

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Thursday, January 2, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Secretary's Report
 - 1. Consideration of the December 10, 2024 meeting minutes.
- III. Communications
- IV. Old Business
 - 1. Case COA24-20: Request for exterior alteration at 418 West 7th Street. The Paul and Mina Jannssen House is located within the Hamburg Local Landmark Historic District. Matthew Bevirt, petitioner. [Ward 3]
- V. New Business
- VI. Other Business
- VII. Open Forum for Comment
- VIII. Adjourn
- IX. Next Meeting: January 14, 2025

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Matt Werderitch | 563-888-2221

Action / Date

1/2/2025

Subject:

Consideration of the December 10, 2024 meeting minutes.

Recommendation:

Approve the minutes.

Background:

The December 10, 2024 meeting minutes are attached.

Attachments:

1. Meeting Minutes 12-10-24

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, DECEMBER 10, 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, Hustedde, Gomez, Adams, Eaton, Hoff

Absent: Kretz

Staff Present: Berkley, Werderitch

II. Secretary's Report

1. Consideration of the November 12, 2024 meeting minutes.

Motion by Gomez, second by Hoff, to approve the November 12, 2024 meeting minutes.
Minutes were unanimously approved by voice vote (6-0).

III. Communications

IV. Old Business

V. New Business

1. Case COA24-20: Request for exterior alteration at 418 West 7th Street. The Paul and Mina Jannssen House is located within the Hamburg Local Landmark Historic District. Matthew Bevirt, petitioner. [Ward 3]

Staff presented a history of the property and outlined the following scope of work:

1. Remove the exterior staircase on the north side of the home (facing the alley).
Install a new 8' x 16' deck.
2. Remove first floor kitchen door and window. Replace with a new Marvin door.
3. Install first floor dining room window.

Staff made a recommendation to approve the following project components outlined in the Certificate of Appropriateness at 418 West 7th Street in accordance with the submitted material:

1. Removal of the existing rear exterior staircase.
2. Installation of a first-floor dining room window on the north elevation.

Staff could not technically recommend approval of the replacement composite deck and sliding glass doors on the rear facade. However, the north elevation is not considered the primary facade of the structure. Since the south facade, abutting West 7th Street,

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 composite deck and rear sliding glass door do not meet the following standard:

1. 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.

Matthew Bevirt, petitioner, and Andy Swan, Seiffert's Building Supplies, were in attendance to answer questions and advocate for the project.

After discussion, the Commission was in agreement with the request to remove the existing staircase and construct a new 8' x 16' deck. The Commission was also supportive of the request to install a replacement dining room window on the north façade.

Commissioners expressed concern regarding the scale of the proposed Marvin Elevate Sliding French Door. Commissioners felt a 12' x 7' opening would be inconsistent with the proportions of the home and encouraged the petitioner to explore alternative designs. The petitioner offered to submit renderings to help the Commission visualize the request.

Motion by Gomez, second by Adams, to grant a Certificate of Appropriateness for the following project components as submitted in Case COA24-20:

1. Removal of the exterior staircase on the north elevation of the home.
2. Construction of a new 8' x 16' composite deck and staircase.
3. Installation of a first-floor dining room window on the north façade.

Motion to approve passed by a roll call vote (6-0).

Motion by McGivern, second by Gomez, to table the following project components:

1. Removal of the first-floor kitchen door and window.
2. Installation of a Marvin Elevate Sliding French Door.

Motion to table passed by a roll call vote (6-0).

The purpose of the table is to provide the applicant with additional time to explore window and door designs that are more compatible with the size, massing, scale, and character of the historic home. The general feedback from the Commission is that the 12' x 7' opening is out of scale with the proportions of the Queen Anne structure.

When additional window and door options have been explored and submitted to staff, this item can be brought before the Commission for formal review and approval.

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

Motion by Gomez, second by Hoff, to adjourn the meeting. Motion passed by a voice vote (6-0).
The meeting adjourned at 6:10pm.

IX. Next Commission Meeting: January 14, 2025

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
1/2/2025

Subject:

Case COA24-20: Request for exterior alteration at 418 West 7th Street. The Paul and Mina Jannssen House is located within the Hamburg Local Landmark Historic District. Matthew Bevirt, petitioner. [Ward 3]

Recommendation:

Staff cannot technically recommend approval of the proposed sliding glass doors on the north elevation. However, the proposed alterations to the rear facade will have a minimal impact on the characteristics of the historic district. 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 rear sliding glass doors do not meet the following standard:

1. 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.

Background:

The City of Davenport Historic Preservation Commission reviewed Case COA24-20 at its December 10, 2024 meeting. The Commission granted a Certificate of Appropriateness for the following project components:

1. Removal of the exterior staircase on the north elevation of the home.
2. Construction of a new 8' x 16' composite deck and staircase.
3. Installation of a first-floor dining room window on the north façade.

The Historic Preservation Commission voted to table the following project components:

1. Removal of the first-floor kitchen door and window.
2. Installation of a Marvin Elevate Sliding French Door.

The purpose of the table was to provide the applicant with additional time to explore window and door designs that are more compatible with the size, massing, scale, and character of the historic home. The general feedback from the Commission is that the 12' x 7' opening is out of scale with the proportions of the Queen Anne structure. When additional window and door options have been explored and submitted to staff, this item can be brought before the Commission for formal review and approval.

Petitioner's Updated Request:

Based on feedback from the Commission, the applicant submitted the following supplemental information:

1. Written request to re-examine the original Marvin Elevate Sliding French Door design.
2. Additional photos of the exterior of the home.
3. Measurements of other large scale windows on the home.
4. A mockup of the rear elevation depicting the Marvin Elevate Sliding French Doors.
5. A mockup of the rear elevation depicting a traditional double french door.

