

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, NOVEMBER 9, 2021; 5:00 PM

DAVENPORT POLICE DEPARTMENT | 416 N HARRISON ST | COMMUNITY ROOM

I. Call to Order

II. Secretary's Report

A. Consideration of the October 12, 2021 meeting minutes.

III. Communications

A. Kahl Building Tour

B. Demolition of 911 Gaines Street

IV. Old Business

V. New Business

A. Case COA21-24: Exterior alteration at 1234 East River Drive. The Abner Davison House is a locally listed historic landmark. Quad City Restorations, petitioner, on behalf of Des Moines Restorations, LLC. [Ward 3]

B. Case COA21-25: Request to install a new roof at the Annie Wittenmyer Aquatic Center located in the Iowa Soldiers' Orphans' Home Historic District. City of Davenport Parks and Recreation Department, petitioner. [Ward 5]

VI. Other Business

A. 2022 Meeting Dates

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: December 14, 2021

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
11/9/2021

Subject:
Consideration of the October 12, 2021 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The October 12, 2021 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 10-12-21

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	10/26/2021 - 3:39 PM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 12, 2021; 5:00 PM

CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

I. Call to Order

Chairperson McGivern called the meeting to order.

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

Excused: Franken and Wilga

Staff Present: Laura Berkley, Matt Werderitch, Jake Ralfs

II. Secretary's Report

A. Consideration of the September 14, 2021 Meeting Minutes.

Motion by Powers, second by Lesthaghe to approve the September 14, 2021 meeting minutes. Minutes were unanimously approved by voice vote (5-0).

III. Communications

Werderitch announced Iowa is celebrating 175 years of statehood. The Iowa Department of Cultural Affairs donated three pop-up display boards to the City to commemorate the people and places that have shaped the land. The pop-up displays will rotate to different venues throughout the year.

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]

Werderitch discussed the proposed installation of new vinyl siding on the noncontributing structure. The proposed siding will be installed over the original wood siding, which remains intact underneath the existing asphalt shingle siding.

Staff recommended approval of 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:

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.

Motion by Miranda, second by Lesthaghe to approve staff recommendation for approval of Case COA21-22 with the two listed conditions. Motion to approve staff recommendation and conditions passed by a roll call vote (5-0).

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

Werderitch provided an overview of the proposed chimney repair. In addition, the owner received a quote to demolish and reconstruct the rear stairway and improper addition. The owner is continuing to work with City Staff to address the outstanding items outlined in the Notice and Order. The owner, Jonathan Pham, was in attendance to answer questions.

Staff made a recommendation 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

Staff also made a recommendation 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:

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.

Motion by Powers, second by Sage to approve staff recommendation for approval of the chimney repair and demolition of the improper rear addition and stairway. The reconstruction of the rear addition and stairway was tabled. Motion to approve staff recommendation passed by a roll call vote (5-0).

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

Motion by Sage, second by Lesthaghe to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 5:25 pm.

IX. Next Commission Meeting: November 9, 2021

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
11/9/2021

Subject:
Kahl Building Tour

Recommendation:
No formal action required.

Background:

The Kahl Building is listed as a contributing structure in the Davenport Downtown Commercial Historic District, which was listed on the National Register of Historic Places in 1983. The ten story building also includes the Capitol Theatre on the ground floor. Rehabilitation of the structure into a 64-unit multi-family housing community is near completion

Developer Chris Ales is leading a public tour of the Kahl Building on Saturday, November 13th at 11am. The building is located at 326 West 3rd Street. All are welcome to attend the tour of the newly renovated building. Please use the West 3rd Street entrance.

ATTACHMENTS:

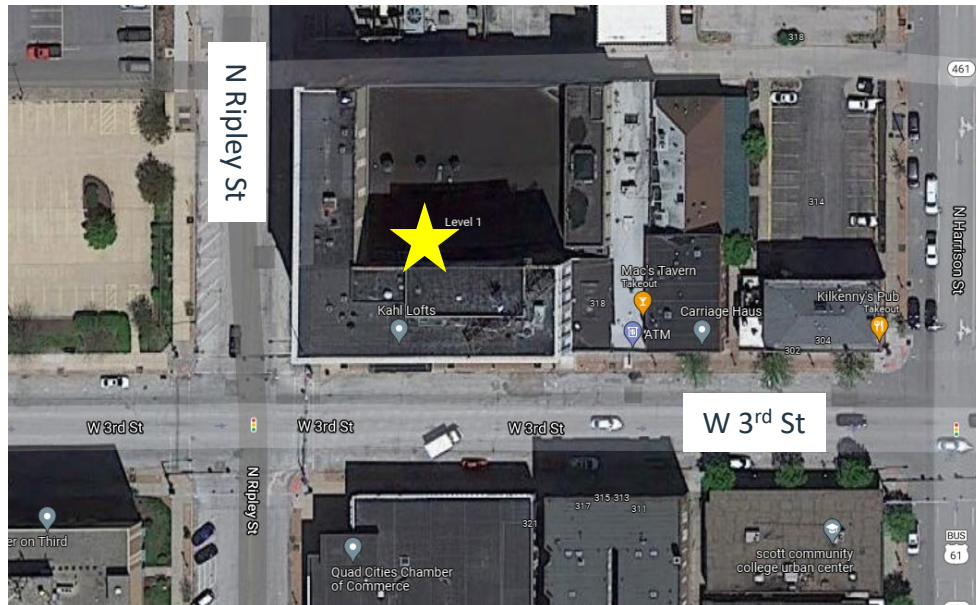
Type	Description
▣ Backup Material	Kahl Building Tour

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	11/5/2021 - 1:37 PM

Kahl Building Tour

- 326 West 3rd Street
- Saturday, November 13th at 11am
- West 3rd Street Entrance
- Open to the Public



City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
11/9/2021

Subject:
Demolition of 911 Gaines Street

Recommendation:
No formal action required.

Background:

A Notice of Public Hazard was issued by the Fire Marshall and Chief Building Official recommending the emergency deconstruction of the home at 911 Gaines Street in the interest of public safety. The home sustained fire and smoke damage when the adjacent duplex at 907 Gaines Street caught fire in May 2021.

The property is located within the National Hamburg Historic District. Typically the Commission approves demolition within national historic districts. However, Section 14.01.090 of the Historic Preservation Ordinance provides for an exclusion when a certificate of public hazard is issued.

The ordinance states, "If emergency circumstances affect a designated property which requires immediate relief, including demolition, the fire marshal and chief building official shall certify that such conditions exist and said conditions shall be eliminated as quickly as is practicable. Emergencies are defined as life or health-threatening conditions requiring immediate attention. A certificate of public hazard may be issued after the fact documenting the reasons for loss of the designated property. This section shall apply only in cases where it is impractical for the commission to consider a certificate of economic hardship prior to demolition."

The structure at 907 Gaines Street, which initially caught fire, is being restored by the property owner. Attached is an article from the Quad Cities Times.

ATTACHMENTS:

Type	Description
▣ Backup Material	Photos
▣ Backup Material	Notice of Public Hazard
▣ Backup Material	QC Times Article

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	11/3/2021 - 3:58 PM

National Hamburg Historic District

907 Gaines Street

DAVENPORT
IOWA | USA



Fire in May 2021



November 2021 Reconstruction

National Hamburg Historic District

911 Gaines Street

DAVENPORT
IOWA | USA



To Be Demolished - Certificate of Public Hazard



June 2, 2021

James and Brenda Cahill
911 Gaines Street
Davenport IA 52804

RE: Parcel G0036-18
911 Gaines Street
Davenport IA 52804

Subject: Notice of Public Hazard.

To whom it may concern,

After a recent fire, a field inspection of the above referenced property has shown that the following conditions were found to exist that render the building unsafe. The exterior load bearing wall facing Gaines Street has endured extensive fire damage in addition to the roof trusses along this side of the house. Substantial smoke damage is exists in the rest of the building.

The damage to the exterior walls & roof have weakened the structural capacity of the building elements. Windows are open in portions of the house allowing ideal drafting conditions and presents a significant fire hazard.

Given the unsafe structural condition and the sizeable amount of fuel load, this property presents a danger to our first responders and the potential for severe damage to the adjoining properties.

We recommend the emergency deconstruction of this property in the interest of public safety.

Thank you,

A handwritten signature in blue ink, appearing to read "Jim Morris".

Jim Morris
Fire Marshal

A handwritten signature in blue ink, appearing to read "Trishna R. Pradhan".

Trishna R. Pradhan
Chief Building Official

https://qctimes.com/news/local/crime-and-courts/early-morning-house-fire-in-davenport-displaces-seven/article_a5d1f732-f7fc-5238-a4a6-d0d722a32d3f.html

Early morning house fire in Davenport displaces seven

Emily Andersen

May 12, 2021



A duplex in the 900 block of Gaines Street was damaged by fire early Wednesday morning. Seven people were displaced with one taken to an area hospital for an unrelated condition.

TOM LOEWY

Emily Andersen

Four adults and three children escaped a fire in Davenport early Wednesday morning.

The Davenport Fire Department responded around 1 a.m. to a duplex in the 900 block of Gaines Street, according to a news release from the fire department.

One person in the home was taken to Genesis hospital by ambulance for a medical condition unrelated to the fire.

The front of the building had heavy fire damage, but the fire was extinguished quickly, according to the release.

The Red Cross assisted the seven people displaced.

The cause of the fire remains under investigation.

Letter: Why so excited?

 **william bloom**

This is very simple. Democrats are...

 **Top Comment**

 1

Biden apologiz Trump's action

 **william blk**

What hogwash. I end trump's acti

 **Top Comment**

AdChoices 

Sponsored

Emily Andersen

Emily Andersen is a crime and courts reporter for the Quad City Times and Dispatch/Argus.

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
11/9/2021

Subject:

Case COA21-24: Exterior alteration at 1234 East River Drive. The Abner Davison House is a locally listed historic landmark. Quad City Restorations, petitioner, on behalf of Des Moines Restorations, LLC. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for exterior alteration at 1234 East River Drive in accordance with the submitted material.

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 Abner Davison House is a historic mansion built in the late 1850's on a terrace overlooking the Mississippi River. The original cubic footprint was constructed in a Tuscan Italianate architectural style. The home was substantially enlarged with the construction of a two story Prairie style addition to the west side in the early 1900s. The two contrasting architectural designs are brought together with a covering of gray stucco along with the removal of brackets and a belvedere. It is also believed that the carriage was erected during this same time on the north side of the property.

The Gilda's Club of the Quad Cities occupied the property from 1998 to 2020. The structure was recently purchased by Des Moines Restorations LLC. The new ownership group intends to restore both the interior and exterior of the home and carriage house back to its original glory. The applicant is pursuing historic tax credits for the restoration. A condition of receiving tax credits is that the project must conform to the Secretary of the Interior's Standards for Rehabilitation.

The applicant is proposing to install a new slate roof on both the main house and carriage house at 1234 East River Drive. The existing asphalt shingle roofs are leaking into the structure and in need of replacement.

The proposed "Evergreen Canadian Black" will be a stark contrast to the existing nonoriginal red three tab asphalt architectural shingle. However, the color of the original slate roof is unknown as the historic photographs are in black and white. Despite the darker gray tone, the proposed color scheme will compliment the gray stucco.

The City issued a Building Permit on November 14, 1960 to "Remove one old slate roof from house and reroof house and garage with 40 sqs of 3-1 asphalt shingles, over old wood sheathing on house, and one old asphalt roof on garage."

Staff believe the slate roof that was removed in 1960 was original to the home. The main house and carriage house have remained asphalt shingle since the removal of the original slate.

According to the National Park Service, "slate roofs require relatively little maintenance and will last 60 to 125 years or longer depending on the type of slate employed, roof configuration, and the geographical location of the property. Some slates have been known to last over 200 years." The lifespan of the original roof on the home would have been 100 years at the time of replacement.

In addition, the applicant will also be repairing the historic box gutters on the main structure. Box gutters were a common rain collection system that was typically used on homes built in the late 1800s and early 1900s. Box gutters are historically significant as they are part of the roof structure, rather than hanging at the edge of the roofline like modern gutters. Box gutters add to the historical integrity of architectural moldings of a building. The traditional style gutters will be replaced with black aluminum gutters.

Also included in the scope of work is the restoration of the existing wood soffit and fascia. The wood material will be painted black to better match the gutter system and "Evergreen Canadian Black" slate roof. Finally, the existing window trim will be preserved and painted at a later date as weather allows.

ATTACHMENTS:

Type	Description
▣ Backup Material	Application
▣ Backup Material	Background Material-Photos
▣ Backup Material	Email Correspondence
▣ Backup Material	Email Correspondence-Soffit, Fascia, Gutters, Trim
▣ Backup Material	Historic Preservation Ordinance Review Criteria
▣ Backup Material	Historic Property Inventory Sheet
▣ Backup Material	History of the Abner Davison House-1
▣ Backup Material	History of the Abner Davison House-2
▣ Backup Material	National Park Service-Technical Preservation Services

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	10/29/2021 - 9:11 AM



Complete application can be emailed to planning@davenportiowa.com

Property Address*

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

Applicant (Primary Contact)

Name: Quad City Restorations
Company: Lisa Rubio
Address: 1225 E River Dr Suite 320
City/State/Zip: Davenport IA 52803
Phone: 309.798.9945
Email: lisa@quadcityrestorations.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: Chris Rogers
Company: Des Moines Restorations
Address: 1234 E River Dr
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:

*Re Roof.
tear off layers
Replace with Slate Roof*

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.

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:

Signature for
Quad City Partners

Date:

10-13-21

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.

Remove current shingles 1 layer on roof
and replace with a slate roof

Abner Davison House



Property Overview

- Built in the late 1850s
- Architectural Style:
 1. Original Home: Tuscan Italianate
 2. Early 1900s Addition: Prairie Style
- Abner Davison was a leading lawyer in Davenport
- His law firm continues today as Lane & Waterman
- Carriage House Built Around 1900
- 1850s-1987: Single-Family Home
- 1987-1997: River Oaks Inn (Davenport's 1st Bed & Breakfast)
- 1998-2020: Gilda's Club



Quad-City Times, February 7, 1991



Abner Davison House

DAVENPORT
IOWA | USA



Original Home



Carriage House



Bridge Ave.

E River Dr.

Roof Replacement



Proposed: Slate Roof
Color: Evergreen Canadian Black



Existing (Non-original): Three Tab Asphalt Architectural Shingle
Color: Red

Roof Replacement

DAVENPORT
IOWA | USA

1234 E River Dr

Permit No 73942
Issued 11-14-60

Don Challad - O
1234 E River Dr

Harrington Rfg Co - C
111 17th St , Moline, Ill

Remove one old slate roof from house and reroof
house and garage with 40 sqs of 3-1 asphalt
shingles, over old wood sheathing on house, and
one old asphalt roof on garage All as per code
Garage \$180 00

\$1,200 00

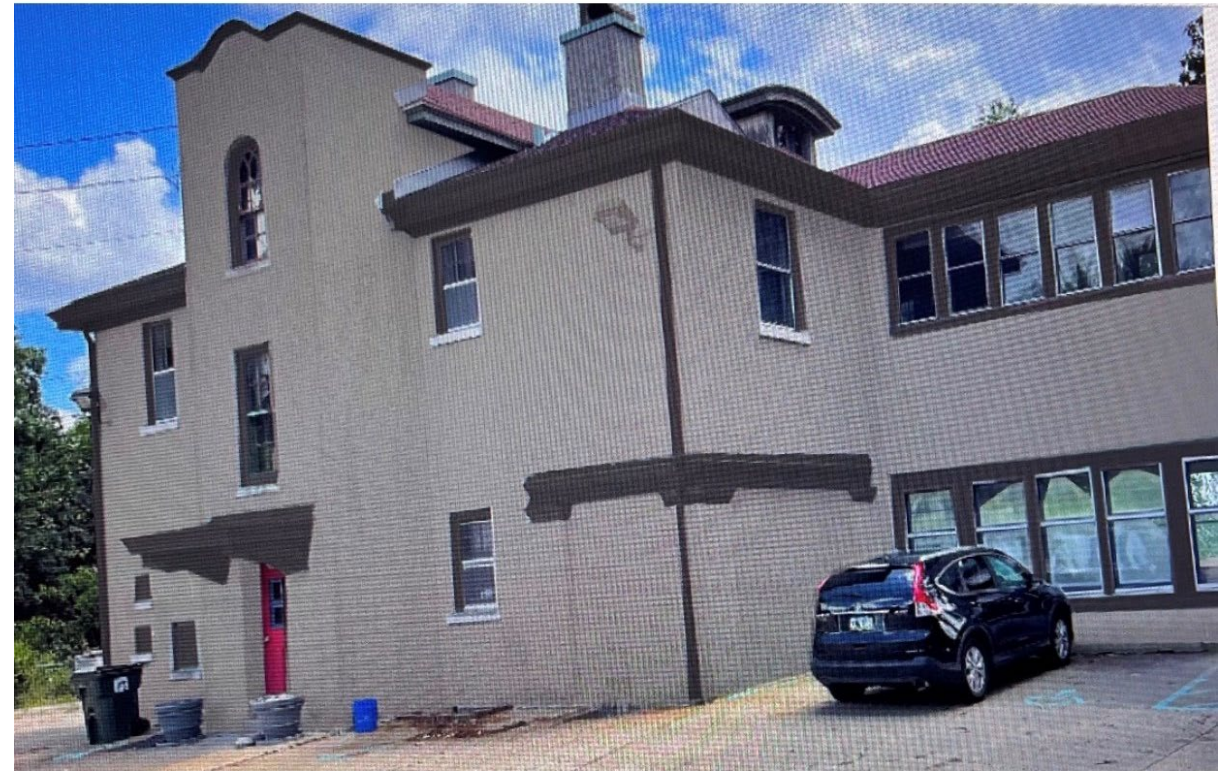
* f 1-25-63 BB

City of Davenport Iowa Building Permits



Soffit, Fascia, Gutters, & Window Trim

1. Wood soffit & fascia to be preserved. Painted black.
2. Repair box gutters
3. Replace traditional style gutters with black aluminum gutters
4. Window trim to be painted at a later date.



Conceptual Photo

Recommendation

A recommendation is made to **approve** the Certificate of Appropriateness for exterior alteration at 1234 East River Drive in accordance with the submitted material.

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.



Werderitch, Matt

From: Lisa Rubio <lisa@quadcityrestorations.com>
Sent: Wednesday, October 27, 2021 3:19 PM
To: Werderitch, Matt
Subject: [EXT]
Attachments: Slate replacing 3 tab on 1234 E river dr.jpeg; 1234-5.jpeg; 1234-6.jpeg; 1234-3.jpeg; 1234-4.jpeg; 1234-2.jpeg; 1234 -1.jpeg; 1234 River Dr current color 3tab.jpeg

Categories: Yellow Category

Good afternoon Matt,

Attached are the pictures for 1234 E River Dr. They include the current roof, which is a 3 tab shingle in red, the exterior of the house and the carriage house, and the slate is what we will be replacing the roof with. The slate color is called Evergreen Canadian Blsack. The main house and the carriage house will both be getting the new slate roof.

