition added:

- The length of the project scope shall be extended further west. If the budget allows, City Council is provided the authority to have the buttresses installed.

Motion to approve staff recommendation with the added condition passed by a roll call vote (4-0).

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

Motion by Miranda, second by Franken to adjourn the meeting. Motion passed by a voice vote (4-0). The meeting adjourned at 5:42 pm.

IX. Next Commission Meeting: April 12, 2022

City of Davenport
Historic Preservation Commission

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

Date
4/12/2022

Subject:
NAPC CAMP Workshop

Background:

The National Alliance of Preservation Commissions (NAPC) is hosting a Commission Assistance & Mentoring Program (CAMP) Workshop on Saturday April 30th in Van Horne, Iowa. The training event is hosted by the Benton County Historic Preservation Commission. The event can be attended either in-person or virtually. Additional details are in the attached CAMP flyer and agenda.

Please notify city staff if you are attending either in-person or virtually. The City will cover the cost of registration.

ATTACHMENTS:

Type	Description
▢ Backup Material	CAMP Flyer
▢ Backup Material	CAMP Agenda

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	4/6/2022 - 12:40 PM

NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS



WORKSHOP

Saturday, April 30, 2022

VAN HORNE COMMUNITY CENTER

508 1ST Ave. Van Horne, IA 52346

Topics will Include

PRESERVATION PLANNING FOR LOCAL COMMISSIONS

DISASTER PREPAREDNESS AND RECOVERY PLANNING

PRESENTERS WILL BE VIRTUAL

Two Ways to Attend **Option 1 Attend in Person** (Watch Party with catered lunch and Q & A with Allison Archambo New CLG Coordinator)

Option 2 Attend Virtually

Registration Fee \$25 for either option

<https://buytickets.at/bentoncountyhistoricpreservationcommission>

Sponsored by the

BENTON COUNTY HISTORIC PRESERVATION COMMISSION

Questions? Historicpres@bentoncountya.gov (319) 436-0446

The activity that is the subject of this project has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior



**CAMP Benton County Agenda
April 30, 2022**

9:00 - 9:15

Welcome and Introduction

9:15 - 10:15

Preservation Incentives and Benefits *Kim Trent*

10:15 - 11:15

Identifying and Designating Historic Resources *Abbey Christman*

11:15 - 11:30 **Break**

11:30 - 12:30

Preservation Planning *Abbey Christman*

12:30 - 1:30 **Lunch Break**

1:30 - 2:15

Disaster Preparedness & Recovery Planning *Kim Rose*

2:15 - 3:15

Community Engagement and Building Public Support *Kim Trent*

3:15 - 3:30 **Break**

3:30 - 4:15

Public Engagement in Disaster Planning & Recovery *Kim Rose*

4:15 - 4:30

Wrap-up *with Kim Trent facilitating*

CAMP Trainer Bios



Abigail Christman is a Senior City Planner in Landmark Preservation at the City and County of Denver. Abigail has a varied background having previously worked for consulting firms, Colorado Preservation, Inc., and the University of Colorado Denver. Her experience includes Section 106n consultation, reconnaissance and intensive-level surveys, National Register nominations, HABS/HAER/HALS documentation, neighborhood pattern books, preservation tax credit certification, interpretation, public outreach, and serving on the Denver Landmark Commission.

Abigail also teaches a graduate course for CU Denver titled Historic Buildings in Context. Abigail holds a B.A. in History from the University of South, a M.A. in Public History/Historic Preservation from Middle Tennessee State University, and a M.A. in Histories and Theories of Architecture from the Architectural Association School of Architecture in London, England.

Email: abichristman@gmail.com



Kim Trent serves as principal at Preservation Strategies where she works with commercial developers of historic properties to access financial incentives for their preservation projects. In addition, she works with non-profit preservation organizations to develop their capacity to save historic places across the country. Her background in historic preservation, community development banking, community organizing, and marketing provides valuable insights and long-term benefits for her clients.

She formerly served as the Executive Director of Knox Heritage and has spent more than 25 years working in the field of preservation. She started as a neighborhood volunteer who led the effort to establish a local historic district in her Knoxville neighborhood. She went on to become board president of Knox Heritage and then became its first executive director. Working with a dedicated volunteer board and staff, they have changed the culture of the community to one that understands and appreciates preservation more than it ever has before and transformed Knox Heritage into one of the most effective and respected preservation organizations in the country. Throughout that time, she has worked cooperatively with the Historic Zoning Commission to protect Knoxville's historic fabric. She served on the board of the National Trust for Historic Preservation and has spoken at National Trust and statewide preservation conferences multiple times over the last two decades. She has also mentored multiple preservation organizations across the country and shared her experiences with others across our field. Email: kim@kimtrentpreservationstrategies.com



Kimberly "Kim" Rose serves as Co-Director of the University of Florida Preservation Institute Nantucket where she assists with projects focused on resilience and sustainability in historic contexts. She also contracts with The Craig Group as Preservation Associate on projects where historic preservation and climate resilience meet. Previously, Kim served as the Founder and Coordinator of ACKclimate Nantucket, which encourages the holistic adaptation of Nantucket to a changing climate and rising seas through local and global engagement. Kim graduated from the University of Florida with her Master's in Historic Preservation in 2020. Her Master's thesis looked at the myriad of policy and traditional

preservation techniques through the lens of elevating historic buildings in coastal communities threatened by sea level rise. She studied Charleston, South Carolina; Nantucket, Massachusetts; and Schenectady, New York in order to better understand the development of research and benchmark where historic communities were in their adaptation and mitigation efforts. In addition to her work with climate change, Kim is also proficient in Geographic Information Systems (GIS) and the ERSI Collector App, to which she has published several platforms to expediate and maintain a field data collection. Prior to attending the University of Florida, Kim attended Martin Methodist College (now University of Tennessee Southern) where she received her Bachelor of Science degree in History.

Email: kimberlyrose@ufl.edu

City of Davenport
Historic Preservation Commission

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

Date
4/12/2022

Subject:
Davenport DREAM Plus

Background:
See attached DREAM Plus informational sheet for more information.

ATTACHMENTS:

Type	Description
▣ Backup Material	DREAM Plus Program

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	4/8/2022 - 9:11 AM

DREAM PLUS



DREAM Plus is an extension of the Davenport DREAM Project and is available to both homeowners and rental property owners in the Gaines Street corridor area for exterior and interior property improvements.

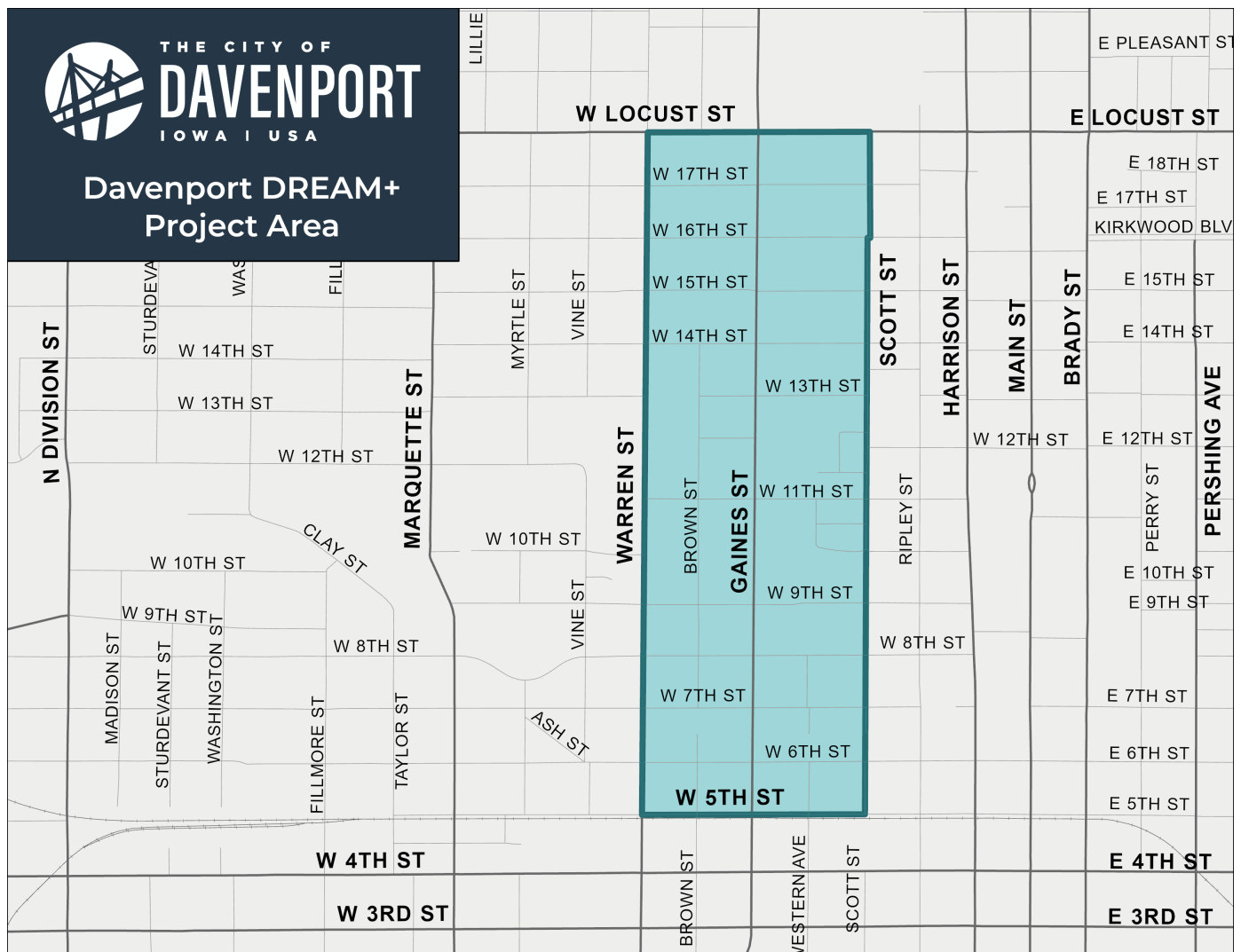
DREAM Plus will continue to inspire renewed interest in the unique architecture and character found in the neighborhoods of the City of Davenport, focusing on a concentrated area within The Davenport DREAM Project.

