

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 9, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

A. Consideration of the July 12, 2022 meeting minutes.

III. Communications

IV. Old Business

V. New Business

A. Case COA22-10: Construction of an access walk connecting Vander Veer Park Drive to the historic stone bridge at 223 West Central Park Avenue. Vander Veer Park is a locally listed historic landmark. City of Davenport, petitioner. [Ward 5]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: September 13, 2022

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
5/10/2022

Subject:
Consideration of the July 12, 2022 meeting minutes.

Recommendation:
Staff recommend approval of the July 12, 2022 meeting minutes.

Background:
The July 12, 2022 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 7-12-22

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	8/2/2022 - 4:18 PM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 12, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Chairperson McGivern called the meeting to order.

Present: McGivern, Franken, Miranda, Powers, Sage

Excused: Lesthaghe

Staff Present: Berkley, Werderitch

II. Secretary's Report

A. Consideration of the June 14, 2022 meeting minutes.

Motion by Franken, second by Miranda to approve the June 14, 2022 meeting minutes.
Minutes were unanimously approved by voice vote (5-0).

III. Communications

Werderitch updated the Commission on the upcoming Party in the Park event, tax credit workshop, and the rescheduled downtown walking tour.

IV. Old Business

V. New Business

A. Case COA22-08: 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]

Werderitch presented an overview of the proposed stucco resurfacing, repairs to the front porch concrete, and railing restoration. Chris Rogers, property owner, was in attendance to answer questions and pass out material samples of the proposed stucco finish.

Werderitch noted, if the applicant were pursuing historic tax credits for the new stucco finish, it is likely SHPO/NPS would not approve the smoother stucco texture. Instead, the Secretary of the Interior's Standards for Rehabilitation would recommend the coarser finish be applied to the structure. However, staff believe the proposed finish is in compliance with the City's Historic Preservation Ordinance

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

In addition, staff recommended tabling the restoration of the railings until further information is provided.

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 Case COA22-08. Motion to approve staff recommendation passed by a roll call vote (5-0).

- B. Case COA22-09: Request for exterior alteration at 511 Gaines Street. Hamburg Local Landmark Historic District. Jonathan Pham, petitioner. [Ward 3]

Werderitch updated the Commission that the chimney at 511 Gaines Street was recently damaged when a vehicle struck a nearby utility pole. Given the close proximity of the communication wires to the chimney, it is inferred that the impact caused the wires to vibrate and collide into the home. The force of the wires was strong enough to cause the chimney to collapse. The entire chimney structure has remained intact and is currently resting on the surface of the roof.

Jonathan Pham, property owner, was in attendance. The proposal was to remove the chimney and shingle the roof.

Commissioners expressed sympathy to the homeowner. However, the removal of an architectural feature is contrary to historic preservation standards.

Staff recommended the Historic Preservation Commission deny the Certificate of Appropriateness for exterior alteration at 511 Gaines Street.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C of the Davenport Municipal Code. The project does not meet the following standard:

1. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible.

Berkley stated the Commission may grant administrative level review for the next thirty days to provide the applicant and staff time to safely remove and reconstruct the chimney.

Motion by Powers, second by Franken, to approve staff recommendation for denial of the Certificate of Appropriateness for Case COA22-09. An additional motion was made to grant administrative level review for a period of thirty days. Motion to approve staff recommendation and thirty day administrative level review passed by a roll call vote (5-0).

VI. Other Business

McGivern established an Ad Hoc Committee with Commissioners Franken and Powers to explore potential funding and surveying opportunities.

VII. Open Forum for Comment

Jan Stoffer, Director of Operations & Administration for the Butterworth Center/Deere-Wiman House, invited the Commission to attend a Porch Party on September 18th. The event will feature an "Ask the Expert" panel discussion with representatives from Moline Preservation Society, Colonel Davenport House, Rock Island Historic Preservation Society, and QC PastPort. Jan encouraged participation from the Commission.

VIII. Adjourn

Motion by Sage, second by Miranda to adjourn the meeting. Motion passed by a voice vote (4-0). The meeting adjourned at 5:23 pm.

IX. Next Commission Meeting: August 9, 2022

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
8/9/2022

Subject:

Case COA22-10: Construction of an access walk connecting Vander Veer Park Drive to the historic stone bridge at 223 West Central Park Avenue. Vander Veer Park is a locally listed historic landmark. City of Davenport, petitioner. [Ward 5]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for the construction of a new access walk at Vander Veer Park 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 standard:

- 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.

Background:

Vander Veer Park was originally the site of the Scott County Fairgrounds and was located on the edge of the City. The City purchased the property in 1885 and renamed it Central Park. It was renamed Vander Veer Park in 1911 in honor of A.W. Vander Veer, a Park Board commissioner from 1890 to 1911. Vander Veer Park was the first major park established by the City. The park was the City's best example of a landscape planning effort and is representative of Davenport's "City Beautiful" improvements in the late 19th and early 20th centuries.

The City of Davenport submitted plans to construct a new aggregate accessible walk connecting Vander Veer Park Drive to the historic stone bridge structure. The walkway will include a spur leading to a proposed bridge overlook/viewing area.

The path will be six feet wide and meet ADA accessibility requirements. Aside from walking through the grass, there is currently no access provided to the stone bridge. The existing trees will be preserved as the path meanders through the terrain. There are no proposed improvements to the stone bridge.

The proposed design will be sympathetic with the botanical theme of the park and will enhance an otherwise underutilized feature.

ATTACHMENTS:

Type	Description
▣ Backup Material	Background Material & Photos
▣ Backup Material	Plans
▣ Backup Material	Application

▣ Backup Material

Historic Preservation Ordinance-Review
Standards

▣ Backup Material

Vander Veer Park Site Inventory Sheet

▣ Backup Material

History of Vander Veer Park

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	8/5/2022 - 11:37 AM

Vander Veer Park

- Established in 1885
- 33 Acre Park
- Original site of the Scott County Fairgrounds
- **Significance:** City's most important example of landscape planning.

