

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 11, 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, Hoff, Adams, Gomez, McGivern,
Absent: Kretz, Eaton
Staff Present: Huff, Werderitch

II. Secretary's Report

1. Consideration of the February 11, 2025 meeting minutes.

Motion by Gomez, second by Adams, to approve the February 11, 2025 meeting minutes. Minutes were unanimously approved by voice vote (5-0).

III. Communications

IV. Old Business

V. New Business

1. Case COA25-02: Request for the construction of an elevator shaft and storm shelter located at 1730 Wilkes Avenue. Johnson School is a locally listed historic landmark. New Plan Learning, petitioner. [Ward 4]

Staff introduced the applicant and proposed project scope. There is a pending application by New Plan Learning to renovate the Johnson School building to allow for the operation of a charter school suitable for grades K-8, but ultimately K-12. The building will be restored and renovated to include approximately 18 classrooms, 6 restrooms, a cafeteria, library, and a gym/theater. New Plan Learning is seeking guidance from the Historic Preservation Commission regarding the construction of an elevator shaft and storm shelter. Both items are required per building code.

Staff recommended the Commission hold discussion and provide feedback. The item will be brought back for formal review at a later date.

Philip Corrado, Project Manager for New Plan Learning, was in attendance virtually to answer questions and introduce the project. A member of Estes Construction was also in attendance on behalf of the applicant to address construction related questions.

The Commission stated a preference for the elevator shaft to be located on the south side of the building to limit visibility from Locust Street. The Commission advised using a matching brick veneer and replicating the architectural trim and features. As for the storm shelter, the Commission was in favor of installing windows that match the historic school and incorporating interior shutters to the gym to satisfy building code requirements. Infilling windows with CMU block is discouraged.

With no additional comments, the conversation on this item closed.

VI. Other Business

Samuel Huff, Corporation Counsel, provided an update to the Commission regarding an appeal to City Council.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Gomez, second by Adams, to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 6:05pm.

IX. Next Commission Meeting: April 8, 2025