

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 9, 2024; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Chairperson Hustedde called the meeting to order.

Present: McGivern, Miranda, Hustedde, Powers, Franken

Absent: Kretz, Bierman

Staff Present: Berkley, Werderitch

II. Secretary's Report

A. Consideration of the March 12, 2024 meeting minutes.

Motion by Franken, second by Miranda, to approve the March 12, 2024 meeting minutes. Minutes were unanimously approved by voice vote (5-0).

III. Communications

Werderitch provided an update on the upcoming Party in the Park dates. The Commission expressed a desire to participate at the Lindsay Park and Cork Hill Park event dates.

IV. Old Business

V. New Business

A. Case COA24-04: Request to modify the ceiling over the northwest entrance at 301 East 2nd Street. The Davenport Bag and Paper Company Building is a locally listed historic landmark in the Davenport Motor Row and Industrial Historic District. Peterson HTC LLC, petitioner. [Ward 3]

Werderitch presented an overview of the proposed project. The request is to install a ceiling on the exterior entrance of the northwest corner to reduce thermal transfer of temperature into the residential unit above.

Apartment 201, located on the second floor above the northwest entrance, is experiencing issues during cold weather with ice forming on the concrete floor. The property owner believes the ice buildup is caused by the concrete ceiling below the bedroom being exposed to the outside elements in the winter. This has caused both a safety issue for the resident (potential slipping hazard) and a utility issue (the resident is paying higher utility bills than normal due to the bedroom floor being cold/frozen.).

Staff recommended approval of the Certificate of Appropriateness to install a ceiling over the northwest entrance at 301 East 2nd Street in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060Cof 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.

Tom Piehl, representative of the applicant, was in attendance to answer questions.

Motion by McGivern, second by Miranda, to approve Case COA24-04 as submitted. Motion to approve passed by a roll call vote (5-0).

- B. Case COA24-05: Request to reconstruct an exterior staircase at 1607 West 12th Street. Upham Hall is a contributing structure in the Marycrest College Local Landmark Historic District. Door Creek Construction of Illinois, LLC, petitioner. [Ward 3]

Staff provided a summary of the request to reconstruct the exterior staircase on the west elevation. It was brought to staff's attention, after the publication of the meeting packet, that the work was completed prior to approval by the Commission. The property owner was notified of the violation and the Commission was provided updated photographs of the finished staircase.

Staff recommended approval of the Certificate of Appropriateness to reconstruct the exterior staircase in accordance with the submitted material, subject to the following condition:

1. The exterior staircase shall comply with building code requirements. The final design to be reviewed and approved by City Staff.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060Cof 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.

Andrew Marshall, Door Creek Construction, was in attendance to answer questions. He apologized for the completion of work prior to official review by the Commission.

The Commission inquired about the ramifications for completing work without Commission approval and the construction technique of the new staircase. The Commission commented on the mismatch of wood material, compatibility with the structure, and ability to paint the staircase to blend with the masonry exterior.

Commissioner McGivern suggested a meeting between the Commission and the ownership group might be beneficial to better communicate the preservation process and to understand future improvements to the Marycrest College campus.

Motion by McGivern, second by Powers, to approve Case COA24-05 with the following conditions:

1. The exterior staircase shall comply with building code requirements. The final design to be reviewed and approved by City Staff.
2. The wood structure shall be stained/painted a color that is compatible to the historic character of Upham Hall.

Motion to approve with the two listed conditions passed by a roll call vote (5-0).

VI. Other Business

VII. Open Forum for Comment

A member of the public spoke about the importance of maintaining Davenport's historic properties following the notice to vacate residents from 401 West 4th Street.

VIII. Adjourn

Motion by McGivern, second by Franken, to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 5:51 pm.

IX. Next Commission Meeting: May 14, 2024