Please let me know if you need any further information.

--

Lisa Rubio

Operations Manager

Quad City Restorations

1225 E River Drive

Suite 320

Davenport IA 52803

Werderitch, Matt

From: Lisa Rubio <lisa@quadcityrestorations.com>
Sent: Wednesday, November 3, 2021 8:53 AM
To: Werderitch, Matt
Subject: Re: [EXT] 1234 E River Drive

We are going to repair the box gutters that are currently on the home and replace the traditional style gutters with black aluminum gutters. The soffit and fascia are wood and are going to remain wood and they will be painted black if allowed. Eventually in the future when the weather permits we will be painting the window trim.

On Wed, Nov 3, 2021 at 8:46 AM Werderitch, Matt <Matt.Werderitch@davenportiowa.com> wrote:

Thanks, Lisa.

What is the material of the existing soffit, fascia, and gutters? What is the proposed replacement material? (aluminum, wood, vinyl, composite, etc.)

Also, it appears on the photo that the window trim is being altered. Are you painting the existing trim or installing new material?

Matt Werderitch

Planner II | Development & Neighborhood Services

City of Davenport

T 563-888-2221

226 W 4th St, Davenport, IA 52801

davenportiowa.com

From: Lisa Rubio <lisa@quadcityrestorations.com>
Sent: Tuesday, November 2, 2021 11:47 AM
To: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>
Subject: [EXT] 1234 E River Drive

Hi Matt I am attaching a photo of what we are wanting the soffit and fascia and gutters to hopefully turn out and look like. And this is the color that they are going to be if you have any other questions feel free to let me know.

Black soffit, fascia and gutters

--

Lisa Rubio

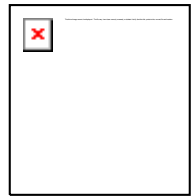
Operations Manager

Quad City Restorations

1225 E River Drive

Suite 320

Davenport IA 52803



--

Lisa Rubio

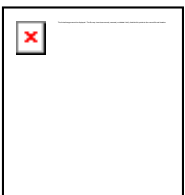
Operations Manager

Quad City Restorations

1225 E River Drive

Suite 320

Davenport IA 52803



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.

82-02533

Davenport
Department of Community Development
Iowa Office of Historic Preservation
Dennett, Muessig & Associates, Ltd.

DAVENPORT**SURVEY 1982**

SITE #82-10- RD-E1234 **MAP NUMBER**
HISTORIC DISTRICT
NAME Abner Davison House
ADDRESS 1234 East River Drive



LEGAL DESCRIPTION Fulton's Add., Pt. Blk. 2 com
116' W of SE cor Blk 2-W 140'-N414'-E to NE cor
Lot 1 Blk 2-S 381' to N/L River St.

ACREAGE ap.2 **ZONE** R4D **UTM** 15/703840 4600030
OWNER Don S. Challed & Wife **TITLE** H
5 McClellan Blvd.
Davenport IA 52803

DESCRIPTION

ARCHITECTURAL STYLE Tuscan Italianate (orig.) **DATE** c.1860-1910
FORM 2 stories; nearly square main block w/full-height rear wing
(original part); two-story wing added west side; multiple hipped roofs
MATERIALS original construction was brick, addition clay tile; stuccoed
FENESTRATION two French doors on front of main block; plate
glass casements? in bands on west wing; various 1/1 and 2/2 d.h.s. elsewhere
FEATURES main entrance porch w/fluted Doric columns and pilasters; wide
door w/sidelights; ornate Victorian gazebo near SW corner of main block
ALTERATIONS original rear elements of 2 and 1-1/2 stories redone as single
two-story mass; west wing added; wood veranda across front of main block
removed; exterior stuccoed; window sash replaced, esp. at front
SITE house set on crest of hill, w/sweeping lawn to retaining wall

ARCHITECTURAL SIGNIFICANCE The Abner Davison house successfully incorporates both Italianate and Prairie influences, the result of two distinct building phases. The house appears to have been originally constructed in the cubic "Tuscan" form of the Italianate style, in the late 1850's or early 1860's, when the style was extremely popular among well-to-do Davenport residents. Sometime between about 1900 and 1910, the house was considerably enlarged through modification of the original rear wing and addition of a two-story wing on the west side. This new wing repeats the hipped-roof form of the original main block, but organizes windows in horizontal bands, a Prairie style feature that contrasts with the Victorian verticality of the tall, narrow windows at the front of the earlier section. A covering of gray stucco brings the new and old sections of the house together, as does removal of brackets and possibly a belvedere. The only decorative element is the columned entrance porch. The house is impressively sited on an enormous, terraced lot which still retains
(CON'T)

HISTORICAL DATA

Abner Davison was the original occupant of this residence, which may have been built as early as 1858. Davison was a lawyer in partnership with David S. True at the time. By the 1890's, Davison had another partner, Joe R. Lane.

HISTORICAL SIGNIFICANCE

SOURCES Davenport City Directories, 1858, 1861, 1866, 1873, 1890-91

ARCHITECTURAL EVALUATION

DESIGN good STATURE focus
LEVEL OF SIGNIFICANCE local

CONTEXT good FABRIC good
DISTRICT CLASSIFICATION

HISTORICAL EVALUATION

PRIMARY THEME
LEVEL OF SIGNIFICANCE

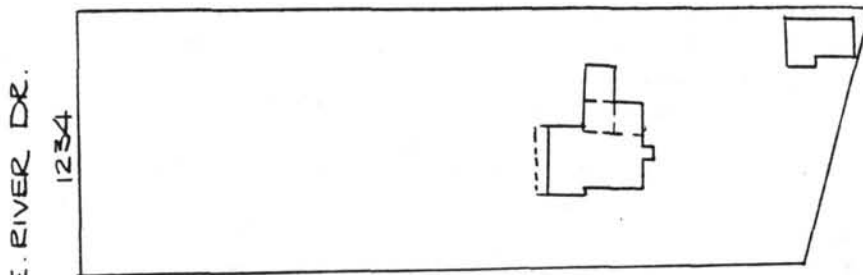
SECONDARY THEME

NATIONAL REGISTER ELIGIBLE yes

PHOTO ID 1744-17A, 18A; 1960-18, 19

Martha H. Bowers, Architectural Historian

Marlys Svendsen, Historian



SITE #82-10-RD-E1234

Page 2

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1 DATE RECEIVED _____	
2 DATE OF STAFF EVALUATION _____	
A ARCHITECTURAL B HISTORICAL	
ELIGIBLE FOR NRHP ☐	☐
NOT ELIGIBLE FOR NRHP ☐	☐
3 NRHP ACTION	
A STATE REVIEW COMM	APP ☐ DISAPP ☐ TABLED ☐ DATE _____
B FEDERAL REVIEW	APP ☐ DISAPP ☐ TABLED ☐ DATE _____
4 DHP SOURCES	
☐ COUNTY RESOURCES	☐ DEPT OF ELIGIBILITY
☐ WSHIELD SURVEY	☐ R B C
☐ NRHP	☒ DAVENPORT A/H SURVEY
☐ GRANT _____	☐ _____
5 SUBJECT TRACES	6 PHOTO
_____	_____
_____	_____
_____	_____

ARCHITECTURAL SIGNIFICANCE (con't)

evidence of an original carriage drive. The ornate, wrought-iron gazebo near the front of the house is an important decorative feature, now the only truly "Victorian" element remaining.





Historic Building Data Sheet
Village of East Davenport
Davenport, Scott County, Iowa
Contract # CD-1-20, City of Davenport

View: 20-25-22D 1158/22A
Camera Facing: NE



1. NAME
Historic Abner Davison House
Common _____

2. LOCATION
Street & No.
1234 E. River Drive

Map Ref. Key # 36-11
Zoning: R4D

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO PUBLIC
☐ District	☐ Public	☒ Occupied	Yes:
☐ Site	☐ Public Acquisition:	☐ Unoccupied	☐ Restricted
☐ Object	☒ Private	☐ Work in Progress	☐ Unrestricted
	☐ Both	☐ Pres. ☐ Altera.	☒ No

PRESENT USE (Check One or More if Applicable)

☐ Agriculture	☐ Government	☐ Museum	☐ Religious	☐ Scientific
☐ Commercial	☐ Industrial	☐ Park	☒ Rental Residence	☐ Transportation
☐ Educational	☐ Military	☐ Private Residence (Owner Occupied)	☐ Single Family	☐ Other
			☐ Double	
			☐ Multiple	

ORIGINAL USE: _____

4a. OWNERSHIP (Present)

Name:

Don S. Cholled and wife

Street and Number:

5 McClelland Blvd.

City or Town:

4b. TITLEHOLDER: (if other than 4a)

4c. ORIGINAL OWNER:

Abner Davison

5. DESCRIPTION

Features (exterior)

Facade 3 bay, 2 story block with wings

Foundations cellar

Trim 1 plane with moulded drip cap

Roof Type: ☐ flat ☐ gable ☐ shed ☐ "French" ☐ gambrel

☒ hip ☐ other

Chimney(s) architectural

Porch(es) 2 stage side

Addition(s) _____

Dimensions & Plan _____ (Sketch):

Structural System:

☐ wood frame, interlocking joints ☒ wood frame, light member

☐ masonry load bearing walls ☐ log ☐ metal ☐ other

Materials

stucco

rusticated "ashlar"

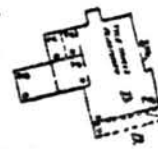
wood

asphalt

has longitudinal ridge

brick

stucco



E. RIVER

5. DESCRIPTION (cont.)

Number of Stories 2Other notable features: hooded entrance with heavy corbels; 2 stage; Jacobean pavilion on north; 2 stage sunporch on westCondition: EXTERIOR Excellent ☒ Good Fair Deteriorated Ruins
INTERIOR Excellent Good Fair Deteriorated RuinsIntegrity: a. ☒ Original Site b. Moved If so, when and from where _____

c. Major alterations and dates (if known): _____

Site:

Frontage: 140'

Acreage:

Depth: 400'

Related Outbuildings and Property:

barn ☒ carriage house garage(s) shop shed gardens orchards
fencing (type) walling (type) ☒ other gazebo

Threats and/or intrusions to Building:

☒ none known zoning ☒ roads development deterioration other

6. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

Relationship to Street: Pivotal ☒ Positive Neutral NegativeRelationship to Village: Pivotal ☒ Positive Neutral Negative

7. SIGNIFICANCE

Date of Initial Construction:

c.1840 c.1850 c.1860 c.1870 ☒ c.1880 c.1890 c.1900
c.1910 after 1910 Specific Date (if known) _____Style: Frontier Italianate Neo-Classic Revival Art Deco
Classic Revival Romanesque Revival ☒ English Eclectic Ranch Style
Gothic Revival Queen Anne Federal Revival Split-Level
Tuscan Villa Eastlake Bungalowoid Utilitarian
Second Empire Georgian Revival Western Stick Style Other

National Register Status:

Presently on National Register or suggested as meriting: national significance state significance ☒ local significance none

COMMENTS: (expand on next page)

any increase in speed or traffic flow on East River Drive could have negative visual impact on property, built by a nineteenth century Davenport banker before 1882.

Recorder: Schooler Date of Inventory 1/28/77Photographer: Cavin Date of Exposure 1/26/77

SOUTH CAROLINA, Marion County, Mullins, Liberty Warehouse (Flue-Cured Tobacco Production Properties TR), Park St. (08/03/84)
 SOUTH CAROLINA, Marion County, Mullins, Neal and Dixon's Warehouse (Flue-Cured Tobacco Production Properties TR), S. Main St. (08/03/84)
 SOUTH CAROLINA, Marion County, Mullins, Old Brick Warehouse (Flue-Cured Tobacco Production Properties TR), Main and Wine Sts. (08/03/84)
 SOUTH CAROLINA, Marion County, Zion vicinity, Dew Barn (Flue-Cured Tobacco Production Properties TR), NW of Zion (08/03/84)
 SOUTH DAKOTA, Bon Homme County, Scotland, Koobs House, 431 Fourth St. (08/01/84)
 SOUTH DAKOTA, Brown County, Aberdeen, Dakota Farmer Building, 1216 S. Main St. (08/01/84)
 SOUTH DAKOTA, Brown County, Aberdeen, Simmons House, 1408 S. Main St. (08/01/84)
 SOUTH DAKOTA, Butte County, Vale, Vale School, Off SD 79 (08/01/84)
 SOUTH DAKOTA, Edmunds County, Roscoe, Roscoe Community Hall, 202 Mitchell St. (08/01/84)
 SOUTH DAKOTA, Lincoln County, Canton, Isakson, John, House, 504 E. Third St. (08/01/84)
 SOUTH DAKOTA, Lincoln County, Lennox, Harney Hospital, 305 S. Main St. (08/01/84)
 SOUTH DAKOTA, Minnehaha County, Sioux Falls, Queen Bee Mill, N. Weber Ave., Falls Park (08/01/84)
 SOUTH DAKOTA, Pennington County, Rapid City, Rapid City Garage, 827—829 Main St. (08/01/84)
 TEXAS, Harris County, Houston, Sheridan Apartments, 802—804 McGowen St. (08/02/84)
 TEXAS, Tarrant County, Arlington, Hutcheson-Smith House, 312 N. Oak St. (08/02/84)
 WISCONSIN, Dane County, Madison, Lamb Building, 114 State St. (08/02/84)

The following properties were also entered in the National Register but were excluded from a previous notice:

IOWA, Scott County, Davenport, Adams, Walker, House (Davenport MRA), 1009 College Ave. (07/27/84)
 IOWA, Scott County, Davenport, Ball-Waterman House (Davenport MRA), 616 Kirkwood Blvd. (07/27/84)
 IOWA, Scott County, Davenport, Burdick, Anthony, House (Davenport MRA), 833 College Ave. (07/27/84)
 IOWA, Scott County, Davenport, Busch, Diedrich, House (Davenport MRA), 2340 E. 11th St. (07/27/84)
 IOWA, Scott County, Davenport, Cameron, W.S., House (Davenport MRA), 623 Kirkwood Blvd. (07/27/84)
 IOWA, Scott County, Davenport, Cawley, James, House (Davenport MRA), 1406 Esplanade (07/27/84)
 IOWA, Scott County, Davenport, Copeland, George, House (Davenport MRA), 929 College Ave. (07/27/84)
 IOWA, Scott County, Davenport, Davenport Hose Station No. 3 (Davenport MRA), 326 E. Locust St. (07/27/84)
 IOWA, Scott County, Davenport, Davison, Abner, House (Davenport MRA), 1234 E. River Dr. (07/27/84)
 IOWA, Scott County, Davenport, Ebeling, Arthur, House (Davenport MRA), 1106 W. 15th St. (07/27/84)
 IOWA, Scott County, Davenport, Ebeling, Henry, House (Davenport MRA), 1623 W. 6th St. (07/27/84)
 IOWA, Scott County, Davenport, Eldridge, D.C., House (Davenport MRA), 1333 E. 10th St. (07/27/84)
 IOWA, Scott County, Davenport, Eldridge, Theodore, House (Davenport MRA), 1404 E. 10th St. (07/27/84)
 IOWA, Scott County, Davenport, First Church of Christ, Scientist (Davenport MRA), 636 Kirkwood Blvd. (07/27/84)
 IOWA, Scott County, Davenport, Grilk, Charles, House (Davenport MRA), 2026 Main St. (07/27/84)
 IOWA, Scott County, Davenport, Guy, Finley, Building (Davenport MRA), 310 E. Locust St. (07/27/84)

Primary Selections from Special Collections

*Myths and Mysteries, Hysterical
Histories, and Tree-Kickin' Genealogy*

Historic Places: "Riverview"

Posted on [September 26, 2020](#) by [SCblogger](#)

This month Gilda's Club of the Quad Cities, the non-profit Cancer Support Community, [announced](#) they were moving out of the iconic mansion at 1234 East River Drive and would be relocating and expanding to 2 locations: Genesis West Campus in Davenport and Unity Point – Trinity Moline.

Let's take a look at the history of this 150-year-old building and the families that have called it home.

Abner & Mary Emma Davison, 1852-1909

Abner Davison was born on January 3, 1820, in Oswego Co., NY to Chester and Lorena Davison. He attended Fredonia Academy and graduated from Union College in Schenectady, NY in 1845. He moved to Davenport in 1852. He became one of the leading lawyers in Davenport, first with the firm of Davison & True (1854-1873) and later with Davison & Lane (1874-1900). Abner's son Charles and James's son Joe continued the law firm after their respective parents' deaths, and the firm continues to this day as Lane & Waterman.

Abner Davison married his cousin Mary Emma Davison in January 1854 in Davenport. The couple had seven children: Ella, Charles, Alice, Frances (Mrs. C.A.) Ficke, William, Mary (Mrs. F.J.) Waltz, and Jessie (Mrs. W.R.) Weir.

Mary Emma Davison was born on February 28, 1835, in Cooperstown, N.Y. She died in Pasadena, California on February 28, 1909. Abner Davison died at his home on May 17, 1900.

The Davison home was built in the mid-1850s on Cottage Avenue (street name changed to Front Street in 1867, and River Drive in 1934) between Bridge & College Avenues in A.C. Fulton's Addition to East Davenport and was platted as "Riverview." It was originally a 2 story Tuscan Italianate style house made of brick with hipped-roof, tall narrow windows, a main entrance porch with fluted Doric columns and pilasters, and an ornate Victorian Gazebo near the southwest corner.



