

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 12, 2021; 5:00 PM

CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

A. Consideration of the September 14, 2021 meeting minutes.

III. Communications

IV. Old Business

V. New Business

A. Case COA21-22: Request for exterior alteration at 612 West 7th Street. Hamburg Local Landmark Historic District. Trujillo Construction LLC, petitioner, on behalf of Eugene McCallister. [Ward 3]

B. Case COA21-23: Request for exterior alteration at 511 Gaines Street. Hamburg Local Landmark Historic District. Jonathan Pham, petitioner. [Ward 3]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: November 9, 2021

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
10/12/2021

Subject:
Consideration of the September 14, 2021 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The September 14, 2021 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 9-14-21

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	10/4/2021 - 12:10 PM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 14, 2021; 5:00 PM

POLICE DEPARTMENT, 416 NORTH HARRISON STREET, COMMUNITY ROOM

I. Call to Order

Chairperson McGivern called the meeting to order.

Present: McGivern, Franken, Sage, Miranda, and Lesthaghe

Excused: Powers and Wilga

Staff Present: Laura Berkley, Matt Werderitch, Jake Ralfs

II. Secretary's Report

A. Consideration of the August 10, 2021 Meeting Minutes.

Motion by Sage, second by Franken to approve the August 10, 2021 meeting minutes.
Minutes were unanimously approved by voice vote (5-0).

III. Communications

A. National Alliance of Preservation Commissions Workshops

Werderitch announced the conference originally planned in Van Horne, Iowa on October 2nd has been postponed. The conference will be rescheduled to a later date in a virtual format. More details will be shared when they become available.

IV. Old Business

A. Case COA21-08: Request for exterior alteration of the Friederich Hartmann House located at 604 West 5th Street. Hamburg Local Landmark Historic District. Brett McCausland of Bush Construction, petitioner, on behalf of Dr. Tonia Rogers. [Ward 3]

Werderitch reviewed the Historic Preservation Commission's decision to grant a Certificate of Appropriateness for the following project components at 604 West 5th Street at its August 10, 2021 meeting:

1. The structural area of rescue above the east porch and proposed building materials.
2. The deck and fire escape addition to the west building elevation with submitted building materials. (brick, composite flooring, aluminum railings, composite fascia boards, and PVC column wraps)
3. The installation of a new door on the second floor of the non-historic addition.

The Historic Preservation Commission voted to table the two second floor window conversions on the east porch and west deck addition at its August 10, 2021 meeting.

The purpose was to provide the applicant with additional time to explore window options that fit the existing openings while still enabling safe egress from the structure in the event of an emergency.

Representatives of Bush Construction and the property owner were in attendance to speak on behalf of the proposed exterior alterations. The applicant requested the Commission reconsider the originally submitted custom door designs. No additional information was provided for review. Commissioners stated their desire to preserve the existing window openings and historic brick material.

Staff cannot recommend approval of the Certificate of Appropriateness to convert the two second floor windows into doors on the east porch and west deck addition. Removing original brick on a historic structure is discouraged.

Staff stated the project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C and D of the Davenport Municipal Code. The alteration of the window openings on the historic brick portion of the structure fail to comply with the following standards:

- 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.
- 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.

Motion by Miranda, second by Sage to deny the following project components listed in the Certificate of Appropriateness application:

1. Removal of the existing window above the east porch. A door to be installed in its place that would extend down to the finished second floor for access to the area of rescue.
2. Removal of the existing second floor window above the proposed west deck addition. A door to be installed in its place that would extend down to the finished second floor for access to the deck addition.

Motion to deny the Certificate of Appropriateness Application passed by a roll call vote (5-0).

V. New Business

- A. Case COA21-20: Request for the construction of a freestanding deck and gazebo in the rear yard at 723 Brown Street. The home is located within the Hamburg Local Landmark Historic District. Craig Canfield, petitioner. [Ward 3]

Werderitch provided an overview of the proposed freestanding deck and redwood gazebo. The structures will not be visible from the public right-of-way, thereby having a minimal impact on the historic district. Craig Canfield was in attendance to answer questions.

Staff made a recommendation to approve the Certificate of Appropriateness for the construction of a freestanding deck and gazebo at 723 Brown Street in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C and D of the Davenport Municipal Code. The project meets the following standards:

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.
2. 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.

Motion by Franken, second by Lesthaghe to approve staff recommendation for approval of Case COA21-20. Motion to approve staff recommendation passed by a roll call vote (5-0).

- B. Case COA21-21: Request for repair of the existing retaining wall and site improvements at 512 East 6th Street. The Henry H. Smith-J.H. Murphy House is a locally listed historic landmark. Donna Martin, petitioner. [Ward 3]

Werderitch summarized the preservation of the existing parged limestone retaining wall. The applicant appeared before the Commission at their July 13, 2021 Work Session. Since that time, Staff have met with the applicant on site to discuss methods for preservation. Donna Martin, petitioner, was in attendance to answer questions.