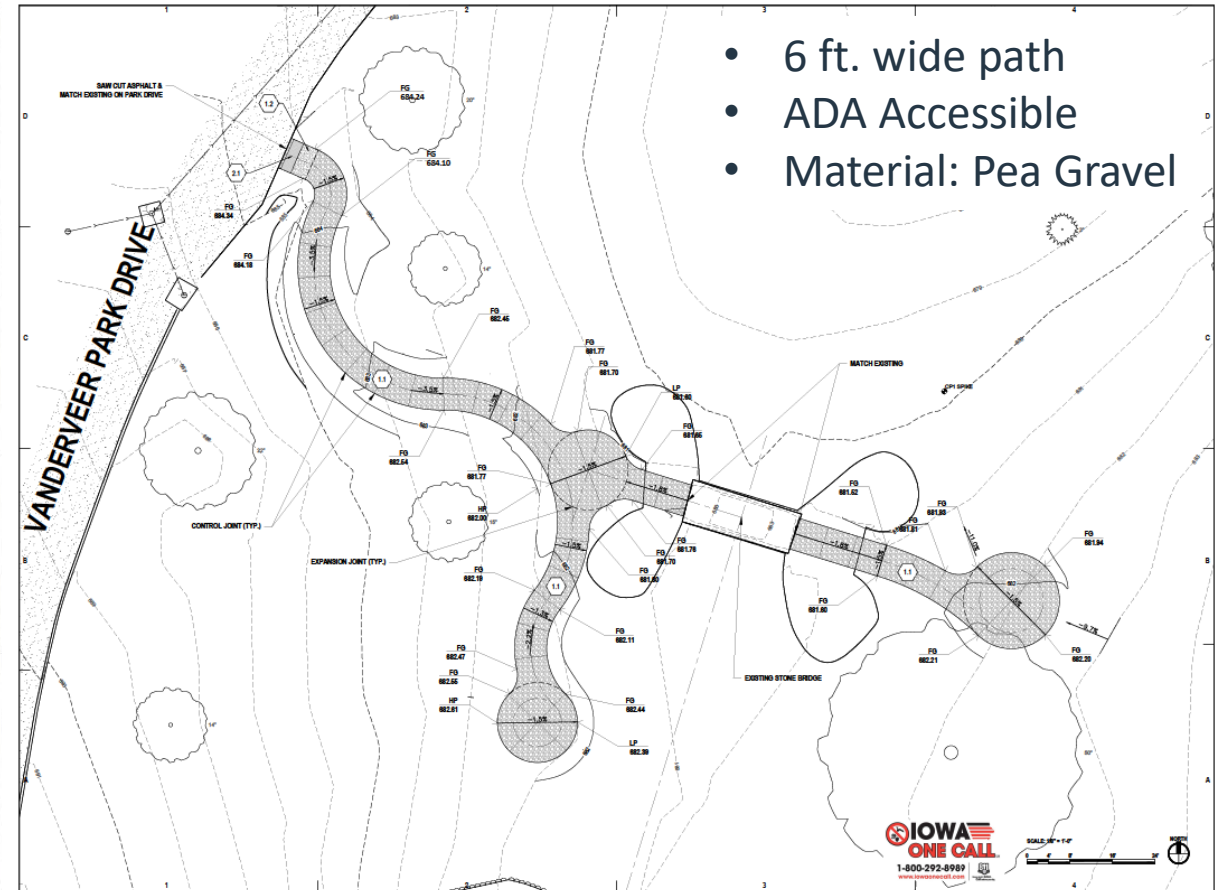


Project Scope

DAVENPORT
IOWA | USA



Existing Site

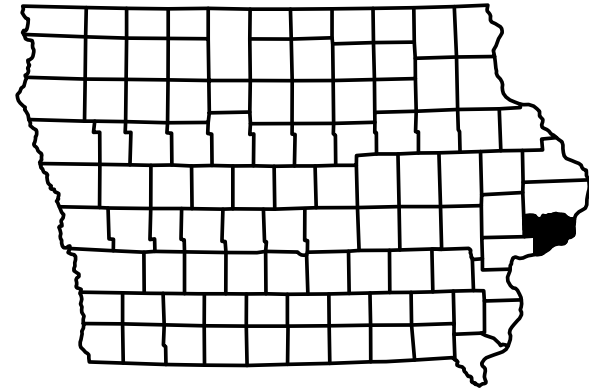


Proposed Site

Stone Bridge

DAVENPORT
IOWA | USA





PLANS FOR PROPOSED
VANDERVEER STONE BRIDGE ACCESS WALK
215 W. CENTRAL PARK AVENUE
CITY OF DAVENPORT
SCOTT COUNTY, IOWA

CIP No. 64410

INDEX OF SHEETS

G0.01	COVER SHEET
B1.01	TOPOGRAPHIC SURVEY
L1.01	SITE & MATERIALS PLAN
L2.01	LAYOUT PLAN
L5.01	SITE DETAILS

UTILITY CONTACTS

UTILITY LOCATION SERVICE (IOWA ONE CALL) (800) 292-8989

MIDAMERICAN ENERGY
2811 5TH AVE.
ROCK ISLAND, IL 61201
GAS & ELECTRIC: MAGGIE NOTTON
(309) 793-2805

CENTURY LINK
3565 UTICA RIDGE ROAD
BETTENDORF, IA 52722
TELEPHONE: TONY GLESSNAR
(563) 355-6402

MEDIACOM
3900 26TH AVENUE
MOLINE, IL 61265
CABLE T.V: MITCH HANCOCK
(309) 743-4750
(800) 824-6047 (REPAIRS)

IOWA AMERICAN WATER CO.
5201 GRAND AVENUE
DAVENPORT, IA 52805
WATER: JULIE DUBOIS-ALLENDER
(563) 468-9222

CITY OF DAVENPORT
PUBLIC WORKS
1200 E. 46TH STREET
DAVENPORT, IA 52807
563-326-7923

MCLEOD USA
3630 109TH ST.
URBANDALE, IA 50322
MIKE BRAUGHTON:
(319)361-3374

WINDSTREAM
MARTHA'S WAY
HIAWATHA, IA 52233
TELEPHONE: STEPHEN KNESS
(563)538-1985

UTILITY NOTE

THE LOCATION OF THE EXISTING UTILITIES ARE SHOWN ON THE PLANS FOR INFORMATION ONLY AND REPRESENTS THE BEST KNOWLEDGE OF THE ENGINEER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS. FORTY-EIGHT (48) HOUR NOTICE MUST BE GIVEN TO ALL UTILITY COMPANIES PRIOR TO THE START OF ANY CONSTRUCTION OPERATIONS.



THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2021 STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), THE CITY OF DAVENPORT - SUDAS SUPPLEMENTAL SPECIFICATIONS, UNLESS STATED OTHERWISE.

CITY OF DAVENPORT

THIS ENGINEERING DOCUMENT IS APPROVED

BRIAN SCHATZ, P.E.
CITY ENGINEER

DATE

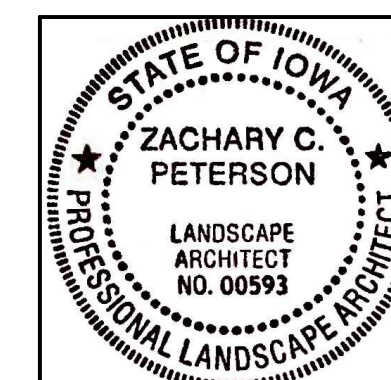


PROJECT LOCATION MAP

SUMMARY OF QUANTITIES

BASE BID

NO.	ITEM	TOTAL	UNIT
1	CONSTRUCTION LAYOUT	1	LS
2	TRAFFIC CONTROL AND PROTECTION	1	LS
3	EROSION AND SEDIMENT CONTROL	1	LS
4	CONCRETE TYPE I: 5" EXPOSED AGGREGATE P.C.C. ADA ACCESS WALK	179	SY
5	CONCRETE TYPE II: 8" P.C.C. ADA RAMP	3	SY
6	DETECTABLE WARNING PANEL	1	LS
7	EXCAVATION (CLASS 10)	20	CY
8	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING	242	SY
9	CONTINGENCY ALLOWANCE	1	LS