What's NEW :

- Additional investment and increased incentives specific to the DREAM Plus area
- Concentrated, defined area in the Gaines Street corridor
- Expanded options of eligible rehab work, to include both exterior and interior work
- Current home owners and rental properties are eligible

Through DREAM Plus, funding is available to turn your dream into reality. Effective April 4, 2022, \$2 million will be available for awarded applicants in the DREAM Plus area.

Applications are now being accepted until April 29, 2022. [Click below to get started.](#)



[Click here to get started](#)



Existing Homeowner Assistance

Participants rehabilitating a home in the DREAM Plus area will be eligible for a grant of up to \$50,000, forgiven over five years. The property must remain owner-occupied during this period. \$40,000 of the grant can be used for exterior improvements with an additional \$10,000 for interior major mechanical improvements.

Eligible improvements in the DREAM Plus area include:

- Windows
- Siding
- Exterior Paint
- Doors
- Gutters/soffits/fascia
- Roofs
- Porches

- Garages
- Fences
- Retaining walls
- Hardscaping
- Dead or disease tree removal
- Furnace
- A/C units
- Water heaters

Interested in moving to the Dream Plus area?

New homeowners looking to purchase property in the Dream Plus area are eligible to apply for funding! Applicants are eligible to apply with proof of purchase agreement of a property within the area. If awarded, applicants will have 60 days upon notification of award to close on the property.

Rental Property Owner Assistance

Owners of rental properties rehabilitating a rental property in the DREAM Plus area will be eligible for a grant of up to \$20,000, forgiven over five years, for exterior improvements.

Eligible improvements include

- Siding
- Exterior Paint
- Doors
- Windows
- Gutters/soffits/fascia
- Porches
- Roofs

Process

The City of Davenport's Community and Economic Development (CED) staff will be administering DREAM Plus and will provide assistance for residents who would like to apply for the program. If needed, a Rehabilitation Specialist will meet interested participants at their property to understand the scope of the project and identify any other property needs prior to completing the application.

Once a project has been approved, Rehabilitation Specialists will assist in a more thorough consultation on eligible scope of work and requirements. They will also assist the resident in receiving quotes from licensed contractors to complete the work. The resident will then choose their contractor, and payments will be made directly to the contractor after the work has been completed.

Applicant Requirements

To qualify for a Davenport DREAM Plus grant, current homeowner applicants must provide proof of current homeowners insurance. The property, or any other property owned by the applicant within the City of Davenport, must have no outstanding City liens. Contract owners are not eligible to apply.

Applicants are eligible to apply with proof of purchase agreement of a property within the area. If awarded, applicants will have 60 days upon notification of award to close on the property.

Rental property owners must provide proof of record of ownership as of December 1, 2021, appropriate rental licensing and insurance and be in good standing with the City of Davenport. The property, or any other property owned by the applicant within the City of Davenport, must have no outstanding City liens.

Preference will be given to applications with projects scopes that address the following areas: mechanical measures, health and safety measures, building shell measures and electric baseload measures.

Fair Housing Amendments Act of 1988.

The City of Davenport Community & Economic Development does business in accordance with Federal Fair Housing Laws. It is illegal to discriminate against any person because of race, color, religion, sex, sexual orientation, handicap, familial status or national origin. In the City of Davenport, you may not be denied housing because of your race, color, religion, sex, sexual orientation, marital status, familial status, national origin, creed, age, gender identity or disability. In addition, persons are prohibited from threatening, coercing, intimidating or interfering with a person who is exercising, or helping someone exercise, any fair housing rights provided in fair housing laws.

Interpretive services are available at no charge.

Servicios interpretativos libres estan disponibles.

If you need accommodations for any reason, please contact our office.



City of Davenport
Historic Preservation Commission

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

Date
4/12/2022

Subject:

Case COA22-04: Request for exterior alteration at 630 West 5th Street. The John Ruch House is located within the Hamburg Local Landmark Historic District. Duane Timm, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for exterior alteration at 630 West 5th Street in accordance with the submitted material, subject to the following conditions:

1. The northern hip roof profile on the east elevation shall be preserved.
2. Both the east and north porch shall be attached to the structure using the least invasive means possible to best preserve the brick exterior.
3. The gutters along the east and north porch roofline shall match the style, material, and profile of the main structure.
4. The replacement window, behind the east bump-out addition, shall match the Marvin windows that were approved by the Historic Preservation Commission at its August 10, 2021 meeting. Return the window opening to its original dimensions to match the adjacent first floor window.
5. Provide replacement brick samples to city staff for review and approval. Replacement brick shall match the dimension, composition, and color of the existing brick exterior.

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. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.
2. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property.

The removal of the northern hip profile roof does not meet 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. Roof shape. The roof design and shape should remain consistent with its original configuration and character.

Background:

Background:

The Historic Preservation Commission held a work session on July 13, 2021 to review the following proposed exterior alterations:

1. Rear addition
2. Reconstruction of the east porch

3. Demolition of the non-historic east addition
4. Reconstruction of the front stoop

The response from the Commission was generally supportive of the project and encouraged the property owner to utilize materials that are sympathetic to the historic character of the original John Ruch House.

Subsequently, the Historic Preservation Commission approved an Application for a Certificate of Appropriateness at its August 10, 2021 meeting to install seven new Marvin windows along the north and east elevations. The replacement windows matched the dimensions and appearance of the original wood windows.

Project Scope:

The property owner is proposing the following three separate exterior alterations to the home:

East Porch Addition

The original structure appeared to have a covered porch along the east elevation that was removed at an unknown date. The applicant is hoping to reconstruct the covered porch by extending the existing roofline of the pantry bump-out towards the south. The proposal entails removing the existing hip roof and reconstructing the roofline with a gable configuration. The new roof will have shingles installed to match the existing home.

Staff is recommending the northern hip roof be preserved. The Certificate of Appropriateness Review Process recommends, "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." Furthermore, the design criteria indicate that "the roof design and shape should remain consistent with its original configuration and character."

The gutter material and profile has not been identified on the plans. Staff are recommending any new gutters along the east and north porch roofline match the style, material, and profile of the main structure.

The porch columns are 6x6 treated wood with prefinished wrap and preformed and prefinished moldings. New decorative wood brackets are proposed below the roofline of the porch and above the column capitals.

The property inventory sheet identifies the architectural style of the home as "Vernacular Greek Revival". The proposed wood porch brackets appear to be more of an Italianate or Queen Anne architectural style. A simpler bracket or column capital, which extends to the roofline, may be more fitting with a Vernacular Greek Revival style. However, given the location on the east and north elevation, the design will not significantly detract from the historic character of the Hamburg Historic District.

A new concrete footing and foundation wall will be poured to create the base of the porch. The deck will be constructed with composite 6 inch wide plank floor on 2x6 treated wood joists.

Rear Porch Addition

A new porch addition is proposed along the north elevation of the home. The porch will project from the rear of the building approximately five feet. The eight foot wide porch will cover the existing door.

There is an existing electrical line and meter adjacent to the rear door. It appears the proposed porch roof will conflict with the utility location. The design may require relocating either the electrical service or reduce the width/location of the porch.

The porch columns, brackets, and flooring will be consistent with the materials and dimensions of the east porch. The gable end of the porch will feature vertical wood siding, which will be visible from Gaines Street.

