

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 10, 2018; 5:00 PM

CITY COUNCIL CHAMBERS 226 WEST 4TH STREET DAVENPORT, IOWA 52801

I. Call to Order

II. Commission Secretary's Report

A. Consideration of the March 19, 2018 special meeting minutes.

III. Communications

IV. Old Business

V. New Business

A. Case No. COA18-03: Tear off and replace north half of roof at 526 Ripley Street. Mueller Carriage House is located in the Local Historic Hamburg District. Rolando Palma petitioner. [Ward 3]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting:

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
4/10/2018

Subject:
Consideration of the March 19, 2018 special meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	3-19-2018 HPC Minutes

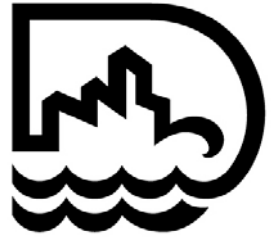
REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	4/6/2018 - 12:26 PM



HISTORIC PRESERVATION COMMISSION Special Meeting Minutes

Monday, March 19, 2018 at 5:00 p.m.
Council Chambers
226 West 4th Street
City of Davenport, Iowa



I. Call to Order

Chairman Frueh called the meeting to order at approximately 5:00 p.m. with the following Commissioners present: David Cordes, Alyssa Kuehl, Robert McGivern and Diane Franken.

II. Commission Secretary's Report

Consideration of the January 9, 2018 regular meeting minutes.

Motion by Cordes, second by McGivern to approve the January 9, 2018 regular meeting minutes. Motion to approve was unanimous by voice vote (5-0).

III. Communications

Rusnak discussed the National Alliance of Preservation Commissions Conference in Des Moines this summer.

IV. Old Business

None.

V. New Business

1. Case No. COA18-02: Replace windows at 613 West 6th Street. Isaac and Mary Farber House is located in the Local Historic Hamburg District. Lenny DeSantiago, petitioner. [Ward 3]

Rusnak summarized the request.

The request achieves consistency with Section 17.23.080.D of the Davenport City Code pertaining to proportions and materials.

Staff recommends approval of COA18-02 in accordance with the submitted material.

Motion by McGivern, second by Cordes to approve COA18-02 in accordance with the work write up and renderings.

Motion to approve was unanimous by roll call vote (5-0).

VI. Other Business

1. Election of Chairperson.

Chairman Frueh called for any nominations for the position of Chairperson. McGivern elected Frueh, seconded by Cordes. Motion to elect Frueh as Chairperson was unanimous by voice vote (5-0).

2. Election of Vice Chairperson.

Chairman Frueh called for any nominations for the position of Vice Chairperson. Cordes elected McGivern, seconded by Kuehl. Motion to elect McGivern as Vice Chairperson was unanimous by voice vote (5-0).

VII. Open Forum for Comment

No one from the audience spoke.

VIII. Adjournment

The meeting adjourned at approximately 5:15 pm.

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
4/10/2018

Subject:

Case No. COA18-03: Tear off and replace north half of roof at 526 Ripley Street. Mueller Carriage House is located in the Local Historic Hamburg District. Rolando Palma petitioner. [Ward 3]

Recommendation:

Finding

- The request achieves consistency with Section 17.23.080.C of the Davenport City Code pertaining to deteriorated architectural features.

Staff recommends approval of COA18-03 in accordance with the submitted material.

Background:

The petitioner is proposing to tear off and replace north half of roof at 526 Ripley Street. A permit for a new roof was issued in 2006. This appears to have re-roof the half half of the building. The application proposes to replace the south half of the roof with Owens Corning 3 tab shingle to match as closely as possible with the south half of the roof.

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 17.23.080C.

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 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; and
8. Known significant archaeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be under-taken; 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.

ATTACHMENTS:

Type	Description
▣ Backup Material	Roofing Bid
▣ Backup Material	Site Photographs
▣ Backup Material	Aerial Map
▣ Backup Material	Section 17.23.080 of the Davenport City Code

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	4/6/2018 - 1:03 PM

Rolando Palma Company

1670 w 49th st. Davenport, IA 52806

P: 563-940-1339

rolandopalma1980@gmail.com



Bill To

Terry H-I-S Properties

526 Reply St

Davenport IA

52803

aplsstriper@frontiernet.net

Estimate EST0056

Date 02/15/2018

DESCRIPTION	QTY	RATE	AMOUNT
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Roof (3-tab shingle) & Gutters replacement. Rolando Palma company to:	1	\$4,090.00	\$4,090.00
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HOUSE
NORTH SIDE ONLY.

Tear two (2) existing layers of old asphalt shingles to deck.

Install new gutter apron on all races.

Install new 1" metal edge on all races (white).

Install Ice & water shield to code on all eaves and vallyes.

Install new Owens cornings pro-armor synthetic felt underlyment.

Install new step flashing and all walls.

Install new Owens cornings 3-tab shingle in color to match as closest possible with South side.

Color: autumn brown.

Install 3-tab hip & ridge cap.

Note: this bid is estimate to be two (2) layers. If more layers are to be found,there will be an additional charge of \$20 per square.

Number of squares: 12

Rolando Palma company will provide first 2 sheets of 7/16 osb. If more needed, cost will be \$40 each.

Install 6" gutters with 3"x4" downspout on NORTH SIDE ONLY.

clean up and haul away.

All work to conform all building codes.

MATERIALS, LABOR,DUMPSTER AND PERMITS ALL INCLUDED IN TOTAL COST.

CUSTOMER SIGNATURE: _____.

ROLANDO PALMA

COMPANY SIGNATURE :_____.

THANK YOU.

ROLANDO PALMA.

Total	\$4,090.00
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17.23.080 Certificate of appropriateness review process.

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 under-taken; 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 17.23.080C.

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 sixty 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 17.23.080(I).

F. Notification of determination. The commission secretary shall notify the owner(s) of record within fifteen 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 thirty calendar days of the postmark date of the notification of determination.

If no written appeals are submitted with the city clerk's office within thirty calendar days, the commission's determination shall be the final action by the city.

H. Appeal fee. A fee of seventy-five dollars 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 pre-sent, approve or disapprove the issuance of the certificate of appropriateness based upon the appeal criteria described in Section 17.23.080I.