

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