HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 8, 2017; 5:00 PM

CITY HALL COUNCIL CHAMBERS 226 WEST 4TH STREET DAVENPORT, IOWA 52801

I. Call to Order

II. Commission Secretary's Report

A. Consideration of the July 11, 2017 regular meeting minutes.

III. Communications

IV. Old Business

A. Removal of East 11th Street between Pershing Street and Perry Street from the list of maintained brick streets. Palmer College of Chiropractic, petitioner.

V. New Business

A. Case No: COA17-12: Certificate of Appropriateness to remove and replace loose damaged stucco at 627 Ripley Street. Louis P. and Clara L. (Krause) Best House is located in the Local Historic Hamburg District. David Cordes, petitioner.

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting:

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
8/8/2017

Subject:
Consideration of the July 11, 2017 regular meeting minutes.

ATTACHMENTS:

Type	Description
Backup Material	7-11-2017 Meeting Minues

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	8/4/2017 - 1:21 PM

HISTORIC PRESERVATION COMMISSION
Meeting Minutes

Tuesday, July 11, 2017 at 5:00 p.m.
Council Chambers
226 West 4th Street
City of Davenport, Iowa

I. Call to Order

Chairman Frueh called the meeting to order at approximately 5:00 p.m. with the following Commissioners present: Joseph Wonio, Marion Meginnis, Kathleen Curoe and Robert McGivern.

Staff Present: Ryan Rusnak, Planner III

II. Commission Secretary's Report

Consideration of the June 13, 2017 regular meeting minutes.

Motion by Curio, second by Wonio to approve the June 13, 2017 regular meeting minutes.

Motion to approve was unanimous by voice vote (5-0).

III. Communications

None.

IV. Old Business

None.

V. New Business

1. Case No: COA17-11: Certificate of Appropriateness to replace two 2nd story windows and trim on the east elevation of the house at 517 West 7th Street. Iowa College/S.S. Gillett Residence located in the Local Historic Hamburg District. Patrick Miner, petitioner.

   Rusnak summarized the request. He stated that the Commission approved four Marvin Wood Windows in 2013. The proposed replacement would match the work completed in 2013. He stated that staff recommends approval of COA17-11 in accordance with the submitted work write up.

   Motion by Curio, second by McGivern to approve COA17-11 in accordance with work write up.

   Motion to approve was unanimous by voice vote (5-0).

2. Case No: DNRHP17-01 through DNRHP17-11: Request to demolish the following properties listed on the National Register of Historic Places:

   a. 705 Main Street – Individually Listed on the National Register of Historic Places.
   b. 719 Main Street – Individually Listed on the National Register of Historic Places.
   c. 1118 Pershing Avenue – Located within the Cork Hill Historic District.
   d. 1124 Pershing Avenue – Located within the Cork Hill Historic District.
   e. 215 East 12th Street – Located within the Cork Hill Historic District.
   f. 219 East 12th Street – Located within the Cork Hill Historic District.
   g. 221 East 12th Street – Located within the Cork Hill Historic District.
   h. 225 East 12th Street – Located within the Cork Hill Historic District.
   i. 1126 Perry Street – Located within the Cork Hill Historic District.
   j. 1132 Perry Street – Located within the Cork Hill Historic District.
   k. 1138/1140 Perry Street – Located within the Cork Hill Historic District.

   Palmer College of Chiropractic, petitioner.

   The Commission discussed that these items should be voted on separately.

   Rusnak provided the research on the properties. He stated that they were all listed as contributing in the original nomination. He did state that 1118 and 1124 Pershing Avenue were noted as key in the origination nomination. Rusnak stated that research indicated that a brick mason constructed the building. However, its architectural style is common in Davenport. Rusnak stated that it was his opinion that none of the houses achieved consistency with the requirements to become Local Historic Landmarks.

   Rusnak stated Palmer Chiropractic College agreed to condition approval of the demolitions subject to the approval of the Planned Institutional District by the City Council.

   Motion by Meginnis, second by McGivern to approve the demolitions subject to the condition that the City Council approve Palmer Chiropractic College's rezoning request to the Planned Institutional District.

   a. 705 Main Street – Individually Listed on the National Register of Historic Places.

      Motion was approved by roll call vote (3-2 - Meginnis and Curoe voted no).

   b. 719 Main Street – Individually Listed on the National Register of Historic Places.