Project Review-Sliding Glass Doors:

The applicant intends to remove and replace the rear door and window with a 12' wide by 7' tall Marvin sliding glass door. The replacement sliding glass doors will have a wood interior and fiberglass exterior. The owner's intent is to match the aesthetic with the front-facing living room windows by incorporating both Craftsman and Queen Anne features. The proportions of the trim will match the balance of the home's exterior. Staff generally do not discourage new additions. However, the design must be compatible with the size, massing, scale, color, materials, and character of the property. The combination of a large composite deck and modern sliding glass doors is inconsistent with the overall aesthetic of the 1902 home.

The Historic Preservation Ordinance recommends new construction be compatible with the size, massing, scale, color, materials, and character of the property and district. The addition of the composite deck and sliding glass doors generally does not match the character of the residence and historic district. However, staff believe the front facade, facing West 7th Street, is the defining feature of the home. Therefore, the proposed alterations will have minimal impact on the characteristics of the district.

Attachments:

1. Review Determination Letter-Case COA24-20
2. Petitioner's Updated Request
3. Historic Property Inventory Sheet
4. Historic Preservation Ordinance Review Standards
5. Staff Report: 12-10-24 HPC Meeting
6. Application: 12-10-24 HPC Meeting



DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

December 11, 2024

Matthew Bevirt
418 West 7th Street
Davenport, IA 52803

Re: Historic Preservation Commission Review Determination – Case COA24-20

To Whom It May Concern,

The City of Davenport Historic Preservation Commission reviewed the following case at its December 10, 2024 meeting:

Case COA24-20: Request for exterior alteration at 418 West 7th Street. The Paul and Mina Jannssen House is located within the Hamburg Local Landmark Historic District. Matthew Bevirt, petitioner. [Ward 3]

The Historic Preservation Commission granted a Certificate of Appropriateness for the following project components as submitted in Case COA24-20:

1. Removal of the exterior staircase on the north elevation of the home.
2. Construction of a new 8' x 16' composite deck and staircase.
3. Installation of a first-floor dining room window on the north façade.

The Historic Preservation Commission voted to table the following project components:

1. Removal of the first-floor kitchen door and window.
2. Installation of a Marvin Elevate Sliding French Door.

The purpose is to provide you with additional time to explore window and door designs that are more compatible with the size, massing, scale, and character of the historic home. The general feedback from the Commission is that the 12' x 7' opening is out of scale with the proportions of the Queen Anne structure.

When additional window and door options have been explored and submitted to staff, this item can be brought before the Commission for formal review and approval. The intent is to find an option that will better fit the size, scale, and massing of the home. The submittal deadline for the January 14, 2025 meeting is Friday, January 3rd.

Please contact the Building Department at 563-326-7745 to obtain applicable permits.

If you have any questions, please contact me directly at (563) 888-2221 or matt.werderitch@davenportiowa.com.

Sincerely,

A handwritten signature in dark ink, appearing to read "m werderitch".

Matt Werderitch | AICP
Planner III

December 13, 2024

Historic Preservation Commission – Davenport, Iowa
Attn: Matt Werdertich
1200 East 46TH ST
Davenport IA 52807

Re: Historic Preservation Commission Review Determination – Case COA24-20

To whom it may concern:

In response to the letter sent via email on December 11, 2024, regarding the Historic Preservation Commission (HPC) tabled response around the below project components of 418 W. 7TH ST, Davenport, IA 52803:

1. Removal of the first-floor non-original kitchen door and non-original window.
2. Installation of a Marvin Elevate Gliding French Door.

After careful and thoughtful consideration and planning over the last seven and a half years the homeowners wish to move forward with their original proposal. Please find provided per request the rendering of the north façade with the proposed 144” W door as well as other options which were thoughtfully weighed, calculated, and methodically planned. After much deliberation, the homeowners have chosen to proceed with their original proposal and plan as it is still the best option overall.

The homeowners emphasize that the size and scale of the door as proposed is cohesive to the other large-scale windows of the house and is cohesive in the overall look, aesthetic, and existence of the property.

This is evidenced by:

1. The front living room window facing south measures 126" W and 84" H. The front of the house measures 37' = 444". This proportion is equal to the proposed back north alley facing façade measuring 40' = 480" and the proposed Marvin door measuring 144" W and 84" H. $126"/444" = .28$; $144"/480" = .30$. The proposed door is essentially equivalent to the scale of the front and off by a margin of less than 1% a difference of .02. Therefore, certain HPC members analysis was incorrect rendering their point as moot. The **scale being $\leq 1\%$ is excellent** and creates a balance mass between the front and back façades of the house.
2. In addition, the east façade of the house also includes three large dining room windows facing east and measuring 163"W and 84"H and the east façade of the home measure 34.32' = 411.84"; $163"/411.84" = .39 \geq$ which is a scale greater than the proposed 144" Marvin door AGAIN arguing the point that the scale of the **Marvin door is IN proportion** to scale of the existing structure.
3. As pointed out in points 1 & 2 the design of the proposed historical Marvin exterior door is compatible with size, scale, and massing as well as aesthetic of the house whilst bringing elements of Craftsman Architectural features existing throughout the façade of the house which highlights clean lines and minimalistic bespoke aesthetic.
4. The Marvin door with interior wood and exterior clad follows national preservation historic conservation standards and code.
5. The proposed exterior door design aligns alongside its neighboring historic properties of the Gold Coast Historic District.