Davenport Democratic Banner, August 20, 1852

STATE CENSUS.									
Township of Davenport, County of Scott, State of Iowa for the year 1852									
NAME OF HEAD OF FAMILY, &c.	No. of Males	No. of Females	Colored Males	Colored Females	No. of Voters	No. of Militia	No. of Aliens	Total	
William Hawley	3	4			1	1		7	
Henry Newman	1				1	1		1	
Geo. Cook	1				1	1		1	
L. B. Edson	5	5			1	1		10	
Robert Murdock	1				1	1		1	
Thomas Russell	1				1	1		1	
John Tanker	1	6			1	1		7	
Henry Wilhelm	2	1			1	1		3	
Detlef Leptin	2	2			1	1		4	
Christian Leptin	1	1			1	1		2	
B. Sanford	1	1			1	1		2	
John Van Patten	1				1	1		1	
Alexander Wright	1	1			1	1		2	
David Hardie	1							1	
John Bartineir	1	2				1	1	3	
Abner Davison	1					1	1	1	

1852 Iowa State Census

NAME OF PERSON		
265-181	J. Shoop	45.74
	Abella	35.2
	Ben	23.2
	Marta	21.8
	Emma	9.7
	Anna	6.
	Eda	1.
	Catherine Brunell	28.7
	Thomas (McNamee)	17.74
266-181	R. R. Barkham	36.74
	Margaret	32.7
	Dekey	13.74
	Anna	4.
	Anna	6.7
	Anton	9.74
	Dekey	1.7
	Catherine Gustin	14.
	Elizabeth Brown	11.74
267-181	A. Davison	36.74

1856 Iowa State Census

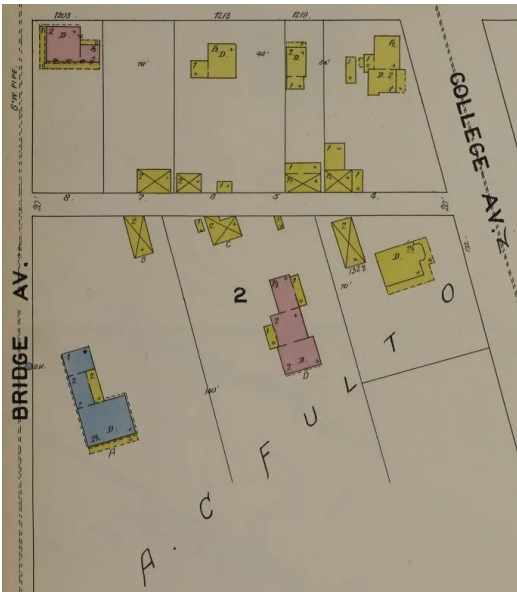
PASSED AWAY.

Another good woman has gone—Mrs. Lorena Davison, widow of Chester Davison and mother of Abner Davison, Esq., departed this life at the residence of her son in this city on Saturday, the 29th inst., at the advanced age of eighty-nine years. She was beloved, and is lamented by all who knew her.

She leaves two sons—one in this city and one at Geneseo, Ill.—to mourn the loss of an affectionate and devoted mother.

Mrs. Davison was born near Coopers-town, in Otsego county, New York, where she married and spent the early part of her life. In 1854 she came with her husband to Davenport, to live near their son who had preceded them. Thirteen years ago her husband died at their residence in this city at the age of eighty-two, since which time she has made her home with her son. Two brothers and three sisters survive her—all of whom have passed the three score and ten years allotted to man, and most of them more than four score. She enjoyed good health and all of her faculties in a remarkable degree until the week of her death. A great reader of her bible, her aim in life was to live in accordance with its precepts. The funeral takes place to-morrow afternoon at 2 o'clock from Mr. Davison's residence.

DEATH OF CHESTER DAVISON—By notice in another column it will be seen that Mr. Chester Davison, father of Abner Davison, Esq., of this city, is no more. His death occurred this morning, at his late residence in East Davenport. Last Friday he was taken ill with some kind of complaint, and continued indisposed up to the time of his death, but his near relatives did not suppose that he was dangerously sick. He passed away without a struggle, and with no manifestations of pain. Mr. Davison was born in Otsego county, New York, on February 5th, 1793, and consequently was, at the time of his death, nearly eighty-one years of age. Mr. Davison, with his family, moved to Fredonia, Chattanooga county, in 1833, and in 1853 followed his son, Abner, and came to Davenport, and remained here until his death. His occupation was that of a farmer, but during the twenty years of his residence in Davenport, he has lived on the results of a prosperous life, well spent in his early days. His aged wife survives him. Truly this aged couple were blessed with a long and happy life. The funeral occurs to-morrow.



Sanborn Fire Insurance Map, 1892

Davenport Times: Thursday, May

MOURNED BY THE BAR

Abner Davison, Pioneer Citizen
and Attorney, Passes Away.

WAS AN OCTOGENARIAN.

Throughout His Life He Was One of the
Most Active Men Among the Attor-
neys in This City.

The death of Abner Davison occurred at his home, 1234 East Front street at 11 o'clock this morning, aged 80 years, four months and 14 days. He had been ill for several weeks. Abner Davison was one of the most prominent men at the bar in this county. He never entered the political arena—he stuck to his ideals of a lawyer. He was born on a farm, four miles south of Cooperstown in Oswego county, New York, Jan. 3, 1820. He was the son of Chester Davison. Abner Davison went to Fredonia Academy and at the age of 16 prepared for college. While thus preparing for college he did as many another has done, taught school in winter and studied in summer. He entered Union college in Schenectady, N. Y., and was graduated in 1845.

DEATH OF MRS.

ABNER DAVISON

Occurred in California on
Saturday Morning—A
Short Illness.

Relatives and friends in Davenport were sadly shocked Saturday by a telegram which came to Mrs. W. R. Weir, announcing the death at Pasadena, Cal., of Mrs. Abner Davison. The previous night there had come to Mrs. Weir a telegram announcing that her mother was seriously ill, with recovery doubtful. This was the first intimation beyond the fact that she had had a cold a week or so previously, that the end of life was near for this venerable woman, who had been a resident of Davenport for

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Nadler & Co.,

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At that time, when 25 years of age
he turned his energies to the law and
in 1852 was admitted to the bar at
Albany. That year he came to this
city. He soon became one of the lead-
ers at the local bar.

In 1854 Davison & True was a sign
presented to Davenporters. For 19
years that sign swung to the breeze
till in 1873 death caused the break.
The firm had a large abstract business

Business men engaged Mr. Davison
because his work was always accurate
and his word true. He was often
pressed to enter politics but always re-
fused.

Sometime after the death of Mr.
True, the firm of Davison & Lane was
organized in 1874. This partnership
continued to the death of James T.
Lane, father of Congressman Lane, in
1890. But the firm was continued with
the son as the partner. In February
of this year Mr. Davison turned his
interests in the partnership over to
his son Charles, who with Congress-
man Lane continues the old firm name.

Mr. Davison was married in January
1854, in this city, to Mary A. Davison,
a cousin, and to them were born sev-
en children of whom four are living in
Davenport. They are Miss Ella Davi-
son, Mrs. C. A. Ficke, Mrs. W. R. Weir
and Charles Davison. Three children
are dead, one who died in infancy,
William Davison, a son who died 13
years ago at the age of 25 years, and
Mrs. F. J. Walz, who died in March of
this year. Mrs. Mary A. Davison, his
wife, survives him.

The funeral will be held Saturday
afternoon at 2 o'clock at the family
residence 1234 East Front street. The
funeral will be a public. A committee

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The Daily Times, May 17, 1900

over half a century, presiding over
one of the city's most prominent
homes for most of that time.

Mrs. Davison and her daughter Ella,
went to California some two months
ago. Mrs. C. A. Ficke, another
daughter, saw them a week or so ago,
when the Fickes stopped on the
coast on their way around the
world. She wrote home that she had
not for a long time seen her mother
looking better. The three daughters
are the only survivors of the family,
of which the other children were the
late Charles Davison, Will Davison
and Mrs. F. J. Walz.

Mrs. Davison was born Feb. 28,
1835, in Cooperstown, N. Y., and to-
day would have been her 74th birth-
day. Her maiden name was Mary E.
Davison. She came to Davenport in
1854, and later was married to her
cousin, the late Abner Davison, long
one of the leading members of the
Scott county bar, and senior member
of the firm of Davison & Lane, found-
ers of the present business of Lane

Davenport Democrat and Leader, February 28, 1909

For Sale—Real Estate.

FOR SALE--Strictly modern house, 7 rooms and bath. 8 bed rooms. This property is in perfect condition, and must be sold and by dealing direct with owner, can be bought for the right price. Arrange to see this. Address X, care Democrat. II

FOR SALE--Cheap, two-story, 6-room house, with basement. 906 Ripley street. Will sell cheap. Inquire Korn Baking Co. II

FOR SALE--Modern 6-room house. Inquire 1335 Liberty street. II

FOR SALE--The fine residence property of the late Abner Davison, 1234 East River street. Large grounds, handsomely laid out. For terms see Ficke & Ficke, 228 West Third street. II

FOR SALE--9-room house, bath, furnace, paved street. 412 Western avenue. II

FOR SALE--Modern 6-room house. Inquire 2010 West Second. II

Davenport Democrat and Leader, October 25, 1909

Ella Davison, 85,
Dies on Friday in
Los Angeles, Calif.

Miss Ella Davison, 85, a life long resident of Davenport until six years ago, died in Los Angeles, Calif., Friday after a short illness aggravated by the excessive heat.

Miss Davison, oldest child of the late Mr and Mrs Abner Davison, was born in Davenport on July 23, 1854. She was educated in the public schools and high school here, completing her studies at Maplewood seminary in Pittsfield, Mass.

Her father was the senior partner of the Davison & Lane law firm, now know as Lane & Waterman.

During the early days of her life, Miss Davison traveled extensively, visiting practically every section of the globe.

She was a Congregationalist and, for many years, a trustee of the Cook's home for the Friendless.

She is survived by a sister, Mrs C. A. Ficke of Davenport, and by nine nephews and nieces.

The body will be brought to the

The Daily Times, May 8, 1902

SUMMER
DEATH THIS
Was One of the
ly Este

Charles Davison, son of the late Mr. and Mrs. Abner Davison, died at his home in Davenport at 1 o'clock, Friday, May 8, 1902. He was 35 years of age. Mr. Davison, while a resident of Davenport, was well known to the people of the city, and for some time past had been suffering from a serious illness. He was a member of the Davenport community, and his death was a great loss to the city. He was a native of Iowa, and had spent much of his life in that state. He was a successful business man, and had accumulated a large fortune. He was a devoted father, and his death was a great loss to his family. He was buried in the Davenport cemetery.

The Daily Times, May 8, 1902

Charles H. & Mary Gilchrist Crowe, 1910-1933

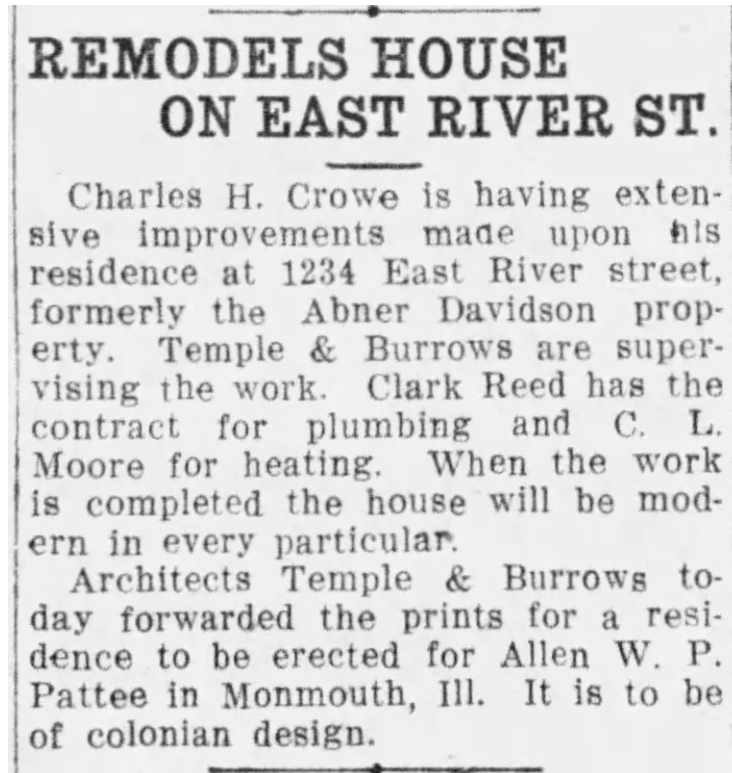
Charles Henry Crowe was born in Peterboro, Ontario, Canada on July 15, 1873, to Charles and Margaret Jane (Hall) Crowe. He married Miss Mary Gilchrist on October 15, 1908, in Davenport.

Mary Gilchrist Crowe was born in Rapids City, Illinois on March 13, 1881, to John W. and Caroline Gilchrist. The family moved to Davenport in 1900 and Mary attended St. Katharine's school and the University of Illinois.

Mary died on November 19, 1933, at the family home. After his wife's death, Charles lived with his brother-in-law, Charles Gilchrist at 812 Bridge Avenue. Charles H. Crowe died in Sacramento, California on November 30, 1937.

Mr. Crowe was a member of the Davenport Zoning Board and Commission, former president of the Rotary Club, was active in the Sunshine Club, Davenport Lodge No. 208, A.F. and A.M., Zarephath Consistory, and Kaaba Temple, Nobles of the Mystic Shrine. Mrs. Crowe was a member of the Chi Omega sorority of the University of Illinois, the Davenport Garden Club, and the Tuesday Club.

The couple came back to Davenport in 1910 when Charles took a job as secretary of his father-in-law's company, the Alden Coal Co. He purchased the Davison home, which was next door to his in-laws on East River Drive. During this time the home underwent a major renovation of the original rear wing, the addition of a west wing, prairie style windows, and gray stuccoed exterior.



Davenport Democrat and Leader, September 2, 1912



Sanborn Fire Insurance Map, 1910-1950



Mary Gilchrist Crowe portrait by J.B. Hostetler, ca. 1910

Card No. 35558	Name <u>Mary Gilchrist Crowe</u> Age <u>41</u>
Sex ☒ Male ☒ Female	County <u>Scott</u> P. O. <u>1234 E. River St.</u>
Color <u>white</u>	Town or Township <u>Davenport</u> Ward <u>6</u>
Married ☒ Widowed ☐	Occupation <u>Coal mine operator</u> Months in 1914 <u>none</u>
Single ☐ Divorced ☐	Total earnings for 1914 from occupation \$
Months in School 1914	Extent of Education Common ☐ Grammar ☒ High School ☒ College ☒
Public ☐ High ☐	Birth Place <u>Canada</u> Do you own your home or farm? ☒ Yes ☐ No
Private ☐ College ☐	Incumbrance on farm or home \$ Value of farm or home \$
Read <u>at home</u>	

Card No. 35558	Name <u>Mary Gilchrist Crowe</u> Age <u>33</u>
Sex ☒ Male ☒ Female	County <u>Scott</u> P. O. <u>1234 E. River St.</u>
Color <u>white</u>	Town or Township <u>Davenport</u> Ward <u>6</u>
Married ☒ Widowed ☐	Occupation <u>Coal mine operator</u> Months in 1914 <u>none</u>
Single ☐ Divorced ☐	Total earnings for 1914 from occupation \$
Months in School 1914	Extent of Education Common ☐ Grammar ☒ High School ☒ College ☒
Public ☐ High ☐	Birth Place <u>Ill</u> Do you own your home or farm? ☒ Yes ☐ No
Private ☐ College ☐	Incumbrance on farm or home \$ Value of farm or home \$
Read <u>at home</u>	

Write 1922 Military Service: Civil War Mexican Spanish Infantry Cavalry

1915 Iowa State Census

Write 1912 Military Service; Civil War Mexican Spanish Infantry Cavalry

1915 Iowa State Census

REGISTRATION CARD									
SERIAL NUMBER		3631				ORDER NUMBER		A2619	
1 Charles Henry Crowe (First name) (Last name)									
2 PERMANENT HOME ADDRESS: 1234 E. River Davenport, Scott Co., Iowa (No.) (Street or R. F. D. No.) (City or town) (County) (State)									
Age in Years		Date of Birth							
45		July 15		1873 (Month) (Day) (Year)					
RACE									
White		Negro		Oriental		Indian		Naturalized	
5		6		7		8		9	
U. S. CITIZEN									
Native Born		Naturalized		Citizen by Father's Naturalization Before Registrant's Majority		ALIEN		Declarant	
10		11		12		13		14	
15 If not a citizen of the U. S., of what nation are you a citizen or subject?									
PRESENT OCCUPATION					EMPLOYER'S NAME				
16 Steamship Distribution					17 Alden Coal Co.				
18 PLACE OF EMPLOYMENT OR BUSINESS: First Nat. Bk. Bldg Davenport, Ia. (No.) (Street or R. F. D. No.) (City or town) (County) (State)									
NEAREST RELATIVE									
Name		19 Mary Gilchrist Crowe							
Address		20 1234 E. River Davenport, Ia. (No.) (Street or R. F. D. No.) (City or town) (County) (State)							

WWI Draft Registration

14-2-14C

REGISTRAR'S REPORT

DESCRIPTION OF REGISTRANT

HEIGHT			BUILD			COLOR OF EYES	COLOR OF HAIR
Tall	Medium	Short	Slender	Medium	Stout		
21	22 ✓	23	24	25 ✓	26	27 Blue	28 Brown

29 Has person lost arm, leg, hand, eye, or is he obviously physically disqualified? (Specify.)

30 I certify that my answers are true; that the person registered has read or has had read to him his own answers; that I have witnessed his signature or mark, and that all of his answers of which I have knowledge are true, except as follows:

J. Giffen Ball
 (Signature of Registrar)

Date of Registration SEP 12 1918

LOCAL BOARD
 FOR DIVISION NO. 2
 City of Davenport, State of Iowa
 408 Putnam Building
 DAVENPORT, IOWA

WWI Draft Registration

[illegible]

1920 Federal Census

[illegible]

1925 Iowa State Census

1234 E River St Drive Permit #3729
(Name chgd 1-23-61) Issued 6-12-28

Chas Crowe -0-
Same

Garage \$800 00

City of Davenport Iowa Building Permits

DER—NOVEMBER 19, 1933.

Mrs. Charles H. Crowe Is Summoned at the Age of 52 After a Lingering Illness

A beautiful life, one marked by kindness and sympathetic consideration of others, came to a close early Saturday morning in the passing of Mrs. Mary Gilchrist Crowe, at the family home, 1234 East River street. Death terminated a lingering illness at the age of 52. She was the wife of Charles H. Crowe, secretary of the Alden Coal Company and well known business man of Davenport.

Mrs. Gilchrist was beloved in a large circle of friends and acquaintances. Of a quiet and unassuming nature, she was a great lover of home and the family fireside. She was a member of the Chi Omega sorority of the University of Illinois; the Davenport Garden Club, and the Tuesday Club. She was of Presbyterian faith.

Born on March 13, 1881 in Rapids City, Ill., Mrs. Crowe was the daughter of John W. and Caroline Gilchrist. She came to Davenport with her parents in 1900. Mrs. Crowe was a graduate of St. Katharine's school, Davenport, and the University of Illinois. On Oct. 15, 1908 she was united in marriage to Charles H. Crowe in Davenport. The couple celebrated their silver wedding anniversary on Oct. 15, last.

Surviving besides her husband are three sisters, Miss Jean Gilchrist, Mrs. C. A. Ruhl and Mrs. C. D. Martin, all of Davenport, and three brothers, Hugh M. Gilchrist



MRS. CHARLES H. CROWE.