      Motion was approved by roll call vote (3-2 - Meginnis and Curoe voted no).

   c. 1118 Pershing Avenue – Located within the Cork Hill Historic District.

      Motion was approved by roll call vote (3-2 - Meginnis and Curoe voted no).

   d. 1124 Pershing Avenue – Located within the Cork Hill Historic District.

      Motion was approved by roll call vote (3-2 - Meginnis and Curoe voted no).

e. 215 East 12th Street – Located within the Cork Hill Historic District.

Wonio stated that he would abstain from discussing and voting on this item due to a conflict of interest.

Motion was approved by roll call vote (4-0 – Wonio abstained).

f. 219 East 12th Street – Located within the Cork Hill Historic District.

Motion was approved by roll call vote (5-0).

g. 221 East 12th Street – Located within the Cork Hill Historic District.

Motion was approved by roll call vote (5-0).

h. 225 East 12th Street – Located within the Cork Hill Historic District.

Motion was approved by roll call vote (5-0).

i. 1126 Perry Street – Located within the Cork Hill Historic District.

Wonio stated that he would abstain from discussing and voting on this item due to a conflict of interest.

Motion was approved by roll call vote (4-0 – Wonio abstained).

j. 1132 Perry Street – Located within the Cork Hill Historic District.

Motion was approved by roll call vote (5-0).

k. 1138/1140 Perry Street – Located within the Cork Hill Historic District.

Motion was approved by roll call vote (5-0).

3. Case No: DLL17-01: Request to demolish 121 West 8th Street. St. Luke's Hospital is a Local Historic Landmark. Palmer College of Chiropractic, petitioner.

Wonio stated that he would abstain from discussing and voting on this item due to a conflict of interest.

Rusnak stated that the consideration of this request is different because it is already a Local Historic Landmark. He stated that the deterioration of the building and internal configuration of the building is such that the building could not be adaptively reused without demolishing the building to its shell.

Motion by McGivern, second by Curoe to approve DLL17-01.

Motion was approved by roll call vote (4-0).

4. Removal of East 11th Street between Pershing Street and Perry Street from the list of maintained brick streets. Palmer College of Chiropractic, petitioner.

   Rusnak stated that East 11th Street is listed on the protected brick streets list. He stated that the proposed Planned Institutional District land use plan shows the area as a green space. Removal of the brick streets requires a recommendation by the Historic Preservation Commission and approval by the City Council.

   There was a request to see if an alternative plan could be generated to preserve or pay homage to the brick street.

   Motion by McGivern, second by Meginnis to table the request to the August 8, 2017 meeting.

   Motion was approved by voice vote (5-0).

VI. Other Business

1. Discussion regarding the removal of the West 5th Street brick street between Western Avenue and Ripley Street.

There was discussion about removing this portion of the brick street and listed the brick street west of Western Avenue on the list of protected brick streets. However, the Commission stated that a work session would be necessary.

VII. Open Forum for Comment

VIII. Adjournment

The meeting adjourned at 6:48 pm.

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
8/8/2017

Subject:
Removal of East 11th Street between Pershing Street and Perry Street from the list of maintained brick streets. Palmer College of Chiropractic, petitioner.

ATTACHMENTS:

Type	Description
Backup Material	Renderings

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	8/4/2017 - 1:23 PM

PALMER College of Chiropractic

STUDIO 483 ARCHITECTS

Missman, inc. Professional Engineers & Land Surveyors

RDg PLANNING • DESIGN

Proposed 11th Street Pedestrian Walkway will include the re-use of some of the historic brick as accent bands. The walk will be approx. 12 feet in width. Masonry markers at the entrances to the walk may be included.

0 80' 160'

NORTH

July 2017

DAVENPORT CAMPUS MASTER PLAN UPDATE

PALMER COLLEGE OF CHIROPRACTIC

PALMER
College of Chiropractic

Landscape & Site :

As part of the 2015 Master Plan update and this PID, Palmer College has established a new campus aesthetic for the campus exterior spaces. This aesthetic can be seen in the currently under construction of the North Campus Site Improvements. With this project, campus standards have been established for the following site features for future campus site improvements identified in the 2015 Master Plan update and this PID.

HARDSCAPE

Hardscape pavement will primarily consist of Portland Cement Concrete (PCC) and with concrete pavers at key areas around campus.

LIGHTING

Campus lighting will comprise of a mix of pedestrian poles lights, bollard lights and accent lighting and tree up-lighting. Lighting will be designed first with safety in mind, with an emphasis on the aesthetic and energy conversation.