Demolition of East Addition

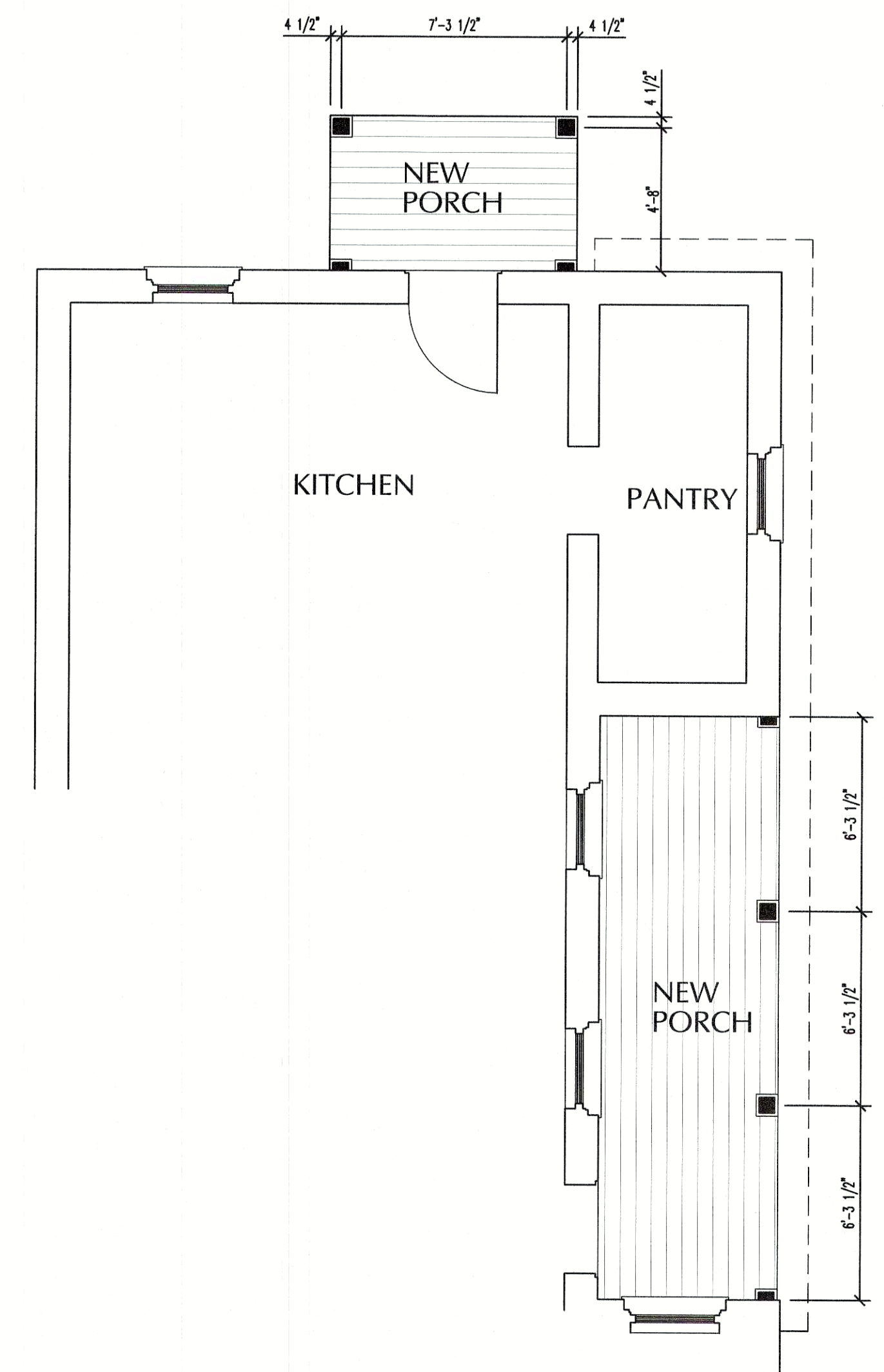
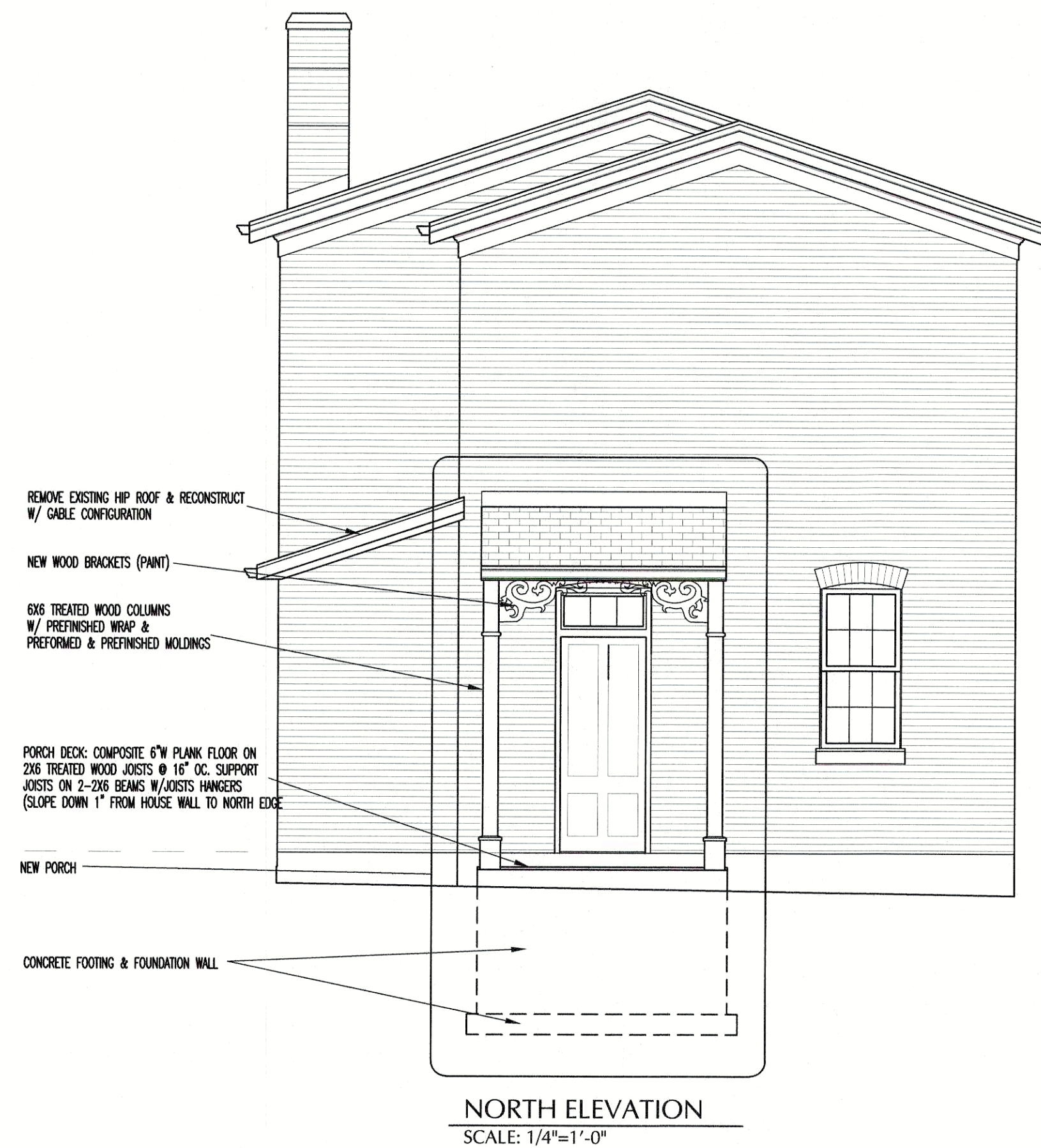
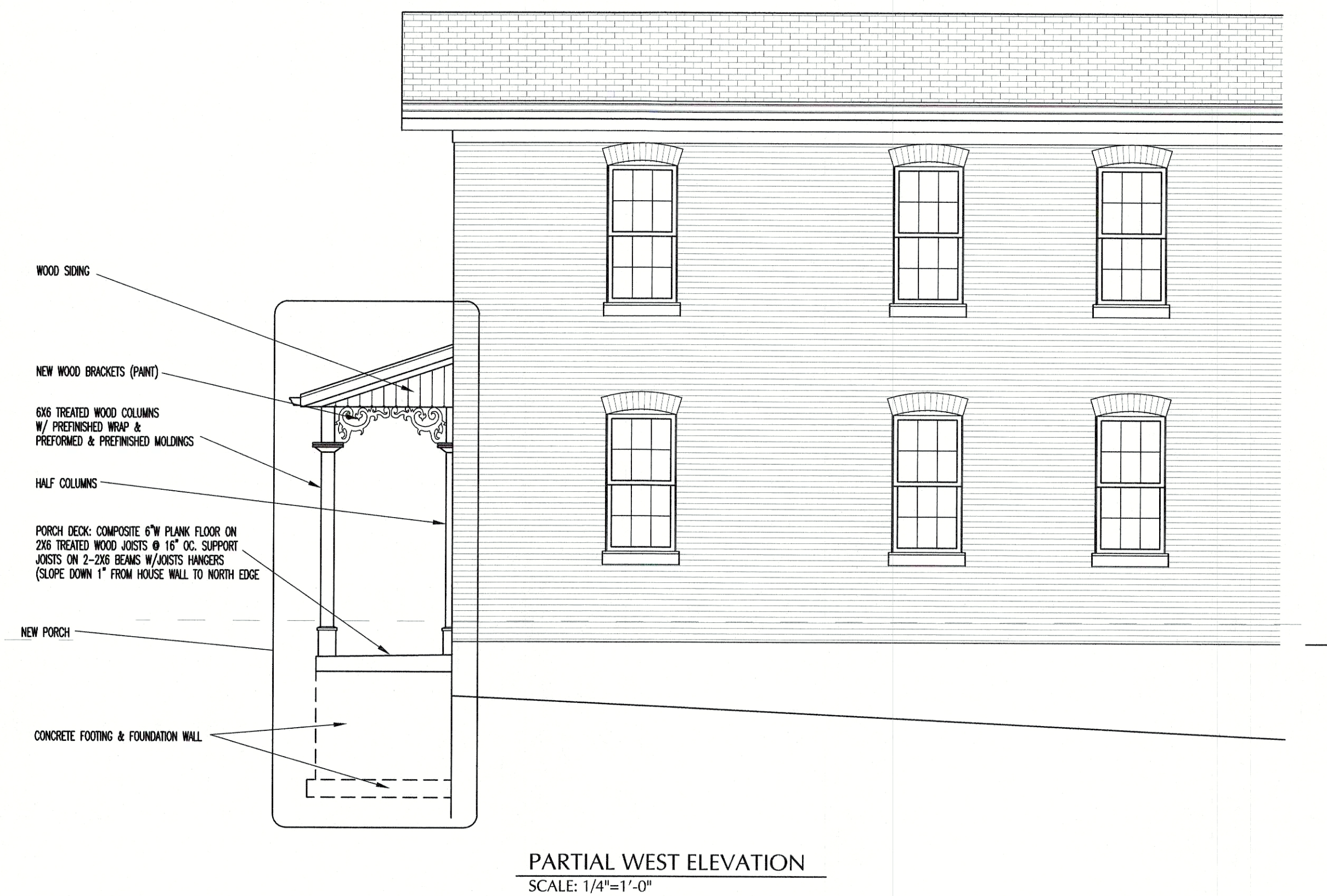
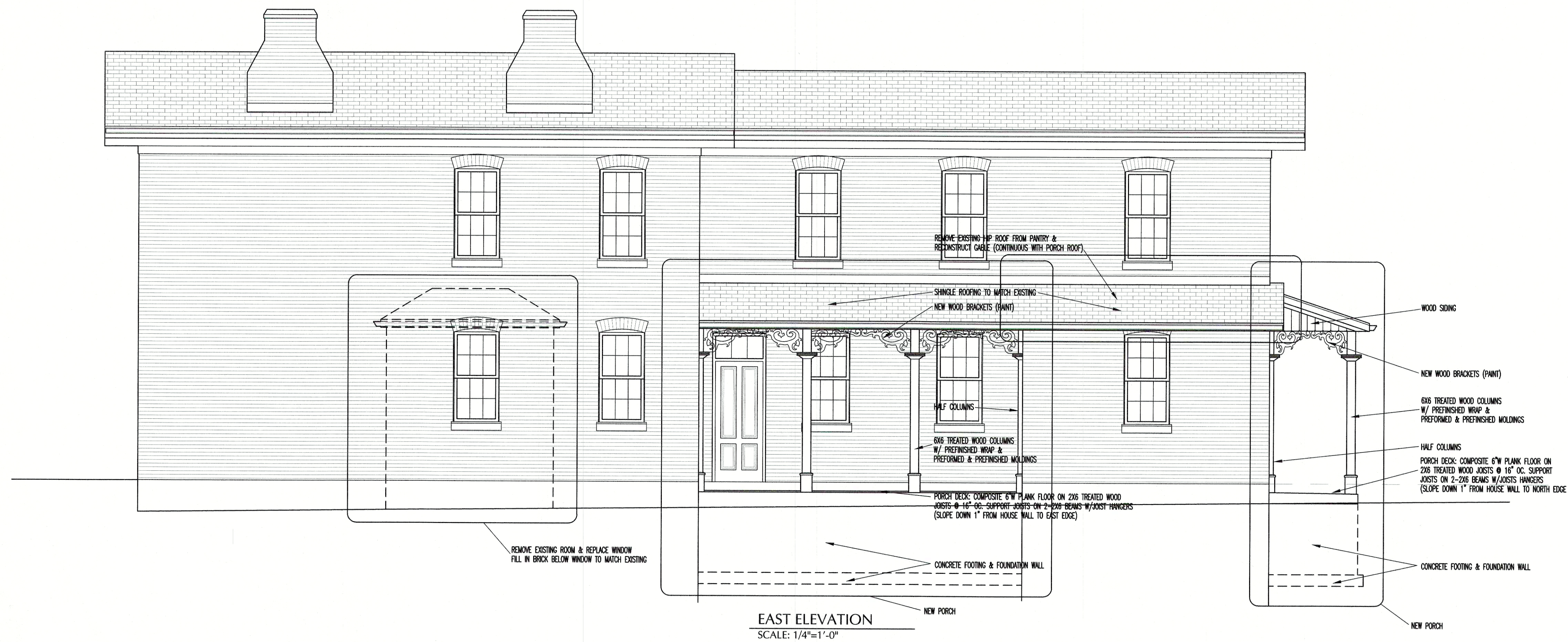
There is a small non-original addition on the rear side of the home, which was built as a three season conservatory. The property owner has cited the failing foundation, which is tearing away from the home, as cause for demolition. The doorway to the addition was constructed from a window opening. The brick arch remains in place behind the addition. The applicant is proposing to install a new window and limestone sill to replicate the original design from 1866. Replacement brick will be installed along the base of the limestone to blend with the exterior. The replacement brick shall match the dimension, composition, and color of the existing brick exterior. The replacement brick can be submitted to city staff for review and approval.