The body will remain at the family home until Monday morning when it will be taken to the Hill

Davenport Democrat, November 19, 1933

STATE OF IOWA
STANDARD CERTIFICATE OF DEATH

1. PLACE OF DEATH
County Scott
Township Davenport
City Davenport No. 1234
(If death occurred in a hospital or institution, give name and number)

2. FULL NAME Mrs. Mary Gilchrist Crowe
(a) Residence No. 1234 East River St
(Usual place of abode)

PERSONAL AND STATISTICAL PARTICULARS

3. SEX Female

4. COLOR OR RACE White

5. Single, Married, Widowed or Divorced (write the word) Married

6. DATE OF BIRTH (month, day, and year) March 13, 1881

7. AGE Years 52 Months 8 Days 5
If less than 1 day, _____h _____min.

8. Trade, profession, or particular kind of work done, as spinner, sawyer, bookkeeper, etc. None

9. Industry or business in which work was done, as silk mill, saw mill, bank, etc. None

10. Date deceased last worked at this occupation (month and year) _____

11. Total time (years) spent in this occupation _____

12. BIRTHPLACE (city or town) Rapids City, Ill.
(State or country)

13. NAME John W. Gilchrist

14. BIRTHPLACE (city or town) Scotland
(State or country)

15. MAIDEN NAME Caroline Schaechte

16. BIRTHPLACE (city or town) Ill.

17. INFORMANT Chas. Gilchrist
(Address) Davenport, Iowa

18. BURIAL, CREMATION, OR REMOVAL
Place Oakdale Date Nov. 20, 1933

19. LICENSED EMBALMER D. A. Brown No. 22
(Address) Davenport, Iowa

20. FILED 1070 1933 NOV 20
Registrar

Iowa Death Records

Charles H. Crowe, 64, Davenport Coal Firm Official, Dies in West

Charles H. Crowe, 64, secretary and sales manager of the Alden Coal Co. of Davenport, died at the Sutter hospital in Sacramento, Calif., Tuesday night, according to word received by relatives.

He was stricken there Friday, and underwent an emergency operation Saturday night. He seemed to be improving very satisfactorily Sunday and Monday, but suffered a hemorrhage Tuesday night and passed

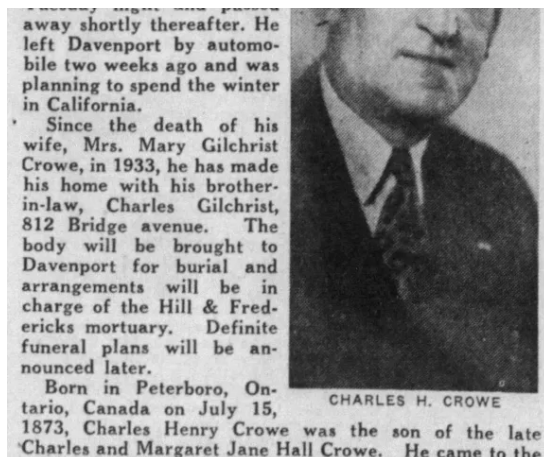


Charles Coal Official

Continued

Davenport and times.

He became Wreden Pack geles, Calif. 1908, he was Mary Gilchrist in 1910 came take the post Alden Coal C er-in-law, the was then pre christ is now



Davenport Democrat and Leader, December 1, 1937

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C. D. Martin
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C. Arthur Ruhl, 1934-1953

Mary Gilchrist Crowe's sister and brother-in-law, Caroline "Midge" Gilchrist and Charles Arthur Ruhl moved into the home in 1934.

Charles Arthur Ruhl was born March 15, 1897, in Davenport to Mr. and Mrs. John Ruhl. He served as a 1st Lieutenant in Battery B 185th Field Artillery and served in the Mexican border in 1915-1916 and in the United States Army during WWI. In 1920 he became affiliated with the firm of Ruhl & Ruhl. He married Caroline "Midge" Gilchrist on January 25, 1924, in Davenport. The couple had 3 children: John G., Charles A., and Mary Challed.

Caroline "Midge" Gilchrist was born in Gilchrist, Illinois to Mr. and Mrs. John W. Gilchrist. She graduated from St. Katharine's school and attended National Domestic Arts and Sciences School in Washington, D.C. She died on November 13, 1973.

Mr. Ruhl was a senior member and president of the Blackhawk-Perry Corp, vice president of the First National Bank Corp., past president of the Davenport Association of Insurance Agents, past president of the Iowa Insurance Agents Association, a charter member of the Davenport Country Club, the Town Club, Davenport Club, 40 and 8, American Legion Post No. 26, the 720 Club, and the Outing Club. He died on January 21, 1959.



Caroline "Midge" Gilchrist Ruhl portrait by J.B. Hostetler, ca.

1917

***Heads Davenport
Insurance Agents***



C. ARTHUR RUHL

C. Arthur Ruhl was named president of the Davenport Fire Insurance Agents association at the annual election at a luncheon today at the chamber of commerce. He succeeds John Hynes, and, like his predecessor, has previously held this office.

Joseph Wagner was chosen vice president of the association and Cecil F. Cook, secretary-treasurer.

The Daily Times, January 10, 1933

1940 Federal Census

8-9-50
N.Y.

City of Davenport Iowa Building Permits

6—THE DAILY TIMES Thursday, January 22, 1959

Death Notices

DAVENPORT

C. Arthur Ruhl, 62, Dies, Funeral To Be Saturday

Funeral services for C. Arthur Ruhl, 62, of 106 Bechtel Rd., Bettendorf, a member of the insurance and realty firm of Ruhl & Ruhl, will be held at 9:00 a.m. Saturday in Halligan Funeral Home and at 9:30 a.m. in Sacred Heart Cathedral.

Burial will be in Mount Calvary Cemetery. The Rosary will be recited at 8 p.m. Friday in the funeral home.

Mr. Ruhl suffered a heart attack Wednesday afternoon while helping to push a car that was stalled near 2516 Middle Rd. He was dead upon arrival at St. Luke's Hospital.

Mr. Ruhl was on his way home when a car became stalled in the snow in front of him. He got out of his car to help the motorist and collapsed while trying to push the vehicle.



C. ARTHUR RUHL

(From his last available picture)

BROTHER ON TRAIN

His brother, John Ruhl, had taken the 4:45 p.m. train for Chicago, but was reached at Bureau, Ill., and returned to Davenport.

Born in Davenport, March 15, 1897, Mr. Ruhl was a life resident. He was the son of Mr. and Mrs. John Ruhl and a grandson of Lucas Ruhl who settled in Davenport at the time of the Civil War.

After the death of his father in 1920, he became affiliated with the firm of Ruhl & Ruhl.

He was a senior member and president of the Blackhawk-Perry Corp., vice president of the First National Bank Corp., and past president of the Davenport Association of Insurance Agents.

MANY AFFILIATIONS

He also was past president of the Iowa Insurance Agents Asso-

ciation, a charter member of the Davenport Country Club, the Town Club, Davenport club, 40 and 8; American Legion Post No. 26, the 720 club, and the Outing Club.

Mr. Ruhl served as a first lieutenant in the old Battery B 185th Field Artillery and served in the Mexican border incident in 1915 and 1916. He was a first lieutenant in the United States Army during World War I.

He married Caroline Gilchrist Jan. 25, 1924, in Davenport. Survivors include his wife; two sons, John G. and Charles A.; a daughter, Mrs. Don Challed; five grandchildren and his brother, John H. and his mother, Mrs. Anna Ruhl, all of Davenport.

A brother, Edward L. Ruhl, was killed two years ago when an explosion demolished a home at 105 Custer Terrace, Bettendorf.

The Daily Times, January 22, 1959

C6 QUAD-CITY TIMES
Thursday, January 9, 2003

OBITUARY

OBITUARIES

John G. Ruhl, 77

Insurance industry leader

By John Willard
QUAD-CITY TIMES

John G. Ruhl, retired president of Ruhl & Ruhl Inc., Davenport, and a nationally known insurance industry leader who tirelessly promoted professional standards in the field of property casualty insurance, died unexpectedly Tuesday at his winter home in Sarasota, Fla. He was 77.

Ruhl retired in 1982 from Ruhl & Ruhl Inc., a pioneer Davenport business that traces its roots to a one-man insurance office established during the Civil War. The company later expanded into real estate and became one of the Quad-Cities' largest real estate and insurance firms.

Ruhl was key player in the insurance side of the business, which incorporated in 1960 as Ruhl & Ruhl Inc. It is a separate entity from Ruhl & Ruhl Realtors Inc. and Ruhl & Ruhl Commercial Co.

Since retiring, Ruhl was active in his church and charitable pursuits. He also was a consultant to Ruhl & Ruhl Inc.

He was remembered Wednesday as a knowledgeable and competent insurance executive, an excellent teacher and an advocate for continuing education as one of two Iowans to hold the national presidency of the Society of Chartered Property and Casualty Underwriters.

Peter Lardner, retired chairman of Bituminous Insurance Companies, Rock Island, said Ruhl was smart, technically qualified and a source of encouragement and inspiration.

"When I was starting out as an agent, John cajoled me into taking insurance classes because he knew it was another way I could prove myself in the business," he said.

Deanna Schwab, vice president of Trissel Graham & Toole Inc., Davenport, who worked seven years at Ruhl & Ruhl Inc., described Ruhl as a direct and driven boss. "He also was a wonderful teacher. That will be his legacy."

Roy Van Der Kamp, a Rock Island lawyer, remembered Ruhl as a fishing buddy as well as an expert in property casualty insurance. "You could rely on him for his judgment."

Mickey McArthur, of Sonoita, Ariz., said Ruhl provided valuable insurance advice as he built up his anhydrous ammonia business in Eldridge. "John was bright, thorough and very conservative. He made sure all the i's were dotted and the t's were crossed."

Ruhl majored in commerce at the University of Iowa and fought in World War II as a sergeant with the 69th Infantry Division in France, receiving the Purple Heart for combat wounds.

In 1949, he joined his family's insurance and real estate business. The company was founded in 1862 by William F. Ross. Ross sold it in 1899 to Ruhl's grandfather, John H. Ruhl, who added real estate.

In 1972, Ruhl was elected national president of the Society of Chartered Property and Casualty Underwriters national organization. He was the first Quad-Citizen to secure the society's CPCU designation.

"Once you attain professional designation, you commit yourself to continuing education for professionalism," he said.

His younger brother, Charles A. Ruhl Sr., who worked with him for 32 years, said the insurance agency has lost an important figure. "He was a man of influence. Brokers from around the country sought his counsel. He was highly respected in the business."

Visitation will be 4-7 p.m. Sunday at Halligan-McCabe DeVries Funeral Home, Davenport, where a prayer service will be offered at 6:30 p.m.

John Willard can be contacted at (563) 383-2314 or jwillard@qctimes.com.

Don S. Challed, 1960-1972

Caroline Gilchrist and C. Arthur Ruhl's daughter and son-in-law, Mary Ann Ruhl and Don Challed, moved into the home in 1960.

Don Challed was born on May 25, 1932, in Cedar Rapids, Iowa to Dr. Don and Olga Miller Challed. He attended McKinley High School in Cedar Rapids, Carleton and Coe Colleges, and the School of Business at Northwestern University. He began working for Ruhl & Ruhl Insurance in 1957 and retired in 1995 as past president and chairman of Ruhl & Ruhl Incorporated.

Don was married to Mary Ann Ruhl on October 29, 1955, at Sacred Heart Cathedral in Davenport. The couple had 4 daughters: Catherine Ann McPeck, Caroline Anne Fix, Anne Marie Saveraid, and Elizabeth Mary Polaschek.

Mr. Challed was a charter life underwriter, past president of the Davenport Association of Insurance Agents, regional chairman of the Hartford Insurance Group, regional chairman of Continental Insurance Companies, past president of Rotary International Davenport Noon Rotary Club, Davenport Chamber of Commerce, Davenport

Club, the Outing Club, Rod & Gun Club, Visiting Nurses Association of Davenport, Crow Valley Golf Club, and served on the vestry and as senior warden for Trinity Cathedral.

Mary Ruhl To Become Bride

Marriage vows will be spoken at 4:30 p.m. today in Sacred Heart Cathedral uniting Miss Mary Ann Ruhl, daughter of Mr. and Mrs. Charles Arthur Ruhl, 106 Bechtel Rd., Bettendorf, and Don Sheridan Challed, Evanston, Ill., son of Mrs. Don S. Challed, Cedar Rapids, and the late Dr. Challed.

The Rt. Rev. Msgr. Thomas J. Feeney will officiate at the ceremony. Nuptial music will be provided by Mrs. Tom Nobis, vocalist, and Miss Genevieve O'Connor, organist.

The bride will be attired in a pure silk organzine gown in white. It is styled with a portrait neckline encrusted with pearl-embroidered Alencon lace scrolls, a fitted bodice of princess lines and short sleeves. The skirt with inverted folds repeats the embroidered lace motif and extends into a cathedral length train. She will wear a fingertip length veil of Brussels lace, and will carry a shower arrangement of lilies of the valley and white cymbidium orchids.

Mrs. Charles Eynon, Alliance, Ohio, the former Miss Sue Healey of Davenport, will be matron of honor. She will wear a gown of Caribbean blue silk chiffon styled with a draped bodice with off-the-shoulder neckline and a full cocktail length skirt. Her bandeau hat of matching color velvet has a small bow in the back. She will carry Starlight roses in a crescent arrangement.

BRIDAL ATTENDANTS

Bridesmaids will be the Misses Jane Fredericks and Marjorie Evans, both of Davenport and Peggy Roberts, Chicago. Their gowns, bandeaus and bouquets are identical to the matron's of honor. Caroline Ruhl, niece of the bride, will be flower girl.

Dean Challed, Cedar Rapids, will attend his brother as best man. Ushers will be John Oopfer, Chicago; Carl Bickert, Cedar Rapids; Don Cornwell, Glencoe; and John and Charles Ruhl, Davenport, brothers of the bride.



—Portrait by Frederick
Mary Ann Ruhl to wed Don S. Challed today

A reception will be held following the ceremony at the Outing Club. The bridal table will be decorated with white roses, smilax and adiantum fern. White Fujimums, white chrysanthemums and eucalyptus will be placed about the rooms.

For the bridal couple's trip to the South, Mrs. Challed has selected a taupe wool dress with companion tweed coat and brown accessories. They will reside at 912 Washington St., Evanston, upon returning.

The bride was graduated from Davenport High School and Northwestern University where she was a member of Kappa Kappa Gamma Sorority. She attended Colorado Woman's College, Denver, and has been employed at the Merchandise Mart, Chicago. Mr. Challed was graduated from Northwestern University School of Commerce where he was affiliated with Sigma Alpha Epsilon Fraternity. He is associated with Connecticut Mutual Life Insurance Co., Chicago.

The Daily Times, October 29, 1955

1234 E River Dr

Permit No 73942
Issued 11-14-60

Don Challad - O
1234 E River Dr

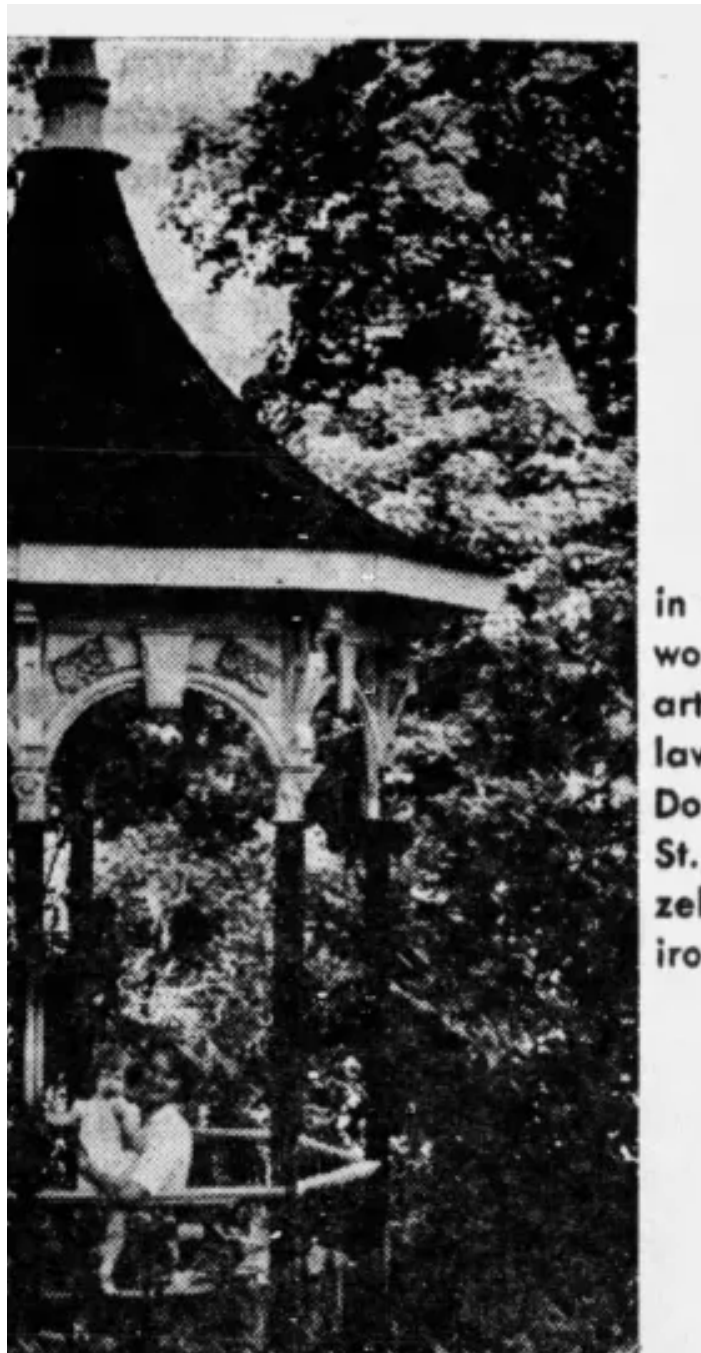
Harrington Rfg Co - C
111 17th St, Moline, Ill

Remove one old slate roof from house and reroof house and garage with 40 sqs of 3-1 asphalt shingles, over old wood sheathing on house, and one old asphalt roof on garage All as per code
Garage \$180 00

\$1,200 00

* f 1-25-63 BB

City of Davenport Iowa Building Permits



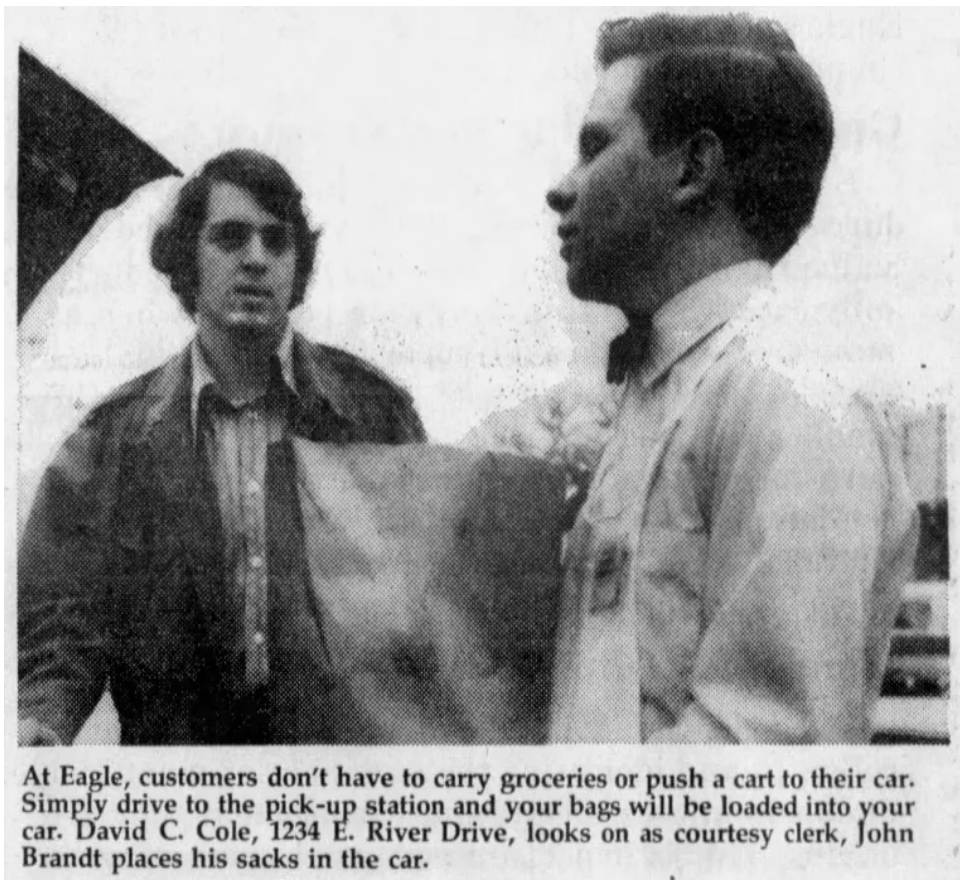
Times-Democrat, June 20, 1965



Times-Democrat, March 6, 1970

David Cole, 1973-1979

The 1973-1979 Davenport City Directories list David Cole at 1234 East River Drive. All we've been able to find on David C. Cole is this photograph and a classified ad for a 1972 Ford Gran Torino that ran in the Quad-City Times from 1976-1979.