As the proposed door to be installed is in the rear alley facing north side of the property the homeowners emphasize that removing the north first floor non-original door and non-original small window are insignificant changes and in fact are following historic preservation conservation standards as stated on the City of Davenport Iowa website... "Most importantly the alterations shall have minimal impact on characteristics of the district and the historic house". And per city staff: "The Historic Preservation Ordinance recommends new construction be compatible with the size, massing, scale, color, materials, and character of the property and district... However, staff believe the front facade, facing West 7th Street, is the defining feature of the home. **Therefore, the proposed alterations will have minimal impact on the characteristics of the district.**"

The homeowners seek **support** vs. confrontation and combative attitudes, **solutions** vs. HPC members "feelings" and "opinions" vs. **fact**, and **positive feedback** vs. the negative overall tone of the meeting and format presented thereby HPC commissioners.

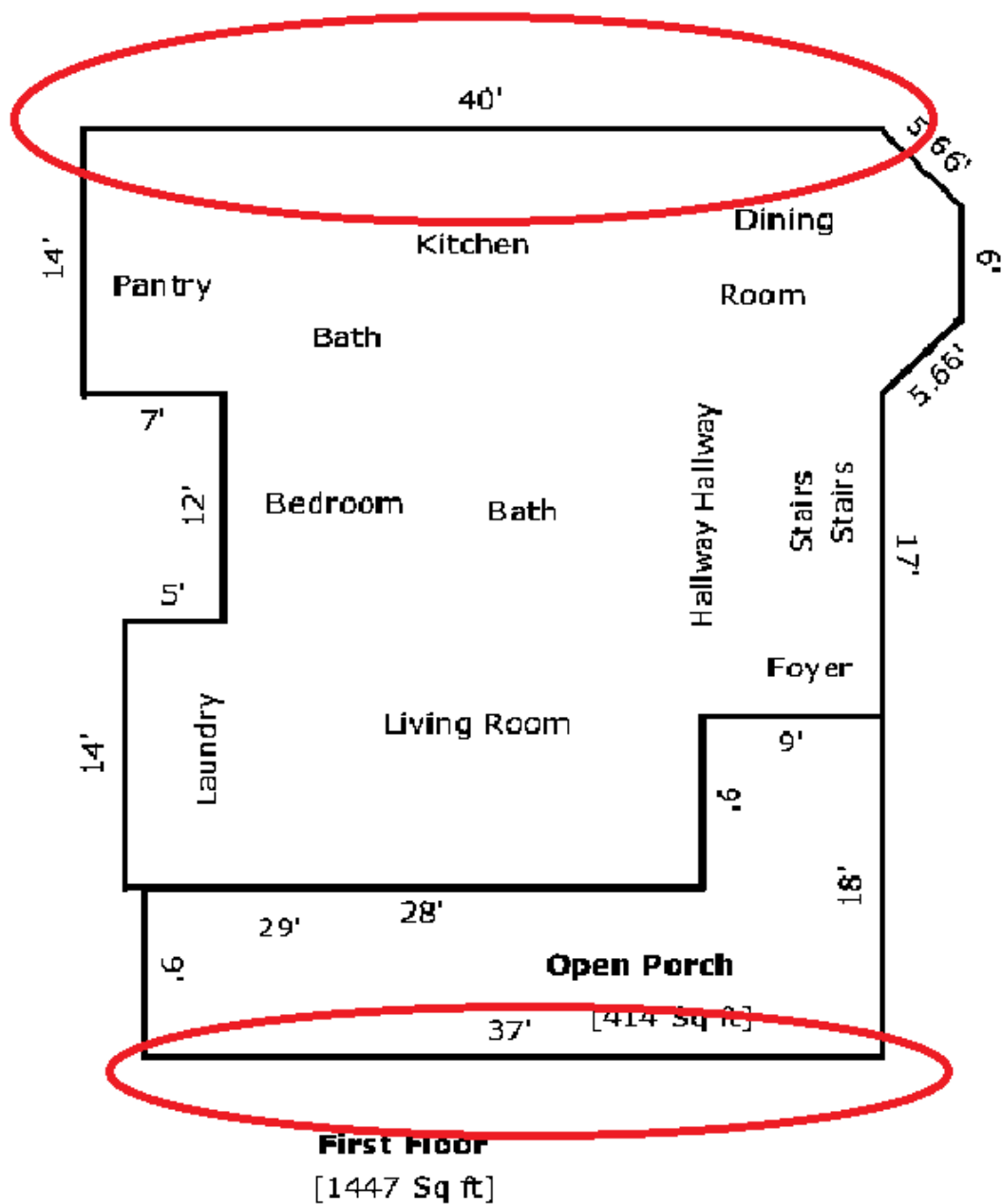
Making improvements to one's home, property, and residence is a fundamental homeowner's prerogative. The homeowners recommend a more supportive role for local and challenging

neighborhoods. The neighborhood and community wish to see the HPC as a support versus a hindrance.

Property/homeowners propose moving forward at once. Further detainment creates both a financial and physical burden and shall be viewed as such as it creates more work and unnecessary due process wasting both taxpayer dollars and the homeowners' time, resources and energy.

As conservation, restoration, work, budget, timeline and financial investments of the house are of the homeowner's UTMOST priority and concern, the homeowners seek immediate approval.

