

# **HISTORIC PRESERVATION COMMISSION MEETING MINUTES**

## **CITY OF DAVENPORT, IOWA**

**WEDNESDAY, JULY 17, 2024; 10:00 AM**

**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, Kretz

Absent: Bierman

Staff Present: Werderitch

### **II. Secretary's Report**

1. Consideration of the June 11, 2024 meeting minutes.

Motion by Kretz, second by Franken, to approve the June 11, 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 as well as the Heart of Downtown Davenport Walking Tours.

### **IV. Old Business**

### **V. New Business**

1. Case COA24-08: Request for the installation of a new roof, tuckpointing, and brick replacement at 613 West 6th Street. Isaac and Mary Farber House is located in the Local Hamburg Historic District. Lenny DeSantiago, petitioner. [Ward 3]

Staff presented a history of the property and a prior Certificate of Appropriateness Application submitted in 2022. The current request is to install a new roof and to remove paint, tuckpoint, and replace brick.

Staff made a recommendation to approve the Certificate of Appropriateness for exterior alteration at 613 West 6th Street in accordance with the submitted material and subject to the following conditions:

1. The cleaning of masonry surfaces shall be performed using the gentlest method possible. Sandblasting is prohibited.
2. A mortar analysis shall be submitted for review and approval by City staff prior to tuckpointing.
3. Replacement masonry shall replicate the old in material, design, color, texture, and other visual qualities.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C of the Davenport Municipal Code. The re-roofing 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. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

The property owner did not comply with the following standard when sandblasting was performed on sections of the building. However, with the proposed conditions, the below standard can be met:

1. 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.

Lenny DeSantiago, petitioner, was in attendance to answer questions.

Motion by McGivern, second by Kretz, to approve Case COA24-08 in accordance with staff recommendation. Motion to approve passed by a roll call vote (5-0).

2. Case COA24-09: Request for exterior alteration at 517 Ripley Street. The Nesbit Rental House is a contributing structure in the Hamburg Local Landmark Historic District. Alex Bock, petitioner. [Ward 3]

Werderitch provided an overview of the request.

Staff made a recommendation to approve the Certificate of Appropriateness for window replacement and gutter installation at 517 Ripley Street in accordance with the submitted material and subject to the following condition:

1. All replacement windows shall be six-over-six double hung units.

Staff cannot technically recommend approval of the removal of window openings. However, the north and east elevations are not considered the primary facades of the structure. Since the south facade has greater visibility within the historic district, the preservation of this elevation is a higher priority. Therefore, greater consideration is merited by the Commission.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C of the Davenport Municipal Code. The replacement windows and gutter installation 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.

The removal of window openings does not comply with the following review standard:

1. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible.

Alex Bock, applicant, was in attendance to discuss the rationale for removal of window openings.

Commissioners discussed the trade-off between preservation and adaptive reuse of a vacant structure.

Motion by McGivern, second by Franken, to approve Case COA24-09 in accordance with staff recommendation. Motion to approve passed by a roll call vote (5-0).

3. Case COA24-10: Request for the installation of a new roof at 520 Western Avenue. The Petersen Carriage House and Rental House is a contributing structure in the Hamburg Local Landmark Historic District. Community of Christ, petitioner. [Ward 3]

Staff provided an overview of the request to install a new roof on the main house and detached garage.

Staff made a recommendation to approve the Certificate of Appropriateness to install a new roof at 520 Western Avenue in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C and D 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. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

The applicant was in attendance to answer questions. The intent is to only reroof the structures at this time.

Commissioners inquired about the condition of the stone garage.

Motion by Powers, second by Kretz, to approve Case COA24-10 in accordance with staff recommendation. Motion to approve passed by a roll call vote (5-0).

4. Case COA24-11: Request to install a new freestanding sign in the Iowa Soldiers' Orphans' Home Historic District. QC PastPort, petitioner. [Ward 5]

Staff reviewed the request to install new signage at the Annie Wittenmyer Complex.

Staff made a recommendation to approve the Certificate of Appropriateness for the installation of a new freestanding sign in the Iowa Soldiers' Orphans' Home Historic District in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C and D of the Davenport Municipal Code. The project meets the following standard:

1. Site improvements should have as minimal of an impact as possible to the designated property's original layout and its visual character.

Linda Anderson and Natalie Linville-Mass of Quad City PastPort were in attendance to answer questions.

Commissioners inquired about the public notification process for new signage, placement, and materials.

Motion by Kretz, second by Franken, to approve Case COA24-11 in accordance with staff recommendation. Motion to approve passed by a roll call vote (5-0).

5. Case COA24-12: Request to install a new freestanding sign at 630 East 7th Street. The Antoine LeClaire House is a locally listed historic landmark. QC PastPort, petitioner. [Ward 3]

Staff reviewed the request to install new signage at the Annie Wittenmyer Complex.

Staff made a recommendation is to approve the Certificate of Appropriateness for the installation of a new freestanding sign at the Antoine LeClaire House in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C and D of the Davenport Municipal Code. The project meets the following standard:

1. Site improvements should have as minimal of an impact as possible to the designated property's original layout and its visual character.

Commissioners inquired about the public notification process for new signage, placement, and materials. Since the LeClaire House is within a neighborhood setting, there was greater concern and conversation regarding public input.

Motion by Kretz, second by Franken, to approve Case COA24-12 in accordance with staff recommendation. Motion to approve passed by a roll call vote (4-1). McGivern voting No.

6. Case COA24-13: Request to replace exterior doors and damaged lintels at 1607 West 12th Street. Walsh Hall is a non-contributing structure in the Marycrest College Local Landmark Historic District. WSR, LLC, petitioner. [Ward 3]

Staff presented an overview of the project. In response to a Notice and Order from the Development and Neighborhood Services Department, the property owner submitted a Certificate of Appropriateness to replace exterior doors on the east elevation and to replace lintels on the north facade.

Staff made a recommendation to approve the Certificate of Appropriateness to replace exterior doors and damaged lintels in accordance with the submitted material and subject to the following conditions:

1. To the greatest extent practicable, the historic brick shall be preserved and reinstalled following the replacement of the steel lintels.
2. A mortar analysis shall be submitted for review and approval by City staff prior to tuckpointing.
3. Any replacement masonry shall replicate the old in material, design, color, texture, and other visual qualities.

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.

Taylor Saunders, applicant, was in attendance to discuss the project.

Commissioners inquired about the visible impacts to the structure following the lintel replacement.

Motion by Franken, second by Kretz, to approve Case COA24-13 in accordance with staff recommendation. Motion to approve passed by a roll call vote (5-0).

7. Case COA24-14: Request for the installation of a new window at 712 West 8th Street. The August and Fredrika (Wittenberg) Warnebold House is a contributing structure in the Hamburg Local Landmark Historic District. Matt and Ellie McClean, petitioner. [Ward 3]

Werderitch presented the proposed project scope.

Staff made a recommendation to approve the Certificate of Appropriateness for the installation of a replacement window at 712 West 8th Street in accordance with the submitted material and subject to the following conditions:

1. The replacement window unit shall fit within the dimensions of the existing opening.
2. The replacement window shall be a two-over-two double hung unit.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C of the Davenport Municipal Code. The replacement window 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.

Matt McClean, property owner, was in attendance to discuss the window replacement project.

Motion by McGivern, second by Franken, to approve Case COA24-14 in accordance with staff recommendation. Motion to approve passed by a roll call vote (5-0).

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

Motion by McGivern, second by Franken, to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 11:14 am.

IX. Next Commission Meeting: August 13, 2024