I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

ZACHARY C. PETERSON
PRINTED OR TYPED NAME

SIGNATURE

L SHEETS AS REFERENCED ABOVE
PAGES OR SHEETS COVERED BY THIS SEAL

MY LICENSE RENEWAL DATE IS JUNE 30, 2023



DEPARTMENT OF PUBLIC WORKS
1200 E. 46TH STREET,
DAVENPORT, IA 52807
(563) 326-7923

VANDERVEER STONE BRIDGE ADA ACCESS WALK
215 W. CENTRAL PARK AVENUE, DAVENPORT IA, 52803

CITY OF DAVENPORT, IOWA

ISSUE DATE: 7/21/22
DRAWN BY: ZCP REVIEWED BY: ZCP

REV.	#	DATE	DESCRIPTION

100% CD SET

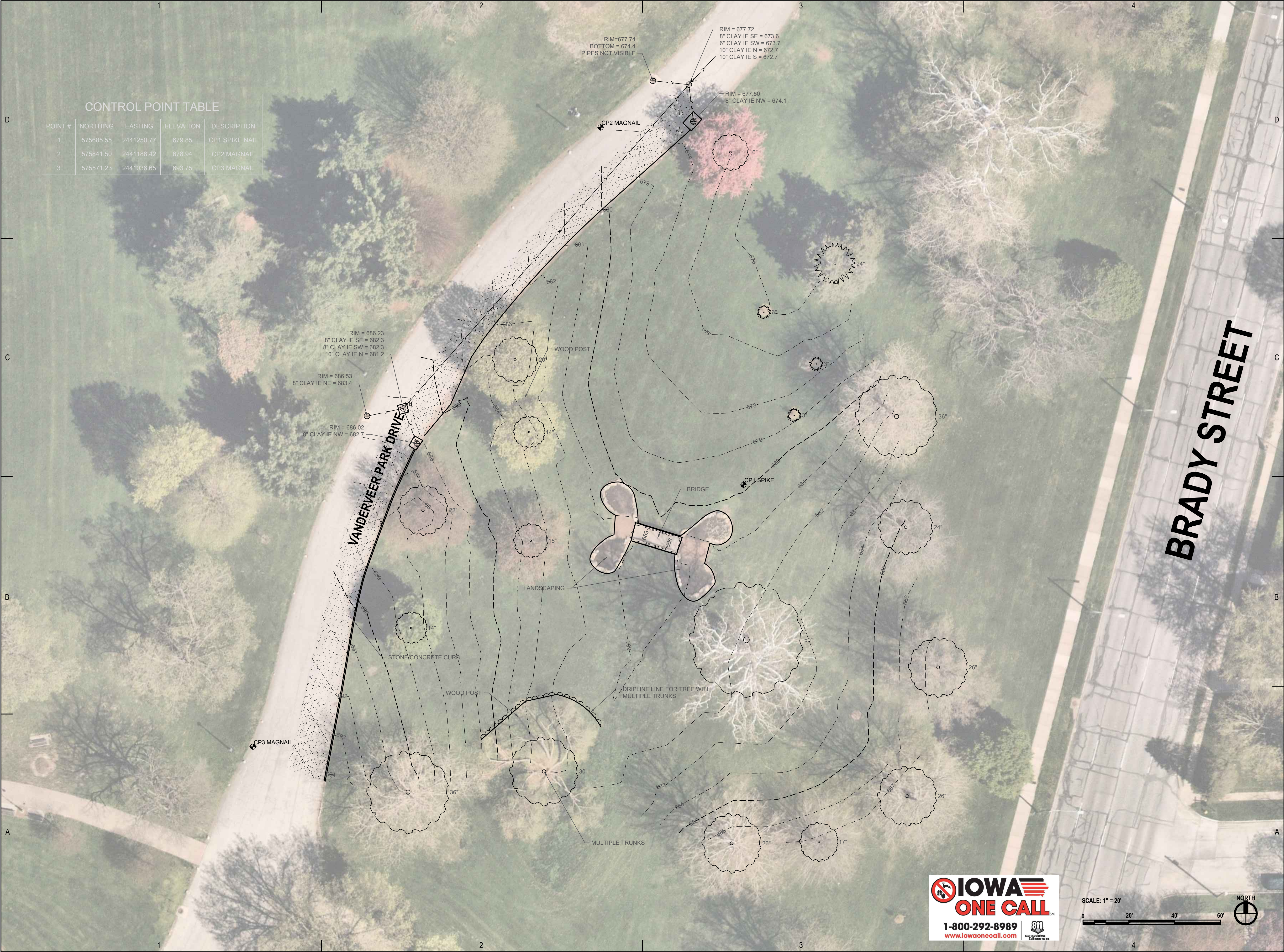
CIP PROJECT #: 64410

SHEET TITLE

**COVER
SHEET**

SHEET NUMBER

G0.01



DEPARTMENT OF PUBLIC WORKS
1200 E. 46TH STREET,
DAVENPORT, IA 52807
(563) 326-7923

VANDERVEER STONE BRIDGE ADA ACCESS WALK
215 W. CENTRAL PARK AVENUE, DAVENPORT IA, 52803
CITY OF DAVENPORT, IOWA

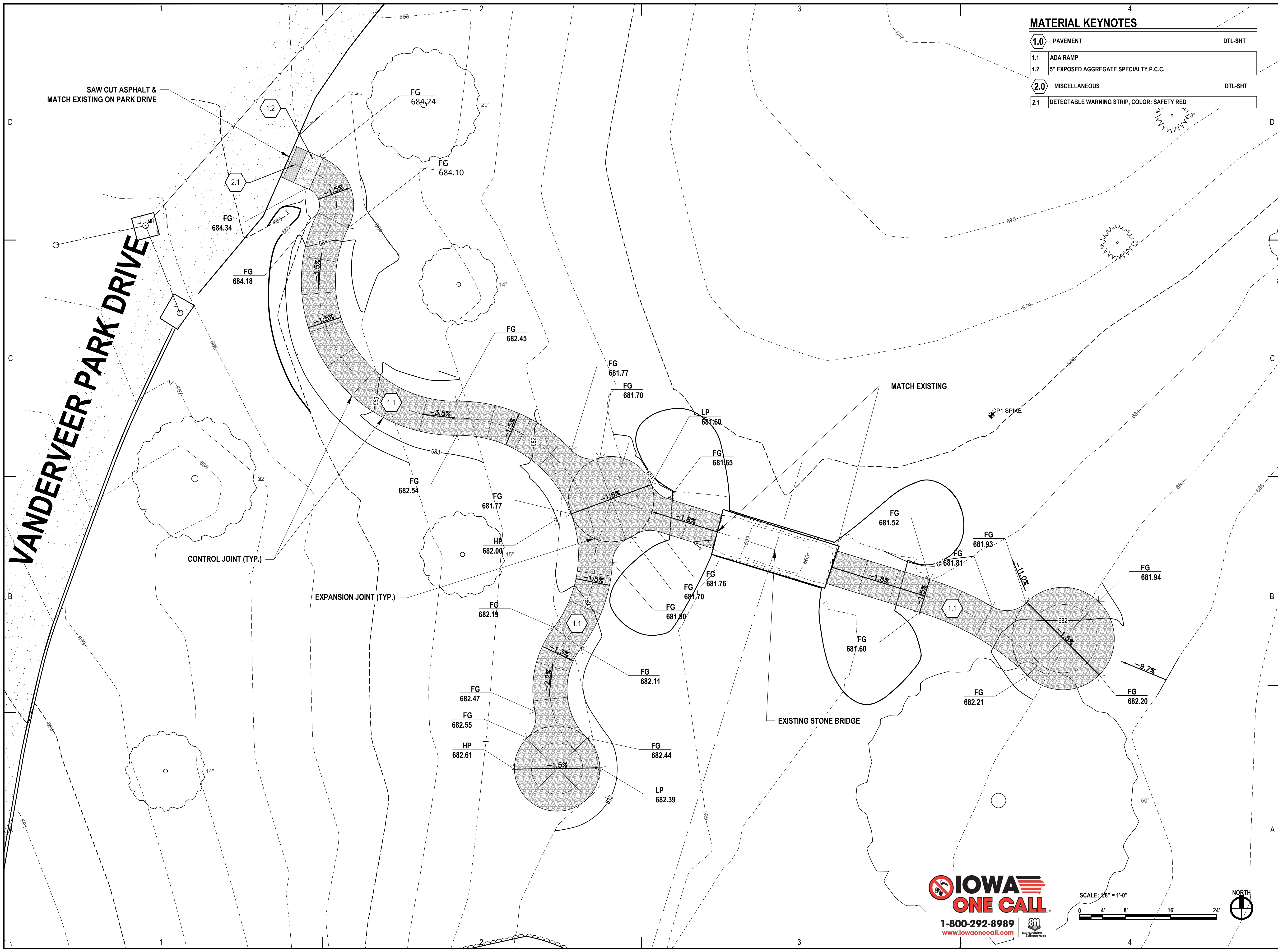
ISSUE DATE:		7/21/22	
DRAWN BY:		ZCP	REVIEWED BY: ZCP
REV.	#	DATE	DESCRIPTION

100% CD SET

CIP PROJECT #: 64410

SHEET TITLE
TOPOGRAPHIC
SURVEY

SHEET NUMBER
B1.01



DEPARTMENT OF PUBLIC WORKS
1200 E. 46TH STREET
DAVENPORT, IA 52807
(563) 326-7923

VANDERVEER STONE BRIDGE ADA ACCESS WALK
215 W. CENTRAL PARK AVENUE, DAVENPORT IA, 52803
CITY OF DAVENPORT, IOWA

ISSUE DATE:		7/21/22
DRAWN BY:		ZCP
REVIEWED BY:		ZCP
REV.	#	DATE
		DESCRIPTION

100% CD SET

CIP PROJECT #: 64410

SHEET TITLE
MATERIALS & GRADING PLAN

SHEET NUMBER
L1.01

RIM = 686.23
IE SE = 682.3
IE SW = 682.3
Y IE N = 681.2

VANDERVEER PARK DRIVE

STONE/CONCRETE CURB

WOOD POST

WOOD POST

BRIDGE

LANDSCAPING

DRIPLINE LINE FOR TREE WITH
MULTIPLE TRUNKS



SCALE: 1/8" = 1'-0"