Quad-City Times, March 14, 1973

1980-1986

In the early 1980s, the house was advertised for rent by Ruhl & Ruhl. Names listed in the Davenport City Directories at this address during this time include Robert Q. DiVita, John D. Reynolds, William A. Knott, Louis L. Gunthorp, and Brenda L. Traylor.

\$325. 2 BR. Carpeted. Window air conditioner. Stove and refrigerator. Garage. 2211 Pacific.

\$400. 2 BR ranch. Breezeway. Stove, refrigerator. Garage. Large lot. 1503 Lincoln Rd., Bett.

\$575. 4 BR 2 story. East Dav. mansion. 3½ baths. Living rm fireplace. Sun room. Formal dining rm. Stove and refrigerator. Some drapes. River view. 1234 E. River Dr.

**Ruhl
& Ruhl**

324-1981 or 355-6944 after 6

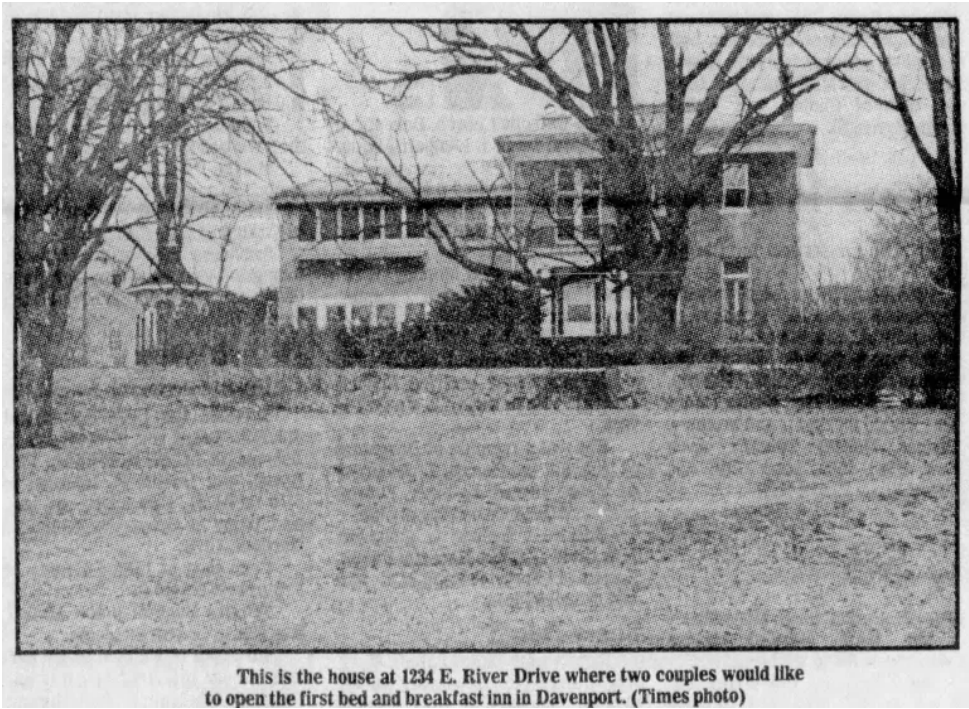
Quad-City Times, June 25, 1984

River Oaks Inn B & B, 1987-1997

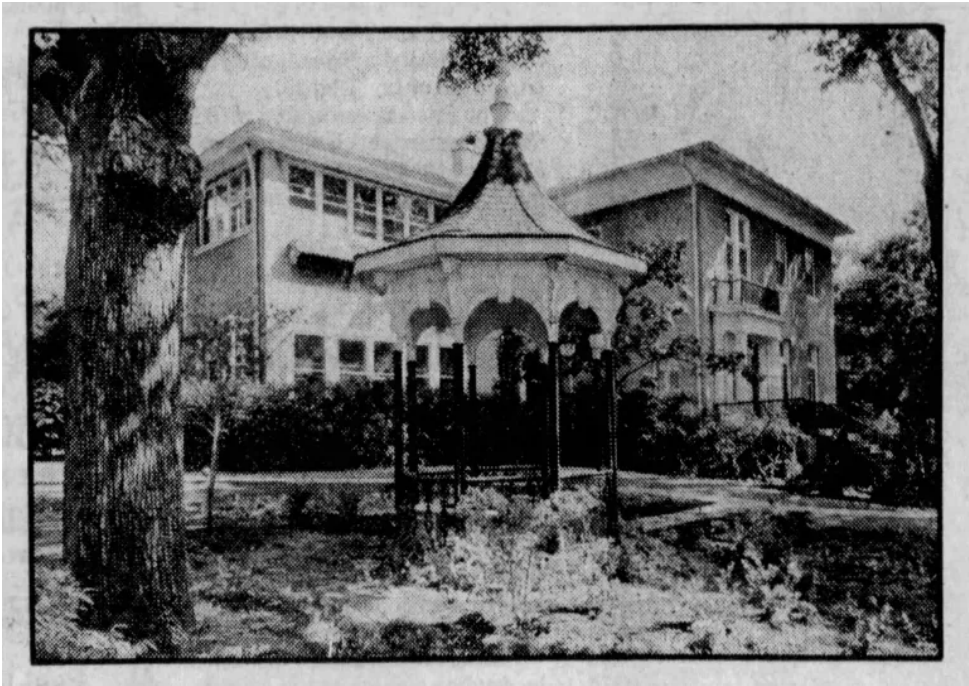
William & Suzanne Pohl and Ronald & Mary Jo Pohl purchased the home in 1986 and turned it into Davenport's first Bed & Breakfast, River Oaks Inn. They also refurbished the carriage house behind the home into an auxiliary Bed & Breakfast.

William Frank Pohl was born July 29, 1943, in Davenport to Ernest Francis Pohl and Mary Marie (Farris) Pohl. He graduated from Assumption High School in 1961 and received a teaching degree from the University of Iowa. Bill married Suzanne A. Dessert on July 12, 1975, in Davenport.

Mr. Pohl taught at Monroe School in Davenport. He was an Air Force Veteran and Peace Corp volunteer stationed in Colombia. Mr. Pohl died on September 1, 2003.



Quad-City Times, March 4, 1986



Quad-City Times, August 3, 1986

CITY OF DAVENPORT

BUILDING PERMIT

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING AND SAFETY SERVICES

146061

Applicant to complete numbered spaces only.

JOB ADDRESS 1234 E. RIVER DR.			
LEGAL DESCR	LOT NO	BLK	TRACT
OWNER 2 WILLIAM F. FOHL	MAIL ADDRESS 1234 E. RIVER DR.		PHONE 326-2629
CONTRACTOR	MAIL ADDRESS		PHONE
3 OWNER	MAIL ADDRESS		PHONE
ARCHITECT OR ENGINEER	MAIL ADDRESS		PHONE
4	MAIL ADDRESS		PHONE
1-USE OF BUILDING 5 SINGLE FAM.	VALIDATION MR 41951		
Class of work: ☐ NEW ☐ ADDITION ☐ ALTERATION ☒ REPAIR ☐ REROOF ☐ RESIDE ☐ MISC			
Describe work: GENERAL REPAIRS - WINDOWS, GARAGE DOOR.			

CITY OF DAVENPORT

BUILDING PERMIT

OFFICE OF
LAND DEVELOPMENT SERVICES

148202

Applicant to complete numbered spaces only.

JOB ADDRESS 1234 E. RIVER DR.			
LEGAL DESCR	LOT NO	BLK	TRACT
OWNER 2 WILLIAM F. FOHL	MAIL ADDRESS 1234 E. RIVER DR.		PHONE 326-2627
CONTRACTOR	MAIL ADDRESS		PHONE
3 CUSTOM BUILT HOMES	MAIL ADDRESS 3111 W. CANAL SHORE DR.		PHONE 332-4739
ARCHITECT OR ENGINEER	MAIL ADDRESS		PHONE
4	MAIL ADDRESS		PHONE
1-USE OF BUILDING 5 SINGLE FAM.	VALIDATION MR 59402		
Class of work: ☐ NEW ☒ ADDITION ☐ ALTERATION ☐ REPAIR ☐ REROOF ☐ RESIDE ☐ MISC			
Describe work: SUPPLEMENT TO PERMIT #146061. ALSO ADD-ROOM ADDITION & GENERAL REMODEL.			

Change of use from _____		Change of use to _____	
Valuation of work: General \$ 3,000.00 No. Electrical 2,000.00 No. Mechanical 1,500.00 Plumbing 1,200.00 Total \$ 9,700.00		APPLICATION NO. _____ Type of Const. <u>IN</u> Size of Bldg. (Total) Sq. Ft. <u>1</u> Occupancy Group <u>R</u> No. of Stories <u>2</u> Use Zone <u>R</u> Fire Sprinklers Required ☐ Yes ☒ No OFFSTREET PARKING SPACES: NUMBER Covered _____ Uncovered _____	
APPLICATION ASSISTED BY _____ PLANS CHECKED BY _____ APPROVED FOR ISSUANCE BY _____ HANDICAPPED ACCESS ☐ FILED IN _____		Special Approvals Required _____ Received _____ Not Required _____ ZONING COMM _____ HEALTH DEPT. _____ FIRE DEPT. _____ SOIL REPORT _____ SIDE WALKS _____ ZBA _____ CITY COUNCIL _____ BUILD. BOARD _____ HOUS. BOARD _____ OTHER (SPECIFY) _____	
Separate permits are required for electrical, plumbing, heating, ventilating or air conditioning. This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to given authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.		SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (PRINT) _____ DATE _____ SIGNATURE OF OWNER IF OWNER BUILDS (PRINT) _____ DATE _____	

Change of use from			
Change of use to			
Valuation of work:	General	\$ 28210.00	
No. 44336	Electrical	\$ 2925.00	
No. 2866	Mechanical	\$ 550.00	
No.	Plumbing	\$ 230.00	
	Total	\$ 30,015.00	
44666	97000	30,865	
APPLICATION ACCEPTED BY		PLANS CHECKED BY	APPROVED FOR (ISSUE BY)
DISCARTED REVIEW		FILED IN	
NOTICE Separate permits are required for electrical, plumbing, heating, ventilating or air conditioning. This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. This granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law requiring construction or the performance of construction.			
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT		(DATE)	
SIGNATURE OF OWNER IF OWNER BUILDER		(DATE)	

APPLICATION NO		PERMIT FEE	
Type of Construction		202.00	
Size of Bldg (Total Sq. Ft)	IN	Occupancy Group	R
Sewer	/	No. of Stories	1
No. of Dwelling Units	1	Use Zone	R
		Covered	
Special Approvals		Required	Not Required
ZONING COMM			
HEALTH DEPT			
FIRE DEPT			
SOIL REPORT			
SIDEWALKS			
TRA			
CITY COUNCIL			
BUILD. BOARD			
HDS. BOARD			
OTHER (SPECIFY)			
OFFSTREET PARKING SPACES, NUMBER		Uncovered	
Fire Sprinklers Required ☐ Yes ☐ No			
Max. Occ. Load			

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Quad-City Times, February 7, 1991

Gilda's Club, 1998-2020

On August 15, 1997, Ron & Mary Jo Pohl deeded the property to Gilda's Club of the Quad Cities. Named in honor of comedienne Gilda Radner who died of ovarian cancer in 1989, the first Gilda's Club opened in New York City in 1995.

Gilda's Club of the Quad-Cities provides emotional and social support for people living with cancer, their families, and friends. They offer various support groups, lectures, art therapy, and social gatherings. In 2003 they added space just for kids called "Noogieland". All of these services are offered free of charge.

CITY OF DAVENPORT		BUILDING INSPECTION DIVISION OF PUBLIC WORKS		173456
BUILDING PERMIT				
Applicant to complete numbered spaces only.				
JOB ADDRESS 1234 E RIVER DRIVE				
1. LEGAL DESCRIPTION	LOT NO.	BLK.	TRACT	
OWNER		MAIL ADDRESS	ZIP	PHONE
2. GILDA'S CLUB QUAD CITIES		3475 JERSEY RIDGE, SUITE 100, DAVENPORT, IA 52807		
CONTRACTOR		MAIL ADDRESS	PHONE	LICENSE NO.
3. STORY CONSTRUCTION				
ARCHITECT OR ENGINEER		MAIL ADDRESS	PHONE	LICENSE NO.
4.				
5. USE OF BUILDING COMMERCIAL			VALIDATION MR 274744	
Class of work: ☐ NEW ☐ ADDITION ☐ ALTERATION ☐ REPAIR ☐ REROOF ☐ RESIDE ☒ MISC.				
Describe work: INSTALL NEW LETTERING ON EXISTING MONUMENT SIGN				
Change of use from				

Change of use to

SIGN 1234 E RIVER DRIVE GILDA'S CLUB	Valuation of work:		General	\$	APPLICATION NO.	N/A		PERMIT FEE	\$12.40			
	No.	Electrical	\$		Type of Const.			Occupancy Group				
	No.	Mechanical	\$					Division				
	No.	Plumbing	\$		Size of Bldg. (Total) Sq. Ft.			No. of Stories	Max. Occ. Load			
	Total		\$	XXXXXXXXXX	Sewer No.			Use Zone	Fire Sprinklers Required ☐ Yes ☐ No			
	APPLICATION ACCEPTED BY LBR		PLANS CHECKED BY			APPROVED FOR ISSUANCE BY						
	HANDICAPPED REVIEW		FILED IN			No. of Dwelling Units		OFFSTREET PARKING SPACES, NUMBER Covered		Uncovered		
	NOTICE Separate permits are required for electrical, plumbing, heating, ventilating or air conditioning. This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.											
	MAILED		10/28/97									
	SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT		(DATE)									
SIGNATURE OF OWNER IF OWNER BUILDER		(DATE)										



Ephemera – Organizations – Gilda’s Club [2003]

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Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see [Printed Publications](#).

PRESERVATION BRIEFS

29

The Repair, Replacement and Maintenance of Historic Slate Roofs

Jeffrey S. Levine

[History of Slate Use](#)

[Character and Detailing](#)

[Where Does Slate Come From?](#)

[Deterioration of Slate and Slate Roofs](#)

[Repairing Slate Roofs](#)

[The Replacement of Deteriorated Roofs](#)

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Slate roof repair. Photo: Jeffrey S. Levine.

Slate is one of the most aesthetically pleasing and durable of all roofing materials. It is indicative at once of the awesome powers of nature which have formed it and the expertise and skill of the craftsman in handshaping and laying it on the roof. Installed properly, slate roofs require relatively little maintenance and will last 60 to 125 years or longer depending on the type of slate employed, roof configuration, and the geographical location of the property. Some slates have been known to last over 200 years. Found on virtually every class of structure, slate roofs are perhaps most often associated with institutional, ecclesiastical, and government buildings, where longevity is an especially important consideration in material choices. In the slate quarrying regions of the country, where supply is abundant, slate was often used on farm and agricultural buildings as well.

Because the pattern, detailing, and craftsmanship of slate roofs are important design elements of historic buildings, they should be repaired rather than replaced whenever possible. The purpose of this Preservation Brief is to assist property owners, architects, preservationists, and building managers in understanding the causes of slate roof failures and undertaking the repair and replacement of slate roofs. Details contributing to the character of historic slate roofs are described and guidance is offered on maintenance and the degree of intervention required at various levels of deterioration.

The relatively large percentage of historic buildings roofed with slate during the late nineteenth and early twentieth centuries means that many slate roofs, and the 60 to 125 year life span of the slates most commonly used, may be nearing



Although slate replacement roofs are expensive, the superiority of materials and craftsmanship will give

the end of their serviceable lives at the end of the twentieth century. Too often, these roofs are being improperly repaired or replaced with alternative roofing materials, to the detriment of the historic integrity and appearance of the structure. Increased knowledge of the characteristics of slate and its detailing and installation on the roof can lead to more sensitive interventions in which original material is preserved and the building's historic character maintained. Every effort should be made to replace deteriorated slate roofs with new slate and to develop an effective maintenance and repair program for slate roofs that can be retained.

years of continued service. If amortized over the life of the roof, the replacement cost can be very reasonable. Photo: NPS files.

History of Slate Use in the United States

Although slate quarrying was not common in the United States until the latter half of the nineteenth century, slate roofing is known to have been used prior to the Revolution. Archeological excavations at Jamestown, Virginia, have unearthed roofing slate in strata dating from 1625-1650 and 1640-1670. Slate roofs were introduced in Boston as early as 1654 and Philadelphia in 1699. Seventeenth century building ordinances of New York and Boston recommended the use of slate or tile roofs to ensure fireproof construction.

