

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 10, 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 (Virtual), Hoff, Adams, Gomez, McGivern

Staff Present: Berkley, Reu, Werderitch

II. Secretary's Report

1. Consideration of the May 13, 2025 meeting minutes.

Motion by Hoff, second by Gomez, to approve the May 13, 2025 meeting minutes.

Minutes were unanimously approved by voice vote (7-0).

III. Communications

IV. Old Business

V. New Business

1. Case DNRHP25-01: Request for demolition of the detached garage at 633 Ripley Street. The Louis and Clara (Heuer) Naeckel House is a contributing structure in the Hamburg Local Landmark Historic District. William Rogers, petitioner, on behalf of Cristina E Bucksbaum Revocable Trust. [Ward 3]

Staff provided an overview of the request. Due to deterioration and structural concerns, the property owner is petitioning demolition of the 20'x18' garage. Following demolition, the owner intends to return the area covered by the garage and concrete driveway to green space. For the demolition of a structure within a local historic district, the Commission can approve demolition if there is an economic hardship or if the structure substantially violates building and fire codes.

Staff recommended that the Historic Preservation Commission approve demolition of the detached garage at 633 Ripley Street, subject to the following finding: The structure violates the 2021 International Residential Code.

William Rogers, applicant, was in attendance to answer questions. The owner commented on the severe state of deterioration.

Commissioners inquired about the possibility of salvaging the building materials for future use in another project.

Motion by Gomez, second by Adams, to approve Case DNRHP25-01 in accordance with the submitted materials. Motion passed by a roll call vote (7-0).

2. 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]

Staff introduced the Parks and Recreation Department's request to demolish the Credit Island Warming Shelter. The brick structure has become unsafe due to falling bricks, cracked supports, and a crumbling roof. The park shelter is currently fenced-off to protect public safety. Once demolished, the debris will be disposed and the area will be returned to green space. Credit Island is located within the Mississippi River floodway. The warming house is often inaccessible due to frequent flooding events, making maintenance and improvements difficult for park staff.

Staff recommended that the Historic Preservation Commission approve demolition of the Credit Island Warming House at 2200 West River Drive.

Findings:

1. The structure violates the 2021 International Building Code.
2. Per the Iowa Flood Center, the park shelter has a 50% annual chance of flooding in any given year.
3. Credit Island is a locally listed historic landmark due to its association with both events and persons that have made a contribution to the history of the city and nation. The park shelter is not historically significant based on its own merits.

William Fisher, Senior Parks Manager, was in attendance to answer questions and explain the rationale for demolition. He described the history of flooding on the island and challenges in maintaining the Warming House.

The Commission discussed the importance of the City setting an example of being a good steward of historic resources. The Commission directed the Parks and Recreation Department to provide a comprehensive plan for park maintenance.

Motion by McGivern, second by Hoff, to table Case DNRHP25-02. The purpose was to allow the Parks and Recreation Department additional time to respond to the comments made during the meeting. Motion passed by a roll call vote (7-0).

3. Case COA25-05: Request for the installation of a new roof at 730 Gaines Street. The Christian H.H. and Fanny (Voigt) Jipp House and Grocery is located within the Hamburg Local Landmark Historic District. Gateway Redevelopment Group, petitioner. [Ward 3]

Staff presented a summary of the request to install a new roof over the main house and retail store. The Yankee gutter system will remain following completion of the project. The existing roofing material is a cedar shake shingle, which was installed in 2005. The replacement product is Owen's Corning's TruDef Duration Series. This is an architectural asphalt shingle. The color and material will match the detached barn/garage structure at

the rear of the property. Staff then outlined the history of building permits at the property referencing asphalt shingles.

Staff recommended approval of the Certificate of Appropriateness to install a new roof at 730 Gaines 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. 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.

Jack Haberman, applicant, was in attendance to answer questions and explain the history of the architectural salvage store.

The Commission asked questions about the type of architectural shingle used and its resemblance to the material on the adjacent barn structure.

Motion by Gomez, second by Adams, to approve Case COA25-05 in accordance with the submitted materials. Motion passed by a roll call vote (6-0). Commissioner Kretz abstained.

4. Case COA25-06: Request to replace the original cast iron entry at 526 West 2nd Street. The Iowa Reform Building is a locally listed historic landmark. VJEA LLC, petitioner. [Ward 3]

Staff introduced the project and outlined the scope of work. Boyler's Ornamental Iron has been contracted to refurbish and fabricate the original cast iron entryway. Due to deterioration and safety concerns, the property owner installed wooden steps into the apartment unit as a temporary measure until the historic iron entry could be reinstalled. Staff view the project as a replacement in-kind.

Staff made a recommendation to approve the Certificate of Appropriateness to replace the original cast iron entry at 526 West 2nd 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:

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.

Krishna Saldivar, representative of the applicant, was in attendance to answer questions.

Motion by Eaton, second by Gomez, to approve Case COA 25-06 in accordance with the submitted materials. Motion passed by a roll call vote (7-0).

5. Case COA25-07: Request for site improvements, restoration of existing structures, and new construction at 2800 Eastern Avenue. The Iowa Soldiers' Orphans' Home Historic District is a locally and nationally listed historic district. Annie Wittenmyer Family LLC, petitioner. [Ward 5]

Staff presented a summary of improvements to the historic district. The developer, Annie Wittenmyer Family LLC, is utilizing both state and federal historic preservation tax credits to help finance the project. This provides an additional level of oversight regarding historic preservation of the campus, as the National Park Service reviews the development for compliance with The Secretary of the Interior's Standards for Rehabilitation.

Staff summarized exterior alterations to the Children's Cottage, Green House Building, Ice House Building, Garage Building, Boy's Training Building, Cottages (1-10), and general site improvements. Additional site-wide building maintenance will include masonry work, window repair/replacement, and installation of new roofs.

Staff made a recommendation to approve the Certificate of Appropriateness for site improvements, restoration of existing structures, and new construction at 2800 Eastern Avenue in accordance with the submitted material, subject to the following conditions:

1. Per the requirements of the National Park Service, the housing project shall be in compliance with The Secretary of the Interior's Standards for Rehabilitation.
2. As the design for the rehabilitation project progresses, any substantial modifications shall require a separate Certificate of Appropriateness Application and review by the Historic Preservation Commission.

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.
3. 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.

4. 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.

Chris Ales, developer, was in attendance to discuss the overall site improvements, requirements for National Park Service grants, and phasing of the development.

The Commission agreed with staff's recommended conditions. Should the project substantially deviate from the presented plans, those items shall be brought back for formal review and consideration. Otherwise, the project can proceed with staff's oversight.

Motion by Kretz, second by Gomez, to approve Case COA 25-07 in accordance with the submitted materials and conditions. Motion passed by a roll call vote (7-0).

VI. Other Business

1. Party in the Park

After discussion, the Commission decided to participate in the July 17th and August 7th Party in the Park events. The Commission intends to partner with the Davenport Public Library Special Collections for the events.

VII. Open Forum for Comment

Jan Stoffer, Director of Operations & Administration, for the Butterworth Center Deere-Wiman House invited the Commission to the annual Porch Party on September 21st.

VIII. Adjourn

Motion by McGivern, second by Hoff, to adjourn the meeting. Motion passed by a voice vote (7-0). The meeting adjourned at 6:22pm.

IX. Next Commission Meeting: July 8, 2025