DEPARTMENT OF PUBLIC WORKS
1200 E. 46TH STREET,
DAVENPORT, IA 52807
(563) 326-7923

VANDERVEER STONE BRIDGE ADA ACCESS WALK
215 W. CENTRAL PARK AVENUE, DAVENPORT IA, 52803
CITY OF DAVENPORT, IOWA

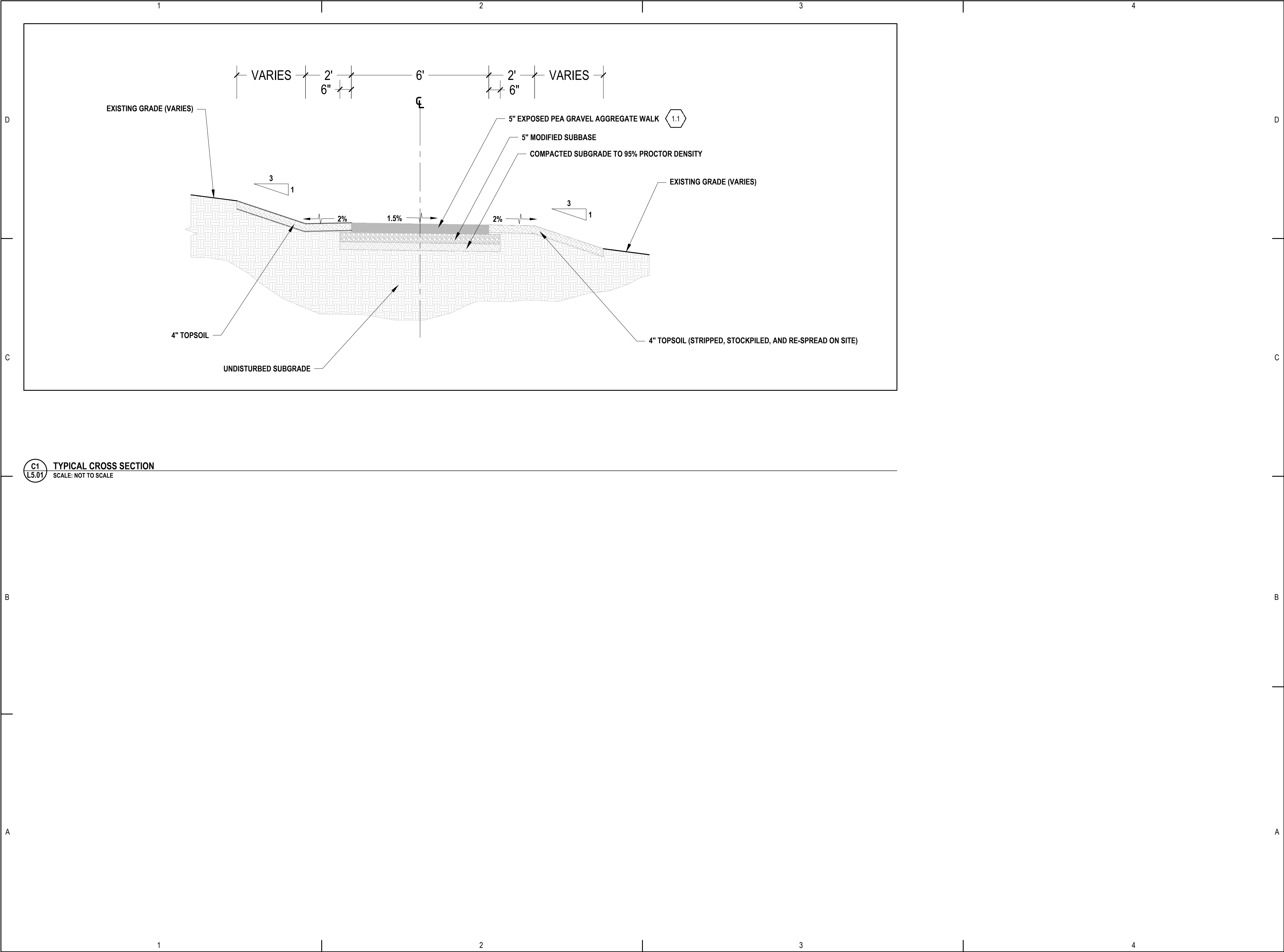
ISSUE DATE: 7/21/22	
DRAWN BY: ZCP	REVIEWED BY: ZCP
REV.	# DATE DESCRIPTION

100% CD SET

CIP PROJECT #: 64410

SHEET TITLE
LAYOUT
PLAN

SHEET NUMBER
L2.01



C1
L5.01
TYPICAL CROSS SECTION
SCALE: NOT TO SCALE



DEPARTMENT OF PUBLIC WORKS
1200 E. 46TH STREET,
DAVENPORT, IA 52807
(563) 326-7923

VANDERVEER STONE BRIDGE ADA ACCESS WALK
215 W. CENTRAL PARK AVENUE, DAVENPORT IA, 52803
CITY OF DAVENPORT, IOWA

ISSUE DATE:		7/21/22	
DRAWN BY:		ZCP	REVIEWED BY: ZCP
REV.	#	DATE	DESCRIPTION

100% CD SET

CIP PROJECT #: 64410

SHEET TITLE
SITE
DETAILS

SHEET NUMBER

L5.01



Complete application can be emailed to planning@davenportiowa.com

Property Address* 215 W. Central Park Ave.

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

Applicant (Primary Contact)

Name: ZACH PETERSON
Company: CITY OF DAVENPORT
Address: 1200 E. 46TH ST.
City/State/Zip: DAVENPORT, IA 52807
Phone: 563.326.6709
Email: Zach.peterson@davenportiowa.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:
Company:
Address:
City/State/Zip:
Phone:
Email:

Zoning Board of Adjustment

- Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

Name: ZACH PETERSON
Company: CITY OF DAVENPORT
Address: 1200 E. 46TH ST
City/State/Zip: DAVENPORT, IA 52807
Phone: 563.326.6709
Email: Zach.peterson@davenportiowa.com

Historic Preservation Commission

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

Administrative

- Administrative Exception ☐
Health Services and Congregate Living Permit ☐

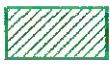
Attorney (if applicable)

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

Historic Resource:

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

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

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

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

When is a certificate of appropriateness required?

Prior to the commencement of the work.

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

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

Submittal requirements

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

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

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

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

Formal Procedure

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public meetings.

(2) Historic Preservation consideration of the request:

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

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

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

Applicant: ZACHARY C. PETERSON Date: 7/28/22

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

Received by: Matt Warderitch Date: 7-28-22
Planning staff

Date of the Public Meeting: 8-9-22

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.

CONSTRUCTION OF AN EXPOSED AGGREGATE ACCESSIBLE WALK
CONNECTING VANDERVOEK PARK DRIVE TO THE HISTORIC STONE
BRIDGE STRUCTURE, WALKWAY TO INCLUDE A STUR LEADING TO
A PROPOSED ^{BRIDGE} ~~BRIDGE~~ OVERLOOK / VIEWING AREA.

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.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormFor NPS use only JUN 12 1984
received
date entered NOV 1 1984

Continuation sheet Description

Item number 7

Page 2