ATTACHMENTS:

Type	Description
▢ Backup Material	Porch Plans
▢ Backup Material	Application
▢ Backup Material	Background Materials & Photos
▢ Backup Material	Historic Property Inventory Sheet
▢ Backup Material	Historic Preservation Ordinance-Review Standards
▢ Backup Material	NPS-Technical Preservation Brief

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	4/8/2022 - 4:08 PM





Complete application can be emailed to planning@davenportiowa.com

Property Address* 630 W. 5th St. Davenport Iowa 52801

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)

Name: Duane Timm
 Company:
 Address: 630 W. 5th St
 City/State/Zip: Davenport, IA, 52801
 Phone: 563-210-5987-cell
 Email: bigdaddydtimm@yahoo.com

Owner (if different from Applicant)

Name: SAME
 Company:
 Address:
 City/State/Zip:
 Phone:
 Email:

Engineer (if applicable)

Name:
 Company:
 Address:
 City/State/Zip:
 Phone:
 Email:

Architect (if applicable)

Name:
 Company:
 Address:
 City/State/Zip:
 Phone:
 Email:

Attorney (if applicable)

Name:
 Company:
 Address:
 City/State/Zip:
 Phone:
 Email:

Application Form Type:

Plan and Zoning Commission

- Zoning Map Amendment (Rezoning) ☐
 Planned Unit Development ☐
 Zoning Ordinance Text Amendment ☐
 Right-of-way or Easement Vacation ☐
 Voluntary Annexation ☐

Zoning Board of Adjustment

- Zoning Appeal ☐
 Special Use ☐
 Hardship Variance ☐

Design Review Board

- Design Approval ☐
 Demolition Request in the Downtown ☐
 Demolition Request in the Village of East Davenport ☐

Historic Preservation Commission

- Certificate of Appropriateness ☒
 Local Landmark Nomination ☐
 Demolition Request ☐

Administrative

- Administrative Exception ☐
 Health Services and Congregate ☐
 Living Permit ☐

Historic Resource:

- ☒ Local Hamburg Historic District
- ☐ Iowa Soldier's Orphans' Historic District
- ☐ Marycrest College Historic District
- ☐ Individually Listed Local Historic Landmark

Not sure if you have a Historic Resource? You can click [here](#) to access the City's GIS Map. Click the layers icon toward the top right of the page. Click the Planning Layers dropdown. Turn the Historic Resources layer on by checking the box.

Historic Resources requiring a Certificate of Appropriateness are mapped with a  or .

If you are unsure, please contact the Community Planning and Economic Development staff at (563) 326-6198 or planning@davenportiowa.com for assistance.

When is a certificate of appropriateness required?

Prior to the commencement of the work.

What type of activity requires the approval of a certificate of appropriateness?

Any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure. Examples include new construction, exterior alterations, relocations, reconstructions and infill development.

Submittal requirements

- Please contact Planning staff at (563) 326-6198 or planning@davenportiowa.com so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

Submittal requirements for specific types of requests:**Minor alterations to existing buildings and new and replacement signs (all of the above and):**

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

Minor additions, site improvements and outdoor storage areas (all of the above and):

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

Formal Procedure**(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 required public meetings.

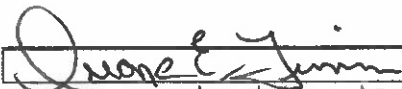
(2) Historic Preservation consideration of the request:

- Only work described in the application may be approved by the Commission.
- If the Commission determines there is insufficient information to make a proper judgment on the application, it may continue the application as long a period of 60 days has not elapsed from an accepted application. This time period does not apply if the applicant requests the continuance.

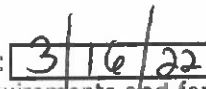
(3) After the Historic Preservation Commission's decision:

- If approved, a certificate of appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits and/or licenses.
- If approved, a certificate of appropriateness will expire one year from the date of approval unless a building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- The applicant may appeal the Historic Preservation Commission's determination to the City Council. A written appeal along with payment of \$75.00 must be submitted to the Zoning Administrator within thirty calendar days of the Historic Preservation Commission's decision.

Applicant:



Date:



By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:



Date:



Planning staff

Date of the Public Meeting:



Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

1. Rebuild porch on East Side of house. This will tie into roof covering pantry. The whole stretch of roof (porch & pantry) will be replaced with shingles that match the house.
2. Add a back porch. There is not a porch now, but we would like to add a small 5'W X 6'L porch that will match the side porch.
3. Remove the bumpout addition on the East Side of the house. This addition shows up on the 1890's Fire maps. It was a glass room or 3 Season Conservatory. There are no glass windows, the foundation is failing and the entire addition is pulling away from the house. We want to completely remove this. The doorway was made from a window opening, the brick arch is still there. We will have a 4th window installed, also will have a limestone sill installed. When done it will look as it was in 1866.





March 16, 2022

Matt Werderitch
Historic Preservation
City of Davenport

Dear Matt:

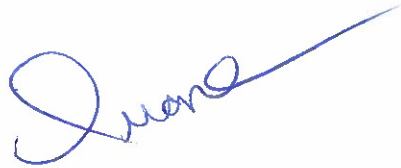
Here is an architectural drawing of plans for changes to our residence at 630 W. 5th St.

I have also enclosed two pictures of that bump out that is pulling away from the house. That addition is what we want to remove.