Staff made a recommendation to approve the Certificate of Appropriateness for the repair of the existing retaining wall and site improvements at 512 East 6th Street in accordance with the submitted material, subject to the following condition:

1. The Public Works Department shall have final approval over any work within the public right-of-way.
2. No wall projections are permitted into the public right-of-way.

The retaining wall and site improvements were reviewed for conformance with the Standards for Review, Chapter 14.01.060C and D of the Davenport Municipal Code. The project meets the following standards:

- 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;
- 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.

- 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.

Motion by Lesthaghe, second by Miranda to approve staff recommendation for approval of Case COA21-21 with the two listed conditions. Motion to approve staff recommendation and conditions passed by a roll call vote (5-0).

VI. Other Business

Werderitch updated the Commission on the status of 511 Gaines Street.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Sage, second by Franken to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 6:15 pm.

IX. Next Commission Meeting: October 12, 2021

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
10/12/2021

Subject:

Case COA21-22: Request for exterior alteration at 612 West 7th Street. Hamburg Local Landmark Historic District. Trujillo Construction LLC, petitioner, on behalf of Eugene McCallister. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for exterior alteration at 612 West 7th Street, subject to the following conditions:

1. To the greatest extent possible, the original wood siding shall be preserved underneath the installation of the new vinyl siding.
2. The profile of the horizontal vinyl siding shall match the profile of the original wood siding.

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 standards:

- 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.
- 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.

Background:

The single-family home is listed as a noncontributing structure in the Hamburg Local Landmark Historic District. Therefore, the two-story building does not directly add to the district's sense of time, place, or historical development. However, exterior alteration of the noncontributing building should compliment the character of the historic district.

Scott County land records indicates the structure was built in the year 1900. According to Trujillo Construction, the original siding on the home is wood. At an unknown date, the existing asphalt shingle siding was placed over the wood. The asphalt siding has since fallen into a state of disrepair and is in need of replacement.

Asphalt siding was a popular residential building material in the 1940s and 1950s. Today, asphalt siding is no longer produced as vinyl has become the industry's standard due to its lower cost and durability. The applicant is proposing to replace the deteriorating asphalt shingle style siding with vinyl siding.

The homeowner has selected a horizontal vinyl siding with a 4 inch profile manufactured by HomePlay. The color will be determined by the applicant at a later date. Since the original wood siding remains intact, the orientation and profile can be replicated with the new building material. The original

wood siding has a horizontal orientation and is believed to be 4 inches in width.

Therefore, the remodeling of the home with a vinyl product that replicates the orientation and profile of the original wood siding is a compromise that keeps the property in a good state of repair while preserving aspects of the home's original historic character.

The project scope also includes restoring the wooden fascia, soffit, and window trim. There are select areas that have rotten wood, which will be replaced with new lumber and painted. Replacing the deteriorating wooden materials with new wood will prevent further damage to the dwelling.

The main goal in reviewing alterations to noncontributing structures is to ensure the material change will not detract from the historic character of the surrounding district. Replacing a deteriorating horizontal asphalt style siding with a horizontal vinyl siding will keep the property in a good state of repair and compliment the homes on West 7th Street. It is also worth noting that the home is setback approximately 80 feet from the south property line and situated on a hill overlooking 7th Street.

ATTACHMENTS:

Type	Description
▣ Backup Material	Application
▣ Backup Material	Photos-Existing Condition
▣ Backup Material	Background Materials
▣ Backup Material	Historic Preservation Ordinance Review Criteria
▣ Backup Material	Roof Elements

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	10/8/2021 - 1:57 PM



1200 East 46th Street
Davenport, Iowa 52807
(563) 326-6198
planning@davenportiowa.com

Complete application can be emailed to planning@davenportiowa.com

Property Address* 612 West 7th Street

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)

Name: Balentin Trujillo
Company: Trujillo Construction LLC
Address: 13902 117th Street
City/State/Zip: Orion, IL 612073
Phone: (309) 721-7925
Email: balentintr@yahoo.com

Application Form Type:

Plan and Zoning Commission

- Zoning Map Amendment (Rezoning) ☐
Planned Unit Development ☐
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Voluntary Annexation ☐

Owner (if different from Applicant)

Name: Eugene McCallister
Company:
Address: 612 West 7th Street
City/State/Zip: Davenport, IA 52803
Phone:
Email:

Zoning Board of Adjustment

- Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Design Review Board

- Design Approval ☐
Demolition Request in the Downtown ☐
Demolition Request in the Village of East Davenport ☐

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Historic Preservation Commission

- Certificate of Appropriateness ☐
Local Landmark Nomination ☐
Demolition Request ☐

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Administrative

- Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Historic Resource:

- ☒ Local Hamburg Historic District
- ☐ Iowa Soldier's Orphans' Historic District
- ☐ Marycrest College Historic District
- ☐ Individually Listed Local Historic Landmark

Not sure if you have a Historic Resource? You can click [here](#) to access the City's GIS Map. Click the layers icon toward the top right of the page. Click the Planning Layers dropdown. Turn the Historic Resources layer on by checking the box.