Matthew Bevirt
Christine Deines
418 W 7TH ST
Davenport IA 52803



**MATTHEW BEVIRT
CHRISTINE DEINES
418 WEST 7TH ST
DAVENPORT, IA 52803**

**SUBMITTED: NOVEMBER 22, 2024
EDITED: DECEMBER 13, 2024**

HISTORIC PRESERVATION COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. REMOVE EXTERIOR STAIRWAY; BUILD FIRST FLOOR 8' X 16' DECK – ALLEY FACING REAR NORTH SIDE OF PROPERTY
2. REMOVE FIRST FLOOR NON-ORIGINAL KITCHEN DOOR/WINDOW – REPLACE WITH NEW MARVIN HISTORICAL DOOR – ALLEY FACING REAR NORTH SIDE OF PROPERTY
3. RESTORE ORIGINAL FIRST FLOOR DINING ROOM LARGE WINDOW

1.REMOVE EXTERIOR STAIRWAY; BUILD 8' X 16' DECK

Remove entire existing exterior stairway structure and replace with an 8'x16' [Composite Deck](#) and single staircase from first floor to basement ground level (Decking -Fibron composite, Cottage color, decking is 5-1/4" wide) and Single Staircase with [Metal Railing](#) (Railing: Westbury Tuscan railing, aluminum construction, powder-coated in black. The existing structure covers a certain 105 square feet and the new structure, (deck and stairs) covers an area that is less than the existing structure. Railing height per code compliance and will wrap around west and north side stairs descending to east similar to existing exterior stairway. The current non original obtrusive exterior stairway structure measures over 105 SF. Overall structure H 22' x W 30'. First and Second Floor deck landings measure 3' x 2.5'.



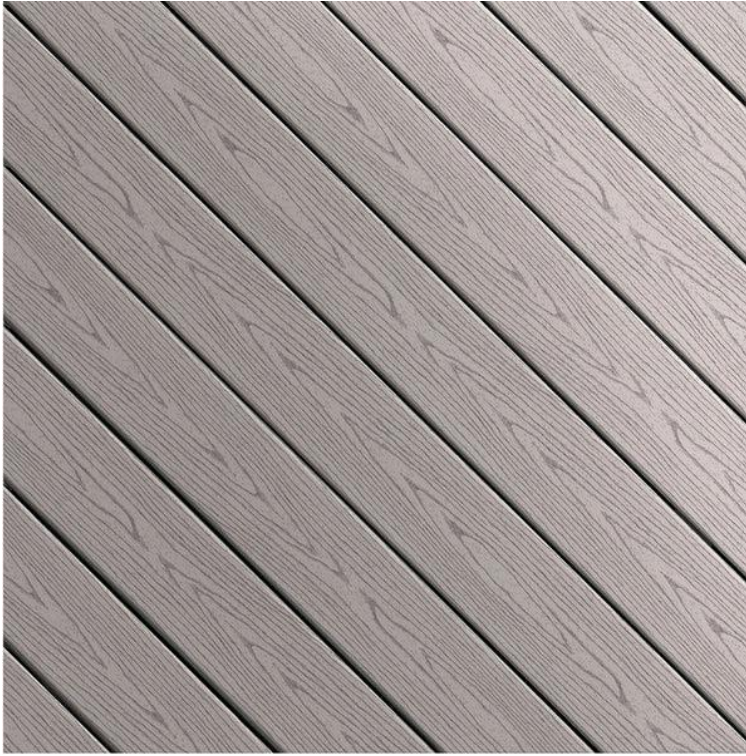
Subject Rear

NORTH EXTERIOR

NORTH SIDE ALLEY FACING SUBJECT REAR

Top Down

- SECOND FLOOR
- FIRST FLOOR
- WALK OUT BASEMENT



PROPOSED DECK AND RAILING MATERIAL

	Christine Deines & Matthew Bevirt				
Property Address	418 W 7th St				
City	Davenport	County	Scott	State	IA Zip Code 52803



East Exterior



North & West exterior



East Exterior

The east façade of the house also includes three large dining room windows facing east and measuring 163"W and 84"H and the east façade of the home measure 34.32'= 411.84"; $163"/411.84" = .39 \geq$ which is a scale greater than the proposed 144" Marvin door making it in proportion to the scale and the mass scale of structure.



PHOTO REPRESENTS WHERE ORIGINAL DOOR AND WINDOW WOULD HAVE BEEN.

The original Back Porch and Back Door - Westside and West facing are no longer a porch or an exit.

**2. REMOVE FIRST FLOOR NON-ORIGINAL KITCHEN DOOR & WINDOW NORTH ALLEY FACING REAR
REPLACE WITH NEW MARVIN HISTORICAL DOOR**





Subject Rear

REAR ALLEY FACING NORTH SIDE OF PROPERTY

In addition to removing the current obtrusive non original EXTERIOR STAIRWAY structure and building an 8' x 16' deck, the homeowners seek to remove and replace the non-original first floor back door and non-original small window with a Marvin historical door. The door interior is wood, and exterior composed of a wood-look-alike fiberglass. The aesthetic of the rear north facing door will match the front facing south side living room window in size and composition including both Craftsman and Queen Anne features with clean lines that balance out the aesthetic of this historical home. The congruous lines of the trim will follow suit matching the east dining room windows on the same first floor level.



The front living room window facing south measures 126" W and 84" H. The front of the house measures 37' (linear feet) = 444". This proportion is equal to the proposed back north alley facing façade measuring 40' = 480" and the proposed Marvin door measuring 144" W and 84" H. $126"/444" = .28$; $144"/480" = .30$. The proposed door is essentially equivalent to the scale of the front and off by a margin of less than 1% a difference of .02. The scale being $\leq 1\%$ is excellent and creates a balance mass between the front and back façades of the house.



The front living room window facing south measures 126" W and 84" H. The front of the house measures 37' (linear feet) = 444". This proportion is equal to the proposed back north alley facing façade measuring 40' = 480" and the proposed Marvin door measuring 144" W and 84" H. $126"/444" = .28$; $144"/480" = .30$. The proposed door is essentially equivalent to the scale of the front and off by a margin of less than 1% a difference of .02. The scale being $\leq 1\%$ is excellent and creates a balance mass between the front and back façades of the house.

The design of the proposed historical Marvin exterior door is compatible with size, scale, and massing as well as aesthetic of the house whilst bringing elements of Craftsman Architectural features existing throughout the façade of the house which highlights clean lines and minimalistic bespoke aesthetic. The Marvin door with interior wood and exterior clad follows national preservation historic conservation standards and code.