Please call me 563-210-5987 if you have any questions

Thanks

Duane Timm



John Ruch House

630 West 5th Street

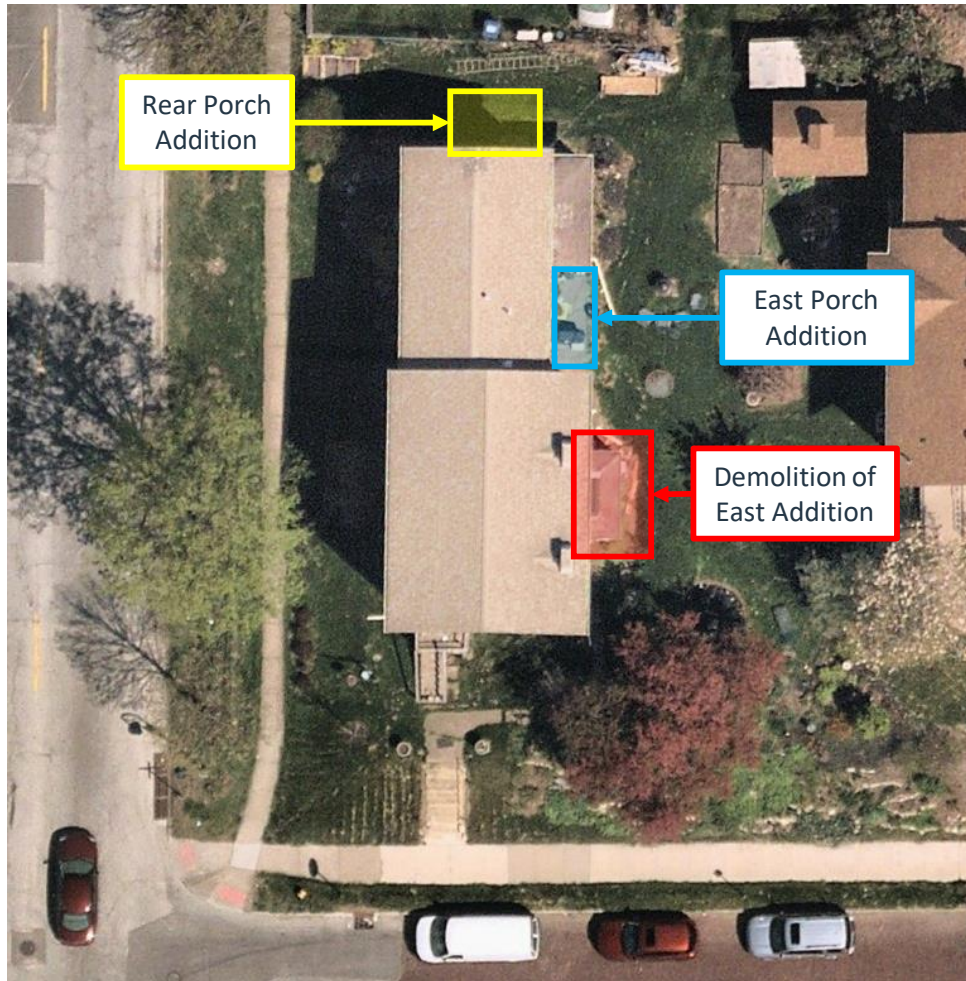
DAVENPORT
IOWA | USA

- Hamburg Local Landmark Historic District
- John Ruch (Ruch and Brother, Brick Manufacturer)
- Constructed Date: 1866
- Designed by Local Builder T.W. McClelland
- Architectural Style: Vernacular Greek Revival
- Materials: Brick on Stone Foundation
- Alterations:
 1. Porch Removed
 2. Front Basement Entrance Added
 3. 1st Story Windows Shortened



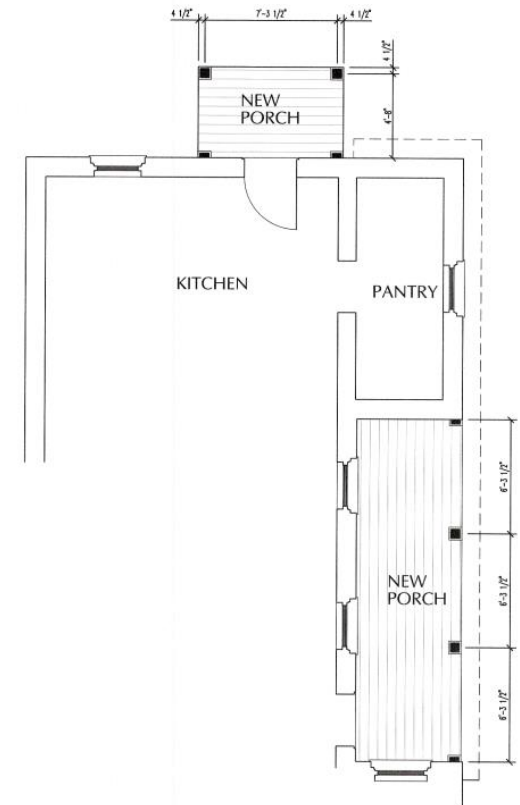
Project Scope

DAVENPORT
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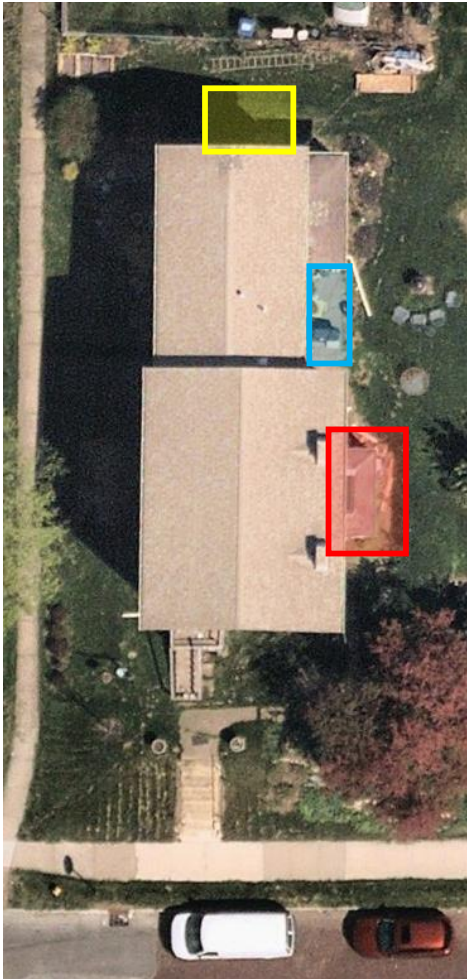
Proposed Additions



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East Porch Addition

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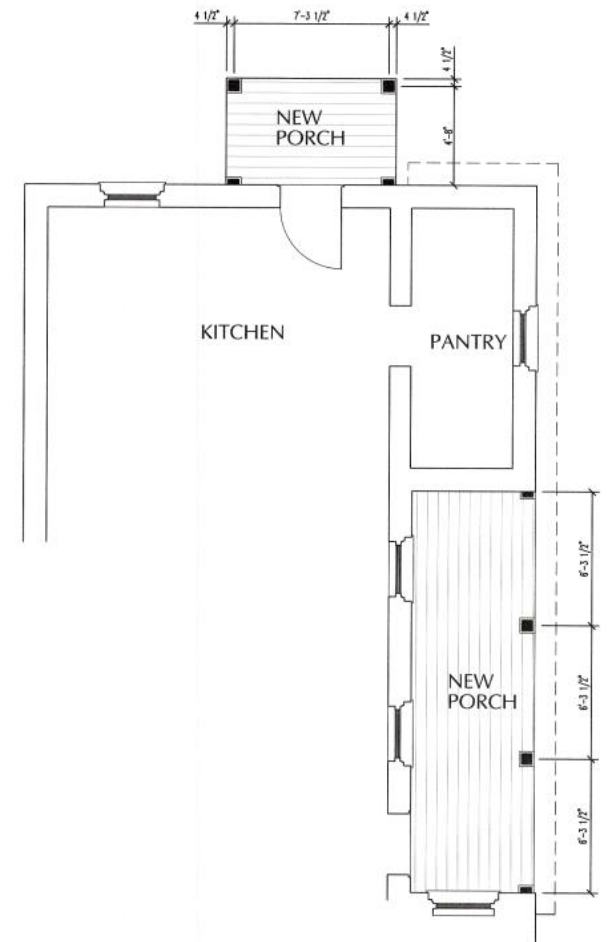
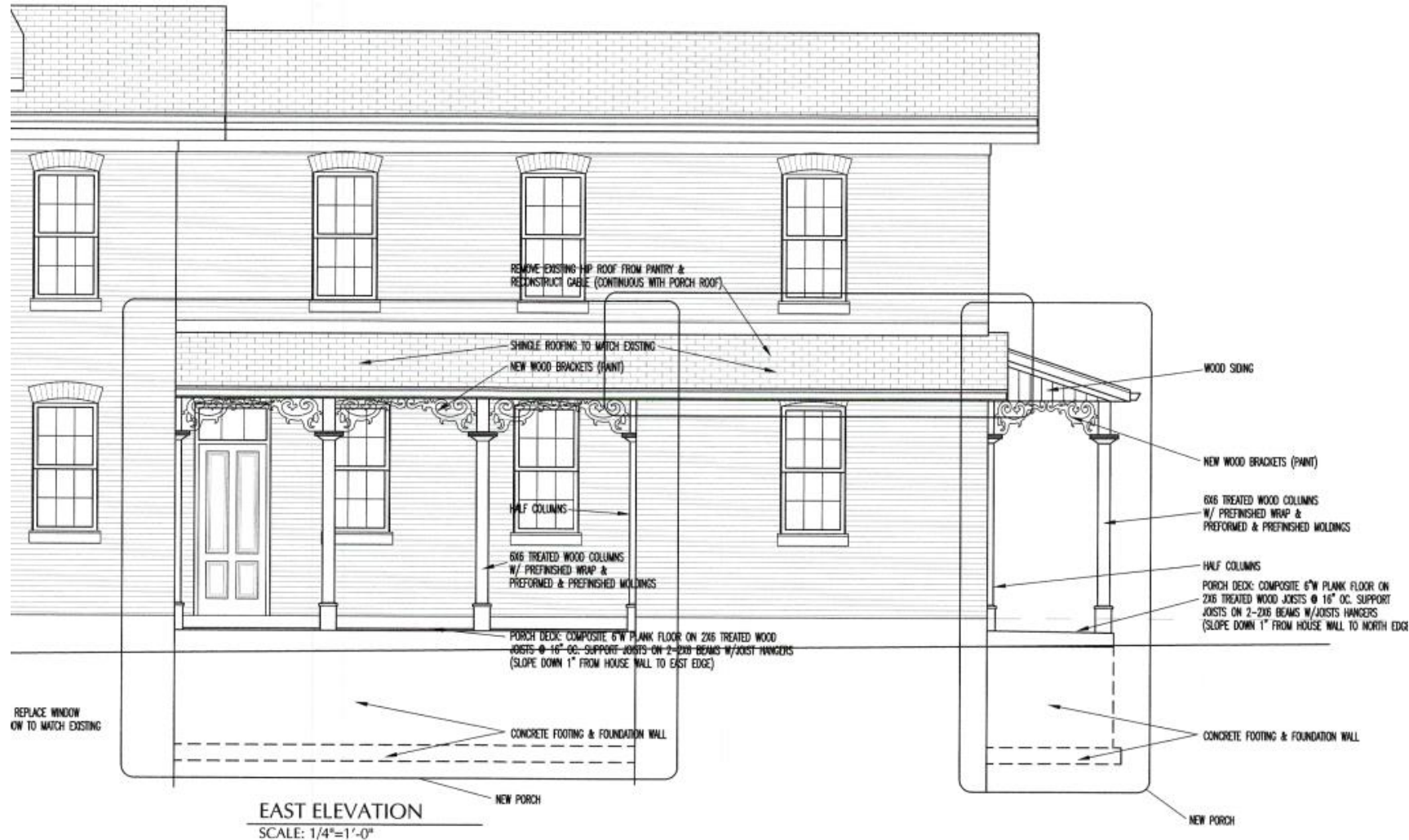