PARKING

Parking areas will be designed to provide safe and organized parking for students, patients, employees and visitors. Parking lots will be constructed of either PCC pavement or asphalt. Lots will have a PCC curb and gutter and will adhere to city standards for setback and screening.

LANDSCAPE

Campus landscape improvements will include quality trees, shrubs, perennials and groundcovers. Irrigation will be provided for most areas, but the plantings should also be designed to be drought tolerance in mind. Other landscape features include benches, trash receptacles, tables and chairs. The North Campus Site Improvements have established the primary campus aesthetic for there elements.

CAMPUS EDGE & SCREENING

As shown on page MP-3, Palmer intends to include an enhanced campus edge that will comprise of ornamental fence with masonry piers at the corners and periodically along the fence line. Shade trees and a mix of deciduous and evergreen shrubs will provide screening of the parking lots and other service type areas around campus.

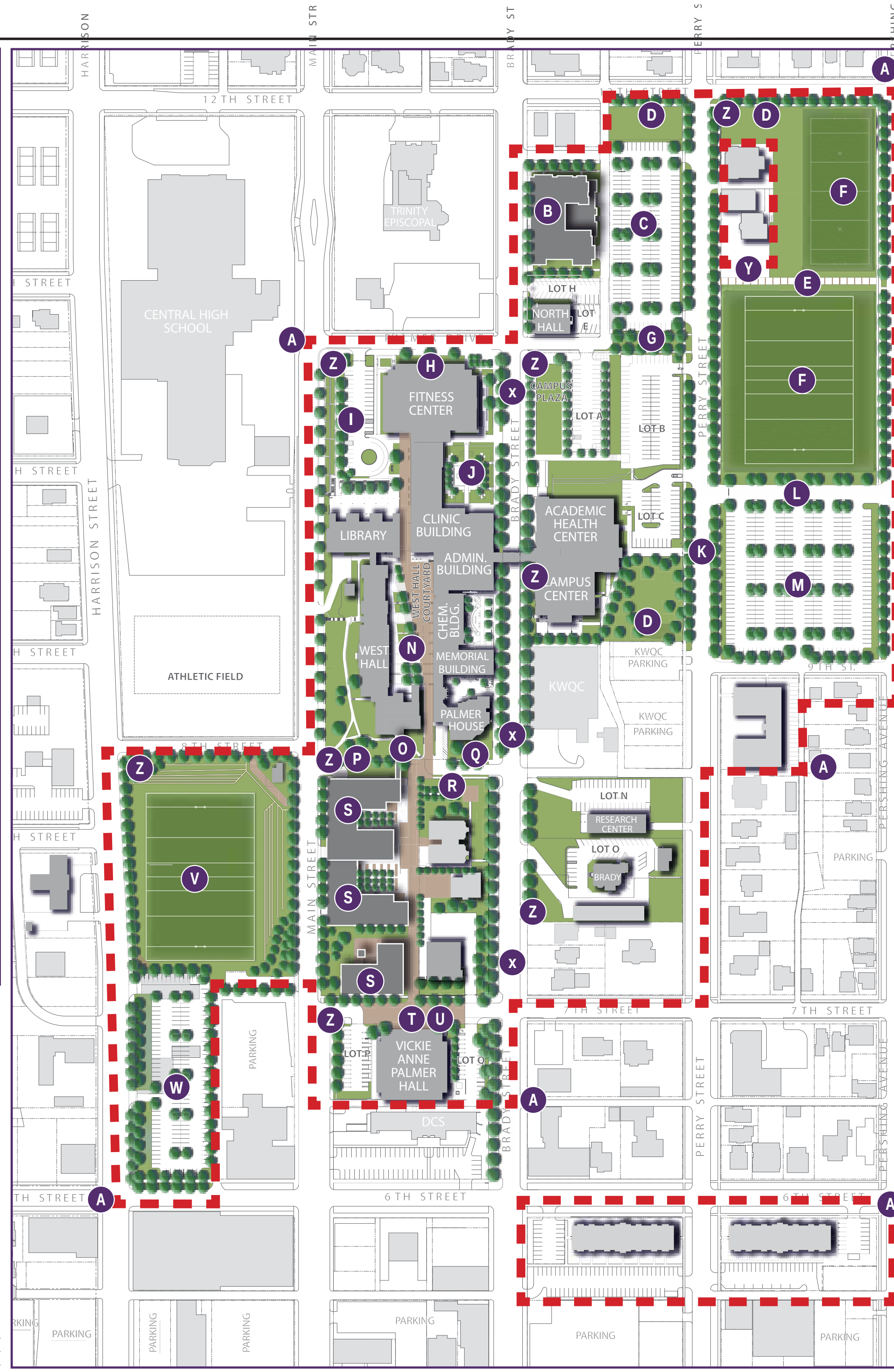
Gateways & Wayfinding :