THIS IS A MOCKUP AND NOT HOW ACTUAL PAINT AND TRIM WILL LOOK.

THE DOOR WILL BE TRIMMED OUT IN WHITE CLADING AND MATCH THE BRICK RED INNER SEAL AND CASING OF ALL OTHER WINDOWS AND DOORS ON THE HOUSE.



Dual pane glass in each door panel 144" W x 84" H

Exterior paint trim and framing to match existing exterior windows in size and historical aesthetic. The trim will be congruous with the same matching exterior outer white trim color scheme of brick red inner trim of existing windows/doors. Dual pane glass in door panels with interior wood – exterior wood look alike – fiberglass. <https://www.marvin.com/products/doors/sliding/elevate-sliding-french-door> Marvin's Historical doors and windows are not in and of themselves historic. But they are suitable for use on historic buildings and environments.

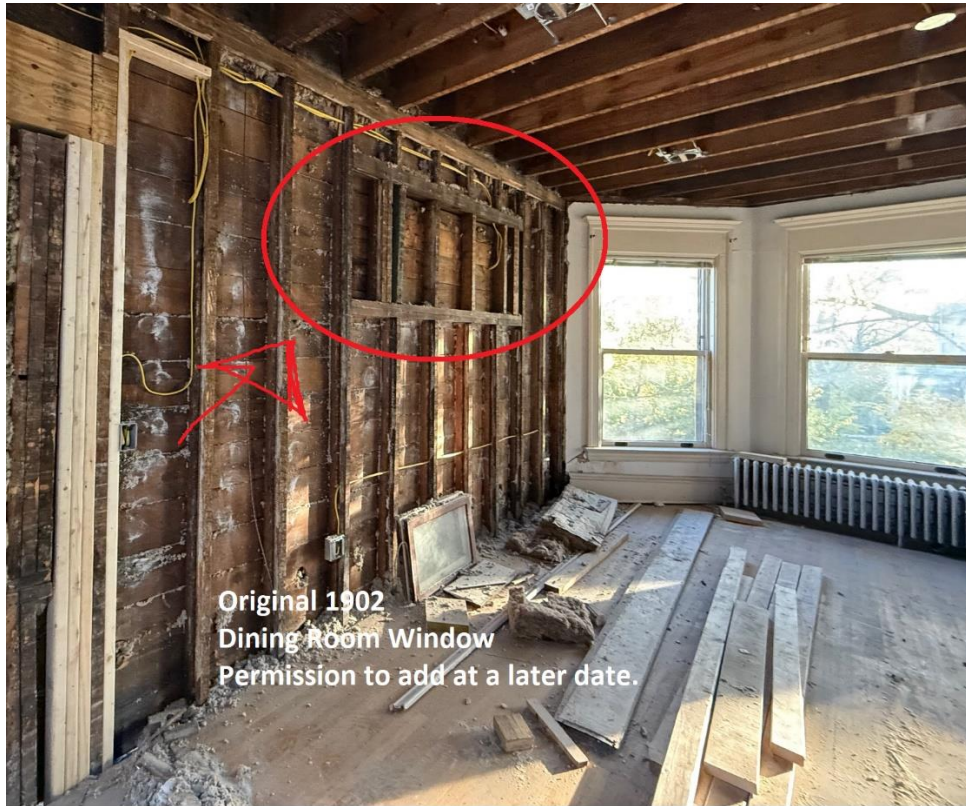
ALTERNATIVE DESIGN NORTH FAÇADE



Double French door DOES NOT balance out mass, scale, overall aesthetic and look of exterior north façade alley facing rear of property.

3.RESTORE ORIGINAL DINING ROOM LARGE WINDOW

Replace the missing dining room window on the north wall to fit existing rough-in framing that remains hidden within the wall. The original 1902 home had a large window 7'x3' on the north side of the dining room. This was common in homes of this period installing a large window above the furniture line in order that furniture could be used under the window e.g., a buffet. Dining Room Additional Window – Exterior Additional large dining room window jam and sash would be constructed of wood using translucent glass, leaded glass, or stained glass, yet to be determined and to be incorporated at a later.



NORTH INTERIOR WALL DINING ROOM HIDDEN ORIGINAL EXISTING WINDOW ROUGH-IN FRAMING

Hamburg Historic District (amended)

