

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 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

Staff Present: Werderitch, Berkley, Gleason

II. Secretary's Report

A. Consideration of the March 14, 2023 meeting minutes.

Motion by Miranda, second by Hustedde, to approve the March 14, 2023 meeting minutes. Minutes were unanimously approved by voice vote (5-0).

III. Communications

IV. Old Business

A. Case COA23-10: Request for exterior alteration at 714 Gaines Street. The Postel Rental House is a contributing building in the Hamburg Local Landmark Historic District. Xaveria Mayes, petitioner. [Ward 3]

Werderitch summarized the status of the project following the March meeting date. The property owner submitted a revised application taking into consideration the discussion from the previous meeting on the porch materials.

Based on the feedback provided by the Historic Preservation Commission at the March 14, 2023 meeting, staff recommended approval of the Certificate of Appropriateness to reconstruct the front porch at 714 Gaines 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 generally 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 COA23-10. Motion to approve passed by a roll call vote (5-0).

V. New Business

- A. Case COA23-15: Request for exterior alteration at 436 West 7th Street. The Alexander and Fredericke (Tank) Naeckel House is a contributing building in the Hamburg Local Landmark Historic District. Midwest Complete Construction, petitioner. [Ward 3]

Werderitch summarized the restoration project, which included work on the mud beam, crown molding, and siding. The property owner was in attendance to speak on behalf of the project.

Staff recommended approval of the Certificate of Appropriateness for exterior alteration at 436 West 7th 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.

Motion by Miranda, second by Powers, to approve Case COA23-15. Motion to approve passed by a roll call vote (5-0).

- B. Case COA23-16: Request for exterior alteration at 225 East 2nd Street. The John F. Kelly Building is a locally listed historic landmark in the Davenport Motor Row and Industrial Historic District. Davenport Historic Preservation Consulting LLC, petitioner. [Ward 3]

Werderitch presented an overview of the historic tax credit project. The scope of work included roof replacement, repointing masonry, installation of new windows, and signage. Marion Meginnis, Davenport Historic Preservation Consulting LLC, was in attendance to speak on behalf of the project.

Staff recommended approval of the Certificate of Appropriateness for exterior alteration at 436 West 7th Street in accordance with the submitted material.

A recommendation is made to approve the Certificate of Appropriateness for exterior alteration at 225 East 2nd Street in accordance with the submitted material, subject to the following condition:

1. Any alteration to the existing signage that results in a change in placement, dimension, material, illumination, or other substantial modification shall require submission of a separate Certificate of Appropriateness Application for review and approval by the Historic Preservation Commission.

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.
3. 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.
4. 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.

Motion by Franken, second by Miranda, to approve Case COA23-16 with the condition recommended by staff. Motion to approve with one condition passed by a roll call vote (5-0).

VI. Other Business

- A. Historic Preservation Commission Training
- B. Timeline for Updating Commission Bylaws
- C. Work Session: Election Procedures & Bylaws
- D. 2023 Quad Cities Henry Farnam Dinner

VII. Open Forum for Comment

A resident at 2111 East Lombard Street provided public comment on the status of Riverview Terrace Park. The property owner favored opening the parking lot to the public.

VIII. Adjourn

Motion by Franken, second by Miranda, to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 6:07 pm.

IX. Next Commission Meeting: May 9, 2023