As part of the 2015 Master Plan update, campus Gateways & Wayfinding sign locations were preliminarily identified. As the campus master plan is moved ahead, some of the proposed locations may need to be revisited. A series of campus gateways are planned to help establish the campus edge, welcome visitors to campus and improve campus visibility to those traveling through the area. Wayfinding signs have been added over the past few years and future signs will utilize the same design as new wayfinding locations are identified.

MASTER PLAN KEYNOTES

- A PROPOSED P.I.D. BOUNDARY
- B NEW MIXED USE DEVELOPMENT
- C NEW PARKING - P1
- D NEW GREEN SPACE
- E CONVERT 11TH STREET TO PEDESTRIAN WALKWAY
- F NEW ATHLETIC/RECREATION FIELDS
- G CLOSE EAST HALF OF PALMER DRIVE
- H NEW FITNESS CENTER
- I NEW CAMPUS GATEWAY & PARKING
- J RENOVATED CLINIC GARDENS
- K ENHANCED PEDESTRIAN CROSSING
- L RELOCATE 10TH STREET
- M NEW PARKING - P2
- N RENOVATED WEST HALL COURTYARD
- O NEW SKYWALK
- P PARTIALLY CLOSE 8TH STREET
- Q MAINTAIN ACCESS FOR SERVICE
- R REMOVE PARKING/CREATE OPEN SPACE
- S NEW STUDENT HOUSING
- T NEW VICKIE ANNE PALMER HALL PLAZA
- U PARTIALLY CLOSE 7TH STREET
- V NEW ATHLETIC FIELD
- W NEW PARKING - P3
- X BRADY STREETSCAPE ENHANCEMENTS
- Y EXCLUDED FROM PID BOUNDARY
- Z CAMPUS GATEWAY SIGN

0 80' 160'
NORTH



REVISIONS

No.	DESCRIPTION	DATE

STUDIO 483 ARCHITECTS

RDG PLANNING • DESIGN

Missman, Inc. Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7644 • Bettendorf, IA (563) 344-0260 • Rockford, IL (815) 965-6400 • DeKalb, IL (815) 748-5543
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