Name of Property

Scott County, Iowa

County and State

Address State #, Map #, FS # 2016 district status 1983 district status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use		Architectural data (architect/builder, features, modifications), Garage data
625 Western Ave State #82-02710 Map #074 Field Site #C-22 Parcel #G0053-01 Updated district status: 1 contributing building (A, C) 1983 NRHP status: Contributing	Gustav A. and Emily (Lerchen) Schlegel House	c.1867 Gothic Revival / Italianate (2 story)	Walls: frame - wood Foundation: stone Roof: side gable - asphalt shingles
	1867-1915 - Gustav and Emilie Schlegel (druggist); 1900s - also son-in-law William B. Stark (after Paula Schlegel Stark died in 1900) 1880 census: Schlegel, Gustav (36, druggist) - born in Germany - Saxony (Germany - Saxony, Germany - Saxony); wife: Emilie (29) - born in Germany - Prussia (Germany - Prussia, Germany - Prussia) 1915-1919 - Gustav Schlegel (widower, retired), also daughter Hedwig Lischer and her son Henry; 1919-1922 - owned by heirs 1910 Sanborn map: house - 2 story - extant 1910 census: Schlegel, Gust (77, own income) - born in Germany (Germany, Germany); wife: Emilie (68) - born in Germany (Germany, Germany) 1922-1956 - Jasper P. and Rose Watson, also second unit by 1925 1956-1976 - Rose Watson (widow) 1956 Sanborn map: duplex - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: full porch on south - Italianate wood columns/detail Windows: 1/1 wood windows Architectural details: entry with transom, bay window, dormers, brackets, bargeboard Modifications: Historic: -; Non-historic: - Garage: none Other site features: concrete retaining wall along alley
716 Ripley St <i>Alt: A Ripley St</i> State #82-02503 Map #075 Field Site #E-01 Parcel #G0043-06 Updated district status: 1 contributing building (A) 1983 NRHP status: Contributing	Hoersch Rental House	c.1897 (c.1867?) Side gable - 2 story, 3 bay (2 story)	Walls: frame - asbestos shingles Foundation: stone (stucco) Roof: side gable - asphalt shingles
	may be c.1867 house of John and Catherine Carroll originally on south part of lot at 402 W. 7th St - may have been moved to north part of lot c.1892 for construction of new William and Amelia (Petersen) Hoersch house (demo in 1987) by 1898 - used as rental property for William and Amelia Hoersch (owned all of lot, lived in house at 402 W. 7th St until 1922) - various tenants listed from 1898-1922 while Hoersch's owned it 1910 Sanborn map: house - 2 story - extant 1910 census: rented - appears vacant at time - born in - 1923-1933 - owned by William Spengler - used as rental; 1933-1941 - owned by Herbert E. Sitz - used as rental 1941-1945 - owned by Daniel E. and Dorothy Carolus - used as rental; 1945-1952 - series of four owners: Don Farley, Catherine Skelly, William Walters, Matthew Hart; 1951-1956 - owned by James and Mildred Dinneen - used as rental 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: entry hood - gable-roof, simple braces, wood steps Windows: 1/1 windows Architectural details: - Modifications: Historic: 1941 - asbestos siding; Non-historic: - Garage: none Other site features: -
418 W 7th St <i>Alt: 414 W 7th St</i> State #82-00612 Map #076 Field Site #E-02 Parcel #G0043-03 Updated district status: 1 contributing building (A, C) 1983 NRHP status: Contributing	Paul and Mina Jannssen House	c.1902 Queen Anne (2 story)	Walls: frame - wood siding on 1st, wood shingles on 2nd Foundation: stucco Roof: combination hip/gable - asphalt shingles?
	(earlier house on lot) 1901-02 - lot owned by Peter F. Jannssen - house likely built for sale 1910 Sanborn map: house - 2 story - extant 1910 census: Radenhausen, Paul (chemist) - born in Germany (Germany, Germany); wife: Mina (46) - born in Germany (Germany, Germany) 1902-1933 - Dr. Paul and Mina Radenhausen (chemist - teacher, Hygienic Laboratory); 1933-1936 - Mina Radenhausen (widow) (address was 414 W. 7th St in 1900s-10s, then 418 in 1920s-30s) 1933-1960s - owned by August Steffen / Henry Mattney - used as rental; 1938 - permit to convert from single family to four apartments by Mattney; by 1945 - four apartments listed, 1956 map - 4 apts 1956 Sanborn map: flats (apartments) (4 units) - 2 story - extant Current use: apartments (4 units)		Architect/builder: - Porch: full porch - round wood columns on low frame wall (wood siding) Windows: 1/1 wood windows Architectural details: wood siding/shingles on walls/gables, bay windows, gable roof sections, decorative windows Modifications: Historic: -; Non-historic: - Garage: none Other site features: concrete retaining wall at rear of lot

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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 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 archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; 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 14.01.040C.

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.

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
12/10/2024

Subject:

Case COA24-20: Request for exterior alteration at 418 West 7th Street. The Paul and Mina Jannssen House is located within the Hamburg Local Landmark Historic District. Matthew Bevirt, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the following project components outlined in the Certificate of Appropriateness at 418 West 7th Street in accordance with the submitted material:

1. Removal of the existing rear exterior staircase.
2. Installation of a first floor dining room window on the north elevation.

Staff cannot technically recommend approval of the replacement composite deck and sliding glass doors on the rear facade. However, the north elevation is not considered the primary facade of the structure. Since the south facade, abutting West 7th Street, 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 composite deck and rear sliding glass door do not meet the following standard:

1. 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.

Background:

The Paul and Mina Jannssen House is a classic 2-story Queen Anne residence constructed in 1902. The single-family home is considered a contributing structure within the Hamburg Historic District. Building materials consist of a stucco foundation, wood siding on the first floor, wood shingles on the second floor, and a combination of hip and gable roofs with asphalt shingles. Prominent architectural details include a full porch with round wood columns, bay windows, and gable roof sections.

The residence was originally constructed as a single-family dwelling, but was later converted into four apartment units in 1938. The home has since been converted back into a single residence.

Request:

1. Remove the exterior staircase on the north side of the home (facing the alley). Install a new 8' x 16' deck.
2. Remove first floor kitchen door and window. Replace with a new Marvin door.
3. Install first floor dining room window.

Project Review:

According to a permit on file with the Building Department, the existing exterior staircase in the rear of the home was constructed in 2003. This was a replacement staircase. Staff believe an exterior staircase was added when the residence was converted into four apartment units. Since there is no longer an apartment unit on the upper floor, this staircase is no longer required per building and fire code. The existing staircase holds no historical merit. Therefore, staff do not object to its removal.

Following the demolition of the existing staircase, the homeowner intends to construct a new 8' x 16' composite deck and staircase, extending from the first floor to ground level. While the design will have less of a vertical impact on the home's rear elevation, it will project further from the facade and into the rear yard. The proposed materials are composite deck boards and aluminum railings. While these are modern materials, the Commission has approved composite decking on other porches in the Hamburg District.