In the early years of the Colonies, nearly all roofing slate was imported from North Wales. It was not until 1785 that the first commercial slate quarry was opened in the United States, by William Docher in Peach Bottom Township, Pennsylvania. Production was limited to that which could be consumed in local markets until the middle of the nineteenth century. Knowledge of the nation's abundant stone resources was given commercial impetus at this time by several forces, including a rapidly growing population that demanded housing, advances in quarrying technology, and extension of the railroad system to previously inaccessible markets. Two additional factors helped push the slate industry to maturity: the immigration of Welsh slate workers to the United States and the introduction of architectural pattern and style books. Slate production increased dramatically in the years following the Civil War as quarries were opened in Vermont, New York, Virginia, and Lehigh and Northampton Counties, Pennsylvania. By 1876, roofing slate imports had all but dried up and the United States became a net exporter of the commodity.

The U.S. roofing slate industry reached its highest point in both quantity and value of output in the period from 1897 to 1914. In 1899, there were over 200 slate quarries operating in 13 states, Pennsylvania historically being the largest producer of all. The decline of the U.S. roofing slate industry began c.1915 and resulted from several factors, including a decline in skilled labor for both the fabrication and installation of slate and competition from substitute materials, such as asphalt shingles, which could be mass produced, transported and installed at a lower cost than slate. Only recently, with the increasing popularity of historic preservation and the recognition of the superiority of slate over other roofing materials, has slate usage begun to increase.



Architectural pattern books of the mid-19th century awakened Americans to the availability and quality of slate for roofing purposes. Drawing: Design XX, "A French Roof House," in A.J. Downing's *Victorian Cottage Residences*.

Character and Detailing of Historic Slate Roofs

During some periods of architectural history, roof design has gone far beyond the merely functional and contributed much to the character of buildings. Roofs, by their compelling forms, have defined styles and, by their decorative patterns and colors, have imparted both dignity and beauty to buildings. The architectural styles prevalent during the latter half of the nineteenth and early twentieth centuries placed strong emphasis on prominent roof lines and greatly influenced the demand for slate. Slate, laid in multicolored decorative patterns, was particularly well suited to the Mansard roofs of the Second Empire style, the steeply pitch roofs of the Gothic Revival and High Victorian Gothic styles, and the many prominent roof planes and turrets associated with the Queen Anne style. The Tudor style imitated the quaint appearance of some English slates which, because of their granular cleavage, are thick and irregular. These slates were often laid in a graduated pattern, with the largest slates at the eaves and the courses diminishing in size up the roof slope, or a textural pattern. Collegiate Gothic style buildings, found on many university campuses, were often roofed with slate laid in a graduated pattern.

The configuration, massing, and style of historic slate roofs are important design elements that should be preserved. In addition, several types of historic detailing were often employed to add visual interest to the roof essentially elevating the roof to the level of an ornamental architectural element. When repairing or replacing a slate roof, original details affecting its visual character should be retained.

Before repairing or replacing an existing slate roof, it is important to document the existing conditions and detailing of the roof using written, visual, and physical evidence so that original features can be identified and preserved. Documentation should continue through the repair or replacement process as significant details, long obscured, are often rediscovered

while carrying out these activities. Local histories, building records, old receipts and ledgers, historic photographs, sketches, and paintings, shadow lines and nail hole patterns on the roof deck, and bits of historic material left over from previous interventions (often found in eave cavities) are all useful sources of information which can be of help in piecing together the original appearance of the roof. Size, shape, color, texture, exposure, and coursing are among the most important characteristics of the original slates which should be documented and matched when repairing or replacing an historic slate roof.

Historically, three types of slate roofing—**standard**, **textural**, and **graduated**—were available according to the architectural effect desired.

Standard grade slate roofs were most common. These are characterized by their uniform appearance, being composed of slates approximately 3/16" (0.5cm) thick, of consistent length and width, and having a smooth cleavage surface. Thirty different standard sizes were available, ranging from 10" (25cm) x 6" to 24" x 14" (15cm x 61cm x 35cm). The slates were laid to break joints and typically had square ends and uniform color and exposure. Patterned and polychromatic roofs were created by laying standard slates of different colors and shapes on the roof in such a way as to create sunbursts, flowers, sawtooth and geometric designs, and even initials and dates. On utilitarian structures, such as barns and sheds, large gaps were sometimes left between each slate within a given course to reduce material and installation costs and provide added ventilation for the interior.

Textural slate roofs incorporate slates of different thicknesses, uneven tails, and a rougher texture than standard slates. Textural slate roofs are perhaps most often associated with Tudor style buildings where slates of different colors are used to enhance the effect.

Graduated slate roofs were frequently installed on large institutional and ecclesiastical structures. The slates were graduated according to thickness, size, and exposure, the thickest and largest slates being laid at the eaves and the thinnest and smallest at the ridge. Pleasing architectural effects were achieved by blending sizes and colors.

Detailing at the hips, ridges and valleys provided added opportunity to ornament a slate roof. Hips and ridges can be fashioned out of slate according to various traditional schemes whereby the slates are cut and overlapped to produce a watertight joint of the desired artistic effect. Traditional slate ridge details are the saddle ridge, strip saddle ridge and comb ridge, and for hips, the saddle hip, mitered hip Boston hip, and fantail hip. A more linear effect was achieved by covering the ridges and hips with flashing called "cresting" or "ridge roll" formed out of sheet metal, terra cotta, or even slate. Snow guards, snow boards, and various types of gutter and rake treatments also contributed to the character of historic slate roofs.

Two types of valleys were traditionally employed, the **open valley** and the **closed valley**. The open valley is lined with metal over which slates lap only at the sides. Closed valleys are covered with slate and have either a continuous metal lining or metal flashing built in with each course. Open valleys are easier to install and maintain, and are generally more watertight than closed valleys. Round valleys are a type of closed valley with a concave rather than Vshaped section. Given the broader sweep of the round valley, it was not uncommon for roofers to interweave asphalt saturated felts rather than copper sheet in the coursing in order to cut costs.

Although principally associated with graduated and textural slate roofs, round valleys were infrequently employed due to the difficulty and expense of their installation.

Common types of sheathing used include **wood boards**, **wood battens**, and, for fireproof construction on institutional and government buildings, **concrete or steel**. Solid wood sheathing was typically constructed of tongue and groove, square edged, or shiplapped pine boards of 1" (2.5 cm) or 1-1/4" (3 cm) nominal thickness. Boards from 6" (15 cm) to 8" (20 cm) wide and tongue and groove boards were generally preferred as they were less likely to warp and curl.

Wood battens, or open wood sheathing, consisted of wood strips, measuring from 2" (5 cm) to 3" (7.5 cm) in width, nailed to the roof rafters. Spacing of the battens depended on the length of the slate and equaled the exposure. Slates were nailed to the batten that transected its midsection. The upper end of the slate rested at least 1/2" (1.25 cm) on the batten next above. Open wood sheathing was employed primarily on utilitarian, farm, and agricultural structures in the North and on residential buildings in the South where the insulating value of solid wood sheathing was not a strict requirement. To help keep out dust and wind driven rain on residential buildings, mortar was often placed along the top and bottom edge of each batten, a practice sometimes referred to as torching.



This graduated slate roof is composed of large, thick slates at the eave which are reduced in size and thickness as the slating progresses to the ridge. Photo: Jeffrey S. Levine.



Valleys are formed at the internal angle of two roofing slopes. Flashing is often placed under the slate to increase moisture protection at this vulnerable joint. Photo: Jeffrey S. Levine.

Steel angles substituted for the wood battens in fireproof construction. The slates were secured using wire wrapped around the steel angle, where it was twisted off tight. Alternately, any of a variety of special fasteners patented over the years could have been used to attach the slate to the steel angle. On roofs with concrete decks, slates were typically nailed to wood nailing strips embedded in the concrete.

Beginning in the late nineteenth century, asphalt saturated roofing felt was installed atop solid wood sheathing. The felt provided a temporary, watertight roof until the slate could be installed atop it. Felt also served to cushion the slates, exclude wind driven rain and dust, and ease slight unevenness between the sheathing boards.

Slate was typically laid in horizontal courses starting at the eaves with a standard headlap of 3" (7.5 cm) (Figure 10). Headlap was generally reduced to 2" (5 cm) on Mansard roofs and on particularly steep slopes with more than 20" (50 cm) of rise per 12" (30 cm) of run. Conversely, headlap was increased to 4" (10 cm) or more on low pitched roofs with a rise of 8" (20 cm) or less per 12" (30 cm) of horizontal run. The minimum roof slope necessary for a slate roof was 4" (10 cm) of rise per 12" (30 cm) of run.



Eave details include snow guards, snow boards, and gutter treatments. Snow guards are generally used in areas where the ice and snow accumulate to avoid dangerous slides from the roof. Photo: Jeffrey S. Levine.

Where Does Slate Come From?

Slate is a fine grained, crystalline rock derived from sediments of clay and fine silt which were deposited on ancient sea bottoms. Superimposed materials gradually consolidated the sedimentary particles into bedded deposits of shale. Mountain building forces subsequently folded, crumpled, and compressed the shale. At the same time, intense heat and pressure changed the original clays into new minerals such as mica, chlorite, and quartz. By such mechanical and chemical processes bedded clays were transformed, or metamorphosed, into slate, whole geologic ages being consumed in the process. Slates vary in composition, structure, and durability because the degree to which their determinant minerals have been altered is neither uniform nor consistent.

The adaptation of slate for roofing purposes is inextricably linked to its genesis. The manufacturing processes of nature have endowed slate with certain commercially amenable properties which have had a profound influence on the methods by which slate is quarried and fabricated, as well as its suitability for use as a roofing tile.

Slate roofing tiles are still manufactured by hand using traditional methods in a five step process: **cutting, sculping, splitting, trimming, and hole punching**. In the manufacturing process, large, irregular blocks taken from the quarry are first cut with a saw across the grain in sections slightly longer than the length of the finished roofing slate. The blocks are next sculped, or split along the grain of the slate, to widths slightly larger than the widths of finished slates. Sculping is generally accomplished with a mallet and a broadfaced chisel, although some types of slate must be cut along their grain. In the splitting area, the slightly oversized blocks are split along their cleavage planes to the desired shingle thickness. The splitter's tools consist of a wooden mallet and two splitting chisels used for prying the block into halves and repeating this process until the desired thinness is reached. The last two steps involve trimming the tile to the desired size and then punching two nail holes toward the top of the slate using a formula based on the size and exposure of the slate.



These traditional slater's tools are used to cut and trim, hammer, measure, and rip out nails. Photo: Jeffrey S. Levine.

Minerals, the building blocks of rocks, through their characteristic crystalline structures define the physical properties of the rocks which they compose. Slate consists of minerals that are stable and resistant to weathering and is, therefore, generally of high strength, low porosity, and low absorption. The low porosity and low absorption of slate mitigate the deleterious action of frost on the stone and make it well adapted for roofing purposes. The two most important structural properties of slate are cleavage and grain.

The metamorphic processes of geologic change necessary to produce slate are dependent upon movements in the earth's crust and the heat and pressure generated thereby. For this reason, slate is found only in certain mountainous regions. The most economically important slate deposits in this country lie in the Mid-Atlantic and Northeastern states transversed by or bordering on the Appalachian Mountain chain. Variations in local chemistry and conditions under which the slate was formed have produced a wide range of colors and qualities and ultimately determine the character of the slate found in these areas.

Slate is available in a variety of colors. The most common are **grey, blue-grey, black, various shades of green, deep purple, brick red, and mottled varieties**. The presence of carbonaceous matter, derived from the decay of marine

organisms on ancient sea floors, gives rise to the black colored slates. Compounds of iron generate the red, purple, and green colored slates.

Generally, the slates of Maine, Virginia, and the Peach Bottom district of York County, Pennsylvania are deep blue-black in color. Those of Virginia have a distinctive lustrous appearance as well due to their high mica content. The slates of Lehigh and Northampton Counties, Pennsylvania, are grayish-black in color. Green, red, purple, and mottled slates derive from the New York-Vermont district. The slate producing region of New York, which centers around Granville and Middle Granville, is particularly important because it contains one of the few commercial deposits of red slate in the world.

Slates are also classified as fading or unfading according to their color stability. Fading slates change to new shades or may streak within a short time after exposure to the atmosphere due to the presence of finegrained disseminated pyrite. For example, the "weathering green" or "seagreen" slates of New York and Vermont are grayish green when freshly quarried. Upon exposure, from 20% to 60% of the slates typically weather to soft tones of orange-brown, buff, and gray while the others retain their original shade. Slates designated as unfading maintain their original colors for many years.

Color permanence generally provides no indication of the durability of slate. Rather, time has shown that the Vermont and New York slates will last about 125 years; Buckingham Virginia slates 175 years or more; and Pennsylvania SoftVein slates in excess of 60 years; Pennsylvania HardVein slates and Peach Bottom slates, neither of which is still quarried, had life spans of roughly 100 and at least 200 years respectively. The life spans provided should be used only as a general guide in determining whether or not an existing slate roof is nearing the end of its serviceable life.

Ribbons are visible as bands on the cleavage face of slate and represent geologic periods during which greater amounts of carbonaceous matter, calcite, or coarse quartz particles were present in the sediment from which the slate was formed. Ribbons typically weather more and were most common in Pennsylvania slate quarries. As they were not as durable as clear slates, ribbon slate is no longer manufactured for roofing purposes. Mottled grey slates from Vermont are the closest match for Pennsylvania ribbon slate available today.

In recent years, slates from China, Africa, Spain and other countries have begun to be imported into the United States, primarily for distribution on the West Coast. The use of imported slates should probably be limited to new construction since their colors and textures often do not match those of U.S. slate.

Deterioration of Slate and Slate Roofs



The white blotches on these Pennsylvania Soft-Vein slates indicate areas where gypsum is leaching out onto the surfaces of the slates. Photo: Jeffrey S. Levine.

The durability of a slate roof depends primarily on four factors: the physical and mineralogical properties of the slate; the way in which it is fabricated; installation techniques employed; and, regular and timely maintenance. The first three of these factors are examined below. The maintenance and repair of slate roofs are discussed in later sections of this Brief.

The natural weathering of roofing slate manifests itself as a slow process of chipping and scaling along the cleavage planes. Paper thin laminations flake off the surface of the slate and the slate becomes soft and spongy as the inner layers begin to come apart, or delaminate. The nature of the sound given off by a slate when tapped with one's knuckles or slating hammer is a fair indication of its condition. Highgrade slate, when poised upon the fingertips and struck, will emit a clear, solid sound. Severely weathered slates are much less sonorous, and give off a dull thud when tapped.

The weathering of slate is chiefly due to mineral impurities (primarily calcite and iron sulfides) in the slate which, in concert with alternating wet/dry and hot/cold cycles, react to form gypsum. Because gypsum molecules take up about twice as much

volume as calcite molecules, internal stresses result from the reaction, causing the slate to delaminate. This type of deterioration is as prominent on the underside of the roof as on the exposed surface due to the leaching and subsequent concentration of gypsum in this area. Consequently, deteriorated roofing slates typically cannot be flipped over and reused.

The chemical and physical changes which accompany slate weathering cause an increase in absorption and a decrease in both strength and toughness. The tendency of old, weathered slates to absorb and hold moisture can lead to rot in underlying areas of wood sheathing. Such rot can go undetected for long periods of time since, often, there is no accompanying leak. Due to their loss of strength, weathered slates are more prone to breakage, loss of corners, and cracking.

Slates with low calcite content tend to weather slowly. Dense slates, with low porosity, likewise decay slower than slates with equal calcite, but with a greater porosity. The pitch of a roof can also affect its longevity. The steeper the pitch, the longer the slate can be expected to last as water will run off faster and will be less likely to be drawn under the slates by



Paper thin lamination can be seen flaking off this weathered, 120 year piece of Pennsylvania Hard-Vein slate. Photo: Jeffrey S. Levine.

capillary action or driven under by wind forces. Spires and the steep slopes of Mansard roofs often retain their original slate long after other portions of the roof have been replaced. Areas of a roof subject to concentrated water flows and ice damming, such as along eaves and valleys, also tend to deteriorate more rapidly than other areas of the roof.

Mechanical agents, such as thermal expansion and contraction and the action of frost, are subordinate in the weathering of slate, coming into play only after the slate has been materially altered from its original state by the chemical transformation of calcite to gypsum. The more rapid deterioration of slates found on roof slopes with the most severe exposure to the sun, wind,

and rain (typically, but not always, a southern exposure) may be attributable to the combined result of the deleterious effects of impurities in the slate and mechanical agents. Atmospheric acids produce only negligible deterioration in roofing slate.

It is difficult to assess the procedures by which a piece of slate has been fabricated without visiting the quarry and observing the process first hand. The location and size of nail holes, grain orientation, the condition of corners, and the number of broken pieces are all things which may be observed in a shipment of slate to judge the quality of its fabrication. Nail holes should be clean and with a shallow countersink on the face of the slate for the nail head; grain oriented along the length of the slate; and, corners left whole. An allowance for 10% breakage in shipment is typically provided for by the quarry.

Installation problems often involve the improper nailing and lapping of slates. The nailing of slates differs from that of other roofing materials. Slate nails should not be driven tight as is the case with asphalt and wood shingles. Rather, they should be set such that the slate is permitted to hang freely on the nail shank. Nails driven too far will crack the slate and those left projecting will puncture the overlying slate. Nail heads left exposed accelerate roof deterioration by providing a point for water entry. Non-ferrous slater's nails, such as solid copper or stainless steel, should always be used since plain steel and galvanized nails will usually rust out long before the slate itself begins to deteriorate. The rusting of nineteenth century cut nails is a common cause of slate loss on historic roofs.

When joints are improperly broken (i.e., when slates lap the joints in the course below by less than 3" [7.5 cm]), it is possible for water to pass between the joints, through the nail holes and ultimately to the underlying felt, where it will cause deterioration and leaks to develop. Insufficient headlap can also result in leaks as water entering the joints between slates may have a greater tendency to be wind blown beyond the heads of the slates in the course below.

Occasionally, individual slates are damaged. This may be caused by falling tree limbs, ice dams in gutters, valleys, and chimney crickets, the weight of a workman walking on the roof, or a naturally occurring fault in the slate unit. Whatever the form of damage, if it is caught soon enough, the roof can usually be repaired or selectively replaced and deterioration mitigated.

The ability to lay slate properly so as to produce a watertight and aesthetically pleasing roof requires training, much practice, and the right tools. The installation and repair of slate roofs should be entrusted only to experienced slaters.

Repairing Slate Roofs

Broken, cracked, and missing slates should be repaired promptly by an experienced slater in order to prevent water damage to interior finishes, accelerated deterioration of the roof and roof sheathing, and possible structural degradation to framing members.

The damaged slate is first removed by cutting or pulling out its nails with a ripper. If steel cut nails, rather than copper nails, were used in laying the roof, adjacent slates may be inadvertently damaged or displaced in the ripping process, and these, too, will have to be repaired. If the slate does not slide out by itself, the pointed end of the slate hammer can be punched into the slate and the slate dragged out. A new slate, or salvaged slate, which should match the size, shape, texture, and weathered color of the old slate, is then slid into place and held in position by one nail inserted through the vertical joint between the slates in the course above and approximately one inch below the tail of the slate two courses above.

To prevent water penetration through the newly created nail hole, a piece of copper with a friction fit, measuring roughly 3" (7.5 cm) in width and 8" (20 cm) in length, is slid lengthwise under the joint between the two slates located directly above



View of these slates laid on open sheathing shows that delamination and flaking are just as bad or worse on the underside of slates as on the exposed surface. This is why most slates cannot be flipped over for reuse. Photo: Jeffrey S. Levine.



After removing the deteriorated slate and sliding the new slate into place, it is secured with a copper nail. A copper bib (shown here) is formed to protect the newly created nail hole. Finally, a slate hammer is used to push the bib in place over the nail head. Photo: Jeffrey S. Levine.

the new slate and over the nail. Alternate methods for securing the replacement slate include the use of metal hooks, clips, and straps that are bent over the tail end of the slate. The application of roofing mastic or sealants to damaged slates should not be considered a viable repair alternative because these materials, though effective at first, will eventually harden and crack, thereby allowing water to enter. Mastic also makes future repairs more difficult to execute, is unsightly, and, when applied to metal flashings, accelerates their corrosion.

When two or more broken slates lie adjacent to each other in the same course, or when replacing leaky valley flashings, it is best to form pyramids (i.e., to remove a diminishing number of slates from higher courses) to keep the number of bibs required to a minimum. When reinstalling the slates, only the top slate in each pyramid will need a bib. Slates along the sides of the pyramid will receive two nails, one above the other, along the upper part of its exposed edge.

When many slates must be removed to effect a repair, the sheathing should be checked for rotted areas and projecting nails. Plywood is generally not a good replacement material for deteriorated wood sheathing due to the relative difficulty of driving a nail through it (the bounce produced can loosen adjacent slates). Instead, new wood boards of similar width and thickness to those being replaced should be used. Because the nominal thickness of today's dimension lumber is slightly thinner than that produced in the past, it may be necessary to shim the new wood boards so that they lie flush with the top surface of adjacent existing sheathing boards. Pressure treated lumber is not recommended due to its tendency to shrink. This can cause the slates to crack and become displaced.

To permit proper re-laying of the slate, the new roof sheathing must be of smooth and solid construction. At least two nails should be placed through the new boards at every rafter and joints between the ends of the boards should occur over rafters. Insufficient nailing will cause the boards to be springy, making nailing of the slates difficult and causing adjacent slates to loosen in the process. Unevenness in the sheathing will show in the finished roof surface and may cause premature cracking of the slate. Roof sheathing in valleys and along hips, ridges, and eaves may be covered with waterproof membrane underlayment rather than roofing felt for added protection against leakage.

In emergency situations, such as when severe hurricanes or tornadoes blow numerous slates off the roof, a temporary roof covering should be installed immediately after the storm to prevent further water damage to the interior of the building and to permit the drying out process to begin. Heavy gauge plastic and vinyl tarpaulins are often used for this purpose, though they are difficult to secure in place and can be blown off in high winds. Roll roofing, carefully stitched in to areas of the remaining roof, is a somewhat more functional solution that will allow sufficient time to document the existing roof conditions, plan repairs, and order materials.

Slate roof repair is viable for localized problems and damaged roofs with reasonably long serviceable lives remaining. If 20% or more of the slates on a roof or roof slope are broken, cracked, missing, or sliding out of position, it is usually less expensive to replace the roof than to execute individual repairs. This is especially true of older roofs nearing the end of their serviceable lives because even the most experienced slater will likely damage additional slates while attempting repairs. Depending on the age of the slate, its expected serviceable life, and the cause(s) of deterioration, it may or may not be cost effective to salvage slates. Where deteriorated nails or flashings are the cause of the roof failure, salvage of at least some slates should be possible for use in repairs. When salvaging slates, each must be sounded to discover cracks and faults and the degree to which it has weathered. It is usually wise to salvage slates when only a portion of the roof is to be replaced. In this way, the salvaged slates may be used for future repairs to the remaining sections of the roof.



After a hurricane or other natural disaster, it may be necessary to stabilize a roof temporarily until materials can be obtained and a qualified roofing contractor hired. Significant slate roofs should not be stripped off and replaced with asphalt shingles. Photo: NPS files.

The Replacement of Deteriorated Roofs

Historic slate roofs should be repaired rather than replaced whenever possible. Before replacing a slate roof, check for isolated damage, corroded and worn flashings, leaky gutters, poor ventilation in the attic, and other possible sources of moisture. All too often slate roofs are mistakenly replaced when, in fact, they could have been effectively repaired. Deciding whether an historic slate roof should be repaired or replaced can be difficult and each roof must be judged separately.

If repair is not possible and a new slate roof must be installed, it is important to remember that more than just the replacement of the slate is involved. The old slate should be removed to prevent overloading of the roof timbers. Stripping

should be done in sections, with felt installed, to avoid exposing the entire subroof to the weather. In the process, rotted wood sheathing should be replaced and the roof timbers checked for signs of stress including deflection, cracking, and twisting. If such conditions are found, a structural engineer experienced in working with older buildings should be consulted. Other repairs, such as chimney repointing, which may require access to the roof should be completed before the new roof is put on.

Drawings and specifications for a new slate roof should be prepared by a restoration architect, especially if the project is going to be competitively bid or if the roof is particularly complex. Standard specifications, like those published in 1926 by the National Slate Association may be used as a basis for developing specifications appropriate for a particular project. The specifications and drawings should contain all the information necessary to replicate the original appearance of the roof as closely as possible. Certain changes may have to be accepted, however, since several types of slate once prominent in this country, such as ribbon slate, are no longer quarried. It is wise to anticipate the replacement of older roofs so that proper planning can be undertaken and financial resources set aside, thereby, reducing the likelihood of rash last minute decisions.



Prior to a replacing a roof, historical documentation is gathered (such as photo documentation) to determine the roof configuration. Photo: NPS files.

Roofing slate is sold by the square in the United States. One square is enough to cover 100 square feet (13.3 square meters) of plain roof surface when laid with a standard headlap of 3" (7.5cm). When ordering slate, considerable lead time should be allowed as delivery may take anywhere from 4 to 12 weeks and even as long as 1 year for special orders. Orders for random widths of a particular slate can generally be filled more quickly than orders for fixed widths. Once on site, slates should be stored on edge, under cover on pallets.

A roof and its associated flashings, gutters, and downspouts function as a system to shed water. Material choices should be made with this in mind. For example, use a single type of metal for all flashings and the rainwater conductor system to avoid galvanic action. Choose materials with life spans comparable to that of the slate, such as nonferrous nails. Use heavier gauge flashings or sacrificial flashings in areas that are difficult to access or subject to concentrated water flows.

Flashings are the weakest point in any roof. Given the permanence of slate, it is poor economy to use anything but the most durable of metals and the best workmanship for installing flashings. Copper is one of the best flashing materials, and along with terne, is most often associated with historic slate roofs. Copper is extremely durable, easily worked and soldered, and requires little maintenance. Sixteen ounce copper sheet is the minimum weight recommended for flashings. Lighter weights will not endure the erosive action of dust and grit carried over the roof by rain water. Heavier weight, 20 oz. (565 grams) or 24 oz. (680 grams), copper should be used in gutters, valleys, and areas with limited accessibility. Lead coated copper has properties similar to copper and is even more durable due to its additional lead coating. Lead coated copper is often used in restoration work.

Terne is a less desirable flashing material since it must be painted periodically. Terne coated stainless steel (TCS) is a modernday substitute for terne. Although more difficult to work than terne, TCS will not corrode if left unpainted; a great advantage, especially in areas that are difficult to access.

Once a metal is chosen, it is important to use it throughout for all flashings, gutters, downspouts, and metal roofs. Mixing of dissimilar metals can lead to rapid corrosion of the more electronegative metal by galvanic action. Where flashings turn up a vertical surface, they should be covered with a cap flashing. Slates which overlap metal flashings should be nailed in such a manner as to avoid puncturing the metal. This may be accomplished by punching a second hole about 2" (5cm) above the existing hole on the side of the slate not overlapping the metal flashing. It is important that holes be punched from the back side of the slate. In this way, a shallow countersink is created on the face of the slate in which the head of the nail may sit.

The use of artificial, mineral fiber slate is not recommended for restoration work since its rigid appearance is that of a manmade material and not one of nature. Artificial slates may also have a tendency to fade over time. And, although artificial slate costs less than natural slate, the total initial cost of an artificial slate roof is only marginally less than a natural slate roof. This is because all the other costs associated with replacing a slate roof, such as the cost of labor, flashings, and tearingoff the old roof, are equal in both cases. Over the long term, natural slate tends to be a better investment because several artificial slate roofs will have to be installed during the life span of one natural slate roof.

Clear roof expanses can be covered by an experienced slater and one helper at the rate of about two to three squares per day. More complex roofs and the presence of chimneys, dormers, and valleys can bring this rate down to below one square per day. One square per day is a good average rate to use in figuring how long a job will take to complete. This takes into account the installation of flashings and gutters and the setup and breakdown of scaffolding. Tear-off of the existing roof will require additional time.

Repair/Replacement Guideline

The following guideline is provided to assist in the repair/replace decision making process:

1. Consider the age and condition of the roof versus its expected serviceable life given the type of slate employed.
2. Calculate the number of damaged and missing slates. Is the number less than about 20%? Is the roof generally in good condition? If so, the roof should be evaluated for repair rather than replacement. Also, keep in mind that the older a roof becomes, the more maintenance it will likely require.
3. Determine if there are active leaks and what their source may be. Do not assume the slates are leaking. Gutters, valleys and flashings are more likely candidates. "False leaks" can be caused by moisture condensation in the attic due to improper ventilation.
4. Check the roof rafters and sheathing for moisture stains. Poke an awl into the wood to determine if it is rotted. Remember that very old, delaminating slates will hold moisture and cause adjacent wood members to deteriorate even if there are no apparent leaks.
5. Are many slates sliding out of position? If so, it may be that ferrous metal fasteners were used and that these are corroding, while the slates are still in good condition. Salvage the slates and relay them on the roof. If the slates have worn around the nails holes, it may be necessary to punch new holes before relaying them.
6. Consider the condition of the roof's flashings. Because slate is so durable, metal flashings often wear out before the slate does. Examine the flashings carefully. Even the smallest pinhole can permit large quantities of water to enter the building. Is the deterioration of the slate uniform? Often this is not the case. It may be that only one slope needs replacement and the other slopes can be repaired. In this way, the cost of replacement can be spread over many years.
7. Press down hard on the slates with your hand. Sound slates will be unaffected by the pressure. Deteriorated slates will feel brittle and will crack. Tap on slates that have fallen out or been removed. A full, deep sound indicates a slate in good condition, while a dull thud suggests a slate in poor condition.
8. Are new slates readily available? Even if replacement is determined to be necessary, the existing roof may have to be repaired to allow time for documentation and the ordering of appropriate replacement slates.



Roofing felt is being installed over the decking; a rubberized membrane is used selectively at the eaves and under some flashing. Photo: NPS files.

Note: measurements in this publication are given in both U.S. Customary System and International (Metric) System for comparative purposes. Metric conversions are in some cases approximate and should not be relied upon in preparing technical specifications.

Maintenance

Given the relatively high initial cost of installing a new slate roof, it pays to inspect its overall condition annually and after several storms. For safety reasons, it is recommended that building owners and maintenance personnel carry out roof surveys from the ground using binoculars or from a cherry picker. Cracked, broken, misaligned, and missing slates and the degree to which delamination has occurred should be noted, along with failed flashings (pin holes, open seams, loose and misaligned elements, etc.) and broken or clogged downspouts. A roof plan or sketch and a camera can aid in recording problems and discussing them with contractors. In the attic, wood rafters and sheathing should be checked for water stains and rot. Critical areas are typically near the roof plate and at the intersection of roof planes, such as at valleys and hips. Regular maintenance should include cleaning gutters at least twice during the fall and once in early spring, and replacing damaged slates promptly. Every five to seven years inspections should be conducted by professionals experienced in working with slate and steep slopes. Good record keeping, in the form of a log book and the systematic filing of all bills and samples, can help in piecing together a roof's repair history and is an important part of maintenance.

As part of regular maintenance, an attempt should be made to keep foot traffic off the roof. If maintenance personnel, chimney sweeps, painters, or others must walk on the roof, it is recommended that ladders be hooked over the ridge and that the workmen walk on the ladders to better distribute their weight. If slates are to be walked on, it is best to wear soft soled shoes and to step on the lowermiddle of the exposed portion of the slate unit.

Summary and References

Slate roofs are a critical design feature of many historic buildings that cannot be duplicated using substitute materials. Slate roofs can, and should be, maintained and repaired to effectively extend their serviceable lives. When replacement is necessary, details contributing to the appearance of the roof should be retained. High quality slate is still available from reputable quarries and, while a significant investment, can be a cost effective solution over the long term.

Acknowledgements

The author, **Jeffrey S. Levine**, is an Architectural Conservator with John Milner Associates, Inc., and gratefully acknowledges the technical review of this publication by the following: Russel Watsky, Watsky Associates; Kenton Lerch, The Structural Slate Company; Matt Millen, Millen Roofing Co.; Alex Echeguren, Echeguren Slate Company; Bill Markcrow, Vermont Structural Slate Company; and Dick Naslund, Department of Geological Sciences, State University of New York at Binghamton. In addition, invaluable comments were provided by Sharon Park, Doug Hicks and Michael J. Auer, National Park Service; Suzanne Barucco, Martin Jay Rosenblum, R.A. and Associates; and Fred Walters, John Milner Associates, Inc.

Sharon C. Park, AIA, Senior Historical Architect, Preservation Assistance Division, National Park Service, is credited with directing the development of this publication and with its technical editorship.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Technical Preservation Services (TPS), National Park Service prepares standards, guidelines, and other educational materials on responsible historic preservation treatments to a broad public.

September 1992

Reading List

Copper And Brass Research Association. *Copper Flashings*. 2nd ed. New York: Copper And Brass Research Association, 1925.

Dale, T. Nelson, and others. *Slate in The United States*, Bulletin 586. Washington, D C.: U S. Department of the Interior, United States Geological Survey, 1914.

Heim, David. "Roofing With Slate." *Fine Homebuilding*, No. 20 (April/May 1984): 3843.

Levine, Jeffrey S. "Slate Roofs For Historic Religious Buildings." *Inspired*. Philadelphia: Philadelphia Historic Preservation Corporation, 1987.

_____, "Slate Quarrying and Shingle Manufacture" *Fine Homebuilding* No. 71 (Jan. 1992): 6468.

McKee, Harley 1. "Slate Roofing." *APT Bulletin*, Vol. 2, Nos. 1-2 (1970): 7784.

National Slate Association. *Slate Roofs*. 1925 Reprint. Fair Haven, Vermont: Vermont Structural Slate Co., Inc., 1977.

Pierpont, Robert N. "Slate Roofing." *APT Bulletin*, Vol. 19, No. 2 (1987): 1023.

Sweetser, Sarah M. *Preservation Briefs 4: Roofing for Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, Technical Preservation Services Division, 1975.



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City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
11/9/2021

Subject:

Case COA21-25: Request to install a new roof at the Annie Wittenmyer Aquatic Center located in the Iowa Soldiers' Orphans' Home Historic District. City of Davenport Parks and Recreation Department, petitioner. [Ward 5]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to install a new roof at the Annie Wittenmyer Aquatic Center per Chapter 14.01.060 of the Davenport Municipal Code.

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

- 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 of Davenport Parks and Recreation Department is proposing to reroof the Aquatic Center bath house and mechanical building at 2828 Eastern Avenue. The 6,300 square foot pool and Aquatic Center opened in 2002. The existing asphalt architectural shingles are starting to show signs of deterioration due to the steep pitch of the roof and severe weather events. The City is seeking a durable and cost effective substitute material.

The Parks and Recreation Department is proposing to replace the asphalt architectural shingle roof on both the pool house and mechanical building with DECRA Metal Shingle Roofing. The stone coated metal shingle was selected for its reduced maintenance cost, affordability, and overall aesthetics. The metal shingles will be stone coated to better match the texture, scale, and other visual qualities of asphalt shingles.

DECRA offers several different color schemes that can be utilized to compliment the historic character of the Iowa Soldiers' Orphan's Home Historic District. The existing pool house and mechanical building roofs have a greenish-gray color, while the cottages on the main Annie Wittenmyer campus have a lighter gray shingle. The City is proposing the "Midnight Eclipse" color to better compliment the buildings above the hill abutting the Aquatic Center. However, the Parks Department is open to recommendations from the Commission. Material samples will be available at the meeting.

Metal roofs have a lifespan of 50 years, which is 2-3 times longer than traditional roofing materials like asphalt. DECRA Metal Shingle is known for its durability while providing the same aesthetics of asphalt

shingles. The metal product can withstand 120 mph wind and hail up to 2.5 inches in diameter.

The Annie Wittenmyer Aquatic Center is listed as a noncontributing structure in the Iowa Soldiers' Orphans' Home Historic District. Therefore, the criteria for making changes are less strict. The main concern is ensuring the new roof material maintains a similar appearance, since the visual qualities of the bath house and mechanical building still impacts the character of the historic district.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	DECRA Metal Roofing Brochure
▢ Backup Material	Background Material-Photos
▢ Backup Material	Email Correspondence
▢ Backup Material	Historic Preservation Ordinance Review Criteria

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	11/3/2021 - 2:15 PM



Complete application can be emailed to planning@ci.davenport.ia.us

Property Address*

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

Applicant (Primary Contact)

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

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
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.

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) 326-7765 or planning@ci.davenport.ia.us and we can help you.

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) 326-7765 or planning@ci.davenport.ia.us 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:

Date:

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.

Add additional pages in needed.

HPC Calendar 2019

Historic Preservation Commission

Local Landmark Nominations

Day:	Friday (5pm)	Tuesday (5pm)
Activity:	Submittal Deadline	Meeting
Date:	11/23/2018	1/8/2019
	12/28/2018	2/12/2019
	1/25/2019	3/12/2019
	2/22/2019	4/9/2019
	3/29/2019	5/14/2019
	4/26/2019	6/11/2019
	5/24/2019	7/9/2019
	6/28/2019	8/13/2019
	7/26/2019	9/10/2019
	8/23/2019	10/8/2019
	9/27/2019	11/12/2019
	10/25/2019	12/10/2019

All Other Applications

12/28/2018	1/8/2019
2/1/2019	2/12/2019
3/1/2019	3/12/2019
3/29/2019	4/9/2019
5/3/2019	5/14/2019
5/31/2019	6/11/2019
6/28/2019	7/9/2019
8/2/2019	8/13/2019
8/30/2019	9/10/2019
9/27/2019	10/8/2019
11/1/2019	11/12/2019
11/29/2019	12/10/2019

Location/Time subject to change

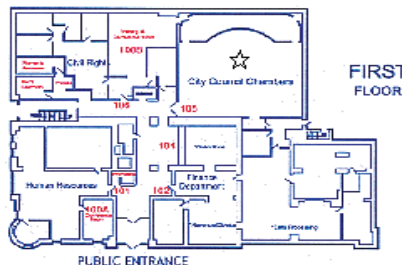
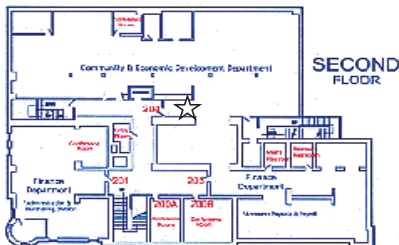
Contact planning@ci.davenport.ia.us to confirm meeting date/time/location

Application Due:

Meeting Appearance:

Time: **5:00 PM**
Location: **Community Planning**
Second Floor, City Hall
(see below)

Time: **5:00 PM**
Location: **City Council Chambers**
First Floor, City Hall
(see below)



City Hall is located at 226 W 4th St, Davenport IA 52801

2019

January							February						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
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31													
May							June						
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July							August						
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14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	31
September							October						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7			1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12
15	16	17	18	19	20	21	13	14	15	16	17	18	19
22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		
November							December						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				

Rich Appearance of Thick-Cut Shingles

Robust, thick-cut DECRA Shingle XD provides the bold look and distinct shadow lines of heavy architectural shingles in a lightweight roofing profile that can withstand the elements.

Metal roofs have a lifespan that is 2-3 times longer than traditional roofing materials like asphalt. As the lightest roofing material on the market, DECRA Shingle XD can eliminate the need for a complete tear-off of the existing roof, saving time, labor, and expense for roofing remodels and upgrades.

DECRA Shingle XD stands up to hail, rain, fire, storm debris, and even hurricane-force winds while providing the same aesthetics of asphalt shingles.

Strength Against the Elements



Wind
Up to
120 mph



Hail
Class 4
Impact Resistant



Fire
Class A Rated
Material



Snow & Ice
Freeze & Thaw
Resistant



Weight
1.4-1.6 pounds/
square foot



Warranty
Lifetime Limited
Warranty



All DECRA roofs are backed by a Lifetime Limited Warranty, covering 120 mph winds and hail up to 2.5 inches in diameter.

Get a free sample at [DECRA.COM](https://www.decra.com)



DECRA Shingle XD Specs

Product Size: 14- $\frac{1}{8}$ " x 52- $\frac{3}{8}$ "

Installed Exposure: 12- $\frac{1}{4}$ " x 49- $\frac{1}{2}$ "

Panels per Square: 23.8 per 100 sq. ft.

Panels per Pallet: 280

Squares per Pallet: 11.8

Pallet Weight: 1,719 lbs.

Installed Weight: 150 lbs. per 100 sq. ft.

Installation Method:

Designed to be Installed Direct to Deck



DECRA SHINGLE XD **Classic Cobblestone**



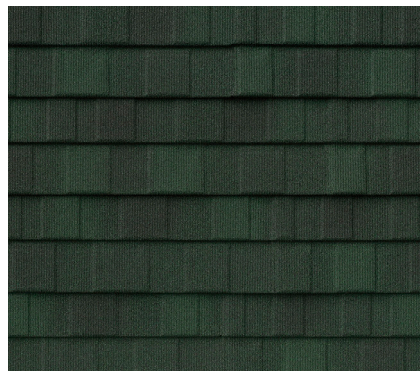
DECRA SHINGLE XD **Midnight Eclipse**



DECRA SHINGLE XD **Natural Slate**



DECRA SHINGLE XD **Old Hickory**



DECRA SHINGLE XD **Woodland Green**

DECRA[®]
METAL ROOFING

©2020 DECRA Roofing Systems, Inc.
*DECRA Lifetime Limited Warranty is only applicable to single family detached residential property in the U.S. & Canada.

877-463-3272 | [DECRA.COM](https://www.decra.com)

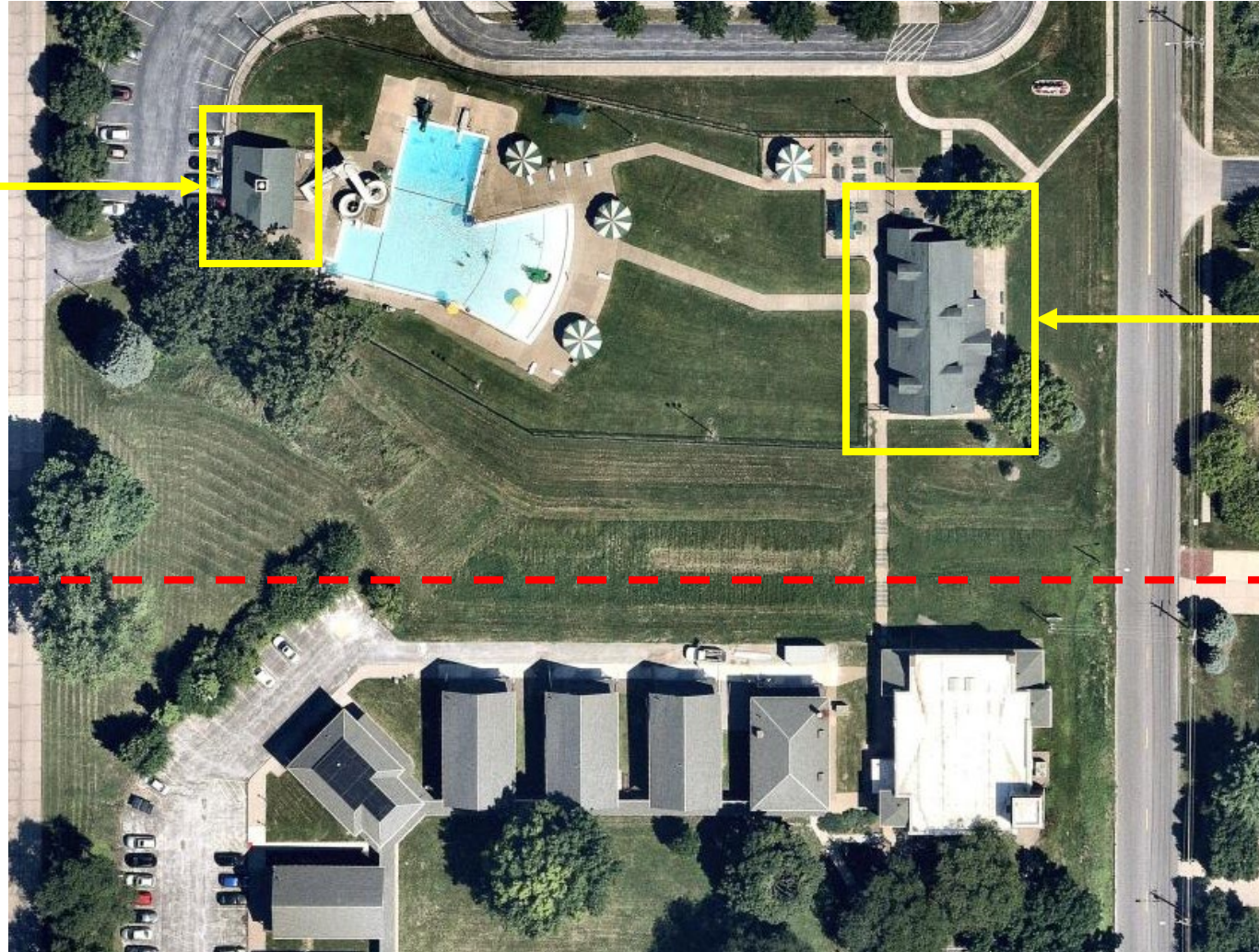
Annie Wittenmyer Aquatic Center

DAVENPORT
IOWA | USA

Mechanical Building

Pool House

Iowa Soldiers' Orphan's
Home Historic District
Contributing Structures



Roof Replacement

Pool House



Mechanical Building



Existing Roof: Asphalt Architectural Shingle

Proposed Roof Material



Strength Against the Elements



Wind

Up to
120 mph



Hail

Class 4
Impact Resistant



Fire

Class A Rated
Material



Snow & Ice

Freeze & Thaw
Resistant



Weight

1.4-1.6 pounds/
square foot



Warranty

Lifetime Limited
Warranty

Stone Coated Steel Shingle Similar Texture & Scale as Asphalt Shingle



DECRA SHINGLE XD Classic Cobblestone



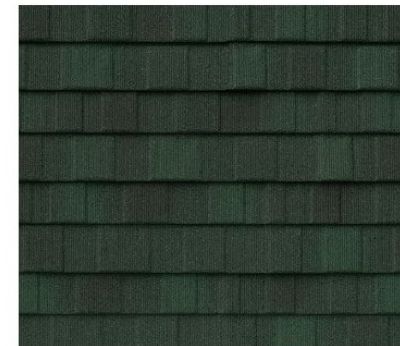
DECRA SHINGLE XD Midnight Eclipse



DECRA SHINGLE XD Natural Slate



DECRA SHINGLE XD Old Hickory



DECRA SHINGLE XD Woodland Green

Compatibility With District

- The Aquatic Center is listed as a Noncontributing Structure.
- Criteria for approving changes are less restrictive.
- Main Concern: Ensure the new roof material maintains a similar appearance, since the visual qualities of the Aquatic Center still impacts the character of the district.



Compatibility With District

DAVENPORT
IOWA | USA



Werderitch, Matt

From: Tubbs, Betsy
Sent: Thursday, October 21, 2021 11:07 AM
To: Werderitch, Matt
Cc: Allen, Don; Fisher, William
Subject: RE: Annie Witt Roof
Attachments: AW.historic perservation roof application.pdf

Hi Matt –

Please see attached. Please let us know what else you need from us to proceed. Thank you!!

Betsy Tubbs, CPRP

Senior Parks Manager | Parks and Recreation – Parks Operations
City of Davenport

T 563-328-7275 | 563-888-2220
700 West River Drive, Davenport, IA 52802

davenportiowa.com

From: Fisher, William <William.Fisher@davenportiowa.com>
Sent: Wednesday, September 29, 2021 11:16 AM
To: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>
Cc: Allen, Don <Don.Allen@davenportiowa.com>; Tubbs, Betsy <Betsy.Tubbs@davenportiowa.com>
Subject: RE: Annie Witt Roof

Matt,
I believe that Betsy intended to attend that meeting. She is currently out of the office and can confirm when she returns.

Thank you,

William Fisher, CPMSM

Parks Manager | Davenport Parks & Recreation
City of Davenport

P 563-888-2093 | F 563-888-2425
1316 E 29th Street, Davenport, IA 52803

From: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>
Sent: Wednesday, September 29, 2021 9:09 AM
To: Fisher, William <William.Fisher@davenportiowa.com>
Cc: Allen, Don <Don.Allen@davenportiowa.com>; Tubbs, Betsy <Betsy.Tubbs@davenportiowa.com>
Subject: RE: Annie Witt Roof

Good Morning,

Just wanted to follow up with you regarding the proposed reroofing of the Annie Wittenmyer pool house. Is the Parks Department's plan to still submit for the October 12th Historic Preservation Commission meeting date? If so, the deadline for this meeting is this Friday.

Otherwise, if there is no rush, the Commission meets the second Tuesday of each month.

Let me know your plan moving forward. I am happy to help out where needed!

Matt Werderitch

Planner II | Development & Neighborhood Services
City of Davenport

T 563-888-2221
226 W 4th St, Davenport, IA 52801

davenportiowa.com

From: Werderitch, Matt

Sent: Tuesday, September 7, 2021 11:25 AM

To: Fisher, William <William.Fisher@davenportiowa.com>

Cc: Allen, Don <Don.Allen@davenportiowa.com>; Tubbs, Betsy <Betsy.Tubbs@davenportiowa.com>

Subject: RE: Annie Witt Roof

Sounds good to me! I will reach back out to you in early October then.

Thanks,

Matt Werderitch

Planner II | Development & Neighborhood Services
City of Davenport

T 563-888-2221
226 W 4th St, Davenport, IA 52801

davenportiowa.com

From: Fisher, William <William.Fisher@davenportiowa.com>

Sent: Tuesday, September 7, 2021 11:22 AM

To: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>

Cc: Allen, Don <Don.Allen@davenportiowa.com>; Tubbs, Betsy <Betsy.Tubbs@davenportiowa.com>

Subject: RE: Annie Witt Roof

We don't have this project on our list at the moment, but would like to have it approved so that we are prepared. If the material is approved, we will ask for CIP money for FY23. Could we add it to the agenda for the October 12th meeting?

Thank you,

William Fisher, CPMSM

Parks Manager | Davenport Parks & Recreation
City of Davenport

P 563-888-2093 | F 563-888-2425
1316 E 29th Street, Davenport, IA 52803

From: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>

Sent: Tuesday, September 7, 2021 8:38 AM

To: Fisher, William <William.Fisher@davenportiowa.com>

Cc: Allen, Don <Don.Allen@davenportiowa.com>; Tubbs, Betsy <Betsy.Tubbs@davenportiowa.com>

Subject: RE: Annie Witt Roof

Thanks! I think this information helps a lot. Were you hoping to get the roof replacement on the agenda for the September 14th meeting? Otherwise, the Commission meets the second Tuesday of each month, with the next meeting on October 12th.

Matt Werderitch

Planner II | Development & Neighborhood Services
City of Davenport

T 563-888-2221
226 W 4th St, Davenport, IA 52801

davenportiowa.com

From: Fisher, William <William.Fisher@davenportiowa.com>
Sent: Saturday, September 4, 2021 5:49 AM
To: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>
Cc: Allen, Don <Don.Allen@davenportiowa.com>; Tubbs, Betsy <Betsy.Tubbs@davenportiowa.com>
Subject: RE: Annie Witt Roof

Matt,

What is the existing roof material on the bath house? It appears to be asphalt architectural shingle. The Commission may ask why a different product is being proposed.

The buildings currently have asphalt shingles. We would like to switch because the stone-coated steel shingles have a similar look but are much more durable. We have been required to replace the roof on both buildings multiple times due to weather damage and are looking for an alternative material to curb the long term expense. Decra is rated for 120 mph wind whereas normal architectural shingles are rated for 90-100 mph winds. The Decra roofing has a life expectancy of 50 years minimum as opposed to 20 years max with asphalt. We feel that the stone-coated metal is the best option to ensure less maintenance, less replacement cost, and overall better aesthetics.

Is the Decra Metal Roofing the 'stone-coated steel shingle'? The Commission may see the word 'metal' and become concerned.

Yes, the Decra is a stone-coated steel shingle. It is available in multiple colors so we should be able to match the cottage roofs fairly well. With the cottages being a decent distance away, and being on top of the hill, I am not sure anyone would ever notice any slight difference in color or texture.

Has the City used this product on any other buildings? It may be helpful to show an existing example within the City for the Commissioners to compare. This may also make the Commissioners feel more comfortable with the material if they can see a building in-person and view the texture and appearance of the product.

To my knowledge, the City has not used this material on any other structures. I will reach out to the supplier and see if they have any locations for us to look at.

Thank you,

William Fisher, CPMSM

Parks Manager | Davenport Parks & Recreation
City of Davenport

P 563-888-2093 | F 563-888-2425
1316 E 29th Street, Davenport, IA 52803

From: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>
Sent: Friday, September 3, 2021 12:18 PM
To: Fisher, William <William.Fisher@davenportiowa.com>
Cc: Allen, Don <Don.Allen@davenportiowa.com>; Tubbs, Betsy <Betsy.Tubbs@davenportiowa.com>
Subject: RE: Annie Witt Roof

Hello,

Thanks for reaching out! My initial recommendation is to closely match the roof material and color of the cottage buildings located up the hill on the main campus. However, the Annie Wittenmyer Aquatic Center is listed as a noncontributing structure in the Iowa Soldiers' Orphans' Home Historic District. Therefore, the criteria for making changes are less strict.

The main concern is making sure the new roof material maintains a similar appearance, since the visual qualities of the bath house still impacts the character of the historic district.

What is the existing roof material on the bath house? It appears to be asphalt architectural shingle. The Commission may ask why a different product is being proposed.

Is the Decra Metal Roofing the 'stone-coated steel shingle'? The Commission may see the word 'metal' and become concerned.

Has the City used this product on any other buildings? It may be helpful to show an existing example within the City for the Commissioners to compare. This may also make the Commissioners feel more comfortable with the material if they can see a building in-person and view the texture and appearance of the product.

This roof material has potential for approval, but we need to answer some of these questions first. Were you hoping to get this on the agenda for the September 14th meeting date? Otherwise, the next available meeting is on October 12th.

Let me know if you have any questions.

Thanks,

Matt Werderitch

Planner II | Development & Neighborhood Services
City of Davenport

T 563-888-2221
226 W 4th St, Davenport, IA 52801

davenportiowa.com

From: Fisher, William <William.Fisher@davenportiowa.com>
Sent: Friday, September 3, 2021 11:07 AM
To: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>
Cc: Allen, Don <Don.Allen@davenportiowa.com>; Tubbs, Betsy <Betsy.Tubbs@davenportiowa.com>
Subject: Annie Witt Roof

Matt,

We would like to have the pool house and bath house at Annie Wittenmeyer re-roofed with metal roofing. I understand that this is on a historic site so we will need the material to be approved. Decra Metal Roofing has a metal roof that looks like asphalt shingles. Would this be acceptable? There are a few different color options.

<https://www.decra.com/metal-roofing-products/shingle-xd>

Thank you,

William Fisher, CPMSM

Parks Manager | Davenport Parks & Recreation

City of Davenport

P 563-888-2093 | **F** 563-888-2425

1316 E 29th Street, Davenport, IA 52803

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.

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
11/9/2021

Subject:
2022 Meeting Dates

Background:

The Historic Preservation Commission will continue to meet at 5:00 pm the second Tuesday of each month in 2022. Unless there are scheduling conflicts, meetings will be held at 5pm at City Hall, 226 West 4th Street, in the Council Chambers.

The following are the 2022 meeting dates:

1. January 11, 2022
2. February 8, 2022
3. March 8, 2022
4. April 12, 2022
5. May 10, 2022
6. June 14, 2022
7. July 12, 2022
8. August 9, 2022
9. September 13, 2022
10. October 11, 2022
11. November 8, 2022
12. December 13, 2022

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	11/4/2021 - 9:29 AM