CAMPUS MASTER PLAN

Missman Project No: C16L060

RDG Project #: R3001.734.00

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Drawn By: JMA

Checked By: JMA

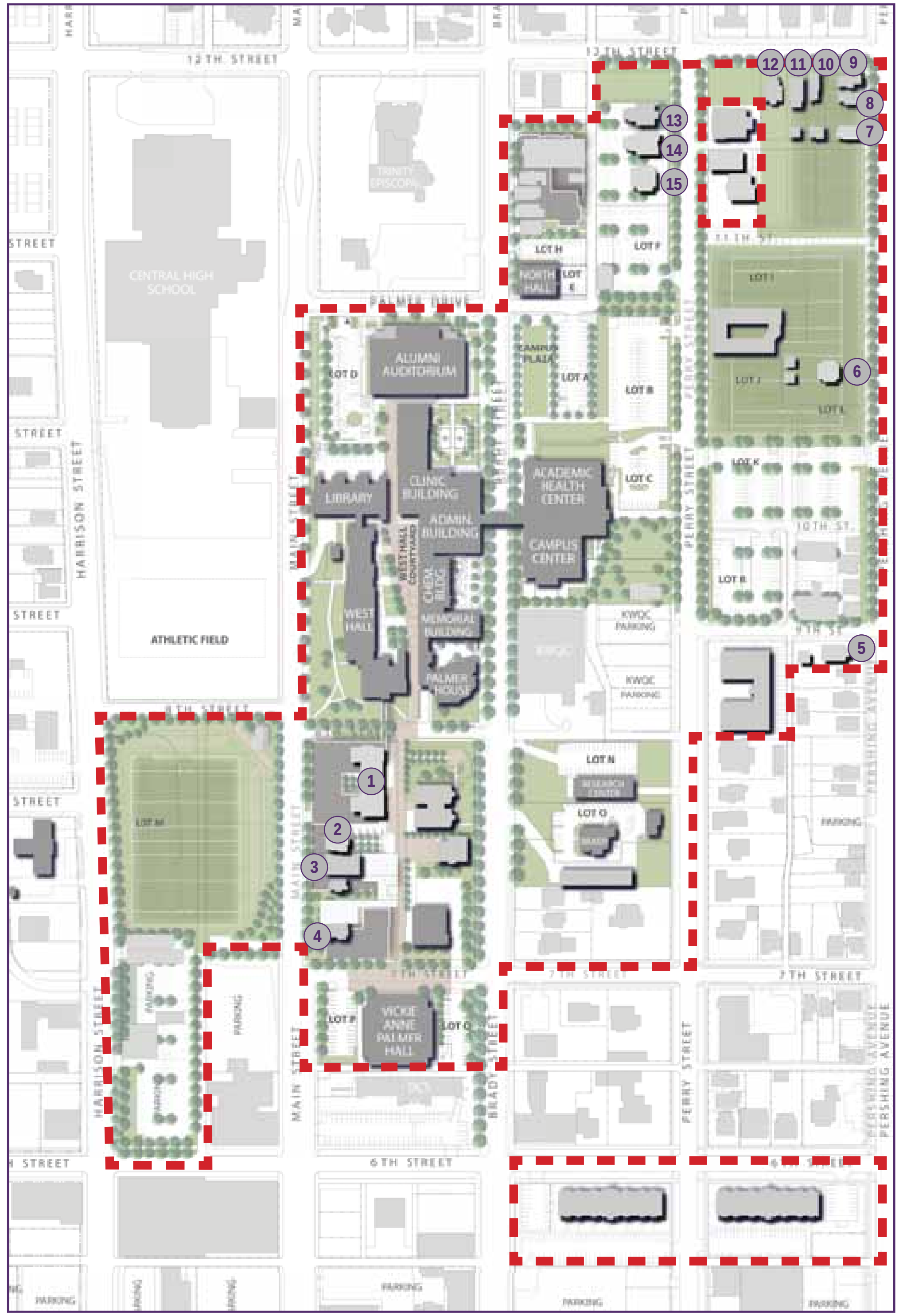
DATE: 6/27/17 REV: 7/27/17

MP-1

PALMER College of Chiropractic

DEMOLITION PROPERTIES

1. 121 8TH STREET BOARDING HOUSE
2. 719 MAIN STREET
3. 715 MAIN STREET
4. 705 MAIN STREET
5. 825 PERSHING STREET
6. 1028 PERSHING STREET
7. 1118 PERSHING STREET
8. 1124 PERSHING STREET
9. 225 12TH STREET
10. 221 12TH STREET
11. 219 12TH STREET
12. 215 12TH STREET
13. 1138-1140 PERRY STREET
14. 1132 PERRY STREET
15. 1126 PERRY STREET



REVISIONS

No.	DESCRIPTION	DATE

STUDIO 483 ARCHITECTS

RDG PLANNING • DESIGN
www.missman.com

Missman, Inc. Professional Engineers & Land Surveyors

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

POTENTIAL DEMOLITION PROPERTIES

Missman Project No: C16L060
RDG Project #: R3001.734.00

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DATE: 6/27/17 REV: 7/27/17

MP-2

Sheet 2 of 3

PALMER
College of Chiropractic

PARKING DATA

2015 EXISTING PARKING TOTAL: 808

MASTER PLAN PROPOSED TOTAL: 1120

NOTE: Estimates do not take into account ADA accessible stalls or additional green space requirements.