The applicant intends to remove and replace the rear door and window with a 12' wide by 7' tall Marvin sliding glass door. The replacement sliding glass doors will have a wood interior and fiberglass exterior. The owner's intent is to match the aesthetic with the front-facing living room windows by incorporating both Craftsman and Queen Anne features. However, images of the front living windows were not provided in the application. It is unclear the extent that the sliding glass doors replicate the front windows. The proportions of the trim will match the balance of the home's exterior. Staff generally do not discourage new additions. However, the design must be compatible with the size, massing, scale, color, materials, and character of the property. The combination of a large composite deck and modern sliding glass doors is inconsistent with the overall aesthetic of the 1902 home.

The final project component involves the installation of a dining room window on the north elevation. Photos of the interior framing indicate a 7' wide by 3' tall section where a window likely existed when the home was originally built in 1902. The replacement window will be constructed using wood materials for the jamb and sash. Based on this evidence, staff is supportive of this request.

The Historic Preservation Ordinance recommends new construction be compatible with the size, massing, scale, color, materials, and character of the property and district. The addition of the composite deck and sliding glass doors generally does not match the character of the residence and historic district. However, staff believe the front facade, facing West 7th Street, is the defining feature of the home. Therefore, the proposed alterations will have minimal impact on the characteristics of the district.

Attachments:

1. Application
2. Historic Property Inventory Sheet
3. Historic Preservation Ordinance Review Standards



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION	
Application Name	BRIEF OVERVIEW OF THE PROJECT (not a scope of work)
Address	
City State Zip	
Phone	
Secondary Phone	
E-Mail Address	APPLICABILITY PRIOR to any work on applicable Historic Resources: A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following: - Any Building or Sign Permit changing the exterior (except demo) - New construction/Addition or exterior alteration of a structure - Sign installation or alteration Demolition of any local or national historic resources shall require a Historic Demolition Request Application
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. X I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary. By checking this box and typing my name below, I am electronically signing this application. _____ _____ Type Applicant's Name here to serve as a signature Date	
ALL SUBMITTALS SHALL INCLUDE: Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail Photos or renderings of all existing building/sign façades Proposed color building/sign elevations to scale rendered showing existing and/or proposed building materials Material specs: type, dimensions, color & manufacturer MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*: Dimensioned Site Plan (proposed & existing buildings/site items) Grading Plan with 2 foot intervals (if needed) Mechanical Screening shall be shown Materials Board of sample building materials proposed * Major Additions & New Buildings may require more extensive information	
DEVELOPMENT TEAM	
Property Owner	
Address	
Phone	Secondary Phone
E-Mail Address	
Project Manager/Other	
Address	
Phone	Secondary Phone
E-Mail Address	
Formal Procedure (1) Application: - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.</u> (2) Scope of Commission's Consideration: - Only work described in the application may be approved. - If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances. (3) Post Commission Ruling: - An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. - Appeals to determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.	
Application Fee: NONE	
Submit this form with attachments to: planning@davenportiowa.com	

**MATTHEW BEVIRT
CHRISTINE DEINES
418 WEST 7TH ST
DAVENPORT, IA 52803**

SUBMITTED: NOVEMBER 22, 2024

HISTORIC PRESERVATION COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. REMOVE EXTERIOR STAIRWAY; BUILD FIRST FLOOR 8' X 16' DECK – ALLEY FACING REAR NORTH SIDE OF PROPERTY
2. REMOVE FIRST FLOOR NON-ORIGINAL KITCHEN DOOR/WINDOW – REPLACE WITH NEW MARVIN HISTORICAL DOOR – ALLEY FACING REAR NORTH SIDE OF PROPERTY
3. RESTORE ORIGINAL FIRST FLOOR DINING ROOM LARGE WINDOW

1.REMOVE EXTERIOR STAIRWAY; BUILD 8' X 16' DECK

Remove entire existing exterior stairway structure and replace with an 8'x16' [Composite Deck](#) and single staircase from first floor to basement ground level (Decking -Fibron composite, Cottage color, decking is 5-1/4" wide) and Single Staircase with [Metal Railing](#) (Railing: Westbury Tuscan railing, aluminum construction, powder-coated in black. The existing structure covers a certain 105 square feet and the new structure, (deck and stairs) covers an area that is less than the existing structure. Railing height per code compliance and will wrap around west and north side stairs descending to east similar to existing exterior stairway. The current non original obtrusive exterior stairway structure measures over 105 SF. Overall structure H 22' x W 30'. First and Second Floor deck landings measure 3' x 2.5'.