Historic Resources requiring a Certificate of Appropriateness are mapped with a  or .

If you are unsure, please contact the Community Planning and Economic Development staff at (563) 326-6198 or planning@davenportiowa.com for assistance.

When is a certificate of appropriateness required?

Prior to the commencement of the work.

What type of activity requires the approval of a certificate of appropriateness?

Any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure. Examples include new construction, exterior alterations, relocations, reconstructions and infill development.

Submittal requirements

- Please contact Planning staff at (563) 326-6198 or planning@davenportiowa.com so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

Submittal requirements for specific types of requests:

Minor alterations to existing buildings and new and replacement signs (all of the above and):

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

Minor additions, site improvements and outdoor storage areas (all of the above and):

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

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. Inaccurate or incomplete applications may result in delay of required public meetings.

(2) Historic Preservation consideration of the request:

- Only work described in the application may be approved by the Commission.
- If the Commission determines there is insufficient information to make a proper judgment on the application, it may continue the application as long a period of 60 days has not elapsed from an accepted application. This time period does not apply if the applicant requests the continuance.

(3) After the Historic Preservation Commission's decision:

- If approved, a certificate of appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits and/or licenses.
- If approved, a certificate of appropriateness will expire one year from the date of approval unless a building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- The applicant may appeal the Historic Preservation Commission's determination to the City Council. A written appeal along with payment of \$75.00 must be submitted to the Zoning Administrator within thirty calendar days of the Historic Preservation Commission's decision.

Applicant: Truxillo Construction LLC Date: Oct 1, 2021

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Matt Wardenitch Date: 10-1-21
Planning staff

Date of the Public Meeting: 10-12-21

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

Remove asphalt shingle style siding and replace with Vinyl siding.

Restore wooden Fascia to as is condition.

Soffit, Windows and Fascia to be painted.















612 W 7th Street

DAVENPORT
IOWA | USA

Background

1. Noncontributing Structure
2. Year Built: 1900
3. 2 Story Single-Family Home

Project Scope

1. Remove Non-Original Asphalt Shingle Style Siding
2. Replace with Vinyl Siding
3. Restore Wooden Fascia, Soffit, & Window Trim
4. Fascia, Soffit & Window Trim to be Painted



Noncontributing Structure in Hamburg Local Landmark Historic District

Existing Condition

DAVENPORT
IOWA | USA



Existing Asphalt Shingle Style Siding

Product Specifications



1. Original Wood Siding Intact Underneath Asphalt Shingles
2. New Vinyl Siding to be Applied Over Original Wood Siding
3. Original Wood Siding:
 - Style: Horizontal
 - Profile: Approximately 4"
4. Proposed Vinyl Siding:
 - Style: Horizontal
 - Profile: 4"
5. Color yet to be Determined by Homeowner

Style



Horizontal

Profile



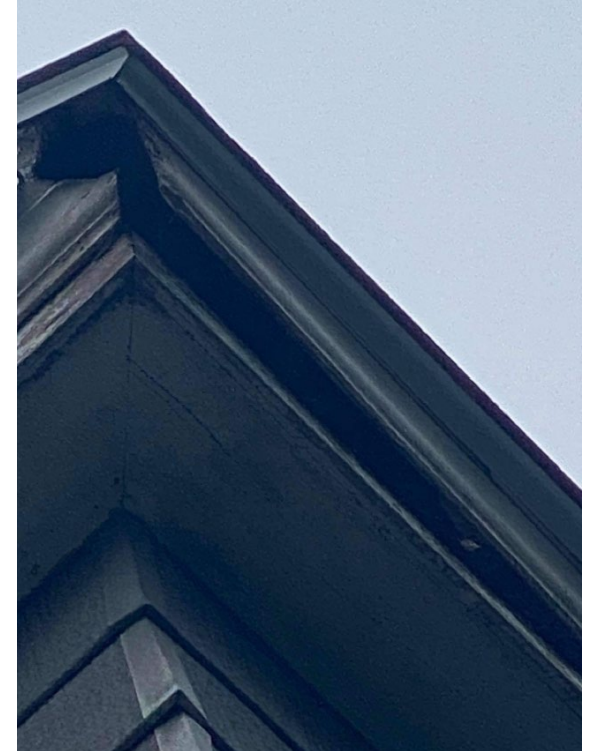
4"



Manufacturer

Existing Condition

DAVENPORT
IOWA | USA



Deteriorated Wood Fascia & Soffit

Neighborhood Context

DAVENPORT
IOWA | USA



View from W 7th Street & Adjacent Structures

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.