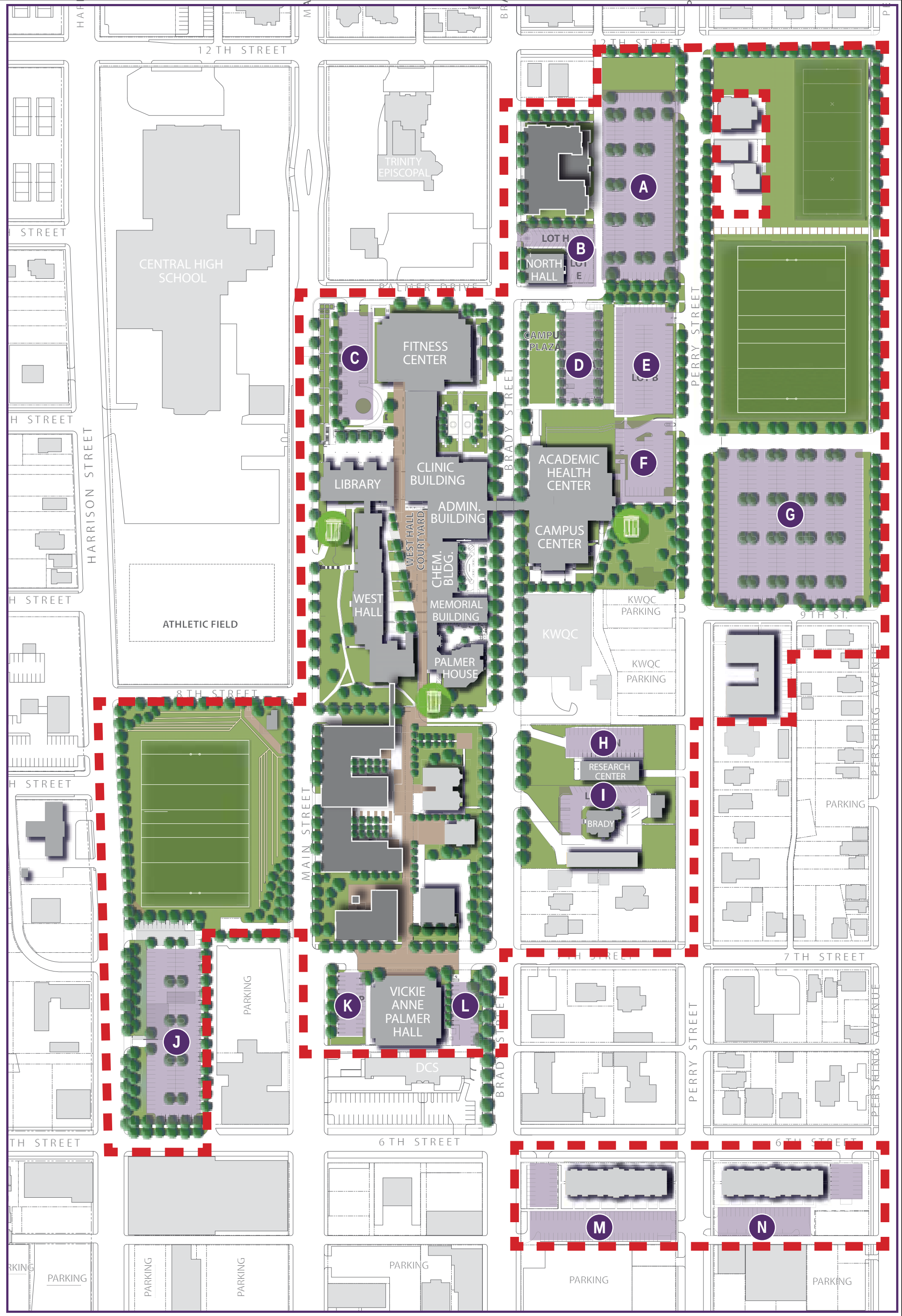
CAMPUS LOADING DOCKS

LOADING DOCKS & RECEIVING AREAS

ELEVATION: PROPOSED CAMPUS EDGE TREATMENT/PARKING LOT SCREENING

SECTION: PROPOSED CAMPUS EDGE TREATMENT/PARKING LOT SCREENING

0 80' 160'
NORTH



REVISIONS

No.	DESCRIPTION	DATE

STUDIO 483 ARCHITECTS

RDG PLANNING • DESIGN

Missman, Inc. Professional Engineers & Land Surveyors

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

PARKING, LOADING AREAS & LANDSCAPE DIAGRAMS

Missman Project No: C16L060
RDG Project #: R3001.734.00

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Drawn By: JMA
Checked By: JMA
DATE: 6/27/17 REV: 7/27/17

MP-3

Sheet 3 of 3

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
8/8/2017

Subject:
Case No: COA17-12: Certificate of Appropriateness to remove and replace loose damaged stucco at 627 Ripley Street. Louis P. and Clara L. (Krause) Best House is located in the Local Historic Hamburg District. David Cordes, petitioner.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	8/4/2017 - 1:25 PM