

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 08, 2025; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Chairperson Hustedde called the meeting to order.

Present: Hustedde, Kretz, Eaton, Hoff, Adams, Gomez

Excused: McGivern

Staff Present: Berkley, Reu, Werderitch

II. Secretary's Report

1. Consideration of the June 10, 2025 meeting minutes.

Motion by Gomez, second by Kretz, to approve the June 10, 2025 meeting minutes.
Minutes were unanimously approved by voice vote (6-0).

III. Communications

IV. Old Business

1. Case DNRHP25-02: Request for demolition of the Warming House at 2200 West River Drive. Credit Island is a locally listed historic landmark. City of Davenport, petitioner.
[Ward 3]
***Applicant requests item be tabled indefinitely.**

Staff summarized action taken at the June 10th Historic Preservation Commission meeting. The Parks and Recreation Department requests the item be tabled. The purpose is to allow staff additional time to conduct a structural assessment of the warming house. In addition, staff intend to seek bids to determine the potential costs associated with rehabilitating the structure. This item will be brought back to the Commission for formal review and consideration at a later date.

Staff recommend the Historic Preservation Commission table Case DNRHP25-02. This item will be brought back for formal consideration at a later meeting date.

Motion by Hoff, second by Gomez to table Case DNRHP25-02 indefinitely. Motion passed by a roll call vote (6-0).

V. New Business

1. Case COA25-08: Request for the installation of replacement windows at 615 Ripley Street. The Henry C. and Johanna (Wessel) Struck House is located within the Hamburg Local Landmark Historic District. Steven Bartholomew, petitioner. [Ward 3]

Staff summarized the history of the property and application replace 12 second story double hung windows with Marvel Ultimate Insert Units.

Staff recommended approval of the Certificate of Appropriateness to install replacement windows at 615 Ripley Street 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:

- a. 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.

Steven Bartholomew, applicant, was in attendance to answer questions.

Commissioners were supportive of the request to install Marvin Ultimate Insert Units.

Motion by Gomez, second by Adams to approve COA25-08 in accordance with the submitted materials. Motion passed by a roll call vote (6-0).

2. Case COA25-09: Request for exterior alteration at 624 West 5th Street. The Charles and Amelia (Ruch) McElroy House is located within the Hamburg Local Landmark Historic District. Duane Timm, petitioner. [Ward 3]

Staff summarized the history of the property and application to replace the eroding concrete stoop with decorative iron railing on the property with a wood stoop while preserving original cast iron railing. The wood stoop will be built in the likeness of a neighboring property's wood stoop.

Staff recommended approval of the Certificate of Appropriateness for exterior alteration at 624 West 5th Street in accordance with the submitted material. The replacement of the concrete stoop at 624 West 5th Street appropriately balances the need for safe access with historic preservation. 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 standard:

- a. 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.

Duane Timm, applicant, was in attendance to answer questions. The applicant commented on the worsening condition of the concrete stoop and demonstrated a wood sample from the neighboring wooden stoop.

Commissioners inquired if the sample is exactly the material intended to be used. The applicant confirmed and stated he may opt for a different color that better compliments their property. Commissioners were supportive of the material.

Motion by Adams, second by Eaton, to approve Case COA25-09 in accordance with the submitted materials. Motion passed by a roll call vote (5-0). Commissioner Gomez abstained.

3. Case COA25-10: Request for the installation of a new roof at 514 Western Avenue. The Friedrich & Caroline Hartmann House is located within the Hamburg Local Landmark Historic District. Duane Timm, petitioner. [Ward 3]

Staff reviewed the history of the property, its addition, and application to replace the roofing on the original structure. The owner will be replacing the current brown Owens Corning Architectural Shingle with Owens Corning TruDefinition Duration Shingle. The owner is unsure of the exact color of the new shingling at this time. The owner will attempt to identify and replace any damaged plywood, OSB sheathing, underlayment, flashing, and decking if required.

Staff recommended approval of the Certificate of Appropriateness for exterior alteration at 514 Western Avenue in accordance with the submitted material. The project was reviewed for conformance with the Standards of Review, Chapter 14.01.060 C and D of the Davenport Municipal Code. The project meets the following standards:

- a. 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.
- b. 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.

Duane Timm, applicant, was in attendance to answer questions.

Commissioners were supportive of the request to install Owens Corning TruDefinition Duration Shingle.

Motion by Eaton, second by Kretz, to approve Case COA25-10. Motion passed by a roll call vote (5-0). Commissioner Gomez abstained.

VI. Other Business

1. 2025 Porch Party

Jan Stoffer, Director of Operations & Administration, for the Butterworth Center Deere-Wiman House presented a flyer for their annual event, Porch Party, at the Deere Family House. Jan invited the Commission to the annual Porch Party on September 21st. Commission accepted the invitation and noted the importance of connecting with other historic preservation commissions, actors, experts, and other interested parties in a public space. The Commission inquired Jan where they will be tabled on the property. Jan stated the Commission will have a table in the house.

Jan offered the opportunity in 2026 for the Commission and Staff to take part in training webinars and discussions for historic preservation. Commission and Staff voiced support for the idea.

2. Party in the Park

Commission reviewed their annual attendance to the Party in the Park events in Fejervary Park on July 17th. The Commission were presented educational flyers by Staff for the Commission to hand out at the event. Commission requested some minor changes and approved of the flyer. Commissioners Eaton, Kretz, and Hoff stated they can attend the event.

3. Preserve Iowa Summit

The Commission and Staff revied what they learned from the Preserve Iowa Summit. Commissioner Gomez stated they learned about opportunities for more educational materials that are readily available throughout the community. Staff said they gained a better appreciation of their role in the tax credit program and success pointers from Iowa business owners who used historic tax credits on work done on their property.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Gomez, second by Kretz, to adjourn the meeting. Motion passed by a voice vote (6-0). The meeting adjourned at 5:50 pm.

IX. Next Commission Meeting: August 12, 2025