Roof Elements

DAVENPORT
I O W A | U S A



City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
10/12/2021

Subject:

Case COA21-23: Request for exterior alteration at 511 Gaines Street. Hamburg Local Landmark Historic District. Jonathan Pham, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the following project components and materials as presented in the Application for a Certificate of Appropriateness at 511 Gaines Street:

1. Repair and water proof chimney with mortar mix
2. Demolish improper rear addition and stairway

A recommendation is made to table the reconstruction of the rear staircase and improper rear addition. The purpose is to allow the applicant additional time to prepare plans detailing the design of the reconstructed staircase and shed. City staff will continue to work with the applicant and contractor to remedy these issues and bring forward a proposal at a later date.

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 standards:

- 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.
- 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.

Background:

The City's Neighborhood Services Department issued a Complaint Notice and Order on July 9, 2021 due to the substandard condition of the dwelling. There were several exterior projects cited in the letter that require review from the Commission. City staff are continuing to assist the property owner to ensure the home can be repaired according to building code and historic preservation standards.

The following violations were noted in the letter:

1. Improper construction of the rear addition.
2. Exterior walls-deteriorated/missing block/brick/stucco/stone
3. Repair/tuckpoint and/or replace chimney
4. Weather proof exterior walls
5. Improper roof covering
6. Stairways-deteriorated/missing stair system
7. Roof-fascia boards
8. Windows-weather protection needed

Since the initial order was sent, the property owner received approval from the Historic Preservation Commission to install a new asphalt shingle roof at its August 10, 2021 meeting. This work has since

been completed.

The Neighborhood Services Department issued a follow-up Final Official Notice on September 9, 2021 regarding the remaining sub-standard conditions that have not been corrected. After site visits and correspondence with City staff, the following exterior alterations are proposed:

1. Repair and water proof chimney with mortar mix
2. Demolish improper rear addition and stairway
3. Reconstruct rear staircase with a new platform, stairway, and handrailing.
4. Reconstruct improper rear addition

*Additional items will come before the Commission at a later date.

The owner has contracted Godfrey Bros. to perform the chimney repair. The area of repair will be from the ground elevation to the base of the roof line. The portion of the chimney above the roof is in good condition. The scope of the bid work includes knocking off loose mortar and the chipping exterior finish. Then a new smooth mortar mix coat will be applied to the exterior from the ground to the soffit. This will water proof the failing bricks and prevent further deterioration. The final result will be a smooth mortar finish applied evenly to the chimney. There is evidence that this material and finish was applied to the structure in the past.

A second bid has been submitted for review by Evolution Home Repairs to perform the following demolition and reconstruction to the rear elevation of the structure:

1. Demolish improper addition and staircase on the southeast portion of the home.
2. Frame and sheath the new shed.
3. Set underlayment, drip edge, and shingles
4. Install new shed door and siding
5. Build a 4 ft. by 4 ft. platform at the base of the east second floor door.
6. Construct a new stairway from ground to second story platform with hand railings.

Sufficient information has not yet been provided detailing the design of the reconstructed staircase and shed. City staff will continue to work with the applicant and contractor to remedy these issues. The staircase and rear shed will be brought forward at a later date when these items have been thoroughly planned and reviewed. Given the general safety risks, it is staff's opinion that the demolition is an immediate need. No further information is required to approve the demolition.

Additional pending items will be brought forward for review at a later date. The property owner and city staff are coordinating the outstanding items identified in the September 9, 2021 Final Official Notice.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Bids
▢ Backup Material	Background Material-Photos
▢ Backup Material	Final Official Notice 9-9-21
▢ Backup Material	Official Notice and Order 7-12-21
▢ Backup Material	Historic Preservation Ordinance Review Criteria

REVIEWERS:

Department	Reviewer	Action	Date
------------	----------	--------	------



Complete application can be emailed to planning@davenportiowa.com

Property Address* 511 GAINES STREET

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)

Name: JONATHAN PHAM
 Company:
 Address: 511 GAINES STREET
 City/State/Zip: DAVENPORT, IA 52802
 Phone: 563-499-7097
 Email:

Application Form Type:

Plan and Zoning Commission

- Zoning Map Amendment (Rezoning) ☐
 Planned Unit Development ☐
 Zoning Ordinance Text Amendment ☐
 Right-of-way or Easement Vacation ☐
 Voluntary Annexation ☐

Owner (if different from Applicant)

Name:
 Company:
 Address:
 City/State/Zip:
 Phone:
 Email:

Zoning Board of Adjustment

- Zoning Appeal ☐
 Special Use ☐
 Hardship Variance ☐

Engineer (if applicable)

Name:
 Company:
 Address:
 City/State/Zip:
 Phone:
 Email:

Design Review Board

- Design Approval ☐
 Demolition Request in the Downtown ☐
 Demolition Request in the Village of East Davenport ☐

Architect (if applicable)

Name:
 Company:
 Address:
 City/State/Zip:
 Phone:
 Email:

Historic Preservation Commission

- Certificate of Appropriateness ☐
 Local Landmark Nomination ☐
 Demolition Request ☐

Attorney (if applicable)

Name:
 Company:
 Address:
 City/State/Zip:
 Phone:
 Email:

Administrative

- Administrative Exception ☐
 Health Services and Congregate Living Permit ☐

Historic Resource:

- ☒ Local Hamburg Historic District
- ☐ Iowa Soldier's Orphans' Historic District
- ☐ Marycrest College Historic District
- ☐ Individually Listed Local Historic Landmark

Not sure if you have a Historic Resource? You can click [here](#) to access the City's GIS Map. Click the layers icon toward the top right of the page. Click the Planning Layers dropdown. Turn the Historic Resources layer on by checking the box.

Historic Resources requiring a Certificate of Appropriateness are mapped with a  or .

If you are unsure, please contact the Community Planning and Economic Development staff at (563) 326-6198 or planning@davenportiowa.com for assistance.

When is a certificate of appropriateness required?

Prior to the commencement of the work.

What type of activity requires the approval of a certificate of appropriateness?

Any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure. Examples include new construction, exterior alterations, relocations, reconstructions and infill development.

Submittal requirements

- Please contact Planning staff at (563) 326-6198 or planning@davenportiowa.com so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

Submittal requirements for specific types of requests:

Minor alterations to existing buildings and new and replacement signs (all of the above and):

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

Minor additions, site improvements and outdoor storage areas (all of the above and):

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

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. Inaccurate or incomplete applications may result in delay of required public meetings.

(2) Historic Preservation consideration of the request:

- Only work described in the application may be approved by the Commission.
- If the Commission determines there is insufficient information to make a proper judgment on the application, it may continue the application as long a period of 60 days has not elapsed from an accepted application. This time period does not apply if the applicant requests the continuance.

(3) After the Historic Preservation Commission's decision:

- If approved, a certificate of appropriateness does not constitute a City permit or license and does not vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits and/or licenses.
- If approved, a certificate of appropriateness will expire one year from the date of approval unless a building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- The applicant may appeal the Historic Preservation Commission's determination to the City Council. A written appeal along with payment of \$75.00 must be submitted to the Zoning Administrator within thirty calendar days of the Historic Preservation Commission's decision.

Applicant: Jonathan Kamm Date: Sept 13/2021

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Date:
Planning staff

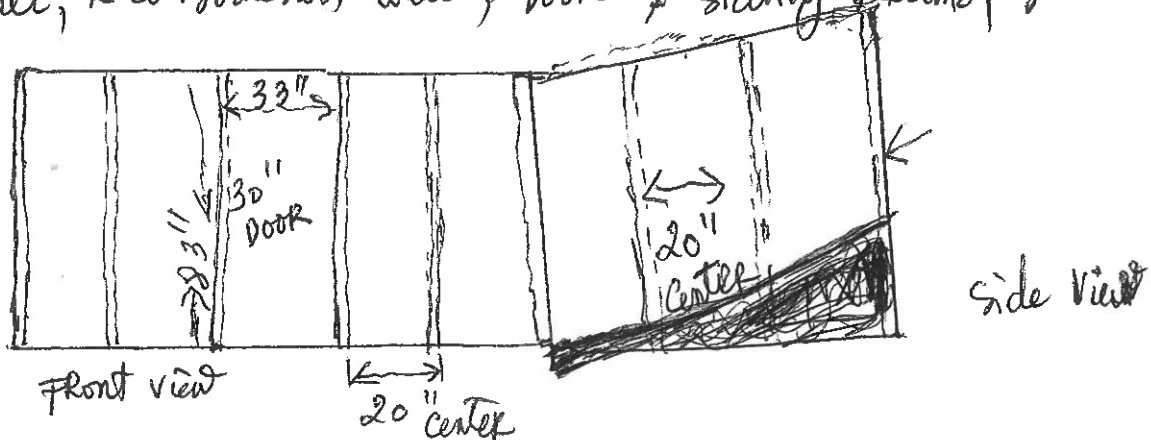
Date of the Public Meeting: _____

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

- A) Repair, Replace exterior bricks / Stucco
- b) Repair CHIMNEY using mortar & Cement mix plaster stucco 1/2" thick over brick wall
- c) Repair existing system. Replace new board, new steps, frame, connections, HAND RAIL
- d) Replace GUTTER & DOWNSPOUT BOARD and paint over all wooden portions
- e) Replace storm doors & windows
- f) Demolition southeast portion of the Building wall - built, reconstruction wall, door, siding around.