East Elevation: Area of Proposed Porch



East Porch Addition

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Hipped Roof Alteration

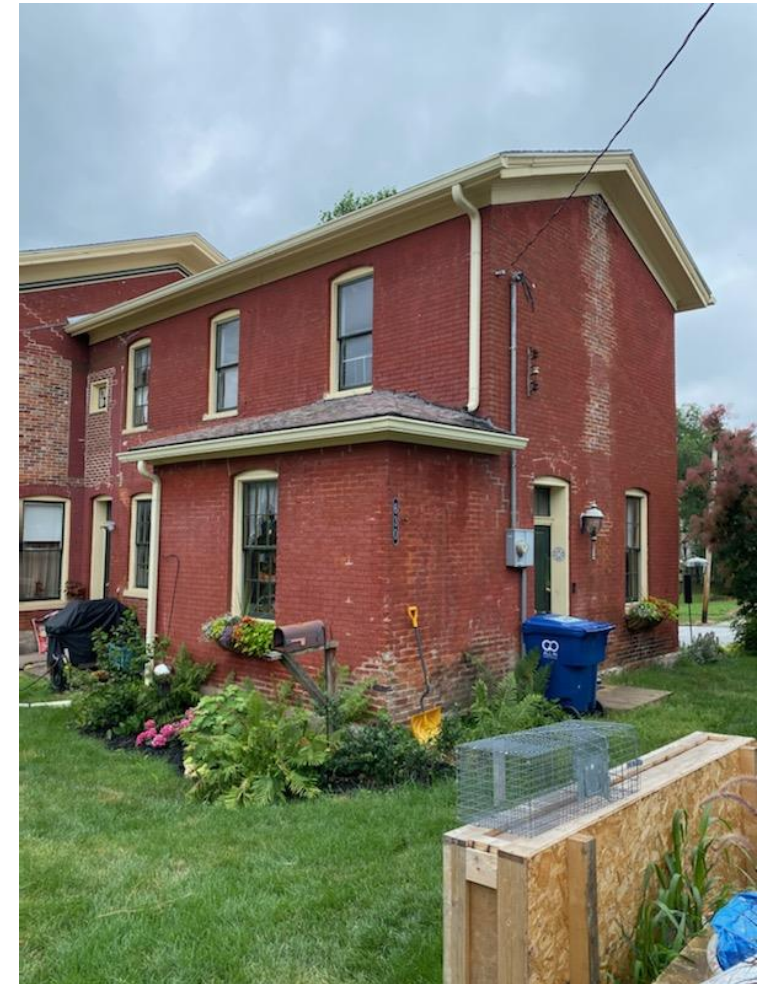
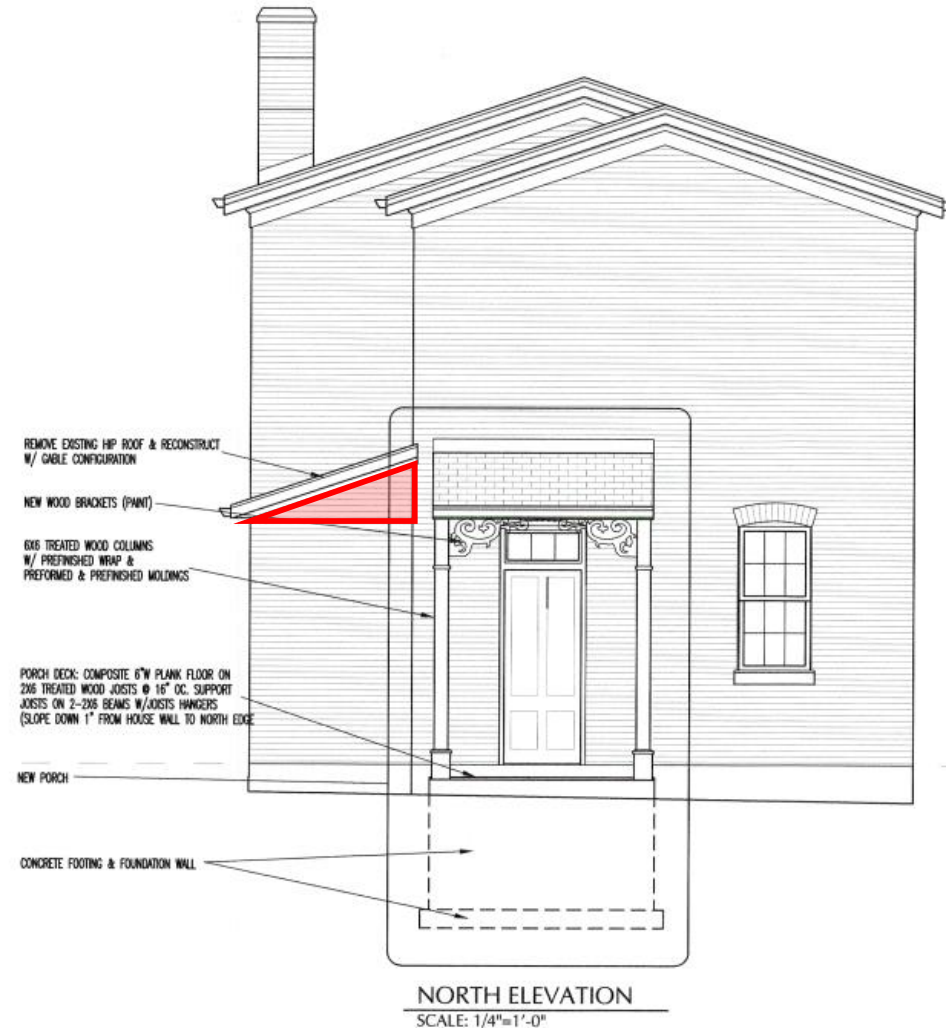
Existing hip roof to be removed and reconstructed with a gable configuration.

Staff recommendation:

- The northern hip roof profile on the east elevation shall be preserved.

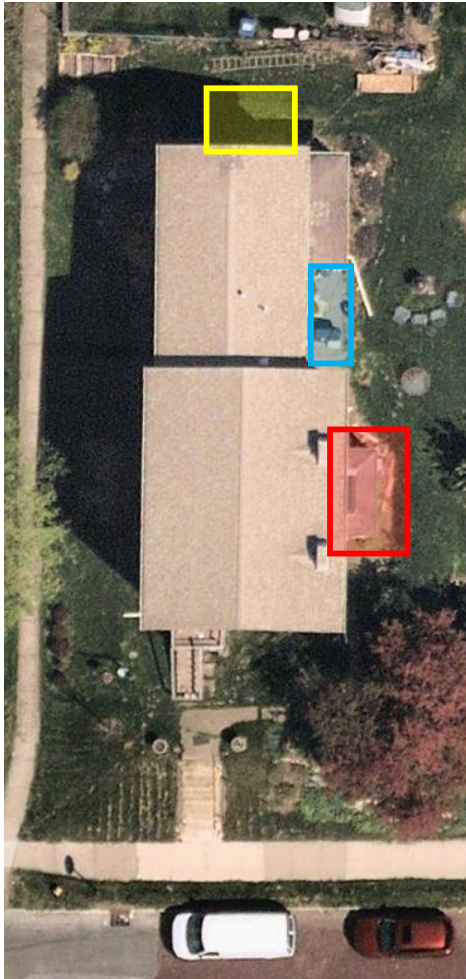
Rationale:

- The roof design and shape should remain consistent with its original configuration and character.
- Reduce number of alterations to the structure.