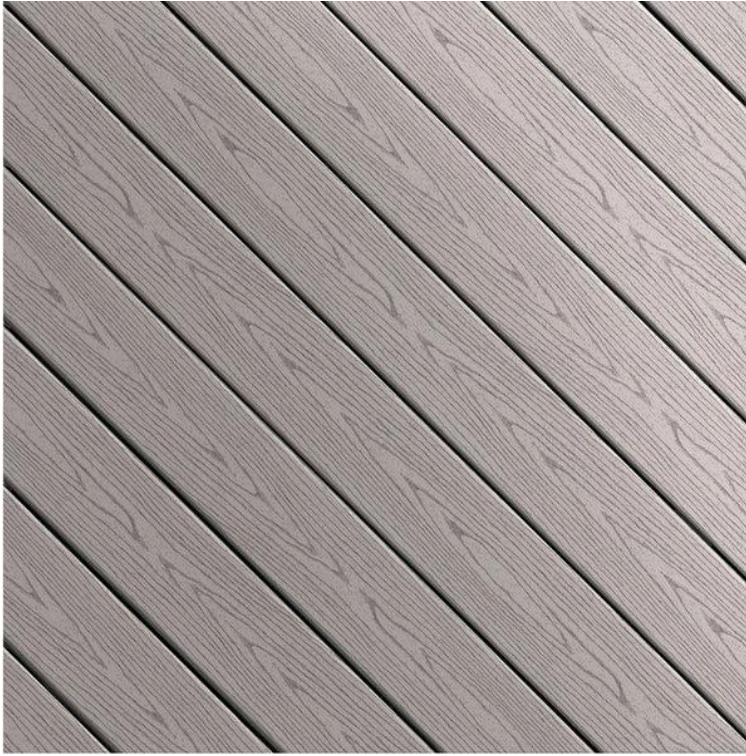
Subject Rear

NORTH EXTERIOR

NORTH SIDE ALLEY FACING SUBJECT REAR

Top Down

- SECOND FLOOR
- FIRST FLOOR
- WALK OUT BASEMENT



PROPOSED DECK AND RAILING MATERIAL

	Christine Deines & Matthew Bevirt				
Property Address	418 W 7th St				
City	Davenport	County	Scott	State	IA Zip Code 52803



East Exterior



North & West exterior



PHOTO REPRESENTS WHERE ORIGINAL DOOR AND WINDOW WOULD HAVE BEEN.

The original Back Porch and Back Door - Westside and West facing are no longer a porch or an exit.

**2. REMOVE FIRST FLOOR NON-ORIGINAL KITCHEN DOOR & WINDOW NORTH ALLEY FACING REAR
REPLACE WITH NEW MARVIN HISTORICAL DOOR**





Subject Rear

REAR ALLEY FACING NORTH SIDE OF PROPERTY

In addition to removing the current obtrusive non original EXTERIOR STAIRWAY structure and building an 8' x 16' deck, the homeowners seek to remove and replace the non-original first floor back door and non-original small window with a Marvin historical door. The door interior is wood, and exterior composed of a wood-look-alike fiberglass. The aesthetic of the rear north facing door will match the front facing south side living room window in size and composition including both Craftsman and Queen Anne features with clean lines that balance out the aesthetic of this historical home. The congruous lines of the trim will follow suit matching the east dining room windows on the same first floor level.

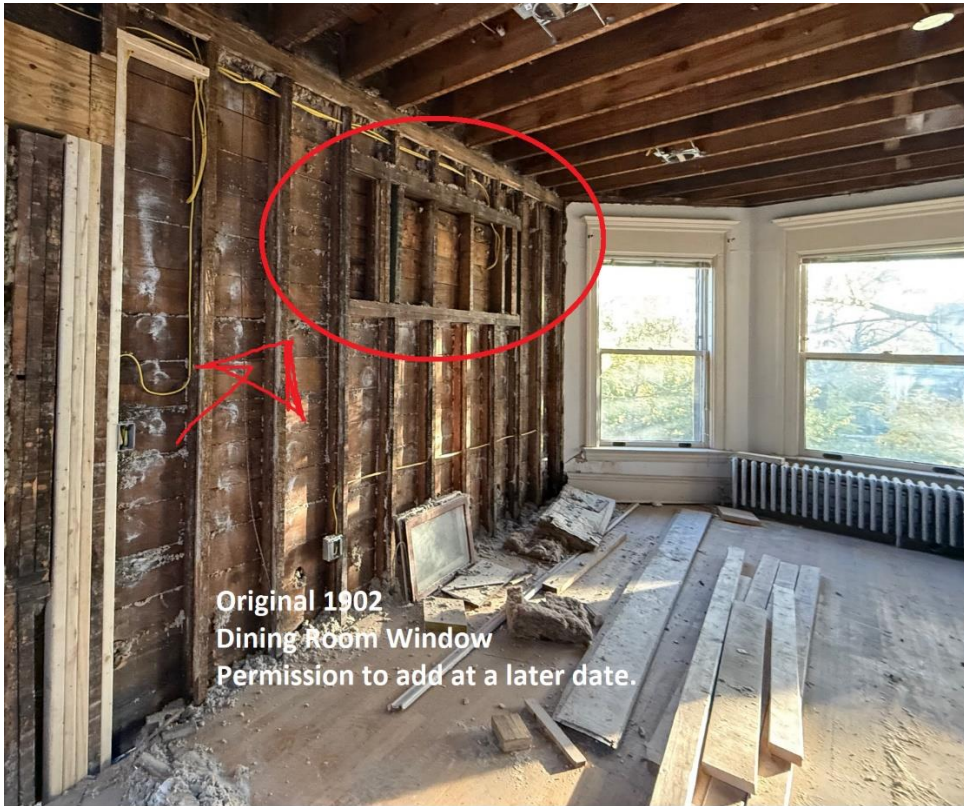


Dual pane glass in each door panel 144" W x 84" H

Exterior paint trim and framing to match existing exterior windows in size and historical aesthetic. The trim will be congruous with the same matching exterior outer white trim color scheme of brick red inner trim of existing windows/doors. Dual pane glass in door panels with interior wood – exterior wood look alike – fiberglass. <https://www.marvin.com/products/doors/sliding/elevate-sliding-french-door> Marvin's Historical doors and windows are not in and of themselves historic. But they are suitable for use on historic buildings and environments.

3.RESTORE ORIGINAL DINING ROOM LARGE WINDOW

Replace the missing dining room window on the north wall to fit existing rough-in framing that remains hidden within the wall. The original 1902 home had a large window 7'x3' on the north side of the dining room. This was common in homes of this period installing a large window above the furniture line in order that furniture could be used under the window e.g., a buffet. Dining Room Additional Window – Exterior Additional large dining room window jam and sash would be constructed of wood using translucent glass, leaded glass, or stained glass, yet to be determined and to be incorporated at a later date.



NORTH INTERIOR WALL DINING ROOM HIDDEN ORIGINAL EXISTING WINDOW ROUGH-IN FRAMING

Christina Deines
418 W 7TH ST
DAR