Add additional pages in needed.

Bid

10/5/2021

580399

Invoice

SOLD TO

SHIP TO

ADDRESS

ADDRESS

CITY, STATE, ZIP

CITY, STATE, ZIP

CUSTOMER ORDER NO.

SOLD BY

TERMS

F.O.B.

DATE

ORDERED

SHIPPED

DESCRIPTION

1

Smooth Coat chimney
With Mortar
Knock off loose Mortar
First

2

Water Proof chimney

CODY GODFREY | 1-800-251-4850

501 W. MAIN ST.
BRADFORD, IL 61421

total 1500

edams 5840

09-16

FULLY INSURED

OVER 10 YEARS LOCAL EXPERIENCE

**GODFREY
BROS.**

CHIMNEY SWEEP & AIR DUCT CLEANING



Print



Download

ESTIMATE



511 N Gaines st
Davenport, Iowa 52802

Evolution Home Repairs

5510 31st Ave CT
Moline, Illinois 61265
Phone: (309) 948-3499
Email: evolutionhrepair@yahoo.com
Web: <https://www.facebook.com/EvoHR309/>

Estimate # 000076
Date 10/04/2021

Description	Total
511 N Gaines st	\$9,086.00
\$5,250 for labor	
Labor includes:	
Demo of shed and stairs	
Frame and sheath new shed	
Lay underlayment, drip edge, and shingles	
Set door	
Build small 4'x4' platform	
Attach stairs to platform	
Install handrail to stairs and platform	
Install siding	
\$3,836 for materials	
Materials include:	
Building permit	
Dumpster	
Door	
Lumber	
Decking boards	
OSB	
2x4's	
2x6's	
2x12's	
Spindles	
4x4's	
Underlayment	
Starter	
Drip edge	
Shingles	
Stringers	
Brackets	
Wedge anchors	
Post anchors	
Fasteners	

Page 1 of 3

Screws
Nails
Siding
J channel
Outside corner
Undersell

Subtotal	\$9,086.00
Total	\$9,086.00

Notes:

Cost of materials plus 40% of labor cost due at start of job. ($\$3,836 + \$2,100 = \$5,936$)

Final payment of 50% of labor cost due at completion and final walkthrough. ($\$3,150$)

(Total = $\$9,086$)

By signing this document, the customer agrees to the services and conditions outlined in this document.

Any additional work or materials will be added to final payment.

This job will consist of a 2-3 person crew. Length of job will be 5-7 days.

Start date will be determined based upon signing of agreement.

Final walkthrough will be conducted after completion.

Clean Up:

Contractor to keep premises free from accumulation of waste and rubbish during course of work.

Upon completion of work, contractor to remove all waste, rubbish, tools related to the work. Extra materials leftover that are deemed of benefit to property owner may be left, but with proper notification/consult and approval of property owner.

Finished site will be free of excess dust and debris.

If any change of material or delays in material order take place after contract is signed by both parties, contractor will notify the property owner in regards to change in material price and/or modification in date of completion.

309.251.4850

**FREE
ESTIMATES!**

CHIMNEY CLEANING
CHIMNEY REPAIR
CHIMNEY INSPECTIONS
CAPS & SCREENS
DRYER VENTS
TUCKPOINTING & MORE

COMMERCIAL &
RESIDENTIAL AIR DUCT
CLEANING AND
SANITIZING



FRANK MENDOZA
OWNER

(309) 948-3499
evolutionhrepair@yahoo.com
f/EvoHR309

REMODELS • REPAIRS • UPDATES

Property Update

Notice and Order issued on July 9, 2021 from the City due to the substandard condition of the dwelling.

The following violations were noted in the letter:

1. Improper construction of the rear addition.
2. Exterior walls-deteriorated/missing block/brick/stucco/stone
3. Repair/tuckpoint and/or replace chimney
4. Weather proof exterior walls
5. Improper roof covering (Resolved)
6. Stairways-deteriorated/missing stair system
7. Roof-fascia boards
8. Windows-weather protection needed



Property Update

- HPC approved the installation of a new Roof at its August 10, 2021 meeting.
- A new roof has since been installed.
- Applicant is addressing the remaining items identified as substandard on the home.



Before



After

COA Request

1. Repair and water proof chimney with mortar mix.
2. Demolish improper rear addition & stairway.
3. Reconstruct rear staircase with a new platform, stairway, and hand railing.
4. Reconstruct improper rear addition.

*Additional Items will come before the Commission at a later date.



Chimney Repair

DAVENPORT
IOWA | USA

Existing Condition:

1. Deteriorating Brick
2. Evidence of Previous Smooth Mortar Finish on Chimney & North Building Elevation

Scope:

1. Remove Loose Mortar & Chipping Exterior Finish
2. Smooth Coat Chimney with Mortar
3. Prevent Further Water Damage & Deterioration



Demo Rear Addition

DAVENPORT
IOWA | USA



Improper Addition Constructed without Building Permits

Demo East Staircase

DAVENPORT
IOWA | USA



Staircase is a General Life Safety Risk

Reconstruction

Project Scope for Reconstruction of New Staircase & Shed

1. Frame and sheath the new shed.
2. Set underlayment, drip edge, and shingles
3. Install new shed door and siding
4. Build a 4 ft. by 4 ft. platform at the base of the east second floor door.
5. Construct a new stairway from ground to second story platform with hand railings.

*Sufficient information has not yet been provided to warrant formal approval.





9/9/2021

NONG PHAM
511 GAINES ST
DAVENPORT IA 52802

FINAL OFFICIAL NOTICE

Re: 511 GAINES ST

Parcel: G0052-02

Re-inspection Scheduled: 11/9/2021, 12:00:00 AM

Dear Property Owner/Manager,

A re-inspection was made at the above captioned address to determine if the violations of the Davenport Municipal Code listed on the previously issued Official Notice have been corrected. As of the date of this letter, the following violations / sub-standard conditions have not been corrected:

Violation

*

Description

*

Notes

* ALL WORK WILL NEED TO BE COORDINATED WITH EFFORTS OF THE CITY DEVELOPMENT OFFICE AND HISTORIC PRESERVATION COMMISSION.

Violation

General/Health-Improper construction/repair(s)

Description

Repair/rebuild any/all identified issues to code as required.

Notes

* CORRECT IMPROPER ADDITION TO SOUTHEAST ADDITIONS WITH PROP MATERIALS AND APPROVAL FROM HISTORIC PRESERVATION COMMISSION.

Violation

Exterior Walls-Deteriorated/missing exterior block/brick/stucco/stone

Description

Repair, replace, and/or install any/all exterior block/brick/stucco/stone as necessary to maintain weather protection to code.

Notes

* EXTERIOR STUCCO - REPAIR CRACKS AND REPLACE MISSING PORTIONS OF STUCCO

Violation

Stairways-Deteriorated/missing stair system(s)

Description

Repair/replace the entire existing stair system to code as necessary and/or install a complete new stair system(s) to code as required.

Notes

* REMOVE AND REPLACE DILAPIDATED STAIR SYSTEM TO MEET CODE.

Violation

Chimney-Deteriorated/missing mortar

Description

Repair/tuck-point and/or replace the chimney as necessary to code.

Notes

* REPLACE BRICK MOTAR IN A WORKMAN-LIKE MANNER AT GROUND LEVEL.

Violation

Exterior Walls-Deteriorated/missing exterior block/brick/stucco/stone

Description

Repair, replace, and/or install any/all exterior block/brick/stucco/stone as necessary to maintain weather protection to code.

Notes

* REPLACE BRICK MOTAR IN A WORKMAN-LIKE MANNER.

Violation

Roof-Deteriorated/missing/improper roof covering

Description

Repair/replace any/all applicable roof covering to code as necessary.

Notes

* REPLACE DILAPIDATED ROOF COVERINGS - EAST SECTION OF BUILDING

Violation

Roof-Deteriorated/missing fascia board(s)

Description

Repair/replace and/or install any/all applicable fascia board(s) to code as necessary.

Notes

* REPLACE OR REPAIR DAMAGED FASCIA BOARD IN A WORKMAN-LIKE MANNER.

Violation

Exterior Walls-inadequate weather protection

Description

Scrape and re-paint, stain/seal, and/or wrap with siding/approved covering the exterior wall(s) of the building(s) as necessary to maintain weather protection.

Notes

* SCRAPE AND PAINT ALL EXTERIOR TRIM WORK TO INCLUDE WINDOWS, SOFFITS, FASCIA, PORCH COLUMNS, PORCH CEILINGS .

If all code violations/sub-standard conditions have not been satisfactorily corrected/approved at the time of the scheduled re-inspection, a citation may be issued, and/or the affected dwelling unit(s) tagged/ordered vacated, and/or significant penalty fees charged as applicable. Failure to provide access for the inspection may result in a \$75.00 penalty fee; in addition, cancellations made less than five (5) business days prior to the scheduled inspection date are subject to a \$25.00 penalty fee.

It is your responsibility to notify tenants, if applicable, of the re-inspection date and time and to ensure entry into all areas requiring re-inspection.

If there are any questions, please contact the Public Works office at 563-326-7923.

Respectfully,

ANTHONY HAUT

Code Enforcement Officer

Neighborhood Services Department

563-328-6781 Tony.Haut@davenportiowa.com

Ref #21-42564



8/5/2021

PHAM NONG
511 GAINES ST
DAVENPORT IA 52802

OFFICIAL NOTICE AND ORDER

Re: 511 GAINES ST

Parcel: G0052-02

Re-Inspection Scheduled: 9/9/2021, 12:00:00 AM

Dear Property Owner/Manager:

During an inspection at the above identified address, certain conditions were found which render the dwelling(s) substandard. Unless otherwise specified, the code violations and corresponding repairs listed below are cited from Chapter 8.15 of the Davenport Municipal Code.

Violation

*

Description

*

Notes

* ALL WORK WILL NEED TO BE COORDINATED WITH EFFORTS OF THE CITY DEVELOPMENT OFFICE AND HISTORIC PRESERVATION COMMISSION.

Violation

General/Health-Improper construction/repair(s)

Description

Repair/rebuild any/all identified issues to code as required.

Notes

* CORRECT IMPROPER CONSTRUCTION/ADDITION TO THE SOUTHEAST PORTION OF THE BUILDING.

Violation

Exterior Walls-Deteriorated/missing exterior block/brick/stucco/stone

Description

Repair, replace, and/or install any/all exterior block/brick/stucco/stone as necessary to maintain weather protection to code.

Notes

* EXTERIOR STUCCO - REPAIR CRACKS AND REPLACE MISSING PORTIONS OF STUCCO

Violation

Chimney-Deteriorated/missing mortar

Description

Repair/tuck-point and/or replace the chimney as necessary to code.

Notes

* REPLACE BRICK MOTAR IN A WORKMAN-LIKE MANNER.

Violation

Exterior Walls-Deteriorated/missing exterior block/brick/stucco/stone

Description

Repair, replace, and/or install any/all exterior block/brick/stucco/stone as necessary to maintain weather protection to code.

Notes

* REPLACE BRICK MOTAR IN A WORKMAN-LIKE MANNER.

Violation

Roof-Deteriorated/missing/improper roof covering

Description

Repair/replace any/all applicable roof covering to code as necessary.

Notes

* REPLACE DILAPIDATED ROOF COVERINGS.

Violation

Stairways-Deteriorated/missing stair system(s)

Description

Repair/replace the entire existing stair system to code as necessary and/or install a complete new stair system(s) to code as required.

Notes

* REPLACE DILAPIDATED STAIR SYSTEM TO MEET CODE.

Violation

Roof-Deteriorated/missing fascia board(s)

Description

Repair/replace and/or install any/all applicable fascia board(s) to code as necessary.

Notes

* REPLACE OR REPAIR DAMAGED FASCIA BOARD IN A WORKMAN-LIKE MANNER.

Violation

Exterior Walls-Window/building trim-inadequate weather protection

Description

Scrape and re-paint, paint, stain/seal, and/or wrap with metal/vinyl any/all identified window/building trim and/or areas throughout the building(s) to ensure protection from the weather. This may include but is not limited to: porch steps/decks/posts, exterior stairs, and/or any wooden portion of the building(s) that have peeling and/or missing paint and/or exposed wood.

Notes

* SCRAPE AND PAINT EXTERIOR WINDOW, SOFFIT AND FASCIA TRIM WORK.

A re-inspection to check repairs has been scheduled as noted on the top of page one of this notice. If all violations cited are not corrected and approved upon reinspection, \$10.00 per violation not corrected plus \$50.00 per additional trip will be charged as applicable.

It is the responsibility of the owner/manager to notify tenants of the re-inspection date and time and to ensure entry into all areas requiring re-inspection. You may request an administrative hearing to appeal this nuisance abatement order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. A valid appeal request must be made within 10 days from the date of this notice and shall be submitted in writing to City Hall located at 226 W 4th Street, Davenport, IA 52801. The appeal request shall include a copy of this notice, a statement regarding the basis for the appeal, and payment of the \$100 external adjudication administrative hearing fee. To waive the fee, you need to provide adequate proof of low income status. A form is available with the City of Davenport's Legal Department. Alternatively, you may request a hearing before a city representative. The administrative hearing is informal and you will be given an opportunity to present evidence and question the City's evidence. Failure to request a hearing within the timeframe set forth in this notice shall constitute a waiver of the right to a hearing and the Notice will then be in effect and enforceable.

Valid building permits must be obtained and all construction must conform to all applicable codes. Also, you should promptly notify any other party which has a legal interest in this property of this notice and order.

Failure to comply with this official notice may result in a citation being issued, and/or the revocation of your rental license if applicable, and/or significant penalty fees being issued.

Failure to provide access for the inspection may result in a \$75.00 penalty fee; in addition, cancellations made less than five (5) business days prior to the scheduled inspection date are subject to a \$25.00 penalty fee.

If there are any questions, please contact the Public Works office at 563-326-7923

Respectfully,

ANTHONY HAUT

Code Enforcement Officer

Neighborhood Services Department

563-328-6781 Tony.Haut@davenportiowa.com

Ref #21-40050

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.