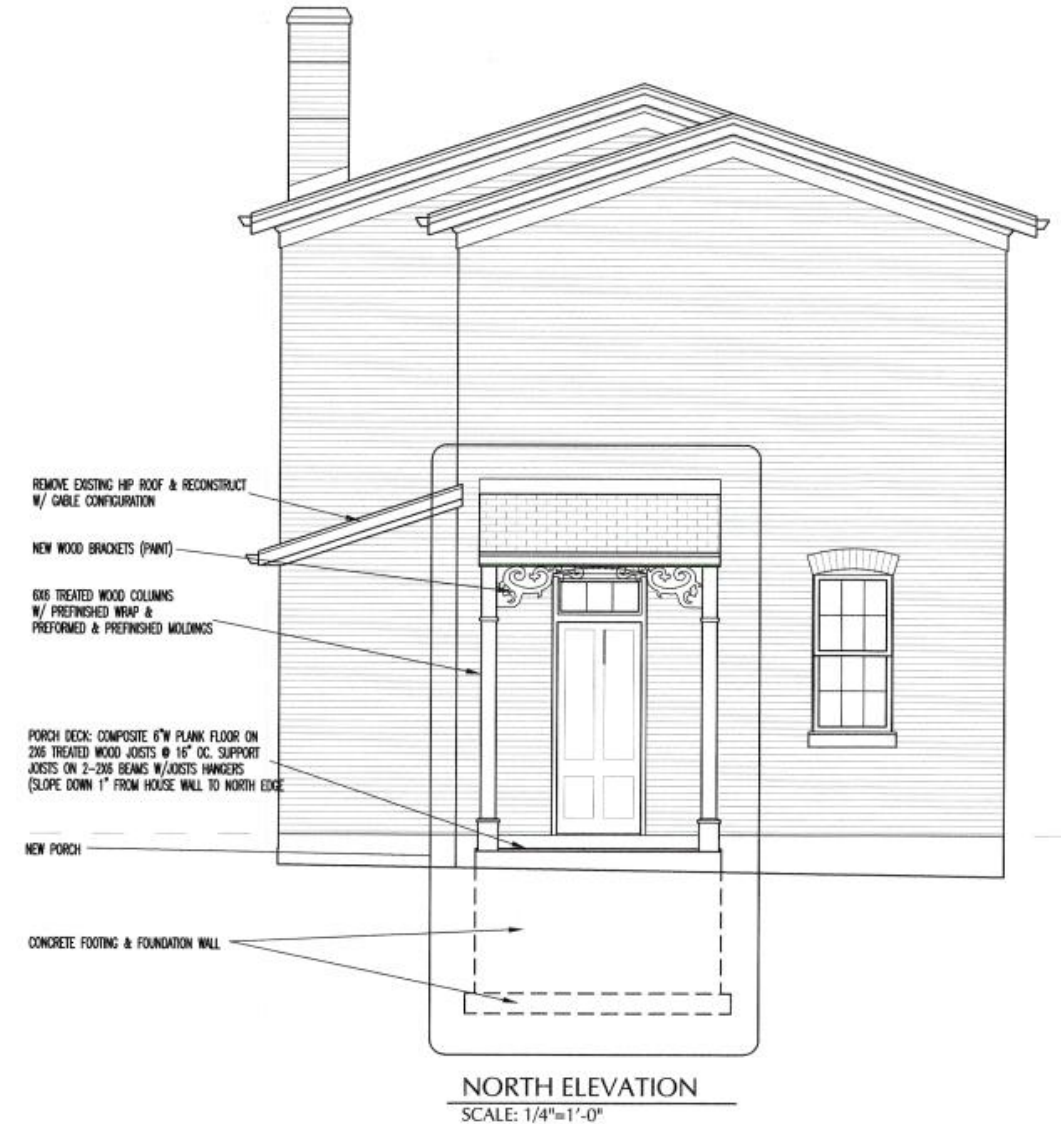
Rear Porch Addition

DAVENPORT
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Electrical Service Conflicts
with Porch Roof Location

North Elevation

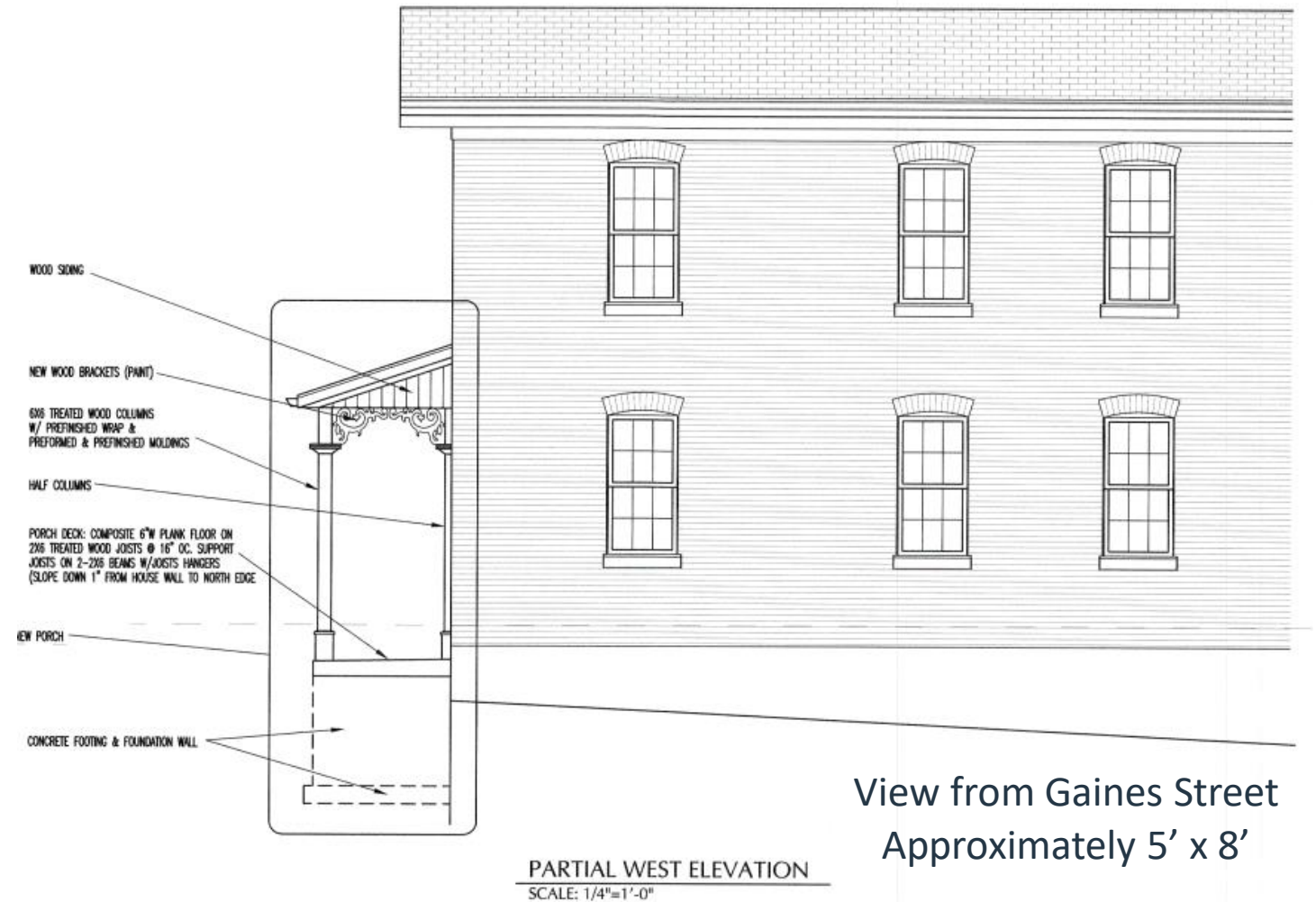


Rear Porch Addition

DAVENPORT
IOWA | USA



North Elevation

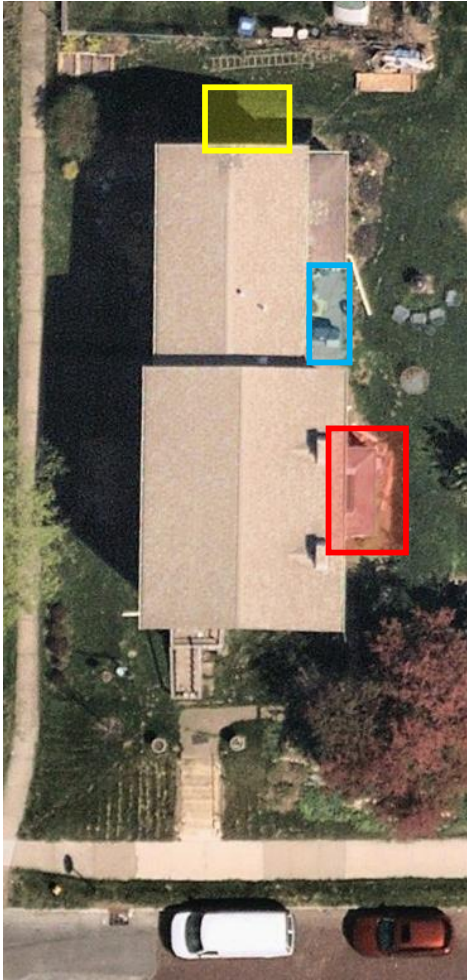


View from Gaines Street
Approximately 5' x 8'

PARTIAL WEST ELEVATION
SCALE: 1/4"=1'-0"

Demolition of East Addition

DAVENPORT
IOWA | USA



Demolish Non-original Addition & Install New 1st Floor Window to Match 2nd Floor

Demolition of East Addition

DAVENPORT
IOWA | USA



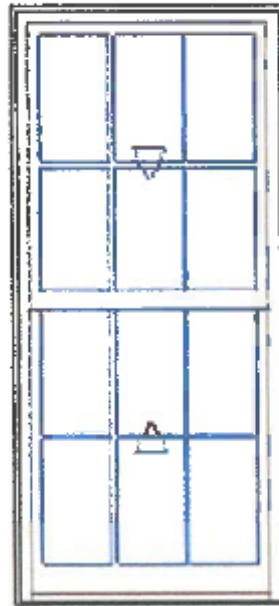
Replacement Window

DAVENPORT
IOWA | USA

Replacement Windows Approved at the August 10, 2021 HPC Meeting:

1. Same Dimensions as Original
2. 6 Over 6 Pane Windows
3. Match Original Muntin Pattern
4. Evergreen Clad Exterior
5. Aluminum Screen with Evergreen Surround

MARVIN 



As Viewed From The Exterior

FS 31 1/8" X 65 7/8"

IO 31 1/2" X 66 1/8"

Egress Information

Width: 27 7/16" Height: 27 7/8"

Net Clear Opening: 5.31 SqFt



ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pattschull and Pfiffner
201 day building, iowa city, iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE #82-10- 5-W630 MAP # 1

HIST. DIST. Hamburg

NAME John Ruch House (H) C

ADDRESS 630 W. 5th Street

LEGAL DES. Original Town Lot 1 (ex N32'
SUB-DIVISION 29 of W50')
BLOCK PARCEL SUB-PARCELUTM 15 17101170014591971410 ACREAGE -1 ZONE M-1
EASTING NORTHING

OWNER Diane L. Grau

1620 Ripley St., Davenport, IA 52803

TITLE H. Dee Jay, Inc.
(IF DIFF)

MAP



SITE SHEET

DESCRIPTION

FORM 2 story rectilinear front gable with 3-bay front CONST. DATE 1866

MATERIALS Brick on stone foundation ARCH. STYLE Vernac. Greek Revival

FENESTRATION Segmental arches w/keystones

DIST. FEATURES

ALTERATIONS Porch removed, front basement entrance added, 1st story windows shortened

SITE & RELATED STR.

STATEMENT

This house in the Vernacular Greek Revival style is among the simpler buildings designed by local builder T. W. McClelland in the post-Civil War period. It is a representative and relatively early example of one of Davenport's most distinctive mid 19th century house types.

SOURCES

Oszuscik, pp. 301, 669

ARCHITECTURE

SIGNIFICANCE

HISTORY

DESCRIPTION

John Ruch was a partner in Ruch and Brother, brick manufacturers.

SOURCES

City Directories, 1866

Scott County, City of Davenport Tax Records, 1865, 1866, 1878, (Iowa State Historical Society Library, Iowa City, IA)

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMP. 1981

EVALUATION

ARCHITECTURAL

- I. ARCH. EVALUATION Good
 II. ENVIR. STATURE Incident
 III. INT. OF CONTEXT Excellent
 IV. INT. OF FABRIC Excellent

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

A. PRIMARY _____

B. SECONDARY _____

II. LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☐ LOCAL

III. N.R.H.P.

ELIGIBLE ☐ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☒ A. ☐ B. ☐ C.

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____

2. DATE OF STAFF EVALUATION _____

A. ARCHITECTURAL

B. HISTORICAL

ELIGIBLE FOR N.R.H.P. ☐☐NOT ELIGIBLE FOR N.R.H.P. ☐☐

3. N.R.H.P. ACTION

A. STATE REVIEW COMM.

APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____

B. FEDERAL REVIEW

APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____

4. D.H.P. SOURCES

☐ COUNTY RESOURCES☐ W'SHIELD SURVEY☒ N.R.H.P. 11/10/83☐ GRANT _____☐ DET. OF ELIGIBILITY☐ R. & C. _____☒ DAVENPORT A/H SURVEY☐☐

5. SUBJECT TRACES

6. PHOTO

1612-9

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.

Technical Preservation Services



[Home](#) > [The Standards](#) > [Applying Rehabilitation Standards](#) > [Successful Rehabilitations](#) > Additions

Planning Successful Rehabilitation Projects

[Acquired Significance and Standard 4](#)

[Continued Historic Use and Standard 1](#)

Windows

[Evaluating Historic Windows for Repair or Replacement](#)

[Replacement Windows that Meet the Standards](#)

[Documentation Requirements for Proposed Window Replacement](#)

Interior treatments

[Identifying Primary and Secondary Interior Spaces in Historic Buildings](#)

[Changing Secondary Interior Spaces in Historic Buildings](#)

[Historically-Finished Secondary Spaces—Avoiding Problematic Treatments at Project Completion](#)

[Subdividing Assembly Spaces in Historic Buildings](#)

[Retaining Corridors and Other Circulation Spaces in Historic Buildings](#)

[Interior Spaces, Features, and Materials in Highly Deteriorated Condition and Standard 2](#)

New additions and related new construction

New Additions to Historic Buildings

[New Construction within the Boundaries of Historic Properties](#)

Modern requirements and new technologies and materials

[Codes and Regulatory Requirements for Rehabilitating Historic Buildings](#)

[Energy Efficiency, Sustainability, and Green Building Practices in Historic Buildings](#)

[Evaluating Substitute Materials in Historic Buildings](#)

New Additions to Historic Buildings

To meet [Standard 1](#), which states that a property shall be placed in a new use that requires minimal change to the defining characteristics of the building, it must be determined whether an historic building can accommodate a new addition. Before expanding the building's footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. After such an evaluation, the conclusion may be that an addition is necessary,

particularly if it is needed to avoid modifications to character-defining interior elements. The addition must be designed to be compatible with the historic character of the building and thus meet the Secretary of the Interior's Standards for Rehabilitation.

In accordance with [Standard 9](#), a new addition must preserve the historic building's form/envelope, significant materials and features; must be compatible with the historic building's massing, size, scale, and architectural features; and must be differentiated from the historic building to preserve its character. [Standard 10](#) calls for new additions to be constructed in such a manner that the essential form and integrity of the historic property be unimpaired if the new work were to be removed in the future. Limiting the removal of historic materials and utilizing existing doors or enlarging windows to transition to the new addition may accomplish this. The Guidelines for Rehabilitating Historic Buildings also recommend locating a new addition at the rear or on an inconspicuous side of a historic building. Additional NPS guidance is contained in [Interpreting the Standards Bulletins](#) and [Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns](#).

There is no formula or prescription for designing a compatible new addition. A new addition to a historic building that meets the Standards can be any architectural style—traditionalist, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the very identity of the building being enlarged. New additions that are either identical to the historic building or in extreme contrast to it fall short of this balance. Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building. General parameters are outlined below to provide guidance and to assist building owners in meeting the Standards.

Placement or location of the new addition on the site

A new addition is most appropriately located where its visibility from the primary views of the historic building is minimized. This is often a rear or obscure elevation. However, rear or side elevations may not always be sufficiently secondary to be suitable locations for an addition, particularly when a historic building is visually prominent from many vantage points.

Site characteristics therefore, are significant factors to consider in the process of determining the appropriate location for a new addition. When planning an addition, preserving significant landscape features – including vegetation, grading, walls, fences, walkways, driveways – and other important historic features of the historic property must be taken into account. Furthermore, significant archeological resources must also be considered when evaluating the placement of an addition and, as appropriate, mitigation measures must be implemented if they are to be disturbed.

A careful site analysis can identify suitable locations for an addition that take advantage of site features such as topographic changes and other factors that may lessen the impact of an addition. Opportunities for locating an addition partially or entirely below ground, or set behind other site features that can screen the visibility of new construction should be evaluated.

Size, scale, and massing of the new addition

The size, scale, and massing of a new addition all pertain to the addition's overall volume and three-dimensional qualities. Taken together, size, scale and massing are critical elements for ensuring that a new addition is subordinate to the historic building, thus preserving the historic character of a historic property. Typically, a compatible addition should be smaller than the historic building in both height and footprint. However, there are other considerations that may allow moving away from this basic concept.

Depending on its location, it may be possible that an addition slightly taller or slightly larger than the historic building may be acceptable, as long as it is visually subordinate to the historic building. In some cases, separating the addition from the historic building with a small hyphen can reduce the impact of an addition that is larger than the historic building. Another way of minimizing the impact of a new addition to an historic building is to offset it or step it back from the mass of the historic building.

Differentiating the new addition from the historic building

To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. [Section 67.7\(c\)](#) of the program regulations cautions "exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will result in denial of certification." This does not mean that the addition and historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.

Differentiating the new from the old, yet still respecting the architectural qualities and vocabulary of the old, can be accomplished through a variety of design techniques, including:

- Incorporating a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or setting the addition back from the wall plane(s) of the historic building.
- Avoiding any approaches that unify the two volumes into a single architectural whole. The coordination of individual features between the new addition and the historic building will not necessarily impair the existing building's historic character as long as the new structure is clearly differentiated and distinguishable as a new addition so that the identity of the historic structure is not lost altogether in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.

- Using building materials in the same color range or value as those of the historic building. The materials used on the new addition need not be the same as those on the historic building; however, new materials that highly contrast the historic ones should be avoided.
- Basing the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.
- A new addition should also respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

The techniques listed above are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long they maintain the primacy of the historic building.

Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

New additions in densely-built environments

A densely-built neighborhood such as a downtown commercial core offers an opportunity to design an addition that can have a minimal impact on the historic building. Often the site for such an addition is vacant land where an independent building formerly stood. Treating the addition as a separate or infill building may be the route to having the least impact on the historic building. In these instances there may be no need for a direct visual link to the historic building, but the addition must still respect the scale of the historic building and those around it. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings. There may be an opportunity for a larger addition when the facade of the addition can be broken up into elements that are consistent with the scale of the historic building and the adjacent building.

New additions in historic districts

When a building's historic status derives from its inclusion in an historic district, it is also necessary to look beyond the building itself in evaluating an addition. Relevant guidance comes from [36 CFR Part 67.6 \(b\)\(6\)](#), of the program regulations and this guidance makes clear that all aspects of a rehabilitation, including a new addition, will be reviewed first as they affect the historic building and second as they affect the district in which the building is located. Additions to historic buildings may not cause the demolition of an adjacent certified historic structure for a rehabilitation project seeking certification according to [36 CFR Part 67.6 \(b\)\(5\)](#).