founded in 1851, which although annexed to Davenport proper in 1857 has retained an identity of its own. Much of the Fulton area was platted by 1857, with replats in 1867 and 1871. From the 1850's to the turn of the century, the river bank on the south, extending from East Davenport nearly to the Chicago, Rock Island and Pacific Railroad bridge, was dominated by extensive lumber milling, brewing, furniture manufacture, and woolen milling. The Fulton area was home to many who made their living thereby. The wealthier residents occupied the southern portion, from East River Drive to about 11th Street, their large Victorian houses rising one above the other (each with a good view of the river) along Bridge, College and Mississippi Avenues. Immediately South of 11th Street, Mount Ida Female Seminary, located at College and 11th Streets, provided a focal point for development of another residential neighborhood which, like much of East Davenport proper, was inhabited by laborers who worked in the mills along the river. Beginning around 1895, the southeast corner of the Fulton Addition was redeveloped, with a small park on the bluff overlooking the Mississippi River and a number of very large, somewhat ostentatious residences for rising Davenport businessmen and second generations of entrepreneurial and industrial families whose fortunes had begun in the Victorian era.

3. Vander Veer Park. Until the turn of the century, Davenport's physical development was characterized by continual platting and replatting of areas included in city boundaries by 1857. This resulted in a relatively congested, and extremely varied, architectural landscape. Toward the end of the 19th century, however, Davenport finally broke through its traditional "pedestrian city" boundaries, encouraged by a period of prosperity and population growth, and facilitated by electrification and extension of its street railway system. The principal direction of expansion was north, along the Harrison-Main-Brady stem to what had been the Scott County Fairgrounds, 21 blocks north of the river. Development of the fairgrounds as a public park (originally named Central Park) in the 1880's and 1890's fostered residential development in the area as well, primarily for the center- and upper-middle classes. This development extended east of the park, again facilitated by streetcar lines, nearly to the Milwaukee Railroad track, which ran south into East Davenport and to the river. The effective southern edge of this new development was Locust Street, still a major east-west thoroughfare, which marked the upper edge of the old Le Claire Reserve to the south. It was characterized by fairly closely spaced single-family dwellings of comfortable size and stylistic eclecticism, epitomized in the area immediately around Vander Veer Park, which was given added prestige by establishment of the Outing Club southeast of the park in 1891 and construction of a new club house in 1905.

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Vander Veer Park Historic District

Description:

The Vander Veer Park historic district is located 22 blocks due north of the Mississippi River at the head of the Harrison-Main-Brady stem which rises out of Davenport's central business district. The focal point of the district is Vander Veer Park, a trapezoid of some 33 acres bounded by Harrison, Central Park Ave., Brady and Lombard streets. This attractive and scrupulously maintained park includes a large greenhouse, duck pond, fountain, botanical gardens, walking paths and a small playground, along with large expanses of grass and towering shade trees.

Facing the park on all four sides are middle- and upper- middle-class houses dating almost exclusively from the 1895-1915 period. Although varying in style from the late Queen Anne to Tudor Revival, they exhibit remarkable consistency of size, spacing and setback, and thus create an attractive frame for the park itself. The architectural theme thus established is carried south along two blocks of Main Street, which intersects Lombard at the south end of the park. Southeast of the park, the theme is extended along the short block of Temple Lane, which is not oriented toward the Park, but rather toward the park-like grounds of the Davenport Outing Club.

Along four-lane Harrison Street, houses are uniformly set back on flat, terraced lots some 5-6 feet above street level. Here, the hipped-roof "foursquare" predominates in frame houses covered with stucco, facebrick or clapboard, particularly below Rusholme. North of Rusholme are several large Craftsman-inspired dwellings, two Tudor style houses, a late Georgian Revival house, and, at the northwest corner of the Park (at Central Park Ave.) an extremely large apartment building in a medieval/Tudor style.

The north side of Vander Veer Park is bounded by Central Park Avenue (this being the park's original name). The houses here range from large bungalows to late Queen Anne and Prairie-inspired versions of the foursquare. This variety continues along Brady, which as U.S. Highway 61 is the city's principal north-south route connecting the central business district with Interstate 80 some 5 miles to the north. Lombard Street, which runs along the south side of the park, is dominated by the multi-structure complex of St. Paul Lutheran church, constructed in 1950-52 to conform to the Georgian Revival style of the E.C. Mueller House (2136 Brady), which is incorporated into the complex as administrative offices.

The pastoral atmosphere of Vander Veer Park and the attractive solidity of its architectural frame are marred only by the density and complexity of

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traffic patterns. A large amount of traffic, including heavy trucks, is routed in and out of the city on Brady Street, with southbound traffic moving via Harrison into the CBD. The primary response of homeowners has been to erect heavy plantings of thick shrubbery and evergreens, which although pleasant to observe in many cases wholly obscure the houses behind them. The traffic pattern of U.S. 61 has been altered in 1984, with north-south traffic is split on alternating sides of the park.

Significance:

1. Along Brady Street, which is Davenport's most important and heavily-traveled north-south route, the district functions as the northbound traveller's last, and southbound traveller's first, strong impression of place. North of the district, Brady Street quickly becomes a modern commercial strip almost 5 miles long, indistinguishable from thousands of similar strips that form the introduction to many American towns and cities. As one drives into the city from the north, the first real intimation that one is in Davenport, rather than someplace else, comes at the encounter with Vander Veer Park and the large houses, each slightly advanced beyond the next, along the east side of Brady Street. This transition from modern commercial to turn-of-the-century residential is quite abrupt, and has no counterpart along any of the other major vehicular paths to the city center. Interestingly, the major urban "theme" announced by Vander Veer Park and its architectural frame is that of many large shade trees, which are one of the "old" city's most notable features. Apart from the CBD and industrial areas, nearly all Davenport's 19th and early 20th century neighborhoods are to a greater or lesser extent shaded, from the "central city" area of lower Le Claire's reserve to the wealthy neighborhood of McClellan Heights. The Vander Veer Park district also suggests another prominent theme, that of irregular and often rugged topography which is characteristic of much of the city from 4th street north to about 12th street.

2. Within the district, Vander Veer Park itself is significant as perhaps the city's most important example of landscape planning, and representative of parks and civic improvements that were prominent features of the city's late 19th and early 20th century municipal development. Originally site of the Scott County Fairgrounds, the area between Harrison and Brady north of Lombard was acquired by the city in 1885. Renamed Central Park in 1890, the area further reflected the inspiration of its New York namesake in its "naturalistic" landscaping and multiple uses, which included not only a "glasshouse" and floral gardens, but a large pond (ideal for skating in winter), picnic pavilion, picturesque bridge (the latter two no longer

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extant) and "winding macadam driveways" which found favor, by 1905, with "pleasure-seeking automobilists." Vander Veer Park was the first major park established by the City of Davenport. With the organization of the Board of Parks Commissioners in 1890, additional acquisitions followed: Riverview Terrace and Prospect parks in 1894, and the 33-acre Fejervary Park, on the city's west side, in 1902. This program preceded several other major projects in city beautification, most notably inauguration of a large-scale riverfront improvement that included the Petersen Memorial Music Pavilion, Dillon Fountain, and Union Station between 1911 and 1931. During the 1930's, the Civil Works Administration crews altered the plan of Vander Veer Park by removing corner entrances at Brady and Lombard, and at Harrison and Lombard. The early street lights and iron fountain were replaced with modern light standards and a stone-and-concrete, electrically-operated fountain.

3. Establishment of Central Park (renamed Vander Veer Park in 1911 in honor of an early Parks Commissioner), inevitably increased the desirability and cost of adjacent land for residential development. The Central Park and Central Park Second additions (on the east side of Brady) were platted in 1891 and 1896, respectively, followed by the Outing Club and Temple Lane additions on the south, and two Norwood Park additions west of Harrison after 1900. Development of the area, as well as neighborhoods further east, was considerably enhanced by electrification of Davenport's streetcar system (1888) and its expansion into residential districts beyond the old city core. The Brady Street line, from 2nd Street to Central Park, was in fact one of the city's first streetcar routes, having been established in 1870 as a horsecar line when Central Park was still the county fairgrounds. By the late 19th century, the line offered an easy commute to a growing central business district for businessmen and middle-class office workers.

The relative affluence of the district's inhabitants was reflected, in part, by the number of residences designed by prominent local architects, three of whom lived near the park. Rudolph Clausen, heir to a family architectural practice begun in 1870, lived in a relatively modest Tudor-style house at 2330 Harrison. His firm (Clausen & Burrows) designed the nearby H.G. Pape house (2326 Harrison). The firm of Temple and Burrows is represented in the Georgian Revival Mueller House (2136 Brady) across Brady from the Outing Club (another of the firm's designs). Another architect, Edward S. Hammatt, best known for his institutional designs for Trinity Episcopal Parish in the 1880's, built a residence in the district as well (2313 Brady). The third architect was Gustav Hanssen (124 Rusholme), who also contributed a pair of unusual neoclassical-inspired houses on Brady (2317 and 2319 Brady). Hanssen worked in partnership with

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Dietrich Harfst. Unlike Hanssen, who appears to have favored neoclassical forms, Harfst seems to have preferred the Craftsman idiom, as exemplified in the Henry Deutsch (2101 Main) and C.E. Hanssen (2322 Harrison) houses. A third house attributed to the firm is the Henry Heubotter house (2116 Main), a rambling version of the American foursquare.

These houses are among the most significant in the Vander Veer Park district, illustrating the eclecticism that characterized much of Davenport's domestic architecture at the turn of the century; and also the ways in which local architects adapted national trends to their own, and their clients' tastes. Other important houses, the architects of which are not yet known, include the excellent Tudor style Harvey Jones House (2221 Brady) and an outstanding Prairie house (2207 Brady). The three houses on Temple Lane, facing the Outing Club, are also noteworthy, combining a common hipped-roof, rectangular form with Mission, Prairie and neo-Georgian influences, respectively. The E.P. Adler (2104 Main) and William Weise (2110 Brady) houses, located about a block apart, also have this rectilinear character. Remarkably similar in their exterior treatment, they combine Prairie and neo-Georgian features and were likely the work of the same architect.

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Vander Veer Park Historic District

Verbal Boundary Description

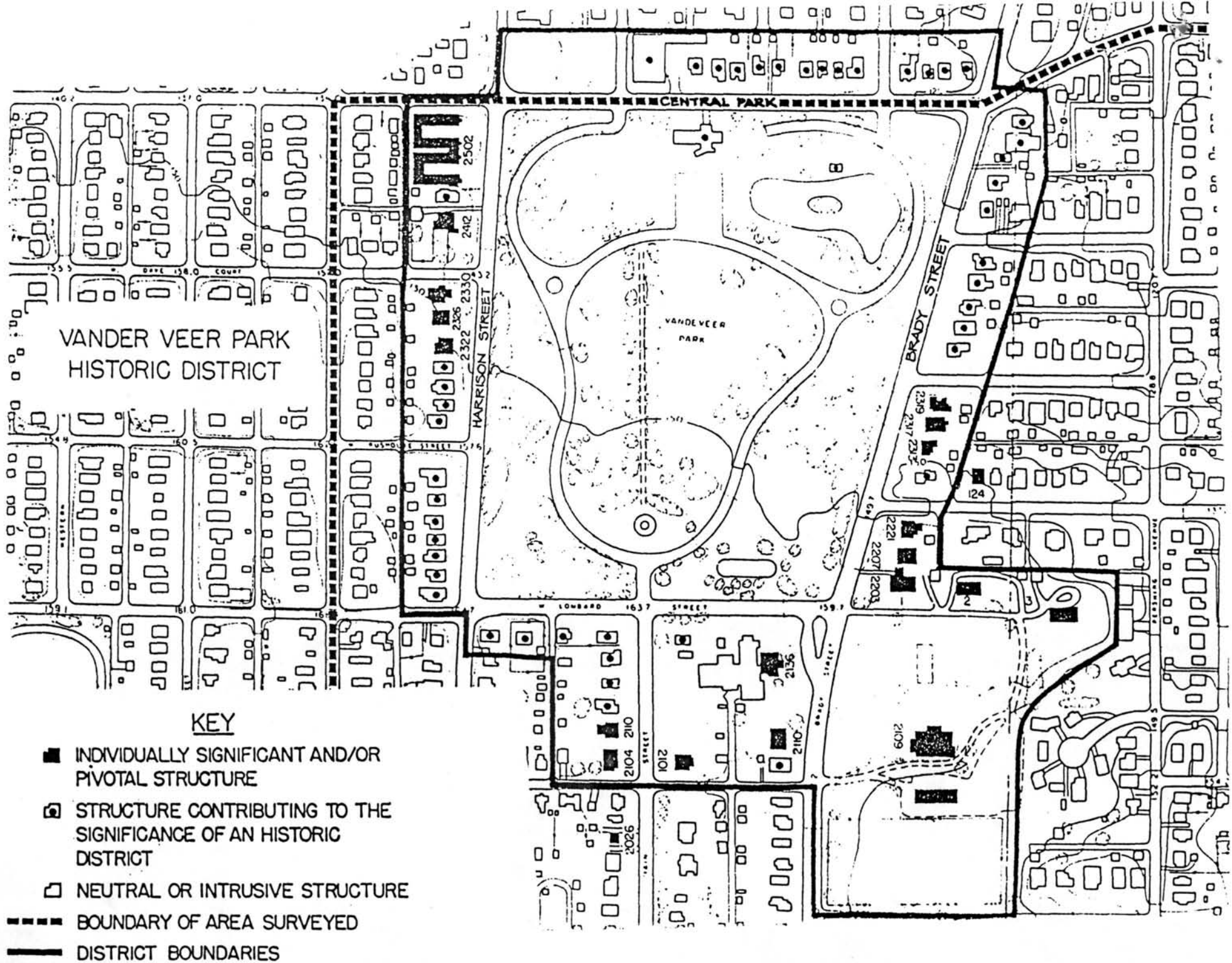
Beginning at northeast corner of property at 2525 Brady St.; thence southwest along rear property lines of properties fronting on Brady Street, crossing E. Dover Court, E. Denison, and E. Rusholme to alley behind 2207 and 2221 Brady St.; south along this alley to left turn of alley; then east along alley (which parallels north property lines of properties on north side of Temple Lane) to northeast corner of property at 3 Temple Lane; then south along east property line of 3 Temple Lane and the Outing Club to the southeast corner of the Outing Club property; then west to Brady Street; then north on Brady Street to W. High St.; then west on W. High St. to alley between Harrison and Main Streets; then north along this alley to southeast corner of property at 227 W. Lombard; then west along rear property lines of properties fronting on W. Lombard to Harrison St.; then north on Harrison to W. Lombard; then west on W. Lombard to alley between Harrison and Ripley streets; then north along this alley, crossing W. Rusholme and W. Dover Court to W. Central Park Ave.; then east on W. Central Park Ave. to Harrison; then north on Harrison to alley between W. Central Park Ave. and W. Columbia Ave.; then east along this alley, crossing Main, Sheridan and Fair streets to Brady Street; then south on Brady to E. Central Park Ave.; then east on E. Central Park Ave. to beginning.

UTM References:

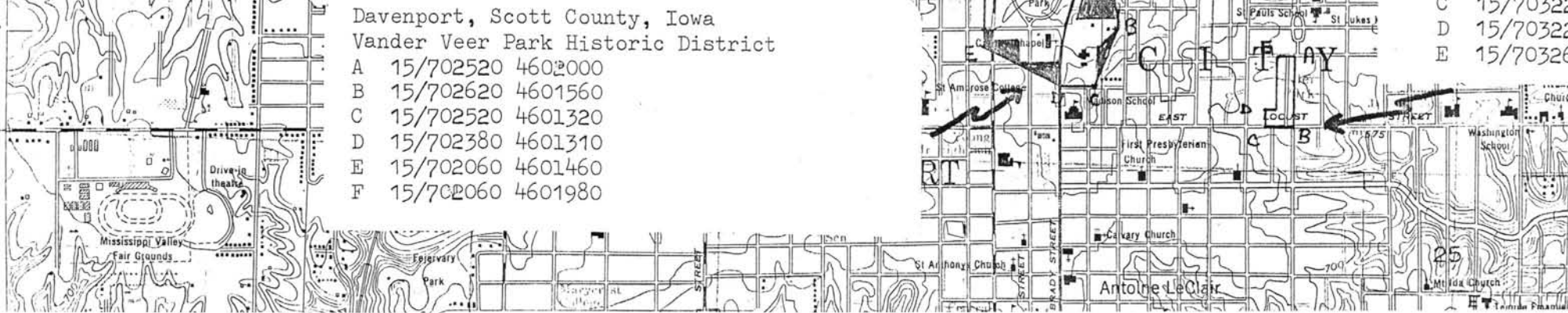
- A 15/702520 4602000
- B 15/702620 4601560
- C 15/702520 4601320
- D 15/702380 4601310
- E 15/702060 4601460
- F 15/702060 4601980

70-81 acres

FLORIDA, Duval County, Jacksonville, House at 7246 San Carlos (San Jose Estates TR), 7246 San Carlos (04/10/85)
FLORIDA, Duval County, Jacksonville, House at 7246 St. Augustine Road (Truman House) (San Jose Estates TR), 7246 St. Augustine Rd. (04/10/85)
FLORIDA, Duval County, Jacksonville, House at 7249 San Pedro (San Jose Estates TR), 7227 San Pedro Rd. (04/10/85)
FLORIDA, Duval County, Jacksonville, House at 7288 San Jose Boulevard (San Jose Estates TR), 7288 San Jose Blvd. (04/10/85)
FLORIDA, Duval County, Jacksonville, House at 7306 St. Augustine Road (San Jose Estates TR), 7306 St. Augustine Rd. (04/10/85)
FLORIDA, Duval County, Jacksonville, House at 7317 San Jose Boulevard (San Jose Estates TR), 7317 San Jose Blvd. (04/10/85)
FLORIDA, Duval County, Jacksonville, House at 7330 Ventura Avenue (San Jose Estates TR), 7330 Ventura Ave. (04/10/85)
FLORIDA, Duval County, Jacksonville, House at 7356 San Jose Boulevard (San Jose Estates TR), 7356 San Jose Blvd. (04/10/85)
FLORIDA, Duval County, Jacksonville, House at 7400 San Jose Boulevard (San Jose Estates TR), 7400 San Jose Blvd. (04/10/85)
FLORIDA, Duval County, Jacksonville, San Jose Administration Building (San Jose Estates TR), 7423 San Jose Blvd. (04/10/85)
FLORIDA, Duval County, Jacksonville, San Jose County Club (San Jose Estates TR), 7529 San Jose Blvd. (04/10/85)
FLORIDA, Duval County, Jacksonville, San Jose Hotel (San Jose Estates TR), 7400 San Jose Boulevard (04/10/85)
FLORIDA, Okeechobee County, Okeechobee, Freedman-Raulerson House, 600 S. Parrott Ave. (04/11/85)
FLORIDA, Palm Beach County, West Palm Beach, Mickens House, 801 4th St. (04/11/85)
FLORIDA, St. Lucie County, Ft. Pierce, Cresthaven, 239 S. Indian River Dr. (04/11/85)
ILLINOIS, Carroll County, Milledgeville vicinity, Steffens, Joseph, House, Off of Elkhorn Rd. (04/10/85)
ILLINOIS, Cook County, Kenilworth, Wild Flower and Bird Sanctuary in Mahoney Park, Sheridan Rd. (04/10/85)
INDIANA, Huntington County, Huntington, German Reformed Church, 202 Etna Ave. (04/11/85)
IOWA, Cherokee County, Cherokee, Cherokee Public Library (Public Library Buildings in Iowa TR), 215 S. 2nd St. (04/09/85)
IOWA, Dubuque County, Dubuque, Andrew-Ryan House, 1375 Locust (04/11/85)
IOWA, Henry County, Mt. Pleasant, Allen, G. W. S., House, 207 E. Henry St. (04/11/85)
IOWA, Jones County, Scotch Grove vicinity, Corbett's/Eby's Mill Bridge, Spans Maquoketa River, Scotch Grove Township (04/11/85)
IOWA, Mahaska County, Oskaloosa, McMullin, Major James W., House, 403 First Ave. East (04/11/85)
IOWA, Pottawattamie County, Council Bluffs, Haymarket Commercial Historic District, S. Main St. (04/11/85)
IOWA, Scott County, Davenport, McHarg, Joseph S., House (Davenport MRA), 5905 Chapel Hill Rd. (04/09/85)
IOWA, Scott County, Davenport, Schricker, John, House (Davenport MRA), 5418 Chapel Hill Rd. (04/09/85)
IOWA, Scott County, Davenport, Vander Veer Park Historic District (Davenport MRA), Roughly bounded by Temple Lane, W. Central Park Ave., Brady, High, and Harrison Sts. (04/09/85)



4601



Davenport,
Oak Lane Hi

A	15/70334
B	15/70334
C	15/70322
D	15/70322
E	15/70326

THE HISTORY OF VANDER VEER PARK

Originally this thirty-three acre tract of land, now known as Vander Veer Park, was a fair grounds. There was a half mile race track that ran where the present conservatory is now located.

However, because of the rise from the fairgrounds, it only lasted as a race track for a few years.

The property was then acquired by the Davenport Park Board and dedicated as a park in 1890. It was originally called "Central Park" because it was in the center of the city. The park was like the one in New York City, and was patterned after it in many ways.

The original conservatory was opened in 1897. I was told that the first green house was built on the other side of Central Park Avenue in 1902, and then the west green-house was added in 1910.

The park was named Vander Veer Park in honor of A.W. Vander Veer shortly after his death in 1911. He served as the Park Board's first Secretary. He also donated an elaborate iron fountain at the south entrance which is now closed. Mr. Vander Veer died in office, and naming the park after him was a way to honor him.

An old drawing of the Park, now stored in a park office closet, showed three lagoons in the park, and a grandstand on the Brady Street side. There was also a Wishing Well in the park. The lagoons were drained after a child drowned in one of them. Presently a stone bridge in that area of the park marks the spot where two of the lagoons met. Other features that are gone today include a pavilion where "Teddy" Roosevelt and William Jennings Bryant spoke. It stood where the rose garden is now. When we planted roses we occasionally came upon some of the old cinder sidewalks.

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There was a wading pool near the southeast corner of the park, which has also been filled in. A display of birds and monkeys was in the old building on the northwest corner of Main Street and Central Park Avenue. This building later served as offices for many years until about 1980 when it was torn down.

There were several other fountains, including one known as the "Horse Fountain" which was especially for horses and dogs. It was located where the present parking lot is located. It was erected in 1897, but gone by 1935. The ornate cast iron fountain at the former entrance where Main Street came into the park was torn down in the 1940's and sold for scrap. The present lighted fountain was erected later on. It features a colored light display.

The old conservatory was condemned and torn down in 1953. The present structure was built in 1954 and dedicated in 1955.

The rose garden was started by the Tri-City Mens' Rose Club in 1945, under the guidance of the late Dr. A. A. Plagmann and John Hanssen. The gardens were renovated a few years ago.

We now have a volunteer organization called "Friends of Vander Veer", which was formed in 1991. The organization was instrumental in installing the present rose garden, and the aerators in the lagoon.

At one time the rose garden contained 2,500 rose plantings. Every year new varieties come from the different rose companies that hybridize roses. These are Hybrid tea roses, floribundas, grandifloras, climbing roses and shrub roses.

I have been associated with Vander Veer Park since 1964, and was put in charge of the rose garden in 1965. I worked under three Park Superintendents - Emil Plambeck, Richard Slatery and Wayne Boyer. I received much of my training from Ralph Clayton who was the head horticulturist. He retired in 1971, and after that I was put in complete charge of all the outside gardens. I was made Head Gardener over all the Vander Veer Horticultural area in 1975, and filled that position until my retirement in 1983.