

# HISTORIC PRESERVATION COMMISSION MEETING MINUTES

## CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 9, 2025; 5:00 PM

CITY HALL | 226 WEST 4<sup>TH</sup> STREET | COUNCIL CHAMBERS

### I. Call to Order

Chairperson Hustedde called the meeting to order.

Present: Eaton, Hustedde, Kretz, Hoff, Adams

Excused: Gomez, McGivern

Staff Present: Reu, Werderitch

### II. Secretary's Report

#### 1. Consideration of the August 12, 2025 meeting minutes.

Motion by Kretz, second by Eaton, to approve the August 12, 2025 meeting minutes.

Minutes were unanimously approved by voice vote (5-0).

### III. Communications

Staff updated the Commission on the following events: Gold Coast Brunch & Garden Tour, Butterworth Center & Deere-Wiman House Porch Party, and the Hilltop Inn of Davenport Good Neighbor Project Meeting.

Jan Stoffer, Butterworth Center & Deere-Wiman House, asked Commissioners if they would be interested in participating in the creation of a historic preservation curriculum. This would include partnering with other Historic Preservation Commissions throughout the Quad Cities. Commissioners were supportive of the potential partnership.

Staff provided an update on the demolition of the John Hiller Building located at 314 Gaines Street. A Certificate of Public Hazard had been issued on August 19, 2025, due to significant structural deterioration affecting both the interior and exterior of the building. Commissioners expressed disappointment over the loss of the historic landmark and engaged in further discussion on strategies to address property neglect and support the long-term preservation of historic structures.

### IV. Old Business

### V. New Business

#### 1. Case COA25-12: Request for rehabilitation of the porches and installation of gutters at 512 East 6th Street. The Henry H. Smith-J.H. Murphy House is a locally listed historic landmark. Donna Martin, petitioner. [Ward 3]

Staff presented an overview of the request to rehabilitate the east, south, and west porches and to install gutters on the octagon portion of the home.

Staff recommended approval of the Certificate of Appropriateness to rehabilitate the porches at 512 East 6th Street in accordance with the submitted material, subject to the following conditions:

1. To the greatest extent practicable, replacement porch features shall match the old in design, color, texture, visual qualities, and materials.
2. As the design for the rehabilitation of the porches progresses, any substantial modifications shall require a separate Certificate of Appropriateness Application and review by the Historic Preservation Commission.

Staff continued that while the K-style gutter system represents a functional maintenance upgrade that will help ensure the structure remains in good repair, it is not historically accurate for the building. A Yankee gutter system would be more consistent with the historic character of the property and would result in less visual impact. Therefore, greater consideration is merited by the Commission. Should the Commission find the replacement gutters acceptable, staff recommended that they be finished to match adjacent trim color in order to minimize visual impact.

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.

Donna Martin, applicant, was present to answer questions and provided sample materials for the proposed gutter and roof. The application was revised to substitute rolled roofing material in place of the originally proposed rubber membrane.

Commissioners discussed the proposed rehabilitation of the porches and expressed support for the intent to preserve historic features. They were also supportive of the installation of the k-style gutter system, noting that it would help maintain the structure in good repair. The proposed gutters were considered minimally obtrusive and could be replaced with traditional Yankee gutters at a later date if desired by the homeowner.

Motion by Eaton, second Adams, to approve Case COA25-12 in accordance with the submitted materials and two staff recommended conditions. Motion passed by a roll call vote (5-0).

## VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

Motion by Hoff, second by Kretz, to adjourn the meeting. Motion passed by a voice vote (5-0).  
The meeting adjourned at 5:50 pm.

IX. Next Commission Meeting